

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 25/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	CON/24/08269	Agenda Item:	N009	
Address:	23 Campden Hill Square, LONDON, W8 7JY			
Proposal:	Details required by Condition 9 (Construction Traffic Management Plan) of planning permission PP/24/02443 (Construction of rear extension at lower ground floor level; modifications to ground floor rear extension and internal lightwell; rebuild existing closet wing at first and second floor levels; alterations to fenestration and elevational alterations)			
Applicant:	MsRausing & Mr. C Kirwin-Taylor			
Agent:	Ms Rust TJR Planning			
Properties notified:	Objections:	Support:	Comments:	Petition:
0				
Conservation area:	Kensington			

1. Summary

- 1.1 Planning permission was granted (ref. PP/24/02443) by the Planning Applications Committee on 13/09/2024 for the 'Construction of rear extension at lower ground floor level; modifications to ground floor rear extension and internal lightwell; rebuild existing closet wing at first and second floor levels; alterations to fenestration and elevational alterations'. When granting permission, the Committee requested that the CTMP condition attached to the permission is brought back and determined at a future Planning Application Committee.
- 1.2 A Construction Traffic Management Plan (CTMP) has now been submitted as required by condition 9 of planning permission PP/24/02443.
- 1.3 The proposed CTMP is recommended for approval. The methodology proposed within the CTMP suitably reflects the constraints associated with access to the site and is considered to satisfy the reason for attaching this condition, "successfully minimising the impact of works upon highways safety and nearby residents' enjoyment of their properties".

It is recommended the Committee approves the details of condition 8 (Construction Traffic Management Plan) pursuant to planning permission PP/24/02443.

2. Reason for committee consideration

- At the request of the Planning Applications Committee.

3. The site and its surroundings

- 3.1 The application site is situated at the southerly end of Campden Hill Square overlooking the communal gardens at its southwest corner. The property is a five-storey, mid terrace, Georgian townhouse, of traditional construction with multi stock brickwork and white painted channelled stucco to lower and upper ground floor. Windows have flat gauge brick arches in contrasting red brickwork. The property was extensively bomb damaged during 'the Blitz', which has resulted in areas of mismatching materials (brickwork, windows and fenestrations) when the property was repaired.
- 3.2 The application site is located within the Kensington Conservation Area, the Holland Park, Campden Hill and Kensington Archaeological Priority Area and is within the Holland Park Critical Drainage Area.

4. The proposal and any relevant planning history

- 4.1 The application seeks to discharge condition 9 of planning permission PP/24/02443, 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 Condition 9 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.

4.3 The relevant planning history is set out below:

Reference	Description	Decision
TP/75/4888	Alterations to windows, parapets and roof surface of rear studio (including use of the flat roof as a terrace).	Granted 24 September 1975
PP/13/04806	Retention of wooden trestle fence (61cm. high) as erected on top of 1.9m high brick wall at rear of garden (Retrospective Application).	Granted 2 December 2013
ENF/21/01312	Installation of railings around the flat roof of the rear extension to facilitate the use of the flat roof as a roof terrace.	Closed - Works deemed lawful due to the passage of time 16 July 2021
PP/24/02443	Construction of rear extension at lower ground floor level; modifications to ground floor rear extension and internal lightwell; rebuild existing closet wing at first and second floor levels; alterations to fenestration and elevational alterations	Granted 13 September 2024

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:

- 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>

6. Evaluation

6.1 The acceptability of the development of the site has been established in principle, through the original planning permission (ref. PP/24/02443). This application relates to the details required by condition 9.

6.2 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.

6.3 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.

6.4 The CTMP proposes one route for access/egress to the site from Holland Park Avenue via Campden Hill Square. The applicant has restricted delivery hours to between 9:30am and 3:00pm Monday to Friday.

6.5 The CTMP proposes a mini piling rig on-site relating to the rear extensions to the lower ground floor. The mini piling rig is proposed to be delivered during the hours of 9:30am and 3:00pm.

6.6 The CTMP proposes that spoil will be bagged and transported by construction workers to a waiting lorry positioned in the loading area. Concrete is proposed to be batched on site.

6.7 The CTMP proposes to suspend one (1) residential parking bay on Campden Hill Square at the front of the site to accommodate a loading area.

6.8 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

6.9 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 details comply with relevant policies within the Local Plan. Therefore, details as submitted would be acceptable and would comply with the requirement of condition 9 of planning permission PP/24/02443. 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 No comments were received.

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 – 6.9

8. Approve the details submitted pursuant to condition 9 of planning permission ref. PP/24/02443.

INFORMATIVES

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/CON/24/08269. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

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