

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 11/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	CON/24/07154	Agenda Item:	N004		
Address:	Albert House, 27 Kelso Place, LONDON, W8 5QG				
Proposal:	Details required by Condition 14 (Construction Traffic Management Plan (CTMP)) of planning permission PP/24/00172 (Replacement infill extension and facade improvements, roof extension and conservation style roof lights, new dormer windows, sliding door and window, brick faced enclosure with painted timber louvre doors and green roof housing, 3no. condenser units and their associated acoustic enclosures, cycle racks)				
Applicant:	Gawor Architects Ltd				
Agent:	Mr Gawor Gawor Architects				
Properties notified:	Objections:	Support:	Comments:	Petition:	
0	4	0	0	0	
Conservation area: De Vere					

1. Summary

- 1.1 Planning permission was granted (ref. PP/24/00172) on 15/03/2024 for the 'Replacement infill extension and facade improvements, roof extension and conservation style roof lights, new dormer windows, sliding door and window, brick faced enclosure with painted timber louvre doors and green roof housing, 3no. condenser units and their associated acoustic enclosures, cycle racks'.
- 1.2 A Construction Traffic Management Plan (CTMP) has been submitted as required by condition 14 of planning permission PP/24/00172.
- 1.3 The proposed CTMP is recommended for approval. The methodology proposed within the CTMP is considered to suitably reflect the constraints associated with access to the site during the course of construction and is considered appropriate to satisfy the reason for attaching the condition.
- 1.4 Objections received from interested parties have been taken into consideration and are addressed throughout the report and in Section 7.

It is recommended the Committee approves the details of condition 14 (Construction Traffic Management Plan) pursuant to planning permission PP/24/00172.

2. Reason for committee consideration

- At the request of Councillor Kemahli.

3. The site and its surroundings

- 3.1 The application site relates to Albert House which is at 27 Kelso Place, sited on the eastern side of Kelso Place which is a primarily residential area. The site is a three-storey building which is currently in use as an office, with an archway providing access from Kelso Place to an external courtyard which serves the office.
- 3.2 The site is within the De Vere Conservation Area.

4. The proposal and any relevant planning history

- 4.1 The application seeks to approve condition 14 of planning permission PP/24/00172, requiring the submission of a CTMP providing details for a suitable method of managing construction vehicles required during the construction phase of the approved scheme.
- 4.2 This is the second approval of details submission seeking to approve the condition. The previous application was withdrawn.
- 4.3 Condition 14 is worded as follows:

Construction Traffic Management Plan (CTMP)

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a) routing of demolition, excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works in the highway;**
- b) access arrangements to the site;**
- c) the estimated number and type of vehicles per day/week;**
- d) details of any vehicle holding area;**
- e) details of the vehicle call up procedure;**
- f) estimates for the number and type of parking suspensions that will be required;**
- g) details of any diversion or other disruption to the public highway during preparation, demolition, excavation and construction work associated with the development;**
- h) work programme and/or timescale for each phase of preparation, demolition, excavation and construction work associated with the development;**
- i) details of measures to protect pedestrians and other highway users from construction activities on the highway; and**
- j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, position of nearby trees in the highway or adjacent gardens, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.**

The development shall be carried out in accordance with the approved Construction Traffic Management Plan. A one page summary of the requirements of the approved CTMP shall be affixed to the frontage of the site for the duration of the works at a location where it can be read by members of the public.

Reason - To minimise the impact of construction works upon highway safety and nearby

residents' enjoyment of their properties in accordance with the Basements SPD and policies CL7, CT1 and CL5 of the Local Plan 2019. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

4.4 The relevant planning history is set out below:

Reference	Description	Decision
N/A	Erection of a 3-storey block of 8 flats with garages for 2 cars and parking space at rear for 2 cars.	Granted (05.09.60)
N/A	Carrying out of alterations including the formation of a studio flat within the existing structure.	Granted (24.02.65)
TP/75/1353	Retention of the front forecourt concrete hardstanding for off-street car parking.	Refused (10.02.76)
PP/00/01400	Alterations, extensions and refurbishment of existing office buildings including ground floor extensions, alterations to elevations and roof form of main building and alterations to elevations in Kelso Place frontage for single user office accommodation.	Refused (26.10.00) Appeal Dismissed (13.03.01) Ref. APP/K5600/A/00/1052372
PP/01/02226	Refurbishment of buildings and site, including remodelling of Kelso Place facade, extension of link section, additional window to rear of courtyard and addition of louvres to glass courtyard elevation.	Granted (14.12.01)
PP/16/08106	Erection of temporary timber clad building within internal courtyard to be used as ancillary storage	Granted (26.01.17)
PP/23/01274	Installation of 3 No air conditioning units with associated acoustic enclosures in courtyard.	Refused (11.05.23)
PP/24/00172	Replacement infill extension and facade improvements, roof extension and conservation style roof lights, new dormer windows, sliding door and window, brick faced enclosure with painted timber louvre doors and green roof housing, 3no. condenser units and their associated acoustic enclosures, cycle racks.	Granted (15.03.2024)
CON/24/03705	Details required by Conditions 5 (Sustainable Drainage Systems Strategy) of planning permission PP/24/00172 (Replacement infill extension and facade improvements, roof extension and conservation style roof lights, new dormer windows, sliding door and window, brick faced enclosure with painted	Granted (03.09.2024)

	timber louvre doors and green roof housing, 3no. condenser units and their associated acoustic enclosures, cycle racks)	
CON/24/05039	Details required by conditions 12 (sample panels) and 14 (Construction Traffic Management Plan) of planning permission 24/00172 (Replacement infill extension and facade improvements, roof extension and conservation style roof lights, new dormer windows, sliding door and window, brick faced enclosure with painted timber louvre doors and green roof housing, 3no. condenser units and their associated acoustic enclosures, cycle racks).	Withdrawn

5. Main policies and strategies relevant to the decision

The development plan

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

	Local Plan
Transport and Streets	TR1, TR2, TR4, TR8, TR9
Living conditions	CD9

5.2 These policies can be read online at:

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

Other local strategies or publications

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

- Transport and Streets

5.4 These documents can be read online at:

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

6. Evaluation

6.1 The acceptability of the development of the site has been established in principle, through the original planning permission (ref. PP/24/00172). This application relates to the details required by condition 14.

