

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 07/05/2024

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	PP/23/06121	Agenda Item:	STR07		
Address:	Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello Road and including land fronting Ladbroke Grove near the Barlby Road junction London W10				
Proposal:	Submission of reserved matters (Appearance, Landscaping and Layout) pursuant to outline planning permission ref. PP/22/07718 dated 17/04/24 relating to Phase 2B Block 6 of the Wornington Green Estate re-development (MAJOR DEVELOPMENT)				
Applicant:	Bouygues on behalf of Peabody (Formally Catalyst Housing Limited)				
Agent:	CBRE Ltd.				
Properties notified:	Objections:	Support:	Comments:	Petition:	
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1. Summary

- 1.1 The Reserved Matters Application is associated with Phase 2 of the hybrid (part outline, part detail) planning permission ref. PP/09/02786 [‘the 2010 Permission’] as amended by ref. PP/13/04516 [‘the 2014 Permission’] and then by ref. PP/22/07718 [‘the 2024 Permission’] which granted the redevelopment of the Wornington Green Estate. Four reserved matters applications have already been approved by the Local Planning Authority for Phase 2. The current application seeks design changes to Phase 2B Block 6 for revised reserved matters relating to appearance, landscaping and layout of the approved scheme, as well as amalgamation of market homes.
- 1.2 The proposals would accord with the development parameters granted under the 2024 Permission, and the Design Code approved under ref. CON/13/03078 for Condition 48 of the 2024 Permission unless where alternative proposals are justified.
- 1.3 Subject to the recommended conditions, which include compliance with previously approved details from reserved matters for Phase 2B Block 6, the proposals would be acceptable.
- 1.4 Objections received from interested parties have been taken into consideration and are addressed throughout the report and in Section 8. Where appropriate and necessary, conditions are recommended to address the concerns raised.

It is recommended the Committee grants planning permission with the conditions listed in Section 9 of this report.

2. Reason for committee consideration

- Three or more objections were received during the consultation period and the recommendation is to grant.

3. The site and its surroundings

- 3.1 The Wornington Green Estate [‘the Estate’] is located in North Kensington in the north-east of the borough. The Estate covers an area of approximately 6 hectares. The Estate is bounded by the Paddington / Great Western railway line to the north and east; Portobello Road; and Golborne Road to the south. At its northern end it intersects with Ladbroke Grove at the Barlby Road roundabout. The Estate is to the north-east / east of Oxford Gardens Conservation Area. The south of the site is adjacent to Grade II listed 86 Golborne Road; Grade II listed Church of St Michael and All Angels is to the south-west of the site; and the Grade II listed pillar box on the south-east corner of Telford Road is to the west of the site.
- 3.2 The original Estate was constructed between 1964 and 1985. It mainly consisted of flats in six-storey connected deck blocks that defined courtyards. The Estate was typical of modernist design of its time – object buildings placed in a landscape setting, rather than being street-based. The form of the Estate replaced the previous Victorian street layout.— The Estate comprised 538 homes in social rented tenure, comprising (209 x 1-beds, 154 x 2-beds, 130 x 3-beds and 45 x 4-beds equating to 1,625 habitable rooms and 35,192 sqm NIA).
- 3.3 The Estate is under redevelopment. Phase 1 is built and occupied (324 homes). Construction of Phase 2 has been divided into two sub-phases and is partially built and occupied; Phase 2A Block 4 is completed (89 homes) and Phase 2B Block 6 is currently being constructed (230 homes though now proposed to be reduced to 224 homes). Phase 2 will deliver 319 homes once completed. Wells House and Murchison House within the Phase 3 site area have been demolished to enable Phase 2 works. Phase 3 has not commenced. The currently remaining buildings on site are:
- Watts House
 - Pepler House (partially – 1-73 Pepler House, 65-72 Pepler House which is currently used as the site office for the contractor Bouygues UK)
 - Thompson House
 - The Hut (used by the Youth Action Alliance)
 - Norman Butler House
 - Paul House
 - Rendle House
 - Olive Blythe House
 - The Venture Centre
- 3.4 The approved 2024 Permission masterplan showing Phases 1-3 is shown in Figure 1. The current Reserved Matters Application relates specifically to Phase 2B Block 6 of the redevelopment, as shown in the extract in Figure 2.

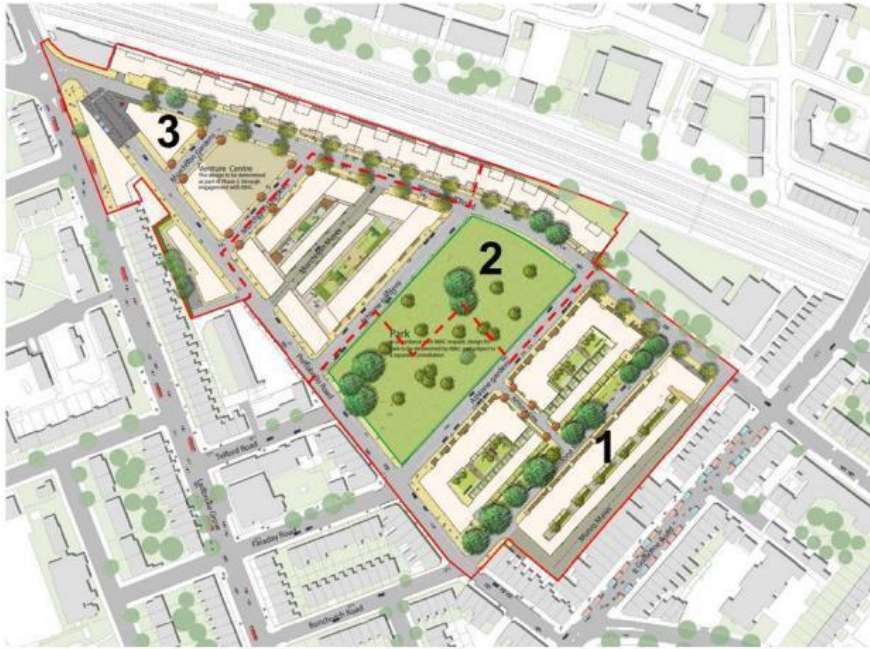


Figure 1 – Extant 2024 Permission masterplan showing Phases 1-3

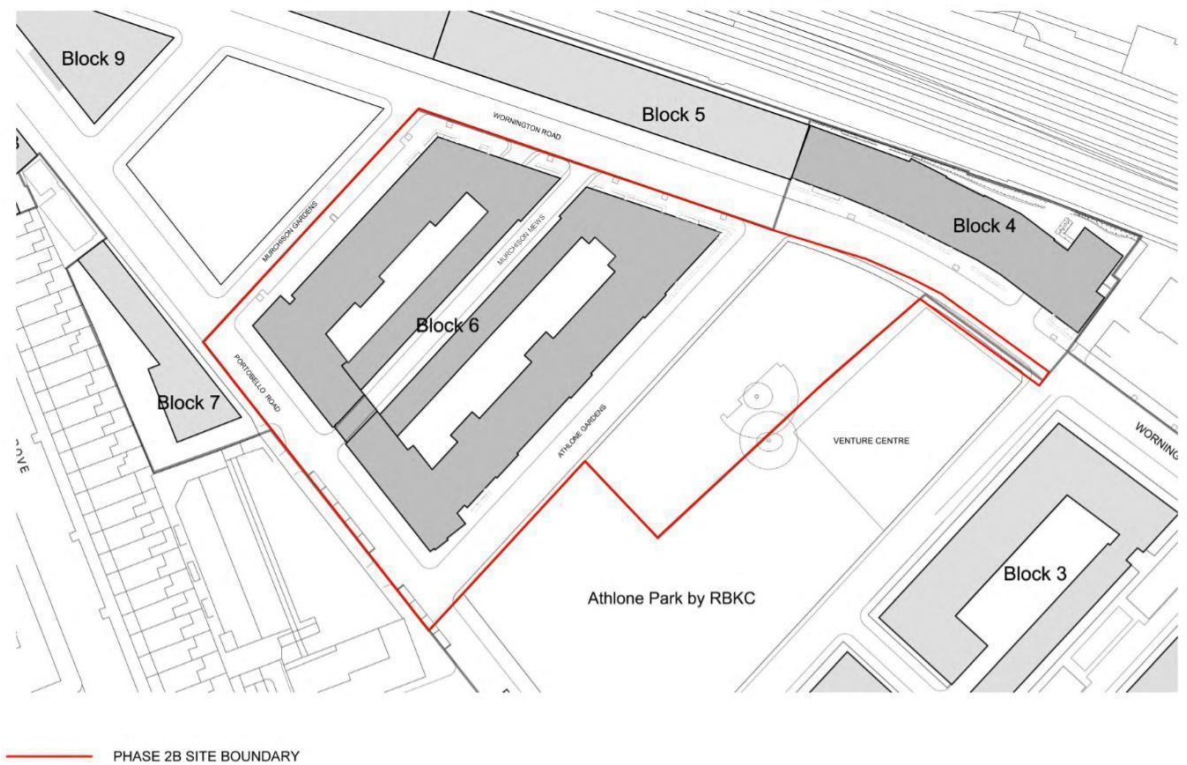


Figure 2 – Phase 2B Block 6 site area

3.5 The site is not within a conservation area. The Oxford Gardens Conservation Area lies to the southwest. There are no listed buildings on the site. Golborne Road and the Portobello Road shops at the junction of Golborne Road are in a Special Neighbourhood shopping area.

4. The proposal and any relevant planning history

The 2010 Permission

4.1 The Estate has planning permission for redevelopment as part of a hybrid planning permission granted in 2010 [‘the 2010 Permission’]. Full (detailed) planning permission was granted for Phase 1, and Phases 2 to 5 were granted in outline, subject to an approved masterplan, design code and parameter plans. The 2010 Permission granted demolition of the Estate including partial temporary loss of the existing open space Athlone Gardens to provide:

- Up to 1,000 residential homes
- 3,104 sqm (GEA) of flexible commercial floorspace
- Re-provision of community facilities (1,883 sqm) and associated outdoor adventure play space (1,195 sqm)
- Re-location and re-provision of open space Athlone Gardens (9,186 sqm)
- Replacement of 20 market lock ups
- A temporary energy centre in Phase 1 to be replaced by a permanent energy centre
- Landscaping
- New internal road network based on a traditional street pattern, access junctions and association roads, including the reconnection of the junction with the external road network at Ladbroke Grove, Portobello Road, Worrington Road and Barlby Road
- Up to 604 on-street and off-street parking spaces and car club spaces
- 1,777 cycle parking spaces

The 2014 Permission

4.2 The 2010 Permission granted the redevelopment in five phases. This was changed to three phases under a planning permission granted under ref. PP/13/04516 [‘the 2014 Permission’], as shown in Figure 1. The extent of Phase 1 remained as approved under the 2010 Permission. Phase 2 became Block 4 and 6, and the remainder of the redevelopment became Phase 3. The reasons for that re-phasing were to reduce delivery time of the final park and for fewer decanting or ‘double decanting’ of existing residents off-site, compared to the phasing approved under the 2010 Permission.

The 2024 Permission

4.3 The 2024 Permission granted changes to conditions attached to the 2014 Permission relating to:

- Condition 8 – amended tree protection scheme to include retention of two additional trees in Phase 2;
- Condition 28 – amended submission triggers for land contamination Verification Report for each phase;
- Condition 39 – amended phasing strategy for demolition of existing buildings and construction of new buildings, and re-provision of park, in Phases 2 and 3;

- Condition 41 – amended energy system to provide Combined Heat and Power (CHP) plant and boiler in Phase 1 and Phase 2A Block 4 and Air Source Heat Pump (ASHP) in Phase 2B Block 6;
 - Condition 65 – amended energy system to provide an ASHP system on roof of Phase 2B Block 6;
 - Condition 74 – amended drawings for parameter heights of Phase 2B Block 6 due to the addition of ASHP system on roof; and
 - Condition 75 – amended reference from provision of ‘wheelchair accessible’ homes to ‘M4(3) Wheelchair User Dwellings’ across all phases, except for Phase 1 which refer to the Habinteg standard.
- 4.4 A Deed of Variation to the Section 106 legal agreement dated 30 March 2010 (as already amended by a Deed of Variation dated 21 January 2014) was entered into on 16 April 2024 (the ‘Section 106 Agreement’). This reflects changes to the phasing of the redevelopment, as well as amendments to existing obligations relating to the Travel Plan and delivery of the park, and ensures that previously secured obligations continue to take effect.

