



06

North Camden



North Camden

6.1 The north of the borough includes the neighbourhoods of Hampstead, Highgate and Frognal and is characterised by its striking topography, rich heritage, distinct character and unique open spaces.

6.2 The area is predominantly residential in character, with a mix of large and small homes, often with generous gardens, situated on leafy streets.

6.3 It is also covered, almost entirely, by a number of designated Conservation Areas, containing hundreds of listed buildings of architectural and historic interest.

06 Chapter

Figure 17:
North Camden



Key

Neighbourhood Centres

Town Centres

Open Spaces

Conservation Area

Railway Station

Tube Station

6.4 Hampstead is the main town centre in the north of the borough. It provides a high-quality retail and leisure offer, with a range of independent, boutique and niche shops catering both for local residents and visitors. The centre also serves a local economic function, providing secondary office accommodation, generally in small to medium premises. The history of the town, its attractive ‘village’ environment, conservation area designation and proximity to Hampstead Heath draw a significant number of tourists to visit the town centre. As a result, there is a strong café and restaurant offer, in addition to a cinema primarily serving the local community. There are also a number of neighbourhood centres in the north of the borough providing a more local shopping role, including Highgate High Street, which is on the boundary between Camden and Haringey.

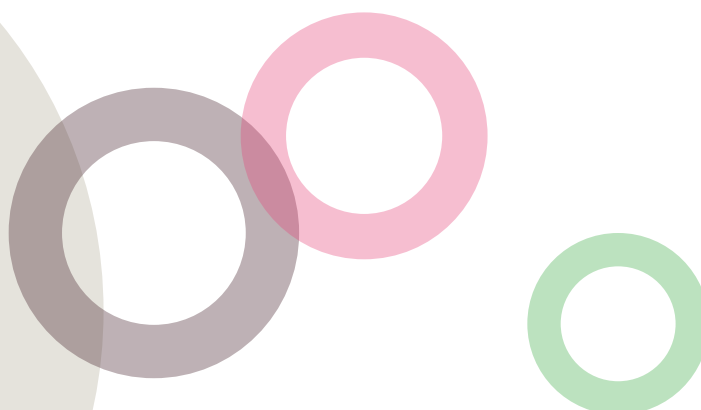
6.5 The north of the borough has the lowest levels of public transport accessibility in Camden and is mainly served by a number of local bus routes, with the main rail and underground services being Hampstead Heath Overground Station and Hampstead Underground Station, with Gospel Oak Overground Station and Tufnell Park, Archway and Highgate Underground Stations located nearby.

6.6 A key feature of the north area is Hampstead Heath, the largest open space in the borough, providing nearly half of Camden’s total area of open space and many sporting facilities. Hampstead Heath is protected by a number of designations and contains the only Ancient Woodland and Ancient Monument in the borough. The Heath’s elevated position above most of Greater London affords expansive views across the city, with four protected viewing corridors originating in this area. Other notable open spaces in the north of the borough include Highgate Cemetery and Waterlow Park. However, despite the abundance of open space in the area, Dartmouth Park and Frognal remain comparatively less well served by public open space.

6.7 In terms of community provision, the north of the borough is served by two libraries in Highgate and Hampstead (the Keats community library) and several community centres. Hampstead also has a very high concentration of schools where significant issues exist concerning the 'school run'. Any further applications for schools in this area will be determined in accordance with Policy SC3 (Social and Community Infrastructure).

6.8 The north of the borough is covered by four adopted Neighbourhood Plans: the Hampstead Neighbourhood Plan, the Highgate Neighbourhood Plan, the Redington and Frognal Neighbourhood Plan and the Dartmouth Park Neighbourhood Plan, which set out the community's aspirations and planning policies for their area. These Plans are part of the Council's statutory development plan and are considered, alongside our own policies, when planning applications in these areas are assessed.

