

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REPORT BY EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT**

APP NO. PP/12/04097 /Q18

Date: 10/01/2014

This application is for a class of development which may be determined under powers delegated to the Executive Director, Planning and Borough Development. It is not an application which any Councillor has asked to be considered by the Planning Applications Committee.

RECOMMENDED DECISION:

Granted subject to a Section 106 agreement

SITE ADDRESS

**Grenfell Tower, Grenfell Road,
LONDON, W11 1TH**

**APPLICATION 18/10/2012
DATED**

**APPLICATION 29/10/2012
COMPLETE**

**APPLICATION 30/07/2013
REVISED**

APPLICANT/AGENT ADDRESS

**Mr M Watterson
IBI Taylor Young
Chadsworth House
Wilmslow Road HANDFORTH
Cheshire
SK9 3HP
Applicant Royal Borough of Kensington
and Chelsea**

<u>Listed Building</u>	N/A	<u>Cons. Area</u>	N/A	<u>Ward</u>	Notting Barns
<u>CAPS</u>	No	<u>Eng. Heritage</u>	N/A	<u>Art '4'</u>	No
<u>Consulted</u>	<u>Objections</u>	<u>Support</u>	<u>Petition</u>	<u>Comments</u>	
147	1	0	0	1	

PROPOSAL: Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.

**RBK&C Drawing No(s): PP/12/04097 and PP/12/04097/A
Applicant's Drawing No(s): 1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01,
1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00, 1279_PL_110_01,
1279_PL_111_01, 1279_PL_112_01, 1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00,
1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01, 1279_PL_125_01, 1279_PL_200_01,
1279_PL_302_01, 1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01.**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans, 1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01, 1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00, 1279_PL_110_01, 1279_PL_111_01, 1279_PL_112_01, 1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00, 1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01, 1279_PL_125_01, 1279_PL_200_01, 1279_PL_302_01, 1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:**
 - **Materials to be used on the external faces of the building(s);***Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.*

4. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:**
 - **the windows and doors***Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)*

5. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:**
 - **Cycle parking and storage;***Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.*

6. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:**
 - **Hard and soft landscaping and external lighting;**

Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

7. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

(a) a landscaping and tree/shrub planting scheme;

Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

8. The tree(s) existing on the site at the date of this permission shall be protected against damage as per Arboricultural Report of B.J Unwin (02/05/12) throughout the period of building and other operations pursuant to this permission, including site preparation. (C020)

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)

9. Noise emitted by the condensing boiler and gas absorption heat pump hereby permitted, located on the roof of the building, when operating concurrently or in isolation, shall not increase the lowest existing measured background LA90(15min) level measured or predicted at 1.0m from the nearest residential window or at a height of 1.2m above any adjacent residential garden, terrace, balcony or patio at any time when the plant is operating. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

10. All plant and equipment associated with the condensing boiler and gas absorption heat pump shall be supported on adequate proprietary anti-vibration mounts, as necessary, to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

11. The development hereby permitted shall not be implemented until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement should include:

- routing of demolition, excavation and construction vehicles;
- access arrangements to the site;
- the estimated number of vehicles per day/week;
- details of any vehicle holding area;
- details of the vehicle call up procedure;
- estimates for the number and type of parking suspensions that will be required;
- details of any diversion, disruption or other abnormal use of the public highway during demolition, excavation and construction works;
- a strategy for coordinating the connection of services on site with

any programmed work to utilities upon adjacent land;

- work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- 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, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

The development shall not be carried out except in accordance with the approved Construction Traffic Management Plan.

Reason - In the interest of highway safety and to safeguard the amenity of the area and to comply with the Subterranean Development SPD and policy CT1 and CL5.

INFORMATIVES

- 1 Variations due to Building Regs.
- 2 Building Regs. - Separate Approval
- 3 Household Waste
- 4 GTD/Pre-app/At submission Est.G/No amend
- 5 I.40