Phase 2 Reserved Matters

- 4.5 Reserved matters deal with some or all of the outstanding details of an outline permission, including appearance, means of access, landscaping, payout and scale. The details of the reserved matters must be in line with the outline planning permission, including any conditions attached to that permission.
- 4.6 The Phase 2 reserved matters required by the 2024 Permission have already been approved by:
- 2014 reserved matters application ref. PP/14/01242 relating to access, layout, scale, appearance and landscaping for Phase 2A Block 4 and Phase 2B Block 6 (‘RMA 01’);
 - 2017 reserved matters application ref. PP/17/01905 relating to layout, appearance and landscaping only for Phase 2A Block 4 and Phase 2B Block 6 (‘RMA 02’);
 - 2019 reserved matters application ref. PP/19/01366 relating to layout only (‘RMA 03’) for Phase 2A Block 4; and
 - 2020 reserved matters application ref. PP/20/05500 relating to layout, scale and appearance for Phase 2B Block 6 (‘RMA 04’).
- 4.7 There is no procedure available under planning legislation to materially amend an approval for reserved matters. However, National Planning Policy Guidance states that new applications can be made for approval of alternative details in relation to the same reserved matter. Therefore, the current submission is for an alternative reserved matters for the same development area which were approved as part of the four reserved matters approvals granted previously.
- 4.8 The Reserved Matters Application is for the submission of reserved matters relating to **appearance, landscaping and layout** for the Phase 2 site area (in particular Phase 2B Block 6) granted outline planning permission under the 2024 Permission. (This Reserved Matters Application was originally submitted to relate to the 2014 Permission then updated

to relate to the most recent grant of outline planning permission for Phase 2 under the 2024 Permission).

- 4.9 **Appearance** is defined in the Town and Country (General Development Management Procedure) (England) Order 2015 [‘the DMPO’] as:

“Appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

- 4.10 **Landscaping** is defined in the DMPO as:

“Landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;*
- (b) the planting of trees, hedges, shrubs or grass;*
- (c) the formation of banks, terraces or other earthworks;*
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*
- (e) the provision of other amenity features;*

- 4.11 **Layout** is defined in the DMPO as:

“Layout” means the way in which buildings, routes within development plots and open spaces are provided and their relationship to buildings and spaces outside the development.

- 4.12 Block 6 is for a 6 and 7 storey (plus basement) block with 230 homes and commercial floorspace on Portobello Road. Block 6 comprises:

- a part 5-storey block with a recessed top storey fronting Portobello Road and Wornington Road;
- a part 6-storey block with a recessed top storey fronting Murchison Gardens and Athlone Gardens;
- 3-storey mews houses on Murchison Mews;
- Commercial ground floor accommodation fronting Portobello Road; and
- Basement car park, refuse and cycle stores.

- 4.13 The proposed amendments to Phase 2B Block 6 in this current Reserved Matters Application are summarised as follows:

Appearance

- 4.14
- Additional entrance canopies to individual ground floor maisonettes accessed from the street on Athlone Gardens, Wornington Road and Murchison Gardens.
 - Reduction in the depth of brick reveal panels from 75 mm to 30 mm and associated window reveal above from 173 mm to 123 mm on the rear elevations of Athlone Gardens and Murchison Gardens.
 - Amendments to the material used for the set-back upper roof levels on all

elevations through the replacement of the previously approved curtain walling (silver coloured metal cladding and glazing system) with a metal cladding system.

- Change of materials to the stair cores on the rear elevations of Murchison Gardens and Athlone Gardens from structural glass (Reglit) wrap around glazing and metal cladding to two bays of exposed metal frame with two different profiled corrugated metal panels, and brick base.
- Removal of Juliet balconies to the recessed bay elevation fronting Athlone Gardens adjacent to Portobello Road.
- Removal of first floor Juliet balcony and reduction in size of adjacent windows to the mews houses on the north and south sides of Murchison Mews.
- Changes to window positioning in the elevated link building fronting Portobello Road.

4.15 In all other respects, the elevation drawings have been updated under this current Reserved Matters Application in accordance with the details approved for Conditions 4, 6, 7, 8, 10, 11, 12 and 13 under ref. CON/22/07715 and Conditions 5 and 9 under ref. CON/23/00887 of RMA 04. This includes the balcony railings on Murchison Gardens and brick soldier course detailing beneath windows on the Murchison Gardens and Wornington Road elevations in accordance with details approved for Conditions 4, 5, 6 and 7 of RMA 04 under refs. CON/22/07715 and CON/23/00887.

Layout

4.16 Changes to the basement and ground floor relating to:

- Amended basement car parking layout to accommodate accessible car parking spaces, to ensure compliance with Part M of the Building Regulations which requires that there is open space at both sides of the car in order to be an accessible car parking space.
- The additional space for accessible car parking results in a reduction in the size of the commercial sprinkler tank room in the basement adjacent to Wornington Road.
- Amended internal layout and additional door to the ground floor sub-station on the northern side of Murchison Mews.
- Amended layout of the ground floor commercial units, specifically reduction in size of Unit 2 on the corner with Portobello Road and Murchison Mews to provide showering and changing facilities for employees of the commercial units along Portobello Road. 500 sqm GEA of commercial floorspace would be provided.

4.17 The basement and ground floor plans have been updated under this current Reserved Matters Application to show the residential and commercial cycle parking stores in accordance with the details approved for Condition 22 of RMA 04 under ref. CON/23/02717.

4.18 Changes to the housing proposals and housing details for Phase 2B Block 6 have been provided, though most of these details are required for submission and approval under the conditions of the 2024 Permission and associated Section 106 Agreement, rather than assessment under this Reserved Matters Application.

4.19 The proposals include the amalgamation of 12 x market sale homes to 6 x market sale homes, resulting in a change to the number of homes from 230 homes to 224 homes and change to the size mix, which is assessed under this Reserved Matters Application:

- Plot no. 119 (1b2p) and Plot no. 118 (2b4p) for a 3b6p home
 - Plot no. 124 (1b2p) and Plot no. 123 (2b4p) for a 3b6p home
 - Plot no. 141 (1b2p) and Plot no. 140 (2b4p) for a 3b6p home
 - Plot no. 149 (1b2p) and Plot no. 148 (2b4p) for a 3b6p home
 - Plot no. 153 (1b2p) and Plot no. 152 (2b4p) to provide a 3b6p home
 - Plot no. 321 (1b2p) and Plot no. 320 (1b2p) for a 3b5p home
- 4.20 There are also further changes to housing numbers and size mix, in order to correct inaccuracies in the Applicant's schedule of accommodation for RMA 04, which has been discovered during detail design review and plan re-measuring by the Applicant's contractor.
- 4.21 Regarding the number of Shared Ownership homes, 11 x Shared Ownership homes were approved under RMA 01. The Officer's report to the Planning Applications Committee for RMA 04 confirmed no change to the housing proposals, yet 13 x Shared Ownership homes were mistakenly shown on the drawings approved under RMA 04. Under the current Reserved Matters Application, Plots nos. 157 and 182 (1b2p homes) have been corrected from being listed as Shared Ownership homes to market sale homes.
- 4.22 The corrections also relate to the number of bed spaces for some social rent homes, as the original schedule did not take into account the minimum size of the second (double bedroom), resulting in the reclassification, for example, from 2b4p homes to 2b3p homes. The updated schedule of accommodation does not change the overall number of social rent homes, habitable rooms, nor floorspace within Phase 2.
- 4.23 The affordable housing details are relevant for complying with the Section 106 Agreement, which requires the submission and Council's approval of Phase 2 Affordable Housing Details (locations, specifications including tenure mix and size mix of affordable homes in Phase 2), and is not assessed nor approved under this Reserved Matters Application, as set out in Condition 21 and Informative 3.
- 4.24 The Applicant has advised that there are nominations to the Council for 11 x affordable homes (Shared Ownership) in Phase 2B Block 6. The Section 106 Agreement secures a Nominations Agreement to be entered into for any homes with nominations to the Council prior to the occupation of Phase 2B Block 6 with the exception of the Applicant's own tenants. A Deed of Nominations to secure these homes with Council nominations is being progressed separately between the Applicant and RBKC Housing.
- 4.25 Details of the internal layouts of the 30 proposed Wheelchair User Dwellings have been provided. This is relevant for Condition 75 of the 2024 Permission which seeks the Council's approval of details of 30 x M4(3) wheelchair users dwellings prior to the occupation of Phase 2B Block 6, and the Section 106 Agreement requirement for Phase 2 Affordable Housing Details, and is not assessed nor approved under this Reserved Matters Application, as set out in Condition 22 and Informative 4.

Landscaping

- 4.26 The landscaping proposals show:
- Retention of two London Plane trees on the corner of Wornington Road and Athlone Gardens.
 - Planting of 22 additional trees within the public realm on Murchison Gardens, Wornington Road and Athlone Gardens.

- Changes to the private residential gardens, specifically the paving, rear garden walls, furniture and trees.

4.27 During the course of the application the landscaping proposals have been revised to change the proposed trees species of Ginkgo and Liquidambar on podium locations to Tibetan Cherry, Japanese Maple and Snowy Mespilus.

4.28 Details required by Condition 14 of the public realm landscaping details under RMA 04 have been submitted. Condition 14 states:

Public realm landscaping details (Block 6)

Notwithstanding condition 1, no development pursuant to Block 6 (save for temporary works, demolition and below ground works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved prior to completion of Phase 2 and shall be so maintained:

- a) samples of all materials proposed for hard landscaping;**
- b) detailed drawings and materials of any proposed walls, fences, gates, or railings;**
- c) detailed plan and sections drawings at scale 1:20 of all street furniture including cycle parking stands and bins;**
- d) details of any exterior lighting.**

Reason - In order to safeguard the quality of the development and the character and appearance of the area in accordance with Local Plan policies CL2 and CR6.

4.29 The relevant planning history is set out in the table below:

Reference	Description	Decision
PP/09/02786 (Hybrid Outline Planning Permission and Phase 1 Reserved Matters)	Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of community facilities and associated outdoor adventure playspace (total 1,883 square metres) (within Use Classes D1 and D2), relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres), reprovision of 20 lock ups (within Use Class B8), provision of a temporary energy centre in Phase 1 to be replaced by a permanent energy centre, provision of landscaping, provision of a new internal road network based on a traditional internal street pattern, access junctions and associated roads including the reconnection of the junction with the external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road, up to 604	Granted 31/03/2010 subject to S106

	car parking spaces (on street and off street) together with 4 car club spaces in Phase 1, up to 6 car club spaces in subsequent phases and 1177 cycle parking spaces, with details submitted for Phase One and all other matters reserved.	
PP/13/04516 (Section 73)	Variation of Conditions 2, 7, 39, 48 and 62 (to allow amendments involving the re-phasing of remaining development, amendments to the parameter plans for block 6, amendments to wheelchair unit provision in Phase 1 and amendments to Tree Retention and Removal Plan to remove 2 trees) of planning permission granted 31 st March 2010 (PP/09/02786)	Granted 31/01/2014 subject to S106
CON/13/03078	Details required by Condition 48 (additional design code documents containing principles and parameters to inform Phases 2-5 including guidance on unit layouts and/or space standards in relation to the residential accommodation of planning permission approved 31/03/2020 (ref. PP/09/02386)	Granted 15/08/2013
PP/14/01242 (Phase 2 Reserved Matters 01)	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref: PP/13/04516); relating to access, layout, scale, appearance and landscaping; submitted for approval for Phase 2 of Wornington Green Development (MAJOR APPLICATION)	Granted 25/07/2014
NMA/17/01887	Non-material amendments to planning permission PP/13/04516 to accommodate flues required to serve energy centre within basement of Block 6.	Granted 20/04/2017
PP/17/01905 (Phase 2 Reserved Matters 02)	Submission of reserved matters (appearance, layout and landscaping) pursuant to outline planning permission dated March 2010 (ref: PP/09/02786) relating to changes to Phase 2 (Blocks 4 and 6) of Wornington Green Development to facilitate the removal of the basement from Block 4 (MAJOR APPLICATION)	Granted 26/05/2017
PP/19/01366 (Phase 2 Reserved Matters 03)	Reserved matters (layout) pursuant to outline planning permission PP/09/02786 dated 31 st March 2010, relating (only) to Phase 2 Block 4 to facilitate inclusion of two 4-bed units in place of two 2-bed units and two 1-bed units as previously approved (application included EIA and Statement of Conformity).	Granted 13/08/2019
PP/20/05500 (Phase 2	Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated	Granted 18/12/2020

