

Consultation Statement: Units 1-14 Latimer Road Design Code Supplementary Planning Document (SPD)

July 2021

Regulation 12 of the Towns and Country Planning (Local Planning) (England) Regulations 2012

The Council has prepared the Units 1-14 Latimer Road Design Code Supplementary Planning Document (SPD). In accordance with Regulation 12 of the Towns and Country Planning (Local Planning) (England) Regulations 2012, this Consultation Statement sets out:

Regulation 12 (a) (i) the persons the local planning authority consulted when preparing the supplementary planning document

The Council undertook a number of workshops with residents and local stakeholders before the Draft SPD was published for consultation.

1. Latimer Road – 7/8/2020
2. MS Teams (27/08/2020)
3. MS Teams (28/09/2020)
4. MS Teams (15/12/2020)
5. MS Teams (5/2/2021)

The draft Units 1-14 Latimer Road Design Code SPD 6-week consultation was then carried out between 8 April 2021 to 23 May 2021).

The Local Planning Authority has a Local Plan consultation database which has in excess of 2,300 consultees. An email out was sent to all consultees on the Local Plan database notifying them of the consultation and inviting comments. This notification was also sent to all persons who had requested to be notified of updates on this SPD.

The documents were also available on-line under 'current consultations' on the planning pages of the Council's website and were open to anyone for comment. Documents were made available in all local libraries in the Borough for reference and hard copies were also available in Kensington Town Hall upon request.

The Local Plan database includes 'general', 'specific', 'prescribed' and 'local' consultation bodies as required by legislation. The 'general consultation' bodies include voluntary bodies such as the Kensington Society, the Chelsea Society and Tenants and Residents Associations, bodies which represent the interests of different racial, ethnic or national groups such as London Gypsy and Traveller Unit, bodies representing religious groups such as Christ Church Kensington, bodies representing the interests of disabled persons such as Action Disability Kensington and Chelsea and bodies which represent the interests of persons carrying out business in the Royal Borough such as KC Chamber of Commerce.

The