1.0 SITE

- 1.1 The application relates to Grenfell Tower to the northern end of Grenfell Road located adjacent to the land at Lancaster West estate, to the north of the three main blocks 'Testerton, Hurstway and Barandon Walks'. The tower is connected to the finger blocks by an elevated walkway level which cannot be accessed from the tower. The existing tower is 24 storeys in height and has a mix of uses with a boxing club, nursery, estate offices and residential units.
- 1.2 The existing tower has a concrete structural frame with pre-cast concrete panels forming the external cladding to the residential floors. The windows incorporate blank panels which make up the remainder of the cladding. At the walkway level half of the tower is open sided and features an external staircase and external floor area. The building also features a canopy at this level which extends around the building.
- 1.3 The uses in the tower are largely split. At existing ground floor level there is a boxing club and facilities, refuse areas and transformers. The mezzanine level which is essentially 1st floor level, the nursery occupies the majority of the floor. At walkway level and the level above there is office floorspace and ancillary facilities but a large part of the floor is open sided. Above the walkway level there is office space and further ancillary facilities. The remaining upper 20 floors are in residential use.
- 1.4 At roof level the building has a decorative 'crown' feature with circular holes. At main roof level there is a plant room.
- 1.5 From the walkway level there is a curved ramp down to ground level. The entrance to the tower is at ground floor on the southern side. Grenfell Road extends under the main walkway and has a number of garages and the rear entrance of the baseline studios. To the western side of the tower there is an enclosed playground area.
- 1.6 The site is not located near to any listed buildings and is not located within a conservation area. The newly adopted Avondale Conservation Area is located to the south of the site, and the Ladbroke Conservation Area is located to the east.

2.0 PROPOSAL

- 2.1 The proposal is for the refurbishment of the existing Grenfell Tower including new external cladding and fenestration, amendments to the plant room including the removal of redundant aerials, reconfiguration of lower 4 levels to provide 7 new residential units for social rent, replacement nursery facilities and boxing club, external public realm works, and the redevelopment and change of use of existing garages to create a refuse collection area.
- 2.2 At ground floor level the tower will have a new entrance lobby area to access the lifts to the flats above. The ground floor is also proposed to accommodate the relocated nursery and an entrance to the relocated boxing club facilities at walkway level.
- 2.3 At mezzanine level (1st floor) 3 of the proposed residential units are located (see breakdown below). This level also includes office floorspace and a community meeting room.
- 2.4 At walkway level the relocated boxing club and further office floorspace is

proposed. The floor above the walkway is then proposed to feature 4 further residential units (see breakdown below).

- 2.5 The tower is proposed to be re-clad and a new window system installed. The walkway joining to the tower is to be removed as well as the canopy that extends around the tower.
- 2.6 2 of the garages under the walkway section of Grenfell Road are to be converted to a refuse store and bicycle store.
- 2.7 Existing and proposed floorspace and Residential Uses.

Use	Existing sq.m (GIA)	Proposed sq.m (GIA)
Residential	0	682
Office	527	220
Nursery	244	209
Boxing Club	198	280

The residential units proposed are as below:

3 x 4b6p units
1 x 3b accessible unit
1 x 1b2p unit
2 x 2b3p units

The existing and proposed office space is used by the Estate Management Board (EMB) and is ancillary to the residential accommodation.

- 2.8 In accordance with policy C1 of the Core Strategy and policy 8.2 of the London Plan, the applicant has submitted a unilateral undertaking for the development. The heads of terms are to secure the following:

Education Contribution (Primary and Secondary): £70,647.12
Monitoring Fee: £1,766.18
Secured social rented tenancy
Permit free residential units

For the Mayors Community Infrastructure Levy charge the residential units are exempt and no other use has an increase of 100sq.m, therefore no CIL payment is generated by the scheme.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was previously sought under application PP/12/03163 for the refurbishment of Grenfell Tower including new external cladding and fenestration, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, replacement canopy, external public realm works, redevelopment and change of use of existing garages to refuse collection area and office accommodation (use class B1). This application was withdrawn for amendments.

- 3.1 Directly adjacent to the site, permission was approved 21/12/2012 under application PP/12/01833 for the demolition of the existing leisure centre and the erection of a new academy and replacement leisure centre and public realm improvements. This application is currently being implemented.

4.0 PLANNING CONSIDERATIONS

- 4.1 The issues in the case are considered to be:
 - 4.1.1 The principle of additional housing units and the quality of the accommodation proposed as part of the works.
 - 4.1.2 The impact of the proposed changes to other uses on site.
 - 4.1.3 The impact of the works on the appearance of the building and area, and views from the adjacent conservation area.
 - 4.1.4 Any transport impacts.
 - 4.1.5 The impact on existing amenity in terms of a loss of light, sense of enclosure or loss of privacy, trees and climate change.
- 4.2 The relevant policies against which to assess this proposal are contained within the Core Strategy of the Local Development Framework, as well as certain policies 'saved' from the Unitary Development Plan 2002 (as amended 28th September 2007).