Reserved Matters 04)	31/01/14 relating to Phase 2 Block 6 of the Wornington Green Estate re-development (MAJOR APPLICATION)	
CON/23/00714	Details required by Condition 14 (Public Realm landscaping details (Block 6)) of planning permission PP/20/05500 (Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated 31/01/14 relating to Phase 2 Block 6 of the Wornington Green Estate re-development (MAJOR APPLICATION))	Withdrawn 06/04/2023
CON/23/02547	Details required by condition 24 (Vehicular access gate (Block 6)) of planning permission 20/05500 (Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated 31/01/14 relating to Phase 2 Block 6 of the Wornington Green Estate re-development (MAJOR APPLICATION)).	Granted 13/06/2023
CON/23/02717	Details required by condition 22 (cycle parking details (Block 6)) of planning permission 20/05500 (Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated 31/01/14 relating to Phase 2 Block 6 of the Wornington Green Estate re-development (MAJOR APPLICATION))	Granted 22/06/2023
CON/22/07715	Details required by Condition 4 (Development Plot 2 (Block 6 – Murchison Gardens)), Condition 6 (Development Plot 3 (Block 6 – Wornington Road)), Condition 7 (On site sample panel Development Plot 3), Condition 8 (Development Plot 4 (Block 6 – Portobello Road)), Condition 10 (Development Plot 5 (Block 6 – Murchison Mews)), Condition 11 (On site sample panel Development Plot 5), Condition 12 (Development Plot 6 (Block 6 – Athlone Gardens)) and Condition 13 (On site sample panel Development Plot 6) of planning permission PP/20/05500 (Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated 31/01/14 relating to Phase 2 Block 6 of the Wornington Green Estate re-development (MAJOR APPLICATION)).	Granted 10/07/2023
CON/23/00887	Details required by Conditions 5 (On site sample panel Development Plot 2 - Murchison Gardens) and 9 (On site sample panel Development Plot 4 - Portobello Road) of planning permission 20/05500	Granted 10/07/2023

	(Submission of reserved matters (layout, scale and appearance) pursuant to outline planning permission ref. PP/13/04516 dated 31/01/14 relating to Phase 2 Block 6 of the Worrington Green Estate re-development (MAJOR APPLICATION)).	
PP/22/07718	Variation of Condition 8 (tree protection scheme to retain two additional trees in Phase 2), Condition 28 (Land contamination Verification Report submission triggers); Condition 39 (Phasing Strategy of demolition and construction of Phases 2 and 3), Condition 41 (energy system to provide Combined Heat and Power plant and boiler in Phase 1 and Phase 2A Block 4 and Air Source Heat Pump system in Phase 2B Block 6), Condition 65 (energy system to provide Air Source Heat Pump system in Phase 2B Block 6), Condition 74 (scheme drawings to show parameter heights of Phase 2B Block 6), and Condition 75 (to refer to Wheelchair User Dwellings) of planning permission PP/13/04516 granted 31 January 2014 [MAJOR APPLICATION]	Granted 17/04/2024 subject to S106

5. Main legislation, policies and strategies relevant to the decision

- 5.1 The application must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan consists of the Council's Local Plan 2019 (local development plan planning policies for the borough) and the London Plan 2021 (spatial development strategy for Greater London). However, the determination of a reserved matters application is considered only in the context of the outline planning permission and its conditions.

National planning policy and guidance

- 5.2 The National Planning Policy Framework (NPPF) (2023) provides the Government's overarching planning policy framework and is a material consideration in the determination of planning applications.
- 5.3 The National Planning Practice Guidance is also a material consideration.

The development plan

- 5.4 The main planning considerations applying to the site and the associated policies are:

	Local Plan	London Plan
Site allocation	CA2, CV6	
Conservation Area	CL11	HC1
Design: general townscape,	CL1 CL2	D3 D4

public realm and open space, building height	CL8 CL10 CL11	D5 D6 D7 D8 D9 D11
Living conditions	CL5 CE6	D14
Basements	CL7	D10
Land Use – housing and commercial	CH1 CH2 CH3	H1 H4 H5 H6 H8 H10 S1 S4
Transport and Highway	CT1 CE3 CR7	T1 T2 T3
Environment and sustainability, climate change, flooding / drainage, ecology / biodiversity, air quality, contaminated land, trees	CE1 CE2 CE4 CE5 CE7 CR6	G5 G6 G7 SI1 SI2 SI3 SI4 SI5 SI7 SI12 SI13
Fire Safety	N/A	D12
Planning Obligations	C1	DF1

These policies can be read online at:

- Local Plan:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>
- London Plan:
<http://www.london.gov.uk/priorities/planning/london-plan>

5.5 The Council started a New Local Plan Review (“NLPR”) and consultation on Publication Policies (Regulation 19) closed on 22 December 2022. The Council submitted the NLPR for examination (Regulation 22) on 8 February 2023. Examination hearings were held in June and July 2023. The Council received a Post Hearings letter from the Inspector requesting the Council prepare a schedule of Main Modifications and the public consultation on these ended on 12 March 2024. The representations received are being

considered by the Inspector. The final stage of the examination is for the Council to receive the Inspector's report but there is no published date for this. The Council hopes to adopt the New Local Plan in May / June 2024 but this depends on when the Inspector's report is received.

5.6 The statutory starting point for determining this proposal remains the adopted policies in the development plan, including the RBKC Local Plan 2019, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, paragraph 47 of the National Planning Policy Framework, and paragraph 001 of the National Planning Practice Guidance on Plan-making. Paragraph 48 of the NPPF outlines the weight local authorities may give to relevant policies in emerging plans. The emerging policies in the NLPR are a material consideration afforded moderate weight at this stage, however, where specific emerging policies are of particular relevance to the assessment, individual weightings have been given.

5.7 The relevant NLPR policies are:

	RBKC New Local Plan Review
Site allocation	SA5
Land Use: Housing and affordable housing	HO1: Delivery and Protection of Homes HO3: Community Housing HO4: Housing Size and Standards HO7: Estate Renewal
Land Use: Commercial	TC1: Location of town centre uses
Urban Design	CD1: Context and Character CD2: Design Quality, Character and Growth CD7: Tall Buildings CD13: Shopfronts CD14: Views CD15: Fire Safety
Heritage	CD3: Heritage Assets – Conservation Areas CD4: Heritage Assets – Listed Buildings
Environment	GB10: Light pollution GB11: Flood risk GB12: Sustainable drainage GB15: Green Infrastructure GB16: Parks, Gardens and Open Spaces GB17: Biodiversity GB18: Trees and Landscape GB19: Waste management
Transport	T1: Street Network T3: Living streets and outdoor life T4: Streetscape T6: Active travel T8: Car Parking T9: Servicing
Planning Obligations	IP1

Other local strategies or publications

5.8 The main relevant supplementary planning documents adopted by the Council are:

- Wornington Green Planning Brief (2009)
- Shopfront Design Guidelines (2011)
- Access Design Guide (2010)
- Trees and Development (2023)
- Basements SPD (2016)
- Noise SPD (2009)
- Transport and Streets SPD (2016)
- Oxford Gardens Conservation Area Appraisal (2021)

These documents can be read online at:

Conservation Area Proposal Statements and Conservation Area Appraisals:

<https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas/conservation-area>

Other documents:

<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents-and-guidance>

5.9 The following Mayoral supplementary planning guidance (SPG), London Plan Guidance (LPG), and strategies are also relevant:

Strategic issue	Guidance
Estate regeneration	<ul style="list-style-type: none"> • Affordable Housing and Viability SPG (August 2017); • Housing SPG (March 2016); • Mayor's Good Practice Guide to Estate Regeneration (February 2018)
Land Use principles	<ul style="list-style-type: none"> • Social Infrastructure SPG (May 2015);
Housing, affordable housing and play space	<ul style="list-style-type: none"> • Affordable Housing and Viability SPG (August 2017); • Housing SPG (March 2016); • Shaping Neighbourhoods: play and informal recreation SPG (September 2012); • Housing Design Standards LPG (June 2023);
Urban Design and heritage	<ul style="list-style-type: none"> • Shaping Neighbourhoods: play and informal recreation SPG (September 2012); • Housing SPG (March 2016); • Public London Charter LPG; • Housing Design Standards LPG (June 2023); • Fire Safety draft LPG
Inclusive access and equalities	<ul style="list-style-type: none"> • Planning for Equality and Diversity in London (October 2007). • Accessible London: achieving an inclusive environment SPG (October 2014);
Climate change and sustainable development	<ul style="list-style-type: none"> • Mayor's Environment Strategy (May 2018); • The control of dust and emissions during construction and demolition SPG (July 2014); • Energy Planning Guidance (April 2020) • Circular Economy Statement Guidance LPG (March

	<ul style="list-style-type: none"> 2022); • Whole Life-Cycle Carbon Assessments LPG (March 2022); • ‘Be Seen’ Energy Monitoring LPG (September 2021); • Urban Greening Factor Guidance LPG (February 2023); • Air Quality Neutral LPG (February 2023) • Air Quality Positive LPG (February 2023); • All London Green Grid SPG (March 2012);
Transport	<ul style="list-style-type: none"> • Mayor’s Transport Strategy (March 2018); • Sustainable Transport, Walking and Cycling draft LPG (December 2022)

6. Evaluation

Environmental Impact Assessment (EIA)

- 6.1 Planning applications for development that are covered by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 [‘the EIA Regulations 2017’] are termed “EIA applications”. The requirement for an EIA is based on the likelihood of environmental effects arising from the development.
- 6.2 The 2010 Permission, and as varied by the 2014 Permission then the 2024 Permission, are EIA developments. The 2010 Permission was supported by an Environmental Statement dated 2009 [‘the ES’] in accordance with the EIA Regulations 1999 (which were in force at that time). In considering the application for the 2014 Permission the Local Planning Authority concluded that the ES addressed the cumulative impacts of the phasing and therefore it was unlikely that the development would have any significant adverse effects on the environment that had not already been identified, mitigated and reported on previously, thereby not requiring a new ES. Since the preparation of the ES, the Town and Country Planning EIA Regulations 2017 have come into force. The EIA Regulations 2017 introduced new topic areas of human health, climate change, and risk of major accidents and disasters. The 2024 Permission was supported by an Environmental Review of the Proposed Scheme Amendments. This confirmed that, based on a review of the proposals in the 2024 Permission, no new significant effects were anticipated, and the conclusions of the ES remain valid.
- 6.3 A Statement of Conformity has been submitted with the current application. The submitted Statement of Conformity assesses whether any additional environmental impacts would arise from the proposals beyond those identified within the ES. No new or amended significant effects are expected as a result of the current proposals in the Reserved Matters Application and the conclusions of the ES remain valid.

Planning history

- 6.4 The principle of re-development has been established through the 2010 Permission, as amended by the 2014 Permission and 2024 Permission. In particular the 2024 Permission which has been implemented and partially completed is a material consideration. The site allocation in Local Plan Policy CA2 Wornington Green, the strategic vision for Golborne in Local Plan Policy CV6 and the Wornington Green Planning Brief SPD set out support for residential re-development as well as improved social and community uses, shops, offices and public space.
- 6.5 This report focuses on the proposed amendments to the reserved matters of appearance,

layout and landscaping for Phase 2B Block 6 of the redevelopment of the Estate. Earlier considerations of all reserved matters (access, layout, scale, appearance and landscaping) for Phase 2 are contained in the Officers' reports for refs. PP/14/01242, PP/17/01905, PP/19/01366, and PP/20/05500.

