

## RBK&C TRANSPORT COMMENTS

<b>PP No:</b> 16/04793	<b>Address:</b> 196-222 King's Road, LONDON, SW3 5XP	<b>Date of obs:</b> 30 August 2016
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**Proposal:** Variation of condition 2 (Compliance with approved drawings) of planning permission 15/04338 to include new plans reflecting proposed changes including the demolition and rebuild of Friese Green House, alterations to the King's Road elevation, additional basement excavation and provision of additional photovoltaic panels (MAJOR APPLICATION)

More info needed	No Objection	No objection STC	Concern Raised	Objection
		II		
<b>Initial Observations</b>		<b>Transport Officer:</b>		<b>DM Officer:</b>
<b>Full Observations</b>	II	Kieran Mackay		Alison Long
<b>Further Observations (no. )</b>				

**Comments:** The applicant is proposing changes to the approved PP/15/04338 development. The consented development involved the retention and refurbishment of Friese Green House. The proposals seek to amend this to including the demolition and rebuild of Friese Green House as well as alterations to the King's Road elevation. The proposals also include the deepening of the Friese Green House basement as part of the demolition and rebuild.

### Principle of the Use

The new Friese Green House building would provide the same number of dwellings as the consented development and as such it is not considered that the proposed changes would unduly impact the operation of the highway any more than the consented development. As such, all the conditions and obligations applied to PP/15/04338 (listed below) should be applied.

### Car Parking

The initial application sought to maintain a parking space for the remaining tenant of Friese Green House. As the tenant has now moved out, the applicant has confirmed the space is no longer required.

### CTMP

The applicant has updated the draft CTMP to include the additional works from the demolition, excavation and rebuild of Friese Green House. Comments given on the previous CTMP remain relevant for consideration for the submission of a final CTMP. The submission of a final CTMP prior to the commencement of works should be secured pursuant to a planning condition.

**Relevant policies:** CT1 (a), (b), (c), (d), (e), (f), (g), (h), (i), (p). CR1 CR4, CR7 Transport SPD, draft Transport and Streets SPD, London Plan policies 6.9 & 6.13

**Recommendation:** Subject to the following obligations and conditions no objection is raised to the proposals;

### Obligations

- All new additional dwellings to be Permit Free through appropriate legal agreement;
- Payment of £74,706.64 for the relaying of the eastern Chelsea Manor Street footway from King's Road to Britten Street in York Stone to mitigate the impacts of the development;
- DWTMP Assessment Fee £2,800;
- CTMP Assessment Fee £2,800;
- £1000 Travel Plan monitoring fee;
- Delivery and Servicing & Waste Management Plan Assessment Fee - £1000;
- Payment of £20,000 for the purpose of undertaking the Public Realm Enhancement Study;
- Payment of Demolition and Construction Temporary Highway Works sum (tbc).

### Conditions

- Demolition and Waste Traffic Management Plan;
- Final Construction Traffic Management Plan;
- Framework Travel Plan;
- Delivery and Servicing & Waste Management Plan to be submitted for agreement a minimum of six months before occupation (to be reviewed periodically);
- The development should not be occupied before a DSWMP is in place;
- Full details of cycle parking including associated shower and changing facilities;
- Vehicular access and egress from the site must be in forward gear;
- All redundant crossovers to be removed with the footway reinstated.

**Signed:** Kieran Mackay