The relevant Core Strategy policies are:

- CO5 (Renewing the Legacy)
- CL1 (Context and Character)
- CL2 (New Buildings, Extensions and Modifications)
- CL5 (Amenity)
- C1 (Planning Obligations)
- CK1 (Social and Community Uses)
- CT1 (Improving alternatives to car use)
- CH1 (Housing targets)
- CH2 (Diversity of housing)
- CE1 (Climate change)
- CE6 (Noise and vibration)
- CR4 (Streetscape)
- CR6 (Trees and Landscape)
- CF5 (Location of business uses)

The relevant 'saved' Unitary Development Plan policies are:

- CD63 (Views in/out of the Conservation Areas)

- 4.3 Also for consideration is 'The London Plan, Spatial Development Strategy for Greater London, as adopted July 2011 (amended 2013). The relevant policies are set out below:
 - 3.1 (Ensuring equal life choices for all)
 - 3.2 (Improving health)
 - 3.5 (Quality and design of housing)
 - 3.8 (Housing choice)
 - 3.16 (Protection and enhancement of social infrastructure)
 - 3.17 (Health and social care facilities)
 - 3.19 (Sport facilities)
 - 7.2 (Inclusive Environment)
 - 7.3 (Designing out crime)
 - 7.4 (Local Character)
 - 7.5 (Public realm)
 - 8.2 (Planning obligations)

The contents of the Government's National Planning Policy Framework has also been taken into account.

4.4 The Transport SPD, Access SPD, the Planning Obligations SPD, and the Kensington Academy and Leisure Centre Planning Brief have been taken into consideration in the determination of the application. The London Plan Housing SPG has also been considered.

4.5 Principle and Quality of Housing

The development proposes the creation of 7 new units of accommodation for use as social rented properties secured by the Unilateral undertaking. The units being created are on two floors located at mezzanine level and above the walkway level. The residential accommodation at mezzanine level provides 1 x one bed unit and 2 x two bed units. The proposals provide a mix of units in accordance with the Strategic Housing Market Assessment and policy CH2 of the Core Strategy and in this location the principle of the new units are acceptable in accordance with policy CH1. In floorspace terms these units are above the requirements set out in the London Plan and the Housing SPG. The floor to ceiling height is approximately 2.3m at mezzanine level which is below the standard of 2.5m (Housing SPG) for new units and the requirements of policy CH2. However the proposed mix of units has been revised to provide smaller units of accommodation and the development is constrained by the existing floor to ceiling heights of the building which match all other residential floors. The canopy to the building has also been removed which improves the light penetration to these units and the quality of accommodation would be on balance acceptable. Above the walkway level the development provides 1 x 3 bed (accessible unit) and 3 x four bed units. These units have a generous floor to ceiling height well in excess of the standard and provide family accommodation which is supported. The provision of an accessible unit also meets the requirement to provide 10% of wheelchair accessible units. The units achieve the required standards in terms of sunlight and daylight at both the mezzanine level and above the walkway. With the new access arrangements, the units also meet lifetime homes and are considered to provide an acceptable quality of accommodation in accordance with policies CH1, CH2 of the CS, policies 3.5 and 3.8 of the London Plan, and the London Plan Housing SPG.

4.6 Social and Community Uses

Policy CK1 of the Core Strategy requires that all social and community uses in the borough are to be protected. As part of the proposals the existing nursery located in Grenfell Tower is to be moved to the ground floor of the tower with direct access from the western side. There is a reduction of 35 sq.m of nursery floorspace in the proposed scheme. However the facilities proposed are more efficient in layout and allow for access to the playground to the western side of the tower. The applicants have also submitted supporting information to state that the revised location and layout would allow for an increase in capacity from 26 to 40 nursery places. The provision of the new residential units generate the need for additional nursery spaces in accordance with the planning obligations SPD which can be provided by the refurbishment works. In this case the loss of floorspace is acceptable as the relocated facilities would provide an improved nursery in accordance with policy CK1 of the CS and policies 3.16 and 3.17 of the London Plan. As a result of this, the contribution required as part of the S106 contributions for nursery places has been removed as significant improvements have been provided.

4.7 Boxing Club Facilities

The existing boxing club is also proposed to be relocated as part of the development. The use requires a generous floor to ceiling height. The Boxing club is proposed to move to the walkway level and has a 4m floor to floor height. This is suitable for the facilities required for the boxing club to operate, such as the boxing ring. The boxing club also features its own access from ground level on the southern side of the tower and has associated changing facilities at the walkway level. There is an increase of 82sq.m and again the facilities are being improved. The scheme is acceptable in accordance with policy CK1 of the CS and policies 3.2 and 3.19 of the London Plan. The benefits provided by the redeveloped facilities are appropriate and it is recommended that the health and community facilities contributions required as part of the standard S106 calculation are not being sought as improvements are being proposed in kind.

4.8 Office Accommodation

Policy CF5 of the CS resists the loss of offices in the borough. In this instance the existing office accommodation is used for the Estate Management Board (EMB) of the Lancaster West estate operated by the Tenant Management Organisation (TMO). This office floorspace is not readily used as office space for external operators, but is in conjunction with the running of the estate and is considered to be ancillary to the residential uses on the estate. Therefore the reduction in office floorspace in this case is not objected to as it is considered to be in connection with the residential use and not as a self contained office. As a result there is no objection raised under policy CR5 of the CS for the reduction of floorspace as it will have no impact on the operation of the EMB.

4.9 Planning Obligations

In accordance with the Planning Obligations SPD and policy C1 of the CS, contributions are required to mitigate the impacts on the infrastructure of the Borough where new residential units are being provided. In this case seven new residential units are being provided. The development generates the need for education contributions towards nursery, primary and secondary, and health and community facilities. In the proposals put forward improvements in kind are being provided to the existing nursery increasing its capacity, and the boxing club. Therefore in this case the contributions towards nursery facilities and health and community facilities are not being sought by planning obligation. As stated in the proposal section an education contribution towards primary and secondary education is being sought. The scheme is on balance considered to comply with policy C1 and the Planning Obligations SPD.

4.10 External Appearance and Public Realm

The scheme proposes the re-clad of the building with zinc over-cladding with a new window system. For the new window system and heating to work efficiently the whole building is required to be over clad. The zinc panels proposed to the majority of the building are a light grey/silver colour. The tower will then have white monochrome infill panels at the podium level and between the windows. The lower levels will feature darker grey panels which define the base more clearly and the entrances to the building. The new windows will feature a ventilation section that will allow for the individual residential units to be ventilated without opening the main windows. The main windows will be openable but to a limit, for the safety of the residents. It is proposed that the windows are tilt and turn so that they can be cleaned from the inside which is supported.

- 4.11 At roof level alterations are proposed to the existing porthole termination to the building and the plant room. A new slatted crown is proposed which will cover the existing porthole crown. This will provide the building with a stronger top element and is acceptable subject a condition in relation to the materials proposed. The plant room is also to be improved with redundant antenna and satellite dishes being removed. This will improve the appearance of the building where it meets the sky and is supported. The materials proposed will provide the building with a fresh appearance that will not be harmful to the area or views around it. Therefore subject to a condition requiring the submission of samples of the materials the appearance of the tower is considered to be in accordance with policies CL1 and CL2 of the CS.
- 4.12 Due to its height the tower is visible from the adjacent Avondale Conservation Area to the south and the Ladbroke Conservation Area to the east. The changes to the existing tower will improve its appearance especially when viewed from the surrounding area. Therefore views into and out of the conservation areas will be improved by the proposals in accordance with 'saved' policy CD63 of the UDP.
- 4.13 At ground floor level the entrances are proposed to be defined by new surrounds and the walkway between the tower and the walkway is to be removed improving the environment around the entrance to the tower and security. The canopy is also to be removed which will also improve the environment at ground floor level around the tower. In the Kensington Academy and Leisure Centre Planning Brief (adopted May 2011) under the objectives of the development significant improvements were sought to enhance the quality of the pedestrian route under Grenfell Walk, to make it a more pleasant route to take (4.2.1 (4)), 5.4.5). These alterations were considered more suitable to develop in connection with the alterations to Grenfell Tower. The proposed removal of the walkway between the tower and the main walkway with Lancaster West as part of the current application will significantly improve the legibility of the pedestrian route east west to the south of the tower to access Station Walk, and improve the safety and security of the area which is welcomed and is in accordance with the brief. Under the remaining walkway, new bicycle stands are proposed, and two of the existing garages are proposed to be converted to a bicycle store and recycling area. The other garages will be left as existing. Improvements to the public realm at the base of the tower and around are proposed including resurfacing to link with the landscaping for the Kensington Academy and Leisure Centre approved application (PP/12/01833). The proposed changes to the base of the tower and the public realm will enhance the appearance of the area and are in accordance with policies CL1, CL2 and CR4 of the CS, the Kensington Academy and Leisure Centre Planning Brief and London Plan policies 6.10, 7.2, 7.3, 7.4 and 7.5.

4.14 Transport

The proposal seeks to reconfigure the base of the tower, relocating and retaining existing uses and providing seven new units of accommodation. The proposed residential units are to be permit free to satisfy CT1(c). The applicants have acknowledged the need for permit free and this is included in the unilateral undertaking. The scale of the nursery and the boxing club would not change significantly and their continued operation would have no transport impacts. The scheme has been amended resulting in the loss of two parking garages (previously six) under the walkway. Under Policy CT1 (b) applicants must demonstrate that development would not result in any material increase in traffic congestion or on-street parking pressure. In most circumstances the loss of off-street residential car parking leads to the displacement of parking demand on street exacerbating local parking pressures and contributing to traffic congestion, as vehicles circulate looking for a free space. The proposal involves the loss of two off street parking spaces. Of the 109 garages under the estate's three finger blocks, 13 are reported as being vacant. The loss of two garages would not

significantly reduce spare parking capacity on the estate and is acceptable. The transportation and highways policies aim to encourage sustainable travel behaviour and reduce car ownership and use through controlling parking supply. In this context the risk of parking demand being displaced on street in future is not considered to be significant. An objection under CT1 (b) therefore is not warranted.

4.15 Bicycle parking is required to satisfy CT1 (f). Bicycle parking is provided at the edge of the walkway at ground level which is suitable for visitors and users of the D1 uses. The new residential units are proposed to have secure bicycle parking in one of the converted garages under the walkway. The size of the garage is adequate to provide the level of cycle parking required for the seven new units and subject to a condition requiring details of the bicycle storage, the proposals comply with policy CT1 (f) of the CS.

4.16 Amenity

In amenity terms there would be no loss of light, sense of enclosure or loss of privacy as a result of the proposals. With the installation of the new cladding and windows, the existing residents would have improved sound insulation and ventilation. The alterations to the plant room and the heating system may require additional plant equipment to be installed. No details have been provided in respect of the additional plant and therefore conditions are recommended to ensure that any plant does not have a detrimental impact on the amenity of the residents in the tower of the surrounding area. The proposals therefore comply with policies CL5 and CE6 of the CS.

4.17 Trees

The trees around the tower were surveyed as part of the Kensington Academy and Leisure Centre scheme (PP/12/01833). Three low quality 'C' grade trees are to be removed in the vicinity of Grenfell tower (see Unwin Tree Survey dated August 2012) which is not objected to. Subject to conditions regarding tree protection measures and the submission of landscaping details the scheme is complies with policy CR6 of the CS.

4.18 Climate Change

Policy CE1 of the Core Strategy requires that conversions and refurbishments of residential development achieve EcoHomes Very Good at design and construction stage (EcoHomes has been superseded by BREEAM for Domestic Refurbishment 2012). The applicants have submitted a sustainability and energy statement (Max Fordham, 27 June 2013) in support of the application. Certain credits can be achieved by the proposed improvements but it is shown that is not possible to meet the 'very good' standard overall for the tower. The proposed alterations which include the new windows, cladding materials and internal heating system will all provide a significant improvement to the sustainability of the building. Therefore the application is considered to be on balance acceptable when looking at the improvements proposed and the existing constraints of the site. No objection is raised in relation to policy CE1 of the CS.

5.0 PUBLIC CONSULTATION

5.1 148 addresses were notified of the proposal in Grenfell Tower. Comments were received from the Kensington Society and two objections were received.

5.2 Kensington Society

Where we welcome the improvements to Grenfell Tower, we are concerned about the other issues shared by the estate. Can you tell me what is proposed to address the problems of central heating, electric and general systems upgrade within the other buildings within the Lancaster West Estate?

In this application only Grenfell Tower is being considered which is having significant improvements. The rest of the Lancaster West Estate does not form part of the application being assessed.

5.3 The objection was based on the following grounds:

5.4 **Objection to the fact that residents have not been more fully involved in the issue of the removal of the GT canopy and the need to permanently lock up our windows if the canopy is removed.**

The removal of the canopy is an improvement to the tower which will also allow an adequate level of light to the units at the mezzanine level. The windows are not proposed to be permanently locked; however the control of the window openings is the responsibility of the management for the estate. This is not considered to be an objection that would warrant a refusal of the application.

5.5 **Concerned that the residents of Grenfell Tower have not been allowed more of a say in the type of windows that will be installed.**

The proposals submitted have been assessed as part of the application and the windows are considered to be acceptable and the most appropriate type. During the application the Local Planning Authority has carried out the statutory consultation as required and an additional consultation. The applicants submitted an engagement statement (August 2012, Taylor Young) in support of the application which demonstrates that the consultation with local residents was carried out.

6.0 CONCLUSION

6.1 In conclusion the proposed scheme provides significant improvements to the site and is acceptable. The provision of seven new affordable housing units which have a satisfactory quality of accommodation is supported. The reorganization of the existing uses in the lower floors provides greater facilities and more suitable access arrangements that will benefit the local community. The changes to the external appearance of the building will also provide positive enhancements to the appearance of the area, and the removal of the walkway and the canopy are welcome improvements. The residents will also benefit from increased security and new windows and heating systems to allow each unit to have independent climate control.

The proposed residential units are permit free and adequate cycle parking has been provided for the new residents and visitors to the other uses and therefore no objection is raised in relation to transportation. There would be no loss of amenity to the surrounding residents and overall the application is acceptable and is in accordance with policies CL1, CL2, CL5, C1, CK1, CT1, CH1, CH2, CE1, CE6, CR4, CR6 and CF5 of the Core Strategy, 'saved' policy CD63 of the UDP and policies 3.5, 3.8, 3.16, 3.17, 6.10, 7.2, 7.3, 7.4 and 7.5 of the London Plan, the Transportation SPD, the Access SPD, the Kensington Academy and Leisure Centre Planning Brief and the London Housing SPG.

7.0 RECOMMENDATION

7.1

Granted subject to a Section 106 agreement Recommendation:

Grant planning permission subject to S.106 Unilateral Undertaking.

**JONATHAN BORE
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT**

List of Background Papers:

The contents of file PP/12/04097 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

10/01/2014 17:44:15

Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL5	Amenity
C1	Infrastructure Delivery and Planning Obligations
CK1	Social and Community Uses
CT1	Improving alternatives to car use
CH1	Housing Targets
CH2	Housing Diversity
CE1	Climate Change
CE6	Noise and Vibration
CR4	Streetscape
CR6	Trees and landscape
CF5	Location of Business Uses

'Saved policies of the Unitary Development Plan adopted 25 May 2002

CD63	Conservation Area Views
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London Plan Spatial Development Strategy for Greater London adopted July 2011

3.1	Ensuring equal life chances for all
3.2	Improving health and addressing health inequalities
3.5	Quality and design of housing developments
3.8	Housing choice
3.16	Protection and enhancement of social infrastructure
3.17	Health and social care facilities
3.19	Sports facilities
7.2	Geological conservation
7.3	London's canals and other rivers and waterspaces
7.4	Local character
7.5	Public realm
8.2	Planning obligations

The material circumstances of the case, including site history, location, and impact on amenities were considered.

In addition, consideration was given to the results of public consultation.

It was concluded that there was no impact upon the amenities of adjoining occupiers, or upon the character or appearance of the area, that would justify a refusal in this case.

In conclusion the proposed scheme provides significant improvements to the site and is acceptable. The provision of seven new affordable housing units which have a satisfactory quality of accommodation is supported. The reorganization of the existing uses in the lower

floors provides greater facilities and more suitable access arrangements that will benefit the local community. The changes to the external appearance of the building will also provide positive enhancements to the appearance of the area, and the removal of the walkway and the canopy are welcome improvements. The residents will also benefit from increased security and new windows and heating systems to allow each unit to have independent climate control.

The proposed residential units are permit free and adequate cycle parking has been provided for the new residents and visitors to the other uses and therefore no objection is raised in relation to transportation. There would be no loss of amenity to the surrounding residents and overall the application is acceptable and is in accordance with policies CL1, CL2, CL5, C1, CK1, CT1, CH1, CH2, CE1, CE6, CR4, CR6 and CF5 of the Core Strategy, 'saved' policy CD63 of the UDP and policies 3.5, 3.8, 3.16, 3.17, 6.10, 7.2, 7.3, 7.4 and 7.5 of the London Plan, the Transportation SPD, the Access SPD, the Kensington Academy and Leisure Centre Planning Brief and the London Housing SPG.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/12/04097>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.