Legislation, policy and guidance

- 6.6 There have been material changes in Planning legislation, policy and guidance since the original granting of the redevelopment proposals under the 2010 Permission. This includes the Environment Act 2021 which introduces a mandatory requirement for planning applications to deliver a minimum 10% biodiversity net gain (BNG) from November 2023, the date later pushed to 12 February 2024 for major applications, the Council's adoption of the Local Plan in September 2019, the Mayor of London's adoption of the London Plan in March 2021, and changes to the NPPF in 2023. There have also been a series of changes to the Building Regulations, including on fire safety. Significant weight is given to the 2024 Permission in the assessment of the current reserved matters application for Phase 2. In line with Government guidance, reserved matters applications are not required to meet 10% BNG if the outline permission was granted prior to the mandatory BNG requirement coming into force, as is the case here.
- 6.7 The decisive issues are:
- i Whether the proposals would have an acceptable appearance on the streetscene and wider townscape, and whether the proposals would preserve or enhance the character and appearance of the nearby Oxford Gardens Conservation Area;
 - ii Whether the proposals would have an acceptable impact on the provision of housing;
 - iii Whether the proposals would have an acceptable impact on trees and planting; and
 - iv Whether the proposals would have an acceptable impact on the highway.

Design

Canopies

- 6.8 Entrance canopies would be added to individual ground floor maisonettes accessed from the street on Athlone Gardens, Worrington Road and Murchison Gardens, in order to meet the requirements of Approved Document M of the Building Regulations. These metal canopies would have limited projection and would match the approved colours of metalwork on the elevations, which would be acceptable.

Balconies and panels beneath windows

- 6.9 Revised elevational details are shown for the balconies and spandrel panels fronting Murchison Gardens. The previous design of sheet metal enclosures around the balconies would be replaced with metal railings, to align with the approved details under Condition 4 of RMA 04, which were granted under ref. CON/22/07715 following consideration by the Council's Planning Committee, and remain acceptable.
- 6.10 The previously design of metal spandrel panels beneath windows to the front of Murchison

Gardens and Wornington Road would be replaced with brick soldier course detailing. The Council's Design Officer maintains that the proposed brick soldier courses replacing metal spandrel panels is a departure from the original design intent, making the facades appear overly solid and heavy and detracting from the quality of the overall elevations. The brick soldier coursing detail would help, but the window openings would read smaller and the vertical emphasis would be somewhat lost. Nevertheless, the details shown on these elevations would align with the approved details under Conditions 4, 5 and 6, and Condition 7 of RMA 04, which were granted under refs. CON/22/07715 and ref. CON/23/00887 following consideration by the Council's Planning Committee, and remain acceptable. To the rear of Wornington Road, the spandrel panels beneath windows would be removed entirely, which would be acceptable.

Brick panel detail

- 6.11 The rear elevations of Athlone Gardens and Murchison Gardens include a recessed brick panel detail. The vertical feature panels are repetitive across the facades. Under RMA 04 the approved brick reveal recess is 75 mm and the associated window reveal above is 173 mm. The current proposal is to reduce the brick reveal recess to 30 mm and the associated window reveal above to 123 mm, in order to avoid excessive loading to brick panels and reduce perching places for pigeons. The proposed reduced brick reveal recess would still allow for significant shadow gaps for visual interest, as demonstrated through the precedents in Phase 1 and Phase 2A Block 4, and would be acceptable.

Roof level

- 6.12 The previously approved curtain walling comprising silver coloured metal cladding and glazing system for the set-back top floor of all elevations, would be replaced with a metal cladding system. This proposal would provide a neater appearance to the feature top floors and would be more in-keeping with the approved materials used on the elevations for this block. The approved colours for the elevations under Conditions 4, 6, 8 and 12 of RMA 04, which were granted under ref. CON/22/07715 would be retained. The proposal would simplify the material palette by using the materials already present in the block. The proposal would not impact the original design intent and would represent an improvement.

Rear stair cores

- 6.13 The stair cores to the rear courtyard elevations of Murchison Gardens and Athlone Gardens were approved as an exposed steel frame with sinusoidal metal glazing panels to the lift cores and opaque structural glass (Reglit) wrap-around glazing to the fire escape stairs. Full height windows were approved for the lift landings. The approved stair core design had a contrast with the rest of the façade, which would be primarily solid in design, and had a vertical emphasis.
- 6.14 To comply with updated fire safety requirements, the ground floor, flank walls and surrounds must have a fire rating of two hours. Reglit has a fire rating of 90 minutes. Certification is required for all materials, which have been tested in their particular environment. Using Reglit would require additional testing of the structural glass to demonstrate its suitability and accreditation, which the Applicant has decided not to do for time and cost reasons.
- 6.15 Additionally, the Applicant has concerns about the ongoing maintenance required for the glazing, particularly the health and safety difficulties of using external equipment to clean

glazing at 4-6 storeys high. Costs related to cleaning and / or replacement would be borne by occupiers in their service charge. The Applicant is seeking to keep service charges to a minimum to ensure affordability for future tenants.

- 6.16 The proposal replaces the previous material and design of the rear stair cores. The base of the core would be fully brick. This part of the façade would face a service area so the impact of this change would be acceptable. The upper levels of the stair core would be redesigned to that two vertical bays would delineate the lift core and stair core. An exposed steel frame would be used for the lift and lobbies. The windows to the stair core would be increased in size to increase light into the stair lobby. A flat panel would be positioned above these windows to provide the verticality in appearance. Both bays would use a vertical sinusoidal metal cladding but with a differentiated corrugated profile, to emphasise the proportions and texture of the two bays and the overall verticality of the composition. The façade of the stair cores would remain distinct from the main rear façade and provide verticality, which would reflect the approved design intent for the stair cores.

Juliet balconies and windows

- 6.17 Juliet balconies were approved to the upper levels of the recessed bay elevation of Athlone Gardens adjoining Portobello Road. The proposal would remove the Juliet balconies and retain windows to serve the bathrooms of the flats. This change would be minor and would have little impact on the overall façade composition, as well as being more functional to the internal layout of the flats.
- 6.18 Two Juliet balconies and windows were approved to the first floor level of the mews houses in Murchison Mews. For the two mews houses on the north and south sides of Murchison Mews closest to Portobello Road, one of the two Juliet balconies would be removed and the adjacent windows reduced in size to two smaller openings, to serve a bathroom and landing. Compositionally this would have an acceptable impact on the appearance of the mews elevations.

Windows

- 6.19 Minor changes to window positioning is proposed in the link building at second, third and fourth floor levels, which has the mural artwork fronting Portobello Road, which would be acceptable.

Amalgamations

- 6.20 The residential quality of the amalgamated homes at Levels 2, 3, 4 and 5 of the block would be acceptable in terms of floorspace and layout.
- 6.21 The proposed floorspace of the amalgamated homes is set out in the table below:

Proposed Address	Floor level	Approved number and size of homes	Proposed number and size of homes	Proposed Floorspace
Flat 20, 1 Athlone Gardens	4	1 x 2b4p and 1 x 1b2p	1 x 3b6p	135 sq.m
Flat 15, 5 Athlone Gardens	4	1 x 2b3p and 1 x 1b2p	1 x 3b6p	121.5 sq.m

Flat 19, 5 Athlone Gardens	5	1 x 2b3p and 1 x 1b2p	1 x 3b6p	121.5 sq.m
Flat 10, 1 Murchison Gardens	3	1 x 2b4p and 1 x 1b2p	1 x 3b6p	135 sq.m
Flat 6, 1 Murchison Gardens	2	1 x 2b3p and 1 x 1b2p	1 x 3b6p	121.5 sq.m
Flat 20, 1 Murchison Gardens	5	1 x 1b2p and 1 x 1b2p	1 x 3b5p	110 sq.m

6.22 The proposed floorspace of each of the proposed 3b5p and 3b6p flats would notably exceed the respective minimum 86 and 95 sqm GIA with 2.5 sqm of built-in storage for a 1-storey dwelling as required by the Nationally Described Space Standards. The scale of the exceedances indicate that site optimisation may not be achieved through the floorspaces of these homes, however, the proposed amalgamated flats would not be over-sized homes when assessed against the threshold of 170sqm GIA set out in Local Plan Policy CH1 (b).

6.23 The amalgamated flats would have a functional layout. The flats would be dual aspect and habitable rooms would have access to natural light and ventilation, and private external amenity.

Landscape

6.24 The proposed landscape drawings show the details for the communal areas, the public realm and private rear gardens.

6.25 Changes are proposed to the rear private gardens to simplify the design and make the space feel lighter through the use of render rather than brick for the rear garden walls.

6.26 Permeable paving would be introduced through the replacement of sawn sandstone laid on sand with natural Charcon Moordale textured paving slabs with minimum 5mm spacing between pavers to ensure water can permeate to the podium drainage, which would be acceptable in drainage terms.

6.27 The proposal is to change the design, including the finish and the height, of the rear garden walls. The originally approved walls would be 2.1 m in brick closest to the rear elevation, with a brick pier, then continue with a 1.8 m wall topped with a 0.3 m timber trellis along the rest of the garden. The proposal would reduce these boundaries from an overall height of 2.1 m to 1.8 m. The walls would be reduced in height from 1.8m to 1.2m. The walls would comprise blockwork with a rendered finish topped with a concrete coping and 0.6m timber trellis throughout, resulting in an overall height of 1.8 m.

6.28 The reduction in the garden boundary height would be acceptable. The proposal would allow more light into the garden and give the garden a lighter appearance, whilst maintaining privacy between neighbours.

6.29 Whilst the approved use of the brick for garden walls would add to the texture and character of the garden spaces, this is not essential. The main facades would have textures, feature panels and use a range of materials, for visual interest. In contrast the enclosure to the rear gardens should have a plainer appearance. The proposed material change from brick to render would be acceptable.

6.30 New pergolas of 3m height are proposed in rear gardens. These would comprise a recycled plastic post clad in cedar, two beams, with a stainless steel wire tensioned

between the beams for climbing plants. Whilst there is no indication that future occupants would want these structures and may result in unnecessary waste if removed at a later date, these would add vertical interest, opportunities for planting, and screening to the rear gardens when viewed from above, which would be acceptable.

Housing

- 6.31 The proposals include the amalgamation of homes, specifically 12 homes into 6 homes, in order to respond to market demand and prospective buyers of the homes in Block 6. Taking into account the proposed amalgamation of homes and corrections to inaccuracies in the Applicant's schedule for the scheme approved under RMA 04, an updated schedule of accommodation for Block 6 has been provided, which is summarised as follows:

RMA 04 size mix for Block 6:

	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P	4B/6P	Total	Total Units
Private Sale	62	22	14	-	11	-	-	109	
S. Ownership	13	-	-	-	-	-	-	13	
Social Rent	55	8	22	5	13	-	5	108	
Subtotals	130	30	36	5	24	-	5	-	230

Proposed size mix for Block 6:

	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/6P	4B/6P	Total	Total Units
Private Sale	53	26	9	-	12	5	-	105	
S. Ownership	11	-	-	-	-	-	-	11	
Social Rent	55	8	22	9	9	-	5	108	
Subtotals	119	34	31	9	21	5	5	-	224

- 6.32 Excluding the changes to due to errors in the figures for RMA 04, this Reserved Matters Application would result in the following changes to the size mix of homes in Block 6:
- Reduction in 7 x 1b2p homes
 - Reduction in 3 x 2b3p homes
 - Reduction in 2 x 2b4p homes
 - Increase in 1 x 3b5p home
 - Increase in 5 x 3b6p homes
- 6.33 The proposed amalgamations would result in six fewer homes, from 230 homes to 224 homes in Phase 2. The resultant number of homes would remain in accordance with the maximum number of homes granted by the 2014 Permission of up to 1,000 homes across the redeveloped Estate.
- 6.34 The loss of homes, including through amalgamation, reduces housing stock, which is counter-intuitive to the overwhelming need for new homes in the Borough. Loss of homes also counts against the Council's net housing delivery, making it even harder for the Council to meet its housing target.
- 6.35 At the same time, residential development should provide a mix of homes of an appropriate size to cater to the identified local need. The Local Housing Needs Assessment (LHNA) dated September 2022 (update) identifies a different bedroom size mix for market sale and affordable housing.

