

The Transport Statement submitted in support of the planning application includes an Outline Travel Plan which highlights a broad range of measures that could be implemented. The Applicants will submit a final Travel Plan pursuant to a planning condition. This final Travel Plan would contain a comprehensive package of interventions and measures to encourage and promote travel by sustainable modes, backed up by specific, ambitious targets for minimising travel by vehicle to/from the development.

A specific on-street location has been identified for deliveries and servicing to the property. This will enable vehicles to load/unload directly outside the development's main entrance whilst enabling other vehicles to pass along Mallord Street.

A very modest number of deliveries are expected to the development on any particular day – typically there will be two main goods vehicle arrivals per day (laundry and cold foods). The timing of these and other deliveries will be scheduled to avoid any local conflicting traffic patterns such as school drop off times. This scale of delivery/servicing activity will not lead to any significant impacts on the safe operation of Mallord Street.

### **Overlooking and Loss of Privacy**

Concerns raised include overlooking and loss of privacy to surrounding residents arising from the proposals. Specifically, one neighbour raises the potential for overlooking impacts to neighbouring properties that use of the roof by club members may have and also questions whether obscured glazing is proposed on the windows fronting Mallord Street to prevent loss of privacy.

As outlined in the application submission, there will be no public access to the roof. There is also no change to the existing fenestration onto Mallord Street, but windows will be made non-opening supporting and improving the existing levels of privacy.

Further obscuring these windows will change the historical nature of the building alongside its context within the street as there is no obscuration to the similar high windows on the adjacent buildings at 17 and 21 Mallord Street. In addition, good practice encourages the best use of natural light as part of energy saving measures as promoted by national and local government as well as supporting the physiological and psychological benefits.

### **Impact on Heritage Assets**

Potential impacts of the proposed development on designated and non-designated heritage assets is raised as a concern, specifically the proposed external alterations associated with the plant services and lift overrun at roof-top level of the building.

The proposed external alterations are minor, very discrete and in keeping with the architectural style and materials of the existing building. The rear single storey extension is set down at basement level in the rear yard and would not be visible from the street. The external alterations at roof level would be behind the existing mansard roof and therefore would be minimally visible from street level and remain relatively concealed in public and private views.

The proposed external alterations were developed in collaboration with RBKC through extensive pre-application discussion. It is considered that the proposed use and associated works would preserve or enhance the character and appearance of the conservation area and would protect the setting of