6.9 Given the established historic character of the area and lack of development sites, opportunities to deliver new homes, jobs and infrastructure in the north of the borough to support Camden's communities are limited. The policy below sets out the Council's strategy for the North of the borough to guide the future development of this area. Information on key infrastructure programmes and projects in the North of the borough are set out separately in the Council's Infrastructure Delivery Plan.



Policy N1

North Camden

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- A.** Development coming forward in the north of the borough will be expected to preserve and, where appropriate, enhance the historic character of the area, in addition to delivering benefits to residents to meet the needs of Camden's communities in accordance with this Local Plan and, where relevant, the Highgate, Hampstead, Dartmouth Park, and Redington and Frognal Neighbourhood Plans.
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- B.** Sites have been allocated in the north of the borough to deliver new homes over the Plan period to 2041. The Council will expect sites to be delivered in accordance with the site allocation policies set out below.
-
- C.** Where sites that are not allocated come forward for housing development in this area, these will be determined in accordance with the policies in this Plan.
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Employment and the economy

- D.** The Council will manage and protect the stock of offices in the north of the borough. Proposals for small scale office provision will be supported in Hampstead town centre and neighbourhood centres in this area where this is of a commensurate scale for its location, in line with Policy IE2 (Offices).
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Policy N1

North Camden

Retail and town centres

- E.** The Council will continue to support and protect Hampstead Town Centre and the Neighbourhood Centres in the north of the borough, to ensure they remain successful and vibrant centres that meet the needs of residents, workers and visitors in line with the policies set out in this Plan, with any additional retail provision to be provided in accordance with Policy IE6 (Supporting Designated Centres and Essential Services).

Infrastructure

- F.** To support the delivery of development in this area the Council will seek the provision of, and contributions to, the delivery of infrastructure from appropriate development. The Council will work with relevant providers to secure the infrastructure needed to support development and provide the facilities needed for the area's communities. Key priorities for the north of the borough include:
1. the Council's neighbourhood-based Safe and Healthy Streets schemes, delivering through-traffic reduction and other Healthy Streets measures in accordance with the Camden Transport Strategy;
 2. extensions to the Camden cycle network in accordance with the Council's Cycling Action Plan;
 3. the delivery of an Integrated Care Hub;
 4. the delivery of the Camden Nature Corridor, which aims to deliver a nature rich green corridor from Hampstead Heath into Kentish Town as part of the wider Camden Green Network;
 5. open space, greening and biodiversity enhancements; and
 6. the delivery of flood mitigation measures in Hampstead Heath and South End Green.



Site allocations

6.10 Three site allocations are designated in the north of the borough. These are identified on the map below and listed in Table 8.

Figure 18:
Site Allocations in North Camden

Key

 Site Allocations

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Table 8 | Site Allocations in North Camden

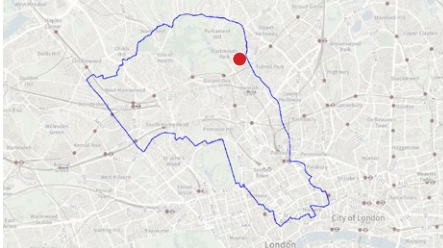
Site Reference	Previous Site Reference*	Site Name
N2	N2	Former Mansfield Bowling Club
N3	N3	Queen Mary's House
N4	N4	Hampstead Delivery Office