6.36 The following table sets out the LHNA size mix for market sale homes:

Number of beds	Owner occupied and private rented sectors combined (2011)	Proposed target for market housing
1 bed	34%	35%
2 bed	36%	40%
3 bed	17%	20%
4+ bed	13%	5%

6.37 The following table set out the market sale size mix of the approved homes under RMA 04 and proposed amalgamated homes under this Reserved Matters Application within Block 6:

Number of beds	Approved market sale mix		Proposed market sale mix	
	Number of homes	Percentage of Block 6	Number of homes	Percentage of Block 6
1 bed	62	57%	53	51%
2 bed	36	33%	35	33%
3 bed	11	10%	17	16%
4 bed	0	0%	0	0%
Total	109*	100%	105	100%

*This shows a reduction of four market sale homes in the current Reserved Matters Application, but that is because the total number of market sale homes should have been 111 in RMA 04 (two homes were incorrectly listed as Shared Ownership).

6.38 The proposed market sale mix would be closer aligned with the LHNA proposed target mix (particularly through the increased number of 3-bed homes) than the approved market sale mix, reflecting the Applicant's position that this proposed size mix reflects market demand.

6.39 There may be an opportunity to re-provide the six 'lost' homes in Phase 2 in the later Phase 3 development, but as this cannot be formally secured through the current Reserved Matters Application, this cannot be taken into account in the assessment of the acceptability of the proposed amalgamations.

Trees

Tree retention

6.40 Two London Plane trees (T42 and T43) that were previously approved for felling under the 2014 Permission would be retained at the corner of Worrington Road and Athlone Gardens, as secured by the 2024 Permission. Trees T44 and T45 within the Park Phase 3 area would be retained. These retained trees are shown in the landscaping proposals in the current Reserved Matters Application.

New tree planting

6.41 The proposed landscape masterplan drawings show the location of tree planting and landscaping for street trees on Athlone Gardens, Murchison Gardens and Worrington

Road, as well as planting at the podium levels to the rear gardens.

- 6.42 22 new trees are proposed for planting in the public realm. These would comprise nine trees in Murchison Gardens, nine trees on Athlone Gardens, and four trees on Wornington Road. All trees would have between 20cm - 25cm girth. All street trees would have a tree pit detail and soil specification that would allow the trees to root below the pavement, avoid services, and allow the trees to grow to maturity.
- 6.43 Under RMA 04, 3 x Whitebeam (*Sorbus aria*) trees were approved along the pavement of Murchison Gardens. In the current proposals, nine new street trees in a highway build out design would be located on the two sides of Murchison Gardens. These trees would be a mix of Field Maple (5 x *Acer campestre* 'Streetwise'), which would be approximately 4m tall at the time of planting, and can grow to a size greater than 7m height (likely 10m) x 3m width after 25 years; and Ornamental Pear (4 x *Pyrus calleryana* 'Chanticleer'), which would be approximately 4m tall at the time of planting, and can grow to a size greater than 8m (likely 15m) height x 3 – 4m width after 25 years.
- 6.44 Of the nine trees on Athlone Gardens, seven of these would be located in tree pits built out on to the new highway and positioned between new parking spaces. These trees would be Sweet Gum (*Liquidambar styraciflua* 'slender silhouette'), which would be approximately 3m tall at the time of planting, and can grow to a size greater than 7m height (likely 12m) x 2m width after 25 years. These trees would be appropriate species and size, even at maturity, to avoid significant impact of the canopies to the properties on this north-western side of Athlone Gardens. This species has been selected specifically to avoid overshadowing of the adjacent properties. The two other new trees at the end of Athlone Gardens adjacent to Portobello Road would be London Plane tree (*Platanus x hispanica*) trees, which would bookend the street like the retained London Plane trees T42 and T43. These trees would be approximately 5m tall at the time of planting, can grow to a size of greater than 15m height x 8m width after 25 years, but the tree canopies would be maintained with a pruning regime to visually match T42 and T43.
- 6.45 Under RMA 04, 5 x Robin Hill (*Amelanchier robin*) trees were approved along the pavement of Wornington Road. In the current proposals, four new street trees in a highway build out design would be located on Wornington Road. These trees would be a form of Mountain Ash / Rowan (*Sorbus aucuparia* 'Streetwise'), which would be approximately 3 - 4m at the time of planting, and can grow to a size greater than 7m height (likely 12m) x 3m width after 25 years. The proposed trees on Wornington Road deviate from the paired London Plane trees planted 25m apart, and with a cut back canopy through a maintenance regime, which are required as a mandatory species in Part 3.4.1 of the approved Design Code. However, the proposed tree species, *Sorbus aucuparia* 'Streetwise', is considered acceptable because (compared to the *Amelanchier robin*) it is a native tree with greater ecological benefits (e.g. fruiting).
- 6.46 No proposed planting is shown on Portobello Road, as per the approved Design Code. Under the Section 106 Agreement for the 2024 Permission, the Council has secured a financial contribution from the Applicant to explore tree planting on Portobello Road (as well as Faraday Road in the Phase 1 site area).
- 6.47 Under RMA 04, 42 trees were approved within the rear gardens at podium level. Under the current proposals 46 trees would be planted in the rear gardens, comprising:

Podium areas A and B (rear of Murchison Gardens):

- 6 x Tibetan Cherry (*Prunus serrula*), girth 18-20cm
- 5 x Snowy Mespilus (*Amelanchier lamarckii*), girth 16-18cm
- 5 x Japanese Maple (*Acer palm*) trees, girth 14-16cm

Podium areas C and D (rear of Athlone Gardens):

- 12 x Tibetan Cherry (*Prunus serrula*), girth 18-20cm
- 12 x Snowy Mespilus (*Amelanchier lamarckii*), girth 16-18cm
- 6 x Japanese Maple (*Acer palm*) trees, girth 14-16cm

- 6.48 Five species were initially proposed but the use of Ginkgo and Liquidambar in this location are unsuitable as at maturity they can reach significant size that is incompatible with its elevated location. The revised drawings showing three proposed species (Tibetan Cherry, Japanese Maple and Snowy Mespilus), which are better suited to podium planting, are acceptable.
- 6.49 The proposed trees would provide species diversity and ecology benefits. Generally, the proposed trees species mix and size would have instant visual impact on the townscape. In time the trees would grow to maturity, representing a sustainable long-term planting strategy. The proposed trees would become part of RBKC's street tree portfolio, and therefore the selection of proposed trees with minimal maintenance requirements is supported.

Highway

Car park

- 6.50 The design of the basement car park would be revised to include accessible spaces, and for these to comply with Part M of the Building Regulations which requires that there is open space at both sides of the car in order to be an accessible car parking space. The total number of car parking spaces would be reduced from 87 to 86 spaces, of which 11 would be Wheelchair User (disabled blue badge) spaces. This has been enabled by the reduction in size of the commercial sprinkler tank and the addition of 4 car parking spaces. The overall reduction in car parking provision would be consistent with the overarching objective of Local Plan Policy CT1 and London Plan Policy T6. All car parking spaces would have their own EV charging point, which would be acceptable. The proposed basement car park layout as secured through recommended Condition 17 would be acceptable. Informative 5 advises that the approval of a revised Car Park Management Plan and Car Parking Phasing Plan under Condition 22 and Condition 25 of the 2024 Permission will be required.

Substation

- 6.51 The proposal includes an amended internal layout and additional door to the ground floor sub-station on the northern side of Murchison Mews, to comply with UKPN technical specifications. The proposed amendments would result in the doors to the substation being set back from the edge of the future highway, which would be an improvement.

Commercial units and showering / changing facilities

- 6.52 The amended layout of the ground floor commercial units, specifically reduction in size of Unit 2 on the corner with Portobello Road and Murchison Mews to provide showering, toilet and changing facilities for employees of the commercial units along Portobello Road would

be acceptable, and comply with Local Plan Policy CT1 (f). The inclusion of this space for use by employees of the commercial units, which would be accessed from Murchison Mews, would be acceptable, subject to the provision of details of this space under Condition 20 of the 2024 Permission, as advised in Informative 6.

Cycle stores

- 6.53 Details of the cycle stores at basement and ground floor level as required by Condition 22 of RMA04 have previously been approved under ref. CON/23/02717 and there is no change to these details, which comply with Local Plan Policy CT1 (b)(f) and (h) and Policy CE3 (c). The details show the cycle stores split into five separate storage areas (Stores A – E), which provide a total of 233 spaces. Cycle parking details would be secured by recommended Condition 19.

Public realm

- 6.54 The public realm details (including layout, materials, planting scheme and street furniture) details would comply with Local Plan Policy CR4 and the Council's streetscape guidance, as well as aligning with the forthcoming delivery agreement to be made under the Highway Act 1980. These details would be secured by recommended Condition 12.
- 6.55 The proposed landscaping details would increase greening and tree retention. The proposed street trees, which would be provided on islands set within the carriage to the Council's standards, are the maximum that can be achieved whilst maintaining satisfactory highway function and a reasonable supply of car parking. Informative 7 advises that approval a detailed road safety audit of all new roads and junctions under Condition 23, and details of on-street parking provision under Condition 68, of the 2024 Permission will be required.
- 6.56 New lighting columns would be 5m tall and comprise a black aluminium body and LED light, with a design to match lighting columns in the borough. Proposed cycle parking stands would be Sheffield hoops, finished in black, with a ground concrete fixing, which would be acceptable. The proposals would accord with the approved Design Code.

Issues and balancing

- 6.57 NPPF Paragraph 140 states that:

Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

- 6.58 Full general arrangement plans, sections and elevations have been provided to show the proposed changes to the design of Block 6. Typical details for each of the elevations and bay studies have also been provided. The information shows that the design would be of high quality.

- 6.59 All conditions attached to RMA 04 have been reviewed and updated as required to:

- Reflect all Phase 2B Block 6 approval of details to date, unless varied by the proposals in this current Reserved Matters Application;
- Amend triggers for submission and approval of outstanding details; and
- Add new conditions to prevent conflict with details which fall to be assessed and approved by Phase 2 outline conditions of the 2024 Permission and obligations in the Section 106 Agreement.

6.60 As the proposed changes to the internal layout at basement and ground floor levels and the ground floor public realm overlap with the conditions under the 2024 Permission relating to the Phase 2 outline permission, specifically those listed below, Informatives 5, 6, 7, and 8 advise that these conditions of the 2024 Permission will need to be submitted for approval:

- Condition 20 (Cycle parking standard for residential and non-residential uses, and showering and changing facilities for the non-residential uses)
- Condition 22 (Car Park Management Plan)
- Condition 23 (Road Safety Audit of new roads and junctions)
- Condition 25 (Car Parking Phasing Plan)
- Condition 68 (On-street parking provision)

6.61 With the exception of the proposals to amalgamate market homes, the information submitted in support of the housing proposals of wheelchair user dwellings and the locations and specifications of the affordable housing fall to be assessed under conditions attached to the 2024 Permission and associated Section 106 Agreement and not this Reserved Matters Application as advised in Informatives 3 and 4, and would be excluded from this approval as per recommended Conditions 21 and 22.

6.62 Subject to the recommended conditions, the Reserved Matters Application is considered to comply with the relevant policies in the Development Plan and satisfy the statutory requirements regarding development near to a conservation area and setting of listed buildings. Therefore, it is recommended that the Reserved Matters Application should be granted.

7. Necessary associated infrastructure improvements

7.1 A comprehensive range of mitigation measures were secured in the Section 106 legal agreement as part of the 2010 Permission as amended by the 2014 Permission. As this current application is for reserved matters and any required obligations were secured by the 2014 Permission, no further obligations can be required by the current proposals.

8. Consultations carried out

Comments from interested parties

8.1 The application was advertised in the Gazette on 29/09/2023. A statutory notice advertising the application was posted near the site on 28/09/2023.

8.2 No letters were received supporting the application.

8.3 24 letters were received objecting to the application, including from Wornington Green Trees Group and 375 Portobello Road Residents' Compact, summarised as:

	Comment	Response
1	<p>Park</p> <p>Residents have not had use of the promised park for 13 years. Delay in providing the new park and clarification required on the Open Space Notice that can be served by the Council under the Section 106 Agreement for the Default Park to be provided.</p> <p>Delivery of the park, apart from the Venture Centre, by 2024 should be a condition of approval.</p> <p>The current size of the park is undersized, and will not be large enough for the doubly increased population.</p> <p>The current park is poor quality and has very little planting.</p> <p>Phase 2B must include substantial expansion of Athlone Gardens park by summer 2024 to include infrastructure improvement (including drainage, subsoil, topsoil, shelter amenities), topographical formation (building varied levels), tree planting and landscaping, all in co-design with residents.</p> <p>The quality of the new park must be capable of achieving the Green Flag Award as per the Wornington Green SPD.</p> <p>The new park will not replace old trees (73 mature trees) with new trees adequately.</p> <p>There is no additional publicly accessible amenity green space in Phase 2B.</p>	<p>This Phase 2 Reserved Matters Application does not concern the park. The granting of the application would enable progression of construction on site to complete Phase 2. The 2024 Permission and associated Section 106 Agreement deals with phasing of the redevelopment, including phasing of the park.</p> <p>As per the Section 106 Agreement for the 2024 Permission, Park Phase 3 (park area excluding the Venture Centre) will be provided i.e. Peabody will hand the land back to the Council so that it is available for use by 31 March 2025 and by the longstop date which is within 24 months from the date of vacant possession of Watts House.</p> <p>These proposals do not concern the size of the new park.</p> <p>Apart from the retention of two trees in the park within the Phase 2 area, these proposals do not concern new planting proposals in the park. Once the park area has been handed back by the Applicant to the Council, the Council's Parks Team will be responsible for new planting. The new planting proposals for the park will be subject to a co-design exercise with residents led by the Council's Parks Team. Extensive tree planting within the park will be a key feature of the design consultation.</p>
2	<p>Traffic and public realm</p> <p>New streets in the redeveloped Estate should be designated and co-designed as pedestrian-prioritised streets which minimises traffic.</p> <p>The loss of approx. 10,000 sq.m of publicly accessible courtyards and an increased population justifies the re-purposing of streets as pedestrian-priority streets.</p>	<p>This Phase 2 Reserved Matters Application does not concern traffic movement along streets. The proposed routes within the Phase 2B site area and their relationship to buildings and spaces outside of the Phase 2B site area is acceptable.</p> <p>Please see paragraphs 6.54 – 6.55.</p>

	<p>Widened footpaths to Athlone Gardens and Murchison Gardens and curb extensions to Portobello Road and Wornington Road should be created to provide additional space for mature or semi-mature street tree planting, greening and SuDS, as well as contributing to traffic-calming.</p> <p>Along Portobello Road the building line seems to encroach on what was a public footpath, achieved by a narrowing of Portobello Road. This narrowing is supported subject to providing a wider footpath with more space for trees and public seating that is a similar width to the eastern side of Portobello Road adjacent to Athlone Gardens.</p> <p>The proposed open space would not be of the highest quality.</p>	<p>Please see paragraph 6.46 regarding potential for tree planting on Portobello Road.</p>
<p>3</p>	<p>Trees and planting</p> <p>Too many trees, including mature trees, have been felled to enable this redevelopment. The loss of trees is contrary to Local Plan Policy CR6 and London Plan Policy G7.</p> <p>Increased number of trees required on all streets, including Portobello Road and Wornington Road.</p> <p>There is a decrease in canopy cover compared to before the redevelopment, a loss of health and environmental benefits, and a net CAVAT loss to the community of approx. £9 – £23 million.</p> <p>The proposals show the retention of two trees and only 22 small-medium sized new trees in the public realm. At least 140 trees should be planted on streets in Phase 2B, with most of these being large trees of broad-leaved varieties. There is space to plant many more street trees. Large street trees should be planted no less than 10m apart, with denser planting provided by smaller/slender trees.</p> <p>A greater number of mature and semi-mature trees (trunk diameter of 20 – 25cm) should be provided since trees do not deliver their full beneficial</p>	<p>The vast majority of trees approved for removal to facilitate Phase 2B (and Phase 3) were planted as part of the pre-developed estate design and date back to the 1970/80s, so were not fully mature at the time of removal. Low quality trees were approved for felling and efforts have been made to retain the better quality trees as per the British Standard 5837 grading criteria. Many of the trees removed or are still in situ are low quality specimens with limited life expectancies.</p> <p>This Phase 2 Reserved Matters Application does not concern tree planting in the park.</p> <p>The loss of the CAVAT value due to the approved removal of trees to facilitate the re-development will be met by the canopies of the new trees within nine years of planting them.</p> <p>The proposed number of trees is acceptable. Increasing the proposed number of new trees (e.g. to 140 new trees) would conflict with the approved 2024 Permission in terms of preventing housing delivery (and subsequent effects on highway layout, traffic movement etc.) in the approved masterplan. The proposed positions/distances between trees is acceptable as these would allow high quality trees to thrive. Planting trees</p>

	<p>impacts until they reach maturity e.g. after 20-40 years for a London Plane.</p> <p>Withhold approval of Phase 2B until more trees are planted in Phase 1 and Phase 2.</p> <p>New tree planting must be maintained by the Applicant for a minimum of 10 years.</p> <p>There should also be substantial tree planting in the park.</p> <p>Private roof gardens and green roofs are no substitute for designated local green spaces with mature trees that are publicly accessible.</p> <p>There is no provision for community food-growing.</p>	<p>10m apart would result in a greater number of average quality trees rather than a fewer number of higher quality trees.</p> <p>All trees planted in the public areas would be 20-25cm at the time of planting. Proposed new trees in public area would all be heavy standard / semi-mature in size and will mature over time (just as the previously existing tree stock), to provide long-term benefits for North Kensington.</p> <p>All new tree planting would become part of the Council's street tree portfolio. The management and maintenance of retained and new trees would be carried out by the Council on a cyclical programme.</p> <p>Extensive tree planting within the new park will be a key feature of the design consultation.</p> <p>Trees in private rear gardens and planting on roof still provide ecological and habitat benefits to those living nearby.</p>
4	<p>Flooding and drainage</p> <p>Paved front gardens are proposed. All front gardens should be greened to improve drainage and reduce flooding.</p>	<p>The use of permeable paving to enable drainage and reduce flood risk is acceptable.</p>
5	<p>Appearance</p> <p>The proposals are not in keeping with the conservation area.</p> <p>The proposals replace a modernist masterplan with clones of ugly Phase 1 buildings, which are not fit for purpose.</p>	<p>The application site is not located within a conservation area. The proposals would have an acceptable appearance on the townscape and setting of nearby heritage assets. Please see paragraphs 6.8 – 6.19 and 6.24 – 6.30.</p>
6	<p>Housing</p> <p>Loss of perfectly decent housing.</p> <p>No social housing gain.</p> <p>These are ghost towns for second homes.</p> <p>Many flats in North Kensington do not have outside space.</p>	<p>The granting of this Phase 2 Reserved Matters Application will enable the delivery of housing, including affordable housing.</p>
7	<p>Community Centre</p> <p>Managed decline of the Venture</p>	<p>The proposals do not concern the Venture Centre.</p>

	Centre and threats to shut it down.	
8	<p>Public benefits</p> <p>The redevelopment has brought more than a decade of ongoing noise, pollution, loss of footpaths, damage to street lighting, belligerent and abusive contractors, huge lorries down streets, with no end in sight. Residents have received nothing in return.</p> <p>No social housing gain.</p>	The redevelopment has caused inconvenience to Estate residents and neighbouring residents for a prolonged period. Planning conditions have been used to manage these negative impacts as far as possible under Planning legislation, with other non-Planning legislation controlling construction impacts. The public benefits of the proposals, which including affordable housing (social rent) of better quality than existing, outweigh the harm, hence the granting of the redevelopment, most recently under the 2024 Permission.
9	<p>Section 106 Agreement</p> <p>With reference to ref. S106/20/03990 which seeks confirmation that all financial and non-financial obligations have been complied with, what is the status of the S106 Agreement?</p>	Please see paragraph 4.4.
9	<p>Other</p> <p>Lack of consultation on the proposals, including tree planting, species selection, greening, shared use of street space, publicly accessible amenity space.</p> <p>Question the role played by the Independent Tenants' Advisory Services appointed by the Applicant and the Wornington Green Residents' Steering Group, as there have been numerous resignations from the steering group and replacements of advisory consultants.</p> <p>The Applicant must engage in co-design with the community.</p>	There is no statutory requirement for an applicant to consult on their proposals, though it is good practice and the LPA has encouraged the Applicant to do so. The LPA has met its statutory duty to consult on this Reserved Matters Application and has considered the representations received in assessing the proposals.

Other consultees and organisations

RBKC Consultee	Comment	Where in the report this is considered
Arboricultural Officer	Acceptable, subject to revisions to proposed tree species for the podium planting.	Paragraphs 6.40 – 6.49
Conservation and Design Officer	Acceptable, subject to clarification about the desirability of proposed pergolas in private rear gardens.	Paragraphs 6.8 – 6.30
Planning Policy Officer	Acceptable, subject to clarification about the proposed amalgamation of two Shared Ownership homes to a larger market sale homes.	Paragraphs 6.31 – 6.39

Transport Officer	Acceptable	Paragraphs 6.50 – 6.56
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9. Recommended conditions if the application is granted

1. Compliance with approved drawings

Except as required by conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 21 and 22 the development shall not be carried out except in complete accordance with the details shown on submitted plans *SITE PLANS*
WTG2B-BYG-ZZ-XX-PA-W-900011: Site Location Plan
WTG2B-FOR-ZZ-GF-GA-A-P-001: Proposed site location plan
P-302 Rev C: Development Plots Plan

FLOOR PLANS

WTG2B-FOR-ZZ-B1-GA-A-P-009 P05: GA Plan - Basement Level B1
WTG2B-FOR-ZZ-GF-GA-A-P-010 P04: GA Plan - Ground Floor Level
WTG2B-FOR-ZZ-01-GA-A-P-011 P04: GA Plan - First Floor Level
WTG2B-FOR-ZZ-02-GA-A-P-012 P04: GA Plan - Second First Floor Level
WTG2B-FOR-ZZ-03-GA-A-P-013 P04: GA Plan - Third Floor Level
WTG2B-FOR-ZZ-04-GA-A-P-014 P04: GA Plan - Fourth Floor Level
WTG2B-FOR-ZZ-05-GA-A-P-015 P04: GA Plan - Fifth Floor Level
WTG2B-FOR-ZZ-06-GA-A-P-016 P04: GA Plan - Sixth Floor Level
WTG2B-FOR-ZZ-RF-GA-A-P-017 P02: GA Plan - Roof Level

BAY STUDIES

WTG2B-FOR-ZZ-ZZ-EV-A-P-601 P03: Proposed Detail Bay Study Block 6 Portobello Road Elevation
WTG2B-FOR-ZZ-ZZ-EV-A-P-602 P03: Proposed Detail Bay Study Block 6 Athlone Gardens Elevation (1)
WTG2B-FOR-ZZ-ZZ-EV-A-P-603 P03: Proposed Detail Bay Study Block 6 Athlone Gardens Elevation (2)
WTG2B-FOR-ZZ-ZZ-EV-A-P-604 P03: Proposed Detail Bay Study Block 6 Athlone Gardens Elevation (3)
WTG2B-FOR-ZZ-ZZ-EV-A-P-605 P03: Proposed Detail Bay Study Block 6 Wornington Road Elevation
WTG2B-FOR-ZZ-ZZ-EV-A-P-606 P04: Proposed Detail Bay Study Block 6 Murchison Gardens Elevation
WTG2B-FOR-ZZ-ZZ-EV-A-P-606 P04: Proposed Detail Bay Study Block 6 Murchison Mews Front
WTG2B-FOR-ZZ-ZZ-EV-A-P-611 P03: Proposed Detail Bay Study Block 6 Portobello Road Back Elevation
WTG2B-SHE-ZZ-ZZ-EV-A-P-612 P03: Proposed Detail Bay Study Block 6 Athlone Gardens Back Elevation
WTG2B-FOR-ZZ-ZZ-EV-A-P-613 P03: Proposed Detail Bay Study Block 6 Murchison Gardens Back Elevation

DETAILED DRAWINGS

WTG2B-FOR-ZZ-ZZ-DT-A-P-711 P03: Portobello - Planning Details 1-20 Sheet 1 of 3
WTG2B-FOR-ZZ-ZZ-DT-A-P-712 P03: Portobello - Planning Details 1-20 Sheet 2 of 3
WTG2B-FOR-ZZ-ZZ-DT-A-P-713 P03: Portobello - Planning Details 1-20 Sheet 3 of 3
WTG2B-FOR-ZZ-ZZ-DT-A-P-721 P03: Athlone - Planning Details 1-20 Sheet 1 of 4
WTG2B-FOR-ZZ-ZZ-DT-A-P-722 P03: Athlone - Planning Details 1-20 Sheet 2

of 4

WTG2B-FOR-ZZ-ZZ-DT-A-P-723 P03: Athlone - Planning Details 1-20 Sheet 3

of 4

WTG2B-FOR-ZZ-ZZ-DT-A-P-724 P03: Athlone - Planning Details 1-20 Sheet 4

of 4

WTG2B-SHE-ZZ-ZZ-DT-A-P-725-P03: Athlone Back Elevation - Planning Details 1-20

WTG2B-FOR-ZZ-ZZ-DT-A-P-731 P03: Athlone 2 - Planning Details 1-20 Sheet 1 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-732 P03: Athlone 2 - Planning Details 1-20 Sheet 2 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-733 P03: Athlone 2 - Planning Details 1-20 Sheet 3 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-735 P03: Murchison Back Elevation - Planning Details 1-20 Sheet 1 of 2

WTG2B-FOR-ZZ-ZZ-DT-A-P-736 P03: Murchison Back Elevation - Planning Details 1-20 Sheet 2 of 2

WTG2B-FOR-ZZ-ZZ-DT-A-P-741 P03: Athlone 3 - Planning Details 1-20 Sheet 1 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-742 P03: Athlone 3 - Planning Details 1-20 Sheet 2 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-743 P03: Athlone 3 - Planning Details 1-20 Sheet 3 of 3

WTG2B-FOR-ZZ-ZZ-DT-A-P-751 P03: Wornington - Planning Details 1-20 Sheet 1 of 2

WTG2B-FOR-ZZ-ZZ-DT-A-P-752 P03: Wornington - Planning Details 1-20 Sheet 2 of 2

WTG2B-FOR-ZZ-ZZ-DT-A-P-761 P03: Murchison - Planning Details 1-20 Sheet 1 of 5

WTG2B-FOR-ZZ-ZZ-DT-A-P-762 P03: Murchison - Planning Details 1-20 Sheet 2 of 5

WTG2B-FOR-ZZ-ZZ-DT-A-P-763 P04: Murchison - Planning Details 1-20 Sheet 3 of 5

WTG2B-FOR-ZZ-ZZ-DT-A-P-764 P04: Murchison - Planning Details 1-20 Sheet 4 of 5

WTG2B-FOR-ZZ-ZZ-DT-A-P-765 P03: Murchison - Planning Details 1-20 Sheet 5 of 5

WTG2B-FOR-ZZ-ZZ-DT-A-P-771 P03: Mews - Planning Details 1-20 Sheet 1 of 2

WTG2B-FOR-ZZ-ZZ-DT-A-P-772 P04: Mews - Planning Details 1-20 Sheet 2 of 2

LANDSCAPE

WTG2B-IAL-ZZ-ZZ-GA-L-000002 P07: Landscape Masterplan 1

WTG2B-IAL-ZZ-ZZ-GA-L-000003 P07: Landscape Drawing Key Plan

WTG2B-IAL-ZZ-ZZ-GA-L-000006 P03: Landscape Masterplan 2

WTG2B-IAL-ZZ-ZZ-GA-L-100001 P05: Landscape GA Plan 1

WTG2B-IAL-ZZ-ZZ-GA-L-100002 P05: Landscape GA Plan 2

WTG2B-IAL-ZZ-ZZ-GA-L-100003 P05: Landscape GA Plan 3

WTG2B-IAL-ZZ-ZZ-GA-L-100004 P05: Landscape GA Plan 4

WTG2B-IAL-ZZ-ZZ-GA-L-100005 P04: Landscape GA Plan 5

WTG2B-IAL-ZZ-ZZ-GA-L-100006 P04: Landscape GA Plan 6

WTG2B-IAL-ZZ-ZZ-GA-L-100007 P04: Landscape GA Plan 7

WTG2B-IAL-ZZ-ZZ-GA-L-100008 P04: Landscape GA Plan 8

WTG2B-IAL-ZZ-ZZ-GA-L-100009 P04: Landscape GA Plan 9

WTG2B-IAL-ZZ-ZZ-DT-L-500001 P08: Landscape Details 1

WTG2B-IAL-ZZ-ZZ-DT-L-500002 P04: Landscape Details 2

WTG2B-IAL-ZZ-ZZ-DT-L-500003 P04: Landscape Details 3

WTG2B-IAL-ZZ-ZZ-DT-L-500004 P06: Landscape Details 4

WTG2B-IAL-ZZ-ZZ-DT-L-500005 P06: Landscape Details 5
WTG2B-IAL-ZZ-ZZ-DT-L-500006 P03: Landscape Details 6 (Tree Pit Details)
WTG2B-IAL-ZZ-ZZ-DT-L-500008 P02: Landscape Details 8 (Pergola Details)
WTG2B-IAL-ZZ-ZZ-DT-L-500009 P02: Landscape Details 9 (Retained trees section)
WTG2B-IAL-ZZ-ZZ-DT-L-500010 P02: Landscape Details 10 (Sheffield bike hoop detail)
WTG2B-IAL-ZZ-ZZ-SC-L-300001 P03: Landscape Plan 1 - Streetscape
WTG2B-IAL-ZZ-ZZ-SC-L-300002 P03: Landscape Plan 2 - Streetscape
WTG2B-IAL-ZZ-ZZ-SC-L-300003 P03: Landscape Plan 3 - Streetscape
WTG2B-IAL-ZZ-ZZ-SC-L-300004 P03: Landscape Plan 4 - Streetscape
WTG2B IAL ZZ ZZ GA L 300005 C02: Landscape Plan 5 - Podium
WTG2B IAL ZZ ZZ GA L 300006 C02: Landscape Plan 6 - Podium
WTG2B IAL ZZ ZZ GA L 300007 C02: Landscape Plan 7 - Podium
WTG2B-IAL-ZZ-ZZ-SC-L-300009 P02: Planting Plan 9 - Athlone Gardens
WTG2B-IAL-ZZ-ZZ-SH-L-300000 CO2: Plant Schedule

ELEVATIONS / SECTIONS

WTG2B-FOR-ZZ-ZZ-EV-A-P-101 P02: Block 6 Proposed Elevation - Athlone Gardens
WTG2B-FOR-ZZ-ZZ-EV-A-P-102 P02: Block 6 Proposed Elevation - Murchison Gardens
WTG2B-FOR-ZZ-ZZ-EV-A-P-103 P02: Block 6 Proposed Elevation - Portobello Road
WTG2B-FOR-ZZ-ZZ-EV-A-P-104 P02: Block 6 Proposed Elevation - Wornington Road
WTG2B-SHE-ZZ-ZZ-EV-A-P-201 P03: Block 6 Proposed Section / Elevation - Murchison Gardens Rear
WTG2B-FOR-ZZ-ZZ-EV-A-P-202 P03: Block 6 Proposed Section/Elevation - Murchison West Mews Rear
WTG2B-FOR-ZZ-ZZ-EV-A-P-203 P03: Block 6 Proposed Section/Elevation - Murchison West Mews Front
WTG2B-FOR-ZZ-ZZ-EV-A-P-204 P03: Block 6 Proposed Section/Elevation - Murchison East Mews Front
WTG2B-FOR-ZZ-ZZ-EV-A-P-205 P03: Block 6 Proposed Section/Elevation - Murchison East Mews Rear
WTG2B-SHE-ZZ-ZZ-EV-A-P-206 P03: Block 6 Proposed Section / Elevation - Athlone Gardens Rear
WTG2B-SHE-ZZ-ZZ-EV-A-P-207 P03: Block 6 Proposed Section / Elevation - Portobello Road Rear
WTG2B-SHE-ZZ-ZZ-EV-A-P-208 P03: Block 6 Proposed Section / Elevation - Wornington Road Rear

Reason - The details are material to the acceptability of the proposals, and to ensure accordance with the development plan.

2. *****APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

Details to be submitted for Development Plot 2 (Block 6 – Murchison Gardens)

Notwithstanding Condition 1, no development pursuant to Development Plot 2 (as shown on plan P-302 REV C) (save for demolition, below ground works and temporary works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved and shall be so maintained:

- a) samples of the materials to be used on the external faces of the Murchison Gardens building;

- b) detailed elevation, plan and sectional drawings of all external materials (at scale 1:20)
- c) detailed drawings (and sample materials as required) including sections of all windows, doors, entrances, canopies, parapet details, plant/core overrun enclosures, and top storeys (at scale 1:20);
- d) detailed drawings (and sample materials as required) including sections of all terraces and balconies (at scale 1:20);
- e) detailed drawings and sections and planting schedule for the green roof;
- f) detailed drawings (and sample materials as required) of any proposed walls, fences, railings, balustrades and hard landscaping within the curtilage of Development Plot 2 (at scale 1:20).

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

3. *APPROVED UNDER REF. CON/23/00887 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

On site sample panel Development Plot 2

Notwithstanding Condition 1, no development pursuant to Development Plot 2 (save for demolition, below ground works and temporary works) shall commence until sample panels of facing stonework and brickwork, and external metalwork and windows, as approved under Condition 4 have been provided on site and approved in writing by the Local Planning Authority. The sample panels shall show the proposed colour, texture, facebond, and pointing to be used on the external faces of Block 6 - Murchison Gardens. The sample panels shall be retained on site until the work is completed. The development shall be carried out in accordance with the details so approved and shall be so maintained.

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

4. *APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

Details to be submitted for Development Plot 3 (Block 6 – Wornington Road)

Notwithstanding Condition 1, no development pursuant to Development Plot 3 (as shown on plan P-302 REV C) (save for demolition, below ground works and temporary works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved and shall be so maintained:

- a) samples of the materials to be used on the external faces of the Wornington Road building;
- b) detailed elevation, plan and sectional drawings of all external materials (at scale 1:20)
- c) detailed drawings (and sample materials as required) including sections of all windows, doors, entrances, canopies, parapet details, plant/core overrun enclosures, and top storeys (at scale 1:20);

d) detailed drawings (and sample materials as required) including sections of all terraces and balconies (at scale 1:20);

e) detailed drawings and sections and planting schedule for the green roof;

f) detailed drawings (and sample materials as required) of any proposed walls, fences, railings, balustrades and hard landscaping within the curtilage of Development Plot 3 (at scale 1:20).

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

5. *APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

On site sample panel Development Plot 3

Notwithstanding Condition 1, no development pursuant to Development Plot 3 (save for demolition, below ground works and temporary works) shall commence until sample panels of facing stonework and brickwork, and external metalwork and windows, as approved under Condition 6 have been provided on site and approved in writing by the Local Planning Authority. The sample panels shall show the proposed colour, texture, facebond, and pointing to be used on the external faces of Block 6 - Wornington Road. The sample panels shall be retained on site until the work is completed. The development shall be carried out in accordance with the details so approved and shall be so maintained.

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

6. *APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

Details to be submitted for Development Plot 4 (Block 6 – Portobello Road)

Notwithstanding Condition 1, no development pursuant to Development Plot 4 (as shown on plan P-302 REV C) (save for demolition, below ground works and temporary works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved and shall be so maintained:

a) samples of the materials to be used on the external faces of the Portobello Road building;

b) detailed elevation, plan and sectional drawings of all external materials (at scale 1:20)

c) detailed drawings (and sample materials as required) including sections of all windows, doors, entrances, shopfronts, canopies, parapet details, plant/core overrun enclosures (including flues to CHP plant), and top storeys (at scale 1:20);

d) detailed drawings (and sample materials as required) including sections of all terraces and balconies (at scale 1:20);

e) detailed drawings (and sample materials as required) including sections of the 'link building' spanning Murchison Mews;

f) detailed drawings (and sample materials as required) of any proposed

walls, fences, railings, balustrades and hard landscaping within the curtilage of Development Plot 4 (at scale 1:20).

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

7. *****APPROVED UNDER REF. CON/23/00887 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

On site sample panel Development Plot 4

Notwithstanding Condition 1, no development pursuant to Development Plot 4 (save for demolition, below ground works and temporary works) shall commence until sample panels of facing stonework and brickwork, and external metalwork and windows, as approved under Condition 8 have been provided on site and approved in writing by the Local Planning Authority. The sample panels shall show the proposed colour, texture, facebond, and pointing to be used on the external faces of Block 6 - Portobello Road. The sample panels shall be retained on site until the work is completed. The development shall be carried out in accordance with the details so approved and shall be so maintained.

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

8. *****APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

Details to be submitted for Development Plot 5 (Block 6 – Murchison Mews)

Notwithstanding Condition 1, no development pursuant to Development Plot 5 (as shown on plan P-302 REV C) (save for demolition, below ground works and temporary works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved and shall be so maintained:

a) samples of the materials to be used on the external faces of the Murchison Mews building;

b) detailed elevation, plan and sectional drawings of all external materials (at scale 1:20)

c) detailed drawings (and sample materials as required) including sections of all windows, doors, entrances, canopies, parapet details, and top storeys (at scale 1:20);

d) detailed drawings (and sample materials as required) including sections of all terraces and balconies (at scale 1:20);

e) detailed drawings and sections and planting schedule for the green roof;

f) detailed drawings (and sample materials as required) of any proposed walls, fences, railings, balustrades and hard landscaping within the curtilage of Development Plot 5 (at scale 1:20).

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

9. *****APPROVED UNDER REF. CON/22/07715 ON 10/07/2023*****

On site sample panel Development Plot 5

Notwithstanding Condition 1, no development pursuant to Development Plot 5 (save for demolition, below ground works and temporary works) shall commence until sample panels of facing stonework and brickwork as approved under Condition 10, showing the proposed colour, texture, facebond, and pointing to be used on the external faces of the Murchison Mews buildings (Development Plot 5 – Block 6), have been provided on site and approved in writing by the Local Planning Authority and the sample panels shall be retained on site until the work is completed. The development shall be carried out in accordance with the details so approved and shall be so maintained.

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

10. *APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

Details to be submitted for Development Plot 6 (Block 6 – Athlone Gardens)

Notwithstanding Condition 1, no development pursuant to Development Plot 6 (as shown on plan P-302 REV C) (save for demolition, below ground works and temporary works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved and shall be so maintained:

a) samples of the materials to be used on the external faces of the Athlone Gardens building;

b) detailed elevation, plan and sectional drawings of all external materials (at scale 1:20)

c) detailed drawings (and sample materials as required) including sections of all windows, doors, entrances, canopies, parapet details, and top storeys (at scale 1:20);

d) detailed drawings (and sample materials as required) including sections of all terraces and balconies (at scale 1:20);

e) detailed drawings and sections and planting schedule for the green roof;

f) detailed drawings (and sample materials as required) of any proposed walls, fences, railings, balustrades and hard landscaping within the curtilage of Development Plot 6 (at scale 1:20).

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

11. *APPROVED UNDER REF. CON/22/07715 ON 10/07/2023 AND AMENDED BY REF. PP/23/06121*****

On site sample panel Development Plot 6

Notwithstanding Condition 1, no development pursuant to Development Plot 6 (save for demolition, below ground works and temporary works) shall commence until sample panels of facing stonework and brickwork, and external metalwork and windows, as approved under Condition 12, have been provided on site and approved in writing by the Local Planning Authority. The sample panels shall show the proposed colour, texture, facebond, and pointing to be used on the external faces of Block 6 - Athlone Gardens. The sample panels shall be retained on site until the work is

completed. The development shall be carried out in accordance with the details so approved and shall be so maintained.

Reason - In order to safeguard the architectural quality of the development and the character and appearance of the area in accordance with Local Plan policy CL2.

12. *****APPROVED UNDER REF. PP/23/06121*****

Public realm landscaping details (Block 6)

Notwithstanding Condition 1, no development pursuant to Block 6 (save for temporary works, demolition and below ground works) shall commence until full particulars of the following have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved prior to completion of Phase 2 and shall be so maintained:

a) samples of all materials proposed for hard landscaping;

b) detailed drawings and materials of any proposed walls, fences, gates, or railings;

c) detailed plan and sections drawings at scale 1:20 of all street furniture including cycle parking stands and bins;

d) details of any exterior lighting.

Reason - In order to safeguard the quality of the development and the character and appearance of the area in accordance with Local Plan policies CL2 and CR6.

13. **Planting and replanting**

All tree and shrub planting forming part of the plans and details approved through this planning permission shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner. Any trees or shrubs which, within a period of five years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason - To protect the appearance and amenity of the area and to accord with policies of the development plan, in particular Local Plan policy CR6 and the Trees and Development SPD.

14. **No additional roof structures and appliances**

No additional water tank, lift motor room, or other structure or appliance, shall be erected upon the roof of any building.

Reason - To preserve the appearance of the building and the character of the area, in accordance with policies of the development plan in particular Local Plan policies CL1, CL2 and CL6.

15. **Restricting planning permission granted by GPDO - Removal of PD Rights of Mews Houses**

No extensions, additions, insertion of windows, or external alterations shall be carried out to the Mews Houses in the absence of planning permission for such development.

Reason – Although such extensions, additions, or alterations would, in the absence of this condition, constitute development permitted under the provisions of Article 3, Schedule 2, Part 1 and Part 25 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), such development is precluded in this case because of the potential impact on the architectural quality of the development and the living conditions of neighbouring properties

and future residents of the development.

NB. This withdrawal of permitted development rights does not remove the right to apply to the local planning authority for planning permission for development precluded through this condition, and such an application would be treated on its merits. It would be prudent to use the Council's Planning Advice Service before submitting such an application.

16. Soil depth in gardens

A minimum soil depth of one metre shall be maintained in garden areas of Block 6 hereby approved.

Reason - To ensure that there is adequate soil depth for drainage and plants to grow in accordance with Local Plan policy CR6.

17. Block 6 Basement car parking layout

Prior to the occupation of Block 6, the car parking layout at the basement level of Block 6 as shown in drawing no. WTG2B-FOR-ZZ-B1-GA-A-P-009 P05 shall be provided in full and shall be so maintained.

Reason – To ensure that there is adequate manoeuvring space for all car parking spaces in accordance with Local Plan policy CT1 and Transport and Streets SPD.

18. Design and Construction of Public Highway (Block 6)

Notwithstanding Condition 1, prior to the occupation of Block 6 detailed drawings of the design and construction of the public highway, including the following, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved prior to completion of Phase 2 and shall be so maintained.

(a) Highway drainage;

(b) All other drainage contained within or under the highway;

(c) Kerb foundations and where appropriate kerbs (including location of lowered kerbs at vehicle and pedestrian crossings);

(d) Carriageway sub-base, road-base and supporting structures;

(e) Carriageway base course surfacing, carriageway wearing course;

(f) Footway build up including sub base and surface materials;

(g) Street lighting;

(h) Street name plates;

(i) Road markings and traffic signs;

Reason - To ensure that the highway is constructed to a high quality in accordance with Local Plan policies CT1 and CR1.

19. *APPROVED UNDER REF. CON/23/02717 ON 22/06/2023*****

Cycle parking details (Block 6)

Notwithstanding Condition 1, no development pursuant to Block 6 (save for temporary works, demolition and below ground works) shall commence until details and plans of all residential and commercial cycle parking has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so

approved prior to occupation of Block 6 and shall be so maintained.
Reason – To ensure that cycle parking stands are convenient to use in accordance with Local Plan policy CT1 and the Transport and Streets SPD.

20. *****APPROVED UNDER REF. CON/23/02547 ON 13/06/2023*****
Vehicular access gate (Block 6)
Notwithstanding Condition 1, no development pursuant to Block 6 (save for temporary works, demolition and below ground works) shall commence until details of the vehicular access gate to the basement car park has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved prior to occupation of Block 6 and shall be so maintained.
Reason – To ensure that the vehicular access is in accordance with Local Plan policy CT1 and the Transport and Streets SPD.
21. **Affordable housing**
Notwithstanding Condition 1, the details shown on the drawings of the affordable housing in Block 6 are not hereby approved, and none of the homes in Block 6 shall be occupied until those details are approved under the Section 106 Agreement for the planning permission ref. PP/22/07718.
Reason – The Phase 2 Affordable Housing Details are required for approval under the Section 106 Agreement for planning permission ref. PP/22/07718.
22. **Wheelchair user dwellings**
Notwithstanding Condition 1, the details shown on the drawings of the wheelchair user dwellings in Block 6 are not hereby approved, and none of the homes in Block 6 shall be occupied until those details are approved under Condition 75 of planning permission ref. PP/22/07718.
Reason – Details of wheelchair user dwellings are required for approval under Condition 75 of planning permission ref. PP/22/07718.

INFORMATIVES

- 1 Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, as amended. All Conditions must be complied with. If you wish to seek to amend a Condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.
- 2 Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Directorate of Planning and Place, before work commences, if you are thinking of introducing any variations to the approved development.

Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible. Use the following link to see how advice can be obtained: [Planning Advice Service](#)
- 3 Details of Phase 2 Affordable Housing Details as required by the Section 106 Agreement for the 2024 Permission ref. PP/22/07718 must be submitted for written approval by the Local Planning Authority prior to the occupation of any homes in Phase 2B Block 6.
- 4 Details of M4(3) wheelchair user dwellings as required by Condition 75 of the 2024 Permission ref. PP/22/07718 must be submitted for written approval by the Local Planning Authority prior to the occupation of any homes in Phase 2B Block 6.

- 5 The basement car park layout as secured through Condition 17 of this reserved matters approval requires the submission of a revised Car Park Management Plan and Car Parking Phasing Plan under Condition 22 and Condition 25 of the 2024 Permission ref. PP/22/07718 for written approval by the Local Planning Authority. All of the car parking spaces contained in the Car Parking Phasing Plan must be provided prior to the occupation of homes in Phase 2B Block 6.
- 6 Further details of the showering and changing facilities for employees of the commercial units along Portobello Road as required by Condition 20 of the 2024 Permission ref. PP/22/07718 must be submitted for written approval by the Local Planning Authority prior to the commencement of that part of the development in Phase 2B Block 6.
- 7 A detailed road safety audit of all new roads and junctions within Phase 2B Block 6 as required by Condition 23 of the 2024 Permission ref. PP/22/07718 must be submitted for written approval by the Local Planning Authority, and must accord with the public realm details required by Condition 14 of this reserved matters approval.
- 8 Details of the on-street parking provision as required by Condition 68 of the 2024 Permission ref. PP/22/07718 must be submitted for written approval by the Local Planning Authority prior to the occupation of homes in Phase 2B Block 6, and must accord with the public realm details required by Condition 14 of this reserved matters approval.
- 9 Separate approval for the works hereby granted permission may be required by the Building Act 1984 and the Building Regulations 2018 (as amended), and the grant of planning permission does not imply that such approval will be given. The District Surveyor, Town Hall, Hornton Street, W8 7NX should be consulted before works commence.
- 10 You are reminded that, if not properly managed, construction works can lead to negative impacts on the local environment, reducing residential amenity and the safe function of the highway. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see the Council's website:
www.rbkc.gov.uk/environmentandtransport/adviceforbuilders.aspx. From this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required).
- 11 Construction and demolition work is controlled by the Council under sections 60 and 61 of the Control of Pollution Act 1974. The Council has adopted a Code of Construction Practice which sets out best practice standards expected in the borough and applies to new development projects from April 2019. Under the terms of the Code, works heard at the boundary of the site are restricted to:

Monday to Friday 8am – 6pm

Saturday, Sunday and public holidays – none permitted

The code also introduces a further set of restricted hours for high impact activities such as demolition and concrete breaking. Undertaking noisy works outside of the Code hours may be liable for prosecution and a fine of up to £5000 where a notice has been served under the Control of Pollution Act 1974.

If you are required to submit a Code of Construction Checklist and Site Construction Management Plan (SCMP), please contact the Construction Management Team on 020 7361 3002 or by email at dehcmt@rbkc.gov.uk

- 12 Your attention is drawn to Section 61 of the Control of Pollution Act 1974, which allows developers and their building contractors to apply for 'prior consent' for noise

generating activities during building works. This proactive approach involves assessment of construction working methods to be used and prediction of likely construction noise levels at sensitive positions, with the aim of managing the generation of construction noise using the 'best practicable means' available. You are advised to engage an acoustic consultant experienced in construction noise and vibration assessment and prediction to complete your S.61 application. Relevant information can be found here [S.61 Control of Pollution Act 1974](#)

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/PP/23/06121. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. C. Saverus

Telephone: 020 7361- 3235