6.2 It is noted here that amendments to the submitted CTMP documents were received during the course of the live application in response to objector concerns. The amendments related to construction traffic hours and would serve to further restrict all deliveries to between 9:30am and 3:00pm during term times. Given the nature and scale of this amendment, further consultation was not required

- 6.3 The decisive issue is:
- i Whether the submitted CTMP would minimise the impact of construction works on highway safety and living conditions of those living nearby.
- 6.4 In support of the submission, a CTMP has been submitted using the latest 2019 RBKC pro-forma. The methodology proposed within the document would be acceptable and would satisfactorily demonstrate that the works would be carried out without any undue impacts upon local highway conditions, in accordance with the Development Plan.
- 6.5 The CTMP proposes two routes for access/egress to the site from Kensington High Street via Stanford Road and Victoria Grove. Each route has a school on the route and therefore the applicant has correctly restricted delivery hours to between 9:30am and 3:00pm during school term times in line with the Council's standards.
- 6.6 The proposed site layout would be acceptable. The use of transit vans up to 5.68m in length is considered appropriate given the constraints of the site, specifically the access arch into the courtyard. All loading/unloading would take place within the site and this would minimise any potential impacts of the proposals upon the local highway network. The reversing of vehicles into the site would ensure that they are able to pull out in a forward gear.
- 6.7 No new foundations are being proposed given the single storey upwards extension and therefore the CTMP states that the concrete wont be supplied to the site
- 6.8 The applicant has confirmed that scaffolding would be delivered in accordance with the CTMP with appropriate suspensions to ensure that there would be no impact upon Highway operation during delivery.
- 6.9 The submitted CTMP confirms that only 1 vehicle associated with the development would be in attendance at any one time.
- 6.10 The proposed vehicle sizes which would be limited to Transit Vans of 5.68m high x 2.37m wide x 2.6m high would be appropriate and could be accommodated within the courtyard. The applicant has identified the need for three steel deliveries using 10m long Hiab style vehicles. The proposed layout to accommodate such vehicles through the temporary suspension of parking bays would be appropriate and would ensure that the street remains passable at all times to local traffic in this section of Kelso Place.
- 6.11 A separate mobile lifting license would be required for these deliveries which would require a detailed setup arrangement during this activity. Informative 1 is recommended to advise the applicant of this requirement.
- 6.12 The submitted CTMP acknowledges the need for a separate mobile lifting license for the steel deliveries proposed.
- 6.14 Overall, the CTMP shows a good understanding of the site and the neighbouring properties. The Council's Transportation and Highways Officer has reviewed the CTMP and is satisfied with the details.

Issues and balancing

- 6.15 The submitted CTMP shows an acceptable method of managing construction vehicles, minimising disruption to those living nearby and the highway network during the course of construction, as required by the condition. The methodology proposed within the CTMP suitably reflects the significant constraints associated with access into the site and is considered appropriate to achieve this policy requirement. The details comply with relevant policies within the Local Plan. Therefore, details as submitted would be acceptable and would comply with the requirement of condition 14 of planning permission PP/24/00172. The CTMP would adequately manage the construction impact of the development as far

as possible under relevant planning legislation.

7. Consultations carried out

Comments from interested parties

7.1 There is no statutory consultation process for the approval of details applications.

7.2 0 letters were received supporting the application.

7.3 3 letters were received objecting to the application, summarised as:

	Comment	Response
1	Concerns were raised regarding the distinction between small and large deliveries and their proposed route. Concerns were also raised about the proposed restricted delivery times.	The CTMP has now been amended to limit all deliveries to between 9:30am and 3:00pm during term times.
2	Concerns were raised regarding the proposed site constraints and vehicles potentially driving on the sidewalk or hitting vehicles/pedestrians as a result.	Noted. However, the Transportation Officer considers that the proposed vehicle sizes are appropriate given the constraints of the site and local highway conditions
3	Concerns were raised about unlawful parking within Kelso Place.	Complaints about unlawful parking should be directed to the Council's Parking Enforcement team. The CTMP is unable to resolve existing parking issues however, seeks to manage the impact of the temporary construction process as far as practicably possible under the planning regime.
4	Concerns were raised about the impact of commercial vehicles within the street on neighbouring occupiers.	Noted. However, the Transportation Officer has considers that the submitted material satisfactorily demonstrates that the works would be carried out without any undue impacts upon local highway conditions.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Director of Transportation and Highways	No objection raised. Recommend that the submitted details be approved.	6.1 - 6.14

8. Approve the details submitted pursuant to condition 14 of planning permission ref. PP/24/00172.

INFORMATIVES

1 Mobile Lifting Operations License required

The proposals include the use of mobile lifting equipment on the Public Highway, and this would require a separate mobile lifting license from the Council's Network Management Team. The granting of planning permission and building consent does not negate the need for such a license to be applied for and approved prior to the relevant works being undertaken. Further information can be found at on the Council's Website at the following link: <https://www.rbkc.gov.uk/streets-and-transport/managing-traffic-and-transport/mobile-lifting-operations-licence>

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/CON/24/07154. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

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