*Previous policy reference in the draft Local Plan 2024

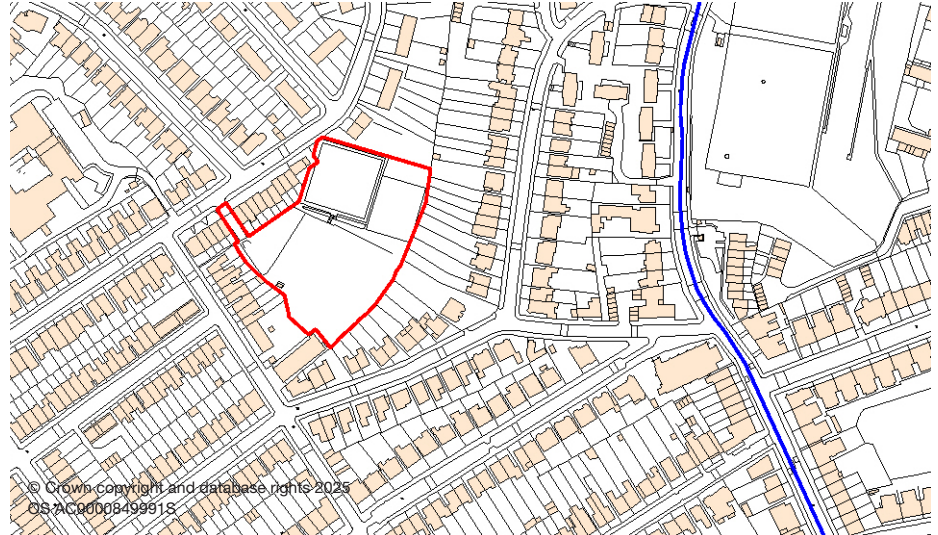
Allocation N2

Former Mansfield Bowling Club

Key plan



Site plan



Address	Former Mansfield Bowling Club, Croftdown Road, Highgate, NW5 1EP
Area	0.85 hectares
Allocated Use	Permanent self-contained homes / or specialist care home, open space and sports facilities
Indicative Housing Capacity	23 additional homes
Description of Existing Site	The former Mansfield Bowling Club site is in a residential neighbourhood within the Dartmouth Park Conservation Area. Its former use was as a private bowls club. Part of the site is designated as private open space and tennis courts are also provided on the site.

Context

- The site is covered by the Dartmouth Park Neighbourhood Plan, which identifies it as a 'specific neighbourhood site' and designates part of it as a Local Green Space.
- In January 2017 planning permission was granted on appeal for 21 new dwellings, a new public space, enhanced tennis facilities and an ancillary sports pavilion (2015/1444/P). This permission was later varied through changes to the layout and mix, within the proposed buildings, to include two additional dwellings (2018/1701/P). Initial work to implement the planning permission has taken place.
- A subsequent planning application 2022/5320/P has also since been submitted for a residential care home, open space and three tennis courts.

Allocation N2

Former Mansfield Bowling Club

Development and Design Principles

Development must:

1. seek to optimise residential provision on site. If provision is made for a residential care home, this must meet the needs of borough residents in accordance with Policy H8 (Housing for Older People, Homeless People and Other People with Care or Support Requirements);
2. make provision for a new public open space; enhanced tennis facilities; and an ancillary sports pavilion on-site. New sport/ leisure facilities should be provided in accordance with Policy SC3 (Social and Community Infrastructure) and new public open space should be provided in accordance with Policy SC4 (Open Space);
3. be designed to integrate into the surrounding area and mitigate any impact on the adjacent designated open space and local green space; and
4. seek to protect existing trees on-site in accordance with Policy N3 (Tree Planting and Protection).

Infrastructure Requirements

Development must:

5. include the reconfiguration and extension of the tennis courts to provide an additional court and increased playing area consistent with the previous approved planning applications and Lawn Tennis Association requirements.

Other Considerations

- A Flood Risk Assessment will be required in accordance with Policy CC10 (Flood Risk) as the site is within an area identified by the Council as being at risk of flooding. Recommendations in the Flood Risk Assessment will be secured by planning condition.
- The Ecology Report submitted with the 2015 planning application identified that bats were present on the site. A bat mitigation strategy will therefore be required and any application will be assessed against Policy NE1 (Natural Environment) and Policy NE2 (Biodiversity).
- Proposals involving substantial demolition will be required to submit a pre-demolition audit in accordance with Policy CC2 (Retention of Existing Buildings) and demonstrate that circular economy principles have been applied in accordance with Policy CC3 (Circular Economy and Reduction of Waste).

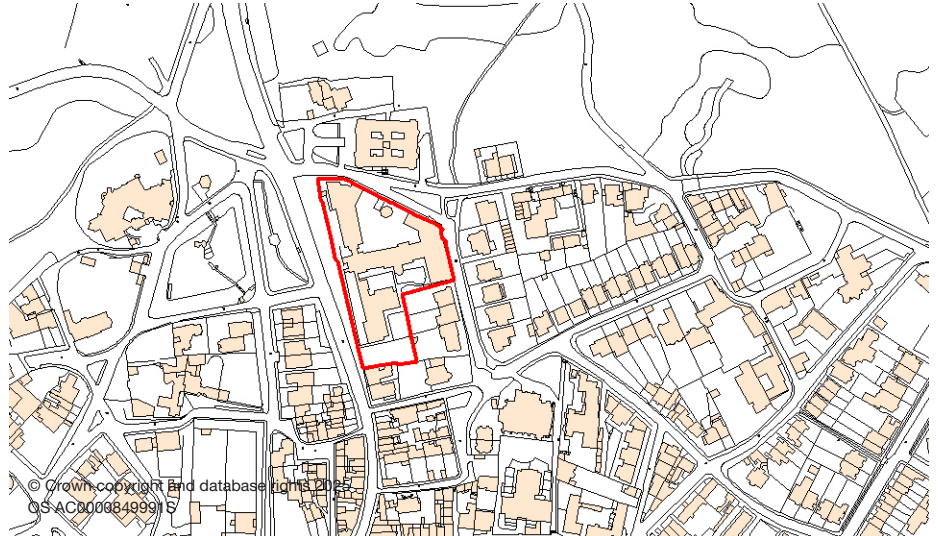
Allocation N3

Queen Mary's House

Key plan



Site plan



Address	Queen Mary's House, 124 Heath Street, Hampstead, NW3 1DU
Area	0.60 hectares
Allocated Use	Permanent self-contained homes
Indicative Housing Capacity	98 self-contained homes
Description of Existing Site	<p>The site is bounded by East Heath Road to the north, Heath Street to the west, residential homes to the south and south-east and Horton Road to the east.</p> <p>Queen Mary's House was built in the 1920s and is considered to be of historical significance. Much of the wall on Heath Street is Grade II listed.</p>

Context

- The site is within the Hampstead Conservation Area. It is also within the Hampstead Neighbourhood Plan area and is referenced in the update to the Hampstead Neighbourhood Plan.
- It is understood that the site was in hospital use (former C2 residential institution use class) and provided key worker accommodation until 2012. It was then used for a variety of administrative functions, for various health services, and for key worker accommodation associated with the Royal Free Hospital (53 single bedrooms, shared bathroom and kitchen facilities and one self-contained unit).

Allocation N3

Queen Mary's House

Development and Design Principles

Development must:

1. retain the original Queen Mary's House building taking into account its historical interest;
2. retain, or reprovide, at least an equivalent amount of affordable housing floorspace to the existing;
3. seek to protect existing trees on-site in accordance with Policy NE3 (Tree Planting and Protection); and
4. retain the listed wall on Heath Street.

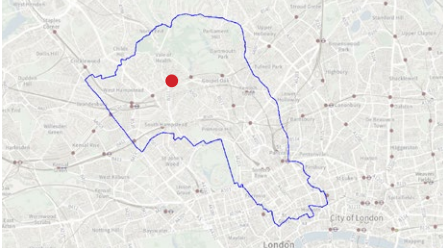
Other Considerations

- The indicative housing capacity on this site is based on the retention and extension of existing buildings. Where substantial demolition is proposed this will need to be justified in accordance with Policy CC2 (Retention of Existing Buildings).
- This site is within the Secondary A Aquifer. Should foundation works extend 20m or more below the ground surface, there is a risk they will extend through the London Clay and affect sensitive aquifers. Therefore a Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised.
- A Flood Risk Assessment will be required in accordance with Policy CC10 (Flood Risk), as the site is within an area identified by the Council as being at risk of flooding. Recommendations in the Flood Risk Assessment will be secured by planning condition.
- Applicants will be expected to liaise with Thames Water early in the design process to investigate whether the existing water supply and wastewater network capacity in this area is able to support the demand anticipated from the development or whether local upgrades and/ or detailed drainage strategy may be required.

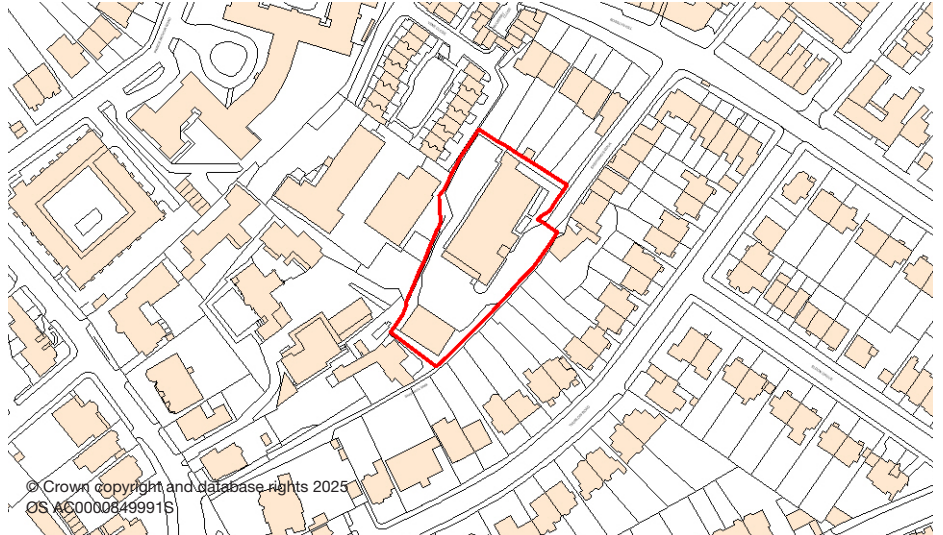
Allocation N4

Hampstead Delivery Office

Key plan



Site plan



Address	Hampstead Delivery Office; Shepherds Walk, NW3 5UF
Area	0.35 hectares
Allocated Use	Permanent self-contained homes
Indicative Housing Capacity	45 additional homes
Description of Existing Site	The site is bounded by residential uses and a school to the rear of the site. The site is located at the south-western end of Shepherd's Walk and comprises a primarily two-storey 1950s building, with a service yard for delivery vehicles, and a parking area. Spring Walk runs along the south of the site as a pedestrian walkway connecting to Fitzjohns Avenue. The site currently operates as a Royal Mail Delivery Office.

Context

- The site is within the Fitzjohns/Netherhall conservation area and the Hampstead Neighbourhood Plan area and is referenced in the update to the Hampstead Neighbourhood Plan.

Allocation N4

Hampstead Delivery Office

Development and Design Principles

Development must:

1. ensure that a design-led approach is taken to delivering the optimum amount of development on the site, and that, where demolition is proposed this should be justified in accordance with Policy CC2 (Retention of Existing Buildings);
2. be designed to successfully integrate into the surrounding area; and
3. provide an active frontage to, and improve the pedestrian walkway, known as Spring Walk, that runs along the southern boundary of the site.

Other Considerations

- Proposals involving substantial demolition will be required to submit a pre-demolition audit in accordance with Policy CC2 (Retention of Existing Buildings) and demonstrate that circular economy principles have been applied in accordance with Policy CC3 (Circular Economy and Reduction of Waste).
- This site is within the Secondary A Aquifer. Should foundation works extend 20m or more below the ground surface, there is a risk they will extend through the London Clay and affect sensitive aquifers. Therefore a Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised.