LEIGHTON HOUSE MUSEUM
12 HOLLAND PARK ROAD,
LONDON, W14 8LZ

PLANNING STATEMENT

MARCH 2018
<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>1.0 Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2.0 Site Location and Planning History</td>
<td>5</td>
</tr>
<tr>
<td>3.0 Background to Leighton House</td>
<td>7</td>
</tr>
<tr>
<td>4.0 Statement of Need</td>
<td>10</td>
</tr>
<tr>
<td>5.0 Development Proposals</td>
<td>14</td>
</tr>
<tr>
<td>6.0 Planning Policy Framework</td>
<td>16</td>
</tr>
<tr>
<td>7.0 Planning Policy Assessment</td>
<td>21</td>
</tr>
<tr>
<td>8.0 CIL / Planning Obligations</td>
<td>28</td>
</tr>
<tr>
<td>9.0 Summary and Conclusions</td>
<td>29</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

1. This Planning Statement has been prepared by Montagu Evans LLP on behalf of the Royal Borough of Kensington & Chelsea to support applications seeking Planning Permission and Listed Building Consent to alter and extend Leighton House Museum, 12 Holland Park Road, London, W14 8LZ.

2. Leighton House is the former studio-house of the Victorian artist, Frederic, Lord Leighton (1830-96). The house is included on the statutory list of buildings of special architectural and historic interest at Grade II* and has been owned and operated by the Royal Borough of Kensington and Chelsea since 1927.

3. Leighton House Museum is the only purpose-built studio-house open to the public in the United Kingdom. The museum contains an extraordinary collection of paintings and sculpture by Lord Leighton and his contemporaries.

4. The Museum is open to the public six days a week and attracts between 40,000 and 60,000 visitors each year. The museum also hosts a programme of exhibitions, events, recitals, classes and talks.

5. The space and facilities available to support the museum’s core activities are very limited. The proposals forming this application have been developed to address the museum’s identified shortcomings and will play an important part in securing the museum’s sustainable long-term future.

6. The proposals represent the culmination of a longer-term project to ensure the continuing success of Leighton House Museum. This project commenced in 2008 with a major restoration of some of the most significant historic spaces in the house.

7. Working with BDP Architects, the museum has developed a sensitive scheme to deliver essential ancillary space, seeking to avoid intervention in the significant parts of the listed building, and to focus on later extensions and infill development to the east of the main house, where there are clear opportunities to provide new facilities whilst also enhancing the heritage asset.

8. The proposals will improve the visitor experience, the care of collections and the working environment for staff by providing:

   - An accessible entrance to the Museum for the first time;
   - A dedicated drawings gallery;
   - A collections store;
   - A lift and stair between the lower ground and first floor;
   - WC facilities; and
   - Ancillary office space for the museum’s staff.

9. These proposals will help to ensure that Leighton House Museum has a sustainable future, caring for and displaying the house and its collections for the public. We also expect the development of Leighton House Museum to reinforce the area’s wider
cultural offer, thereby supporting other attractions in the area including Kensington Palace, Linley Sambourne House, the Design Museum, Kensington Gardens and Holland Park. Individually and collectively these institutions do much to enhance Kensington for those who live and work in the area.

10. The proposals have been subject to extensive consultation and engagement with local residents and the Museum’s immediate neighbours. We have also had extensive discussions with Planning and Conservation Officers at the Royal Borough of Kensington & Chelsea, and received very constructive pre-application advice from Historic England and the Victorian Society.

11. This Planning Statement includes a full assessment of the scheme against national, regional and local planning policies. The Statement concludes that the applications accord with the legislative and planning policy framework.
1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Montagu Evans LLP to assist with the consideration of applications for detailed planning permission and listed building consent submitted on behalf of the Royal Borough of Kensington & Chelsea (“the Applicant”) for Leighton House Museum.

1.2 The description of development is as follows:

*Extensions and alterations to Leighton House Museum to include; removal of infill development below the Winter Studio; replacement of fire escape with new stair and lift enclosure; creation of a new mezzanine floor and accessible entrance in the Perrin Wing; excavation of a basement to accommodate new drawings gallery, collections store and WC facilities, and new glazed links to the historic house.*

Overview of Scheme Proposals

1.3 The proposals will improve the visitor experience, care of the collections and the working environment for staff by providing:

- An accessible entrance to the museum;
- A dedicated drawings gallery;
- A purpose-built collections store;
- A new lift and stair serving the lower ground, ground and first floor;
- Accessible WC facilities; and
- Ancillary office space for the museum’s staff.

1.4 The submitted scheme has emerged through an iterative design process, considering a range of options to meet the Museum’s needs and to address the feedback received from a wide range of stakeholders. The Design and Access Statement explains how different development options have been considered, particularly in respect of the proposed new lift and stair to the east of the Winter Studio and the location of the new basement.

Consultation

1.5 The project team has engaged in extensive internal and external pre-application consultation, which has informed the scheme for which planning permission and listed building consent is now sought. A number of important scheme changes have been made through this process to address the issues and concerns raised.

1.6 Further details of the consultation with key stakeholders is contained in the Statement of Community Involvement.

Purpose and Format of the Planning Statement

1.7 This Planning Statement is intended to support consideration of the scheme against relevant planning policies and the other material considerations which are pertinent to the determination of the Applications.
1.8 The Planning Statement forms part of the information which has been submitted in support of the proposals, and should be read in conjunction with the following documents:

- Completed application forms and certificates;
- Completed CIL form
- Design & Access Statement (BDP Architects)
- Heritage Statement (Montagu Evans)
- Construction Method Statement (Alan Baxter Associates)
- Draft Construction Traffic Management Plan (PMA)
- Statement of Community Involvement (Royal Borough of Kensington & Chelsea)
- Arboricultural Report (Eight Associates)
- Ecology Report (Eight Associates)
- Transport Statement (Urban Flow)
- Application Drawings (BDP Architects)

1.9 The Planning Statement demonstrates that the scheme:

- Reflects extensive engagement with key stakeholders;
- Displays the highest standards of design;
- Preserves the Grade II* listed building and its contribution to the Holland Park Conservation Area;
- Accords with relevant planning policies at the national, regional and local level and delivers sustainable development.

1.10 Section 2 provides background information on the Site and its planning history. Section 3 describes how Leighton House Museum currently operates and the benefits it delivers to the public.

1.11 In Section 4, we summarise the challenges faced by the Museum. Section 5 identifies the planning policies relevant to the site, whilst the proposals are assessed against the policies in Section 6. An overview of the Community Infrastructure Levy (CIL) implications is set out at Section 7. Our summary and conclusions is contained within Section 8.
2.0 SITE LOCATION AND PLANNING HISTORY

Application Site

2.1 Leighton House Museum is located on the north side of Holland Park Road in the Royal Borough of Kensington & Chelsea. A location plan showing the Site in the context of the surrounding area is included at Fig 1. The site within the red line boundary comprises an area of 3,177.5m².

2.2 The existing gross internal floorspace of Leighton House Museum is 1,063m².

2.3 Leighton House Museum is a Grade II* listed building and the property lies within the Holland Park Conservation Area.

![Fig. 1 Site Plan](image)

2.4 Pedestrian access to the Site is afforded via Holland Park Road. There is no vehicular access into the Site, and servicing and deliveries are currently managed from the street. There is no dedicated staff or visitor parking for the museum.

2.5 There are a number of residential properties along Holland Park Road, including 10a Holland Park Road, immediately adjoining the site to the east, and no. 14 to the west.

2.6 The Site benefits from a high Public Transport Accessibility Level (PTAL) rating of 5 (1 = lowest, 6 = highest). There are two underground stations within a 10-minute walk...
of the Museum and a comprehensive bus network, with the closest stops on Kensington High Street.

Planning History

2.7 There have been no planning and listed building consent applications for works at Leighton House Museum since 2009. The most recent permissions relate to earlier phases of the restoration of Leighton House Museum and these applications are detailed in Table 1 below:

Table 1 Summary of Key Planning History

<table>
<thead>
<tr>
<th>Ref</th>
<th>Description</th>
<th>Decision Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>LB/09/01295</td>
<td>Internal alterations for the installation of a new clear glazed door and screen between the studio extension and winter studio. Amendments to Listed Building Consent LB/08/02410. (Council's Own Development) (Listed Building Consent Only)</td>
<td>20/08/2009</td>
</tr>
<tr>
<td>LB/08/02410</td>
<td>Refurbishment and decorative restoration to the historic interiors of Leighton House museum comprising: Conservation and stabilization of the interior fabric; recreation of the original decorative schemes; renewal of the heating ventilation and lighting installations to meet modern museum standards; upgrade physical and electronic security and fire protection; improved visitor toilet facilities. Works at roof level involving replacement of modern glazed panes with timber roof construction and lead sheeting incorporating solar panels. (Phase 2 of 3 part works). (Council's Own Development)</td>
<td>13/11/2008</td>
</tr>
<tr>
<td>LB/07/00552</td>
<td>Alterations to parapet wall around Arab Hall and silk room at west end of Leighton House and reinstatement of brick &quot;Ziggurats&quot; to conform to original design of house as completed in 1895 (Council's Own Development for Listed Building Consent).</td>
<td>15/06/2007</td>
</tr>
<tr>
<td>PP/07/00551</td>
<td>Alterations to parapet wall around Arab Hall and silk room at west end of Leighton House and reinstatement of brick &quot;Ziggurats&quot; to conform to original design of house as completed in 1895 (Council's Own Development).</td>
<td>25/04/2007</td>
</tr>
</tbody>
</table>
3.0 BACKGROUND TO LEIGHTON HOUSE MUSEUM

3.1 Leighton House Museum is maintained and operated by the Royal Borough of Kensington & Chelsea to pursue a number of important objectives in the public interest. These objectives include the conservation of the historic house itself, care of the collections and the promotion of public access and enjoyment for all. In pursuit of these objectives, the museum runs a full programme of exhibitions, lectures and classes for residents of the borough and the wider public.

3.2 Leighton House Museum is open to the public every day of the week except Tuesday, from 10.00 to 17:30, with the last entry at 17.00. Free guided tours of the house are offered every Wednesday and Sunday at 15.00, and included within the price of the entry ticket. Private group tours and school visits can be organised by prior arrangement.

3.3 Over recent years, the museum has attracted between 40,000 and 60,000 visitors per annum. On a typical day, the museum might expect to welcome around 200 visitors, though visitor numbers fluctuate through the course of the year and are to some extent dependent upon the programme of events and exhibitions. Last year, the exhibition of Lord Leighton’s masterpiece ‘Flaming June’ attracted particularly high visitor numbers.

Leighton House

3.4 The house itself is one of the most remarkable buildings of the nineteenth century and is the country’s only purpose-built studio-house open to the public.

3.5 The interiors are adorned with an extraordinary array of ceramic tiles, some collected by Lord Leighton on his travels and others commissioned by Leighton from contemporary artists.

Collection

3.6 The museum has a collection of 76 oil paintings by Leighton. These range from small and loosely-painted colour sketches, through to large-scale finished works produced for exhibition at the Royal Academy. An important group of Leighton’s landscape sketches, made at various times as he travelled, represents this lesser-known aspect of his artistic production.

3.7 The collection of paintings is ‘bookended’ by two major works. *The Death of Brunelleschi* was painted in 1852 as Leighton’s final work as a student at the Stadelsches Kunstinstitut in Frankfurt. *Clytie*, the picture that he was working on at the time of his death almost 45 years later, was acquired by the museum in 2008.

3.8 Leighton exhibited just three works of sculpture, but their influence over a younger generation of British sculptors and the ‘New Sculpture’ movement was profound. The museum holds casts of each of these works; *An Athlete Wrestling with a Python*, *The Sluggard* and *Needless Alarms*. In addition, the collection includes one of the limited
number of plaster casts of the first sketch model for *An Athlete Wrestling with a Python*, which Leighton presented to friends and fellow artists.

3.9 The largest single collection in the museum and one of the largest deposits of drawings by any nineteenth-century artist, comprises some 700 of Leighton's sketches and studies. The collection was assembled in the early years of the twentieth century, shortly after the establishment of the museum. Drawn from the contents of Leighton's studio at the time of his death, the collection was designed to be representative of his output, demonstrate his skill as a draughtsman and underline the importance that drawing had in his practice. The collection includes sketches made as a boy, through to studies for his most celebrated works including *Cimabue's Celebrated Madonna* and *Flaming June*.

3.10 The museum also holds a small collection of personal objects associated with Leighton's life. These include palettes and pigments, his seal, and a collection of 26 international honours and diplomas presented to Leighton. The collections also include a small but significant group of Old Master paintings that formed part of Leighton's original collections and which have been returned to the house over recent years.

**Archive**

3.11 Leighton House Museum’s archive contains extensive material relating to Leighton, his family and the history of the museum. Leighton's extensive correspondence includes letters to many of his fellow artists, members of the Royal Family and some of his most significant patrons. The archive also includes material relating to his grandfather, the physician Sir James Leighton, and to his parents and two sisters Alexandra and Augusta. An extensive collection of images of Leighton House is accompanied by material relating to its early history as a museum and its development up until the present day.

**Events and Education**

3.12 Leighton House Museum runs a full public programme of events, classes, talks and recitals. These events are organised throughout the year and offer audiences of different ages and socio-economic backgrounds the opportunity to engage with the museum and its collections.

3.13 Leighton Lates provide visitors with the chance to enjoy the house ‘out of hours’ until 21:00.

3.14 The Art Bites series explores connections between art, food, flavours and cultures, inspired by the Museum’s permanent collection and the figure of Leighton as an artist, mentor and traveller.

3.15 The Museum offers Life Drawing classes, open to artists at all levels, usually run in the afternoon. The museum has also hosted other types of art class, where members of the public can develop skills in oil painting, working in Lord Leighton’s Studio.
3.16 In March, the Museum will host its first ever Supper Club evening, exploring 1,001 Flavours, Stories and Sounds from Syria.

3.17 Every Wednesday and Sunday the Museum offers guided tours to the public, offering visitors the chance to enjoy and learn more about the studio-house and the fascinating life and career of Lord Leighton.

3.18 Every month, the Museum hosts family activities, exploring an array of themes and presenting diverse activities to engage with parents and children alike. These are advertised on the website and through social media. The Family Take Over is one example, where the Museum hosts an afternoon of music making and melody with London-based Syrian musician Basel Saleh, a former leading member of the Syrian Philharmonic Orchestra.
4.0 STATEMENT OF NEED

4.1 Leighton House Museum faces a number of significant challenges in conserving the house and its collections, whilst promoting public access and enjoyment for all. This section of the Planning Statement outlines some of the challenges, and helps to explain why this development is being brought forward at this time. The challenges for Leighton House Museum can be structured around four themes:

- Visitor Experience;
- Collections Care;
- Conservation of the Historic House; and
- Energy and Sustainability.

4.2 In developing the current proposals, these themes have been explored in detail by the museum’s staff and the wider project team appointed to develop the final scheme. Within the constraints of the site, each aspect of the scheme seeks to improve how Leighton House Museum performs in these key areas.

Visitor Experience

4.3 In many respects, the visitor experience at Leighton House Museum falls below the standards expected by the public. The museum’s shortcomings influence visitors’ length of stay and quality of experience, and can also bear on their decision to recommend the museum to other people or to return themselves.

4.4 Access to the building is a particular concern at present, with no accessible entrance or facilities being provided in any part of the Museum. This is a particular issue for those in wheelchairs and can also present difficulties for older visitors or those less able to manage the stairs into and within the historic house. The stepped access from the street and the two public levels of the House (with no lift) severely restrict access to the Museum for the ambulant disabled and wheelchair-bound.

4.5 Visitor reception is inadequate on arrival, with individuals and groups entering straight into sensitive parts of the historic house throughout the year. There is very little space available for orientation or interpretation.

4.6 Lavatory and cloakroom facilities for the Museum are currently limited to a single male and single female WC, and there is no accessible WC. The inadequacies are particularly apparent when the museum hosts larger events and functions.

4.7 Retail space within the museum is very limited. This not only disappoints some visitors but also limits the opportunities for visitors to contribute to the conservation and care of the fabric and collections. The existing retail space at Leighton House contributes to congestion at the point of arrival and is incompatible with the presentation and interpretation of the historic house. The arrangements also compromise the security of the building.
4.8 **Refreshment and break-out facilities** are currently very limited, falling short of visitor expectation and discouraging some from extending their time at the museum. This deficiency further limits the opportunities to generate revenue in support of the museum’s management and conservation.

4.9 **Group study and education space** is poor. Where spaces are used within the Historic House, these activities impact on the visitor experience for everyone and can expose sensitive parts of the museum to undue wear and tear.

4.10 **Circulation** is poor throughout the building, with no direct, internal access to the Upper Perrin Gallery or the Winter Studio. This means it is not possible to provide separate access for a temporary exhibition or function, independent of the historic house, thereby limiting opportunities for multiple use and letting of space. There is also no direct access between the Lower Perrin and the Historic House. Access to the Lower Perrin is through a congested, uninviting service corridor, thereby limiting the use of this significant space.

4.11 **Storage** for activities and events is minimal, and this currently places pressure on important parts of the historic house. Lord Leighton’s Dressing Room, Bathroom and Canvas Store are therefore being used for storage, which precludes full public appreciation of the house and exposes these areas to undue wear and tear.

4.12 **Catering** provision is very limited, to the extent that any event requiring food and drink often involves the use of corridors for preparation.

**Collections Care and Support Facilities**

4.13 Leighton House Museum has an important duty to conserve the permanent collection, enable research and private study, and to make adequate arrangements for the security of artwork and artefacts displayed at Leighton House Museum during temporary exhibitions. Discharging these duties on a highly sensitive and constrained site presents a range of challenges for the Museum, which the current proposals seek to address.

4.14 **Collections storage** at Leighton House currently fails to comply with British Standards. The current Reserve Collection Store is not large enough to house the Collection, cannot accommodate the archival material being stored off site, has limited environmental control (ventilation, temperature and humidity) and is not secure (damage, fire, flood, theft). Plant and services are located within the Collection Store, exposing the collection to potential damage both during operation and servicing.

4.15 **Research and study areas** are not accessible and suffer from the same inadequacies as the collections store in terms of environmental control.

4.16 **Art handling arrangements** are complicated by the physical constraints of the building, which presents particular difficulties when moving artefacts and mounting
exhibitions. Access to the first floor level is currently provided by the external fire escape stair, though this places artwork at greater risk of theft and damage, whilst also generating unnecessary noise and disturbance for neighbours.

4.17 **Emergency management** is compromised by the physical arrangements of the building. This means it would be extremely difficult to evacuate paintings, drawings and other artefacts in the event of an emergency.

**Conservation of the Historic House**

4.18 Leighton House is a highly significant building where many of the rooms contain highly ornate decorative finishes and sensitive fabric. These spaces cannot accommodate change and should be conserved and displayed for their own sake.

4.19 **Operational pressures** on the historic building are acute in the absence of alternative additional accommodation. The museum must manage visitors, school groups, researchers and events as best it can, within the spaces available. In practice, this drives various activities into sensitive parts of the house, where they either prevent public access and enjoyment of the museum or present risks to the conservation of the house.

4.20 **Unsympathetic alterations** to the house have generally been avoided, but there are clear cases where later work has harmed the significance of the building and obstructed important elements of existing fabric. The infill below the Winter Studio and the modern fire escape are examples of such change, where there are opportunities for enhancement.

4.21 **Presentation** is heavily dependent on the physical condition of Leighton House, and in some cases, important aspects of the property have been lost or obscured. The Museum has identified opportunities to enable better presentation and interpretation of the building as a private house and artist's studio, which will, through greater understanding and appreciation, encourage conservation.

**Energy Performance and Sustainability**

4.22 Leighton House Museum aims to operate in a manner which is environmentally sustainable, accepting the particular challenges faced by many museums and galleries in maintaining stable environmental conditions.

4.23 **Inefficient building services** currently perform poorly. The museum is subject to significant heat loss and gain resulting from the poor thermal performance of the existing fabric and the services are not well designed to respond to these demands.

4.24 **Energy performance** of the existing fabric presents challenges at Leighton House Museum, and there are opportunities to improve performance without harm to the historic building. The Winter Studio is subject to particularly significant seasonal fluctuations in temperature, with knock-on effects in the historic house, the Upper Perrin Gallery and the Reserve Collection Store.
Summary

4.25 The effective conservation and management of Leighton House Museum is an active process, that requires careful consideration of the challenges facing the Museum and the opportunities available to respond and adapt successfully to those challenges. The Museum must meet the needs and expectations of visitors today, whilst also conserving the house and its collections for future generations. Encouraging access, enjoyment and use of the Museum is an important objective of this project, which should be achieved in a manner which is complimentary to the conservation of the fabric and collections.
5.0 DEVELOPMENT PROPOSALS

5.1 Planning permission and listed building consent are sought for a development that will address the issues identified in the preceding section of this Statement, formally described in the description of development as:

*Extensions and alterations to Leighton House Museum to include; removal of infill development below the Winter Studio; replacement of fire escape with new stair and lift enclosure; creation of a new mezzanine floor and accessible entrance in the Perrin Wing; excavation of a basement to accommodate new drawings gallery, collections store and WC facilities, and new glazed links to the historic house.*

**Overview of Scheme Proposals**

5.2 Full details of the proposals can be found in the Design and Access Statement prepared by BDP, however an overview of the key aspects is provided in this Section.

**Proposed Accessible Entrance**

5.3 There is currently no accessible entrance to Leighton House Museum. The constraints of the historic house mean that there is no way to achieve level access through the front door of the historic house without a significant adverse impact on the special interest of the building.

5.4 The current applications propose to create a new accessible entrance through the Perrin Wing.

5.5 This proposal has been designed to have minimal impact on the presentation of the historic house, as visitors will continue to start their tour of the historic house in the existing entrance, with no other changes to circulation through the house. The historic entrance to the house will continue to be used for certain events and special functions.

**Proposed Lift and Stair**

5.6 To the rear of the Perrin Wing and the east of the Winter Studio, the existing modern fire escape stair will be removed and replaced with a new lift and stair enclosure.

5.7 In the proposed location, the lift and stair will be able to serve the lower ground, ground and first floor of the building.

**Proposed Mezzanine and Glazed Link**

5.8 Within the Perrin Wing, the applications envisage the introduction of a new mezzanine level that will provide office accommodation for the museum’s staff. This mezzanine will effectively replace the ancillary office accommodation currently located on the ground floor of the Perrin Wing.
5.9 A glazed link will then connect this new mezzanine to the historic house at second floor level, across the existing lightwell.

Proposed Basement

5.10 The proposals envisage the excavation of a basement to provide a new dedicated drawings gallery, a collections store, new interpretation, WCs and cloakroom facilities. These new spaces and facilities are very important for the future success of Leighton House Museum, and will address many of the shortcomings identified in the preceding section of this Statement. A range of options have been considered to deliver the space and facilities required, and an extension of the lower ground floor has been identified as the most sensitive option available.
6.0 PLANNING POLICY FRAMEWORK

6.1 The proposals which form the basis of the applications have been developed with careful regard to the adopted development plan policies and other relevant guidance. This section of the Planning Statement provides a summary of the legislative and planning policy framework. Section 7 then provides an assessment of the applications against the policies and guidance contained within these documents.

Statutory Framework

6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

6.3 Under Sections 16 (for listed building consent) and 66 (for planning permission when required) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when determining applications, the local planning authority or the Secretary of State:

"shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses."

6.4 With regard to conservation areas, Section 72 of the 1990 Act requires that, in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework

6.5 The National Planning Policy Framework (the “NPPF”) was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government’s approach to planning matters, and is a material consideration in the determination of planning applications.

6.6 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking (paragraph 14). This paragraph goes onto state that:

“For decision taking this means: Approving development proposals that accord with the development plan without delay."

6.7 In March 2014, the Government published the National Planning Practice Guidance (NPPG) which is a material consideration in relation to planning applications. The NPPG replaces a number of previous circulars and guidance to provide a simplified single source of guidance at the national level.

The Development Plan

6.8 The statutory development plan for the Site comprises:
The 2016 London Plan (the “London Plan”);
- The Consolidated Local Plan (July 2015); and
- The Unitary Development Plan (May 2002) (saved policies)

**London Plan**

6.9 The London Plan offers strategic support to arts, culture, sport and entertainment across the capital.

6.10 Policy 4.6 states that, “boroughs and other stakeholders should support the continued success of London’s diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.”

6.11 Policy 5.2 (Minimising Carbon Dioxide Emissions) of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emission in accordance with the ‘be lean, be clean, be green’ energy hierarchy. It seeks for a reduction in carbon emissions to meet building regulations requirements for new non-domestic development from 2016 – 2019 and beyond this.

6.12 Policy 5.3 (Sustainable Design and Construction) of the London Plan states that development proposals should demonstrate that sustainable design standards are integral to the proposal. This should include:

- Minimising carbon dioxide emissions across the Site, including the building and services (such as heating and cooling).
- Avoid internal overheating and contributing to the urban heat and island effect.
- Promoting and protecting biodiversity and green infrastructure.
- Design features such as green roofs can enhance biodiversity, absorb rainfall, improve the performance of the building, reduce the urban heat island effect and improve the appearance of a development.

6.13 Policy 7.8 (Heritage Assets and Archaeology) of the London Plan encourages development that values, conserves, restores, re-uses heritage assets, where appropriate.

**Consolidated Local Plan**

6.14 The Consolidated Local Plan sets out a series of strategic objectives for the Royal Borough, and the long-term vision for Kensington to continue being a centre for cultural and creative activities.

6.15 The Council’s Vision for Kensington High Street (CV 11) recognises the importance of museums and cultural institutions to this area and seeks to support the contribution that these attractions play in the success of the wider area.
6.16 This ambition is further supported by the Council’s strategic objective to foster vitality (CO 2), recognising that:

…the quality of life of our predominantly residential borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital’s role as a world city.

6.17 Policy CF 7 is the Council’s adopted planning policy on Arts and Cultural Uses. The policy states that:

The Council supports the borough’s role in both local and world-class arts and culture. The Council will welcome new cultural institutions and facilities across the borough and protect, nurture and encourage those which already exist. In particular the Council will support proposals which enhance the cultural draw of South Kensington, King’s Road/ Sloane Square, the Notting Hill Gate and Portobello Road area and Kensington High Street.

To deliver this, the Council will:

a. protect all land and/or buildings where the current or last use is/was an arts and cultural use unless that use is re-provided to an equivalent or better standard in the immediate vicinity of the site;

b. permit new arts and cultural uses, or the expansion of these uses, which are likely to generate large numbers of visitors in higher order town centres and other areas of the borough which have a PTAL score of 4 or above, or will achieve this level through improvements to public transport during the lifetime of the plan. Smaller scale arts and cultural uses which are likely to attract fewer visitors will be welcomed throughout the borough;

c. permit enabling development on land and/or buildings where the current or last use is/was an arts and cultural use, in order to provide alternative arts and cultural uses on site or improve arts and cultural uses elsewhere within the borough, where it is successfully demonstrated that there is greater benefit to the borough resulting from this proposal.

6.18 The Local Plan contains a series of policies on design matters. Policy CL1 relates to the context and character for new development and seeks to ensure that development respects any surrounding buildings and the area.

6.19 Policy CL2 concerns design quality and requires development to achieve the highest architectural and urban design standards, taking opportunities to improve the quality and character of buildings and the area. Development is expected to be:
• Functional
• Robust
• Attractive
• Locally distinctive
• Sustainable
• Inclusive; and
• Secure

6.20 Policy CL3 addresses the requirement for development in Conservation Areas. The Policy requires developments to preserve and take opportunities to enhance the cherished and familiar local scene.

6.21 Policy CL4 relates to listed buildings and requires development to protect the heritage significance of listed buildings.

6.22 Policy CL 5 concerns Living Conditions and requires development to ensure good living conditions for occupants of new, existing and neighbouring buildings. The policy addresses a number of points, including privacy.

6.23 Policy CL 6 seeks to resist small-scale alterations and additions to existing buildings where the development:

   a. harms the character or appearance of the existing building, its setting or townscape;
   b. results in a cumulative effect which would be detrimental to the character and appearance of the area;
   c. is not of high quality form, detailed design and materials or is not discreetly located

6.24 Policy CL 7 is the Council’s basement policy, which sets out a series of criteria against which all basement developments in the Royal Borough are assessed.

6.25 Policy CL8 relates to roof alterations and Policy CL 9 sets our requirements for extensions and modifications to existing buildings.

6.26 Policy CL 11 is concerned with views, gaps, vistas and skylines that contribute to the character and quality of an area.

6.27 Policy CR 6 relates to Trees and Landscape, and sets out the Council’s requirement for the protection of existing trees and the provision of new trees that will compliment or create new high quality green areas with amenity and biodiversity benefits. The policy sets out the circumstances where trees of little or no amenity value may be removed. The policy also outlines an expectation for replacement trees to be planted where this is practicable and for retained trees to be protected through the course of development.

6.28 Policy CE 1 promotes measure to reduce climate change and to reduce carbon dioxide emissions.
6.29 Policy CE 4 relates to biodiversity and the protection of the borough’s sites of nature conservation importance, green corridors and open spaces.

6.30 Policy CE 6 concerns noise and vibration and sets out the Council’s ambition to minimise noise and vibration arising from the construction and operational phases of development.

**Unitary Development Plan**

6.31 There are very few extant policies in the Unitary Development Plan and none of those policies are considered relevant to the current applications.

**Regional Guidance**

6.32 A number of supplementary planning guidance (SPG) documents published by the Greater London Authority (GLA) are relevant in the consideration of this application. Those with particular relevance are:

- SPG: Accessible London: Achieving an Inclusive Environment (October 2014);
- SPG: Shaping Neighbourhood: Character and Context (June 2014); and
- SPG: Sustainable Design and Construction (April 2014);

**Local Guidance**

6.33 A number of supplementary planning documents (SPDs) have been adopted by the Royal Borough of Kensington and Chelsea. These are also material considerations in respect of the current applications. Those identified as being of relevance to this development are:

- SPD: Basements (April 2016)
- SPD: Transport and Streets (April 2016)
- SPD: Trees and Development (April 2010)
- SPD: Noise (May 2009); and
- SPD: Holland Park Conservation Area Appraisal (June 2017)
7.0 PLANNING POLICY ASSESSMENT

7.1 This section assesses the proposed development against the statutory development plan and other material considerations as outlined in Section 7 of this Planning Statement.

Principle of Development

7.2 The development is consistent with the strategic objectives of the London Plan and the Consolidated Local Plan, including the long-term vision for the Borough to remain an important centre for cultural and creative activities. The Council’s Vision for Kensington High Street (CV 11) recognises the importance of museums and cultural institutions to this area, and seeks to support the contribution that these attractions play in the success of the wider area. Leighton House is cited in the supporting text to this policy.

7.3 The enhancement and expansion of the existing D1 use is therefore strongly supported in principle, as it would advance the Council’s strategic objective to foster vitality (CO 2), recognising that:

...the quality of life of our predominantly residential borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital’s role as a world city.

7.4 The development of Leighton House Museum would also reinforce the area’s wider cultural offer, and support other attractions in the area including Kensington Palace, Linley Sambourne House, the Design Museum, Kensington Gardens and Holland Park. Individually and collectively these institutions do much to enhance Kensington for those who live and work in the area.

7.5 The proposals will help to ensure that Leighton House Museum has a long-term, sustainable future, attracting philanthropic donations and Heritage Lottery Funding to one of the borough’s most significant cultural destinations.

Heritage, Design and Conservation

7.6 The proposals have been developed with careful regard to the historic environment. A detailed assessment of the proposals against national, regional and local heritage planning policies forms part of the Heritage Statement submitted with the application.

7.7 Leighton House Museum is a Grade II* listed building in the Holland Park Conservation Area. There are a number of listed buildings and structures situated in close proximity the site.

7.8 The proposals are consistent with national policy, which sets out (at Paragraph 131 of the NPPF) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
7.9 Policy 7.8 (Heritage Assets and Archaeology) of the London Plan encourages development that values, conserves, restores, re-uses heritage assets, where appropriate.

7.10 At a local level, the development is deemed to be consistent with Policies CL3 and CL4 which relate to the protection of Conservation Areas and Listed Buildings.

7.11 The Heritage Statement concludes that the proposals will enhance the special interest of the listed building and its contribution to the Conservation Area.

7.12 The Design and Access Statement explains the architectural rationale underpinning these proposals, and the iterative process that has led to the submitted scheme. This includes detailed consideration of the form, massing and scale of the new lift and stair enclosure, and the materiality of the scheme’s constituent elements. This is consistent with the Council’s local policies CL 1, 2 6, 8 and 11.

**Basement Excavation**

7.13 The submitted scheme involves the creation of a new basement, which would extend the existing lower ground floor of the Museum. This basement would provide new space for collections storage, a dedicated drawings gallery, visitor cloakrooms and accessible WC facilities. This aspect of the scheme has been subject to extensive review through the pre-application process, having particular regard to the Council’s adopted basement policy (CL 7), and the strategic policies that support arts and cultural uses across the borough, including enabling development (CF 7 and CO 2).

7.14 The Consolidated Local Plan is explicit in stating the Council’s support for arts and cultural uses, and the need to consider the application of specific policies with due regard for the particular challenges faced by arts and cultural institutions. The supporting text to CF 7 therefore states that when considering the expansion of an existing cultural use:

*The Council recognises that it may be necessary to be pragmatic and to support enabling development on a given site where the proposal will result in an overall improvement to the arts and cultural use provided in the borough.*

7.15 Notwithstanding this explicit support for arts and cultural uses, the Council’s Policy CL 7 contains a series of clauses which basement developments within the Royal Borough are considered against. The policy clauses state that basement development should:

a. not exceed a maximum of 50 per cent of each garden or open part of the site. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens.

Leighton House Museum has an extensive garden to the rear of the site, and the proposed basement extends under a very small part of this garden, immediately to
the rear of the Winter Studio. The basement development would therefore sit well below the 50% threshold.

**b. not comprise more than one storey.**

The proposed basement comprises a single storey and effectively extends the existing lower ground floor under the Perrin Wing, the Winter Studio and a small part of the Garden.

**c. not add further basement floors where there is an extant or implemented planning permission for a basement or one built through the exercise of permitted development rights;**

Leighton House Museum does not benefit from an extant or implemented permission for a basement, nor has a basement been constructed under permitted development rights.

**d. not cause loss, damage or long term threat to trees of townscape or amenity value;**

The scheme has been carefully designed to avoid any loss, damage or long term threat to trees of townscape or amenity value. The Horse Chestnut (T1) to the rear of the site has been subject to careful investigation, and a detailed Arboricultural Method Statement has been submitted with this application.

**e. comply with the tests in national policy as they relate to the assessment of harm to the significance of heritage assets;**

The basement development proposed for Leighton House forms a critical part of an overall scheme to conserve Leighton House Museum. The significance of the house and its collections have been considered holistically, and a range of development options identified. The proposed basement is considered to deliver significant heritage benefits in relieving pressure on the historic house, and supporting the long term future of the Grade II* listed building as a museum.

**f. not involve excavation underneath a listed building (including vaults);**

This proposal does involve some excavation underneath part of the listed building, and it is therefore necessary to consider whether circumstances specific to this application would justify an exception to the normal application of Policy CF 7, or would otherwise represent a form of enabling development in the terms envisaged by CF 7 for arts and cultural uses.

The exceptional circumstances advanced in support of a grant of Planning Permission are four-fold:

First, the basement development proposed for Leighton House Museum would result in an overall improvement to the arts and cultural use provided in the borough, and would support the strategic objectives of the Local Plan in fostering vitality and
maintaining the Royal Borough’s reputation for arts and cultural activities. In supporting the strategic objectives of the Local Plan and the Vision for Kensington High Street, the proposed development delivers substantial public benefits. The basement development is necessary to support the continued operation of Leighton House Museum, proper care of the collections and enhanced public access to, and enjoyment of, the historic building.

Second, the basement development is an integral part of a wider scheme of works which would secure heritage benefits for Leighton House Museum, supported by the Heritage Lottery Fund. The basement would relieve pressure on the most sensitive parts of the historic building, and reduce the need to make unsympathetic changes to more significant parts of the listed building.

Third, the application is submitted on the basis that there is no reasonable alternative means to deliver the facilities which are demonstrably required by Leighton House Museum. For obvious reasons, the museum cannot relocate to an alternative site, but must make best use of the existing building with all its attendant constraints. Having considered all reasonable options, subterranean development is considered to be the most sensitive response to the context, for it delivers the additional facilities required by the Museum without any adverse impact upon the setting of Leighton House or the character and appearance of the Holland Park Conservation Area.

The location of the basement has been subject to careful review, and alternative options considered which would place the new basement entirely outside the footprint of the listed building. Unfortunately, these alternative locations do not offer a practical solution to the museum’s needs, as they divorce the ancillary spaces required from the main house that they are intended to serve.

Finally, the basement has been designed to have the minimum necessary impact on the fabric of the listed building. The final form, depth and footprint of the building has been carefully assessed by Alan Baxter Associates, who have prepared the Construction Method Statement in support of this application.

g. not introduce light wells and railings to the front or side of the property where they would seriously harm the character and appearance of the locality, particularly where they are not an established and positive feature of the local streetscape;

The proposed basement development does not involve the creation of lightwells to the front or side of the property.

h. maintain and take opportunities to improve the character or appearance of the building, garden or wider area, with external elements such as light wells, roof lights, plant and means of escape being sensitively designed and
discreetly sited; in the case of light wells and roof lights, also limit the impact of light pollution;

The proposed basement development forms part of a wider scheme to enhance the appearance of Leighton House Museum, and will involve a sensitive scheme of hard and soft landscaping to the front, rear and side of the building.

i. include a sustainable drainage system (SuDS), to be retained thereafter;

The site has been carefully assessed for its suitability for a range of sustainable urban drainage systems, recognising the limited footprint of the development and the desirability of minimising the depth and extent of excavation. The proposals include areas of planting above the basement and the replacement of existing areas of non-permeable hard landscaping with permeable paving.

j. include a minimum of one metre of soil above any part of the basement beneath a garden;

This clause of the policy has been carefully assessed against site specific considerations at Leighton House Museum, where it would not be practical or desirable to introduce a full metre of soil above the proposed basement.

To do so would involve a greater level of excavation than is actually necessary to deliver the benefits of the scheme, and would also result in a significant level difference between the newly excavated basement and the building’s existing lower ground floor. This is not considered to be desirable for reasons of accessibility within a public museum. Ground investigations have also indicated that the risks of movement would be greater if the basement were required to provide a full metre of soil above the basement.

The primary objective of this policy is to ensure that basement developments do not prevent the future maintenance of gardens as attractive green spaces with mature planting. Leighton House Museum has the benefit of a very extensive garden and the basement extends under a very small part of this garden.

k. ensure that traffic and construction activity do not cause unacceptable harm to pedestrian, cycle, vehicular and road safety; adversely affect bus or other transport operations (e.g. cycle hire), significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working and visiting nearby;

The application is accompanied by a detailed Draft Construction Management Plan that demonstrates how the basement will be constructed without causing unacceptable disruption or unreasonable inconvenience for those living and working nearby.

l. ensure that construction impacts such as noise, vibration and dust are kept to acceptable levels for the duration of the works;
The application is accompanied by a detailed Draft Construction Management Plan that demonstrates how construction impacts such as noise, vibration and dust will be minimised to acceptable levels during the works.

**m. be designed to safeguard the structural stability of the existing building, nearby buildings and other infrastructure including London Underground tunnels and the highway;**

The application is accompanied by a Construction Method Statement, prepared by Alan Baxter Associates. The report confirms that the basement will safeguard the structural stability of Leighton House and the neighbouring properties.

**n. be protected from sewer flooding through the installation of a suitable pumped device. A specific policy requirement for basements is also contained in policy CE2, Flooding.**

The proposed basement will be protected from sewer flooding through the installation of a suitable pumped device.

**Arboricultural Impact**

7.16 There are a number of trees within the site which have been subject to a detailed arboricultural survey, undertaken by Eight Associates.

7.17 Two trees of low value will be removed as part of the development, identified on the Tree Survey as:

- T2 (Crab Apple);
- T3 (Plum)

7.18 The removal of these trees is necessary to enable the development to proceed, and is considered acceptable having regard to the quality of the trees and their low amenity value.

7.19 The development also has the potential to impact upon a large horse chestnut tree to the rear of the site, close to the boundary with 10a Holland Park Road. This tree has been subject to particularly careful investigation, with a programme of root tomography and trial trenching being undertaken to establish the precise extent of the tree’s root system in relation to the basement development.

7.20 Based on this survey, Eight Associates have prepared an Arboricultural Method Statement for the development. The AMS outlines a series of mitigation measures to minimise the impact of development upon this tree. The Method Statement outlines a proposal for hand dug excavations and root pruning of the Horse Chestnut, and measures to protect the crown during the course of construction.

**Energy and Sustainability**
7.21 The sensitivity of Leighton House Museum presents limited opportunities to enhance the energy performance of the building. The Design and Access Statement explains where opportunities have been taken to enhance the building’s energy and sustainability credentials, including for example, the replacement of extensive single glazing in the Winter Studio and the upgrading of plant and mechanical services.

Noise

7.22 The proposals have been developed with reference to Policy CE 6 of the Local Plan and have been informed by an acoustic survey, undertaken by BDP. Externally, three condenser units are proposed to be installed along the eastern façade of the museum. Plant specifications for these units have not been determined at this stage, but a series of recommendations have been put forward to ensure this plant would comply with the Council’s supplementary planning document on Noise Generating Development.

Traffic and Transport

7.23 Leighton House Museum benefits from a PTAL rating of 5, with a high level of accessibility to public transport. The applications are accompanied by a Transport Statement which explains how the museum currently operates. The proposed development is not expected to result in any increase in visitor numbers.

7.24 There are a limited number of cycle parking spaces available for staff and it is not proposed for any additional spaces to be provided as part of this development.

Deliveries and Servicing

7.25 The application is accompanied by a Deliveries and Servicing Plan which explains how Leighton House Museum currently manages deliveries and servicing and the measures that could be taken to ensure these activities are managed effectively in the future.

Construction Traffic Management Plan

7.26 The application is accompanied by a detailed draft Construction Traffic Management Plan, prepared by Paul Mew Associates. The document follows the Council’s established guidance and the CTMP pro-forma.
8.0 COMMUNITY INFRASTRUCTURE LEVY / PLANNING OBLIGATIONS

Community Infrastructure Levy

8.1 Mayoral Community Infrastructure levy (CIL) applies to developments across all London Boroughs which propose the creation of more than 100 square meters of new floorspace. This formally came into effect on 1 April 2012. For the Royal Borough of Kensington & Chelsea MCIL is set at a rate of £50 per square meter (indexed).

8.2 The Royal Borough of Kensington & Chelsea adopted the Borough CIL Charging Schedule, Instalments Policy and Regulation 123 List on 6 April 2015. The site lies within Zone E, where a nil rate has been adopted for D1 uses.

8.3 The proposed scheme provides a total uplift in gross internal floorspace of 255.9 square meters, calculated by subtracting the Museum’s existing gross internal floorspace of 1,063.0 square meters from the proposed gross internal floorspace of 1,318.9 square metres.

8.4 This generates a Mayoral CIL liability on the development of approximately £12,795.00.

Planning Obligations

8.5 As the development does not give rise to any unmitigated impacts, it is not anticipated that planning obligations will need to be entered into.
9.0 SUMMARY AND CONCLUSIONS

9.1 This Planning Statement has assessed the development proposed for Leighton House Museum against the legislative and planning policy framework, including the policies of the development plan.

9.2 Planning Permission and Listed Building Consent are sought for alterations and extensions to the museum, in order to improve the visitor experience, the care of collections and the working environment for staff by providing:

- An accessible entrance to the museum;
- A dedicated drawings gallery;
- A collections store;
- A lift and stair between the lower ground and first floor;
- WC facilities; and
- Ancillary office space for the museum’s staff.

9.3 The development proposals address the most significant challenges facing Leighton House Museum, on a sensitive and constrained site. Whilst the museum attracts between 40,000 and 60,000 visitors each year, the space and facilities available to meet the needs of visitors and care for the collection are currently inadequate. The proposals address these problems and will help to secure the Museum’s sustainable long-term future.

9.4 The Museum has developed a sensitive scheme which seeks to avoid intervention in the significant parts of the Grade II* listed building, and to focus on the eastern part of the site, where later extensions and infill development now present opportunities to provide the necessary new facilities whilst also enhancing the heritage asset.

9.5 The proposals have been subject to extensive consultation and engagement with residents in the area, including the Museum’s immediate neighbours. We have also had extensive discussions with Planning and Conservation Officers at the Royal Borough of Kensington & Chelsea, and received pre-application advice from Historic England and the Victorian Society.

9.6 We believe the applications are consistent with the statutory framework relating to the historic environment, and would accord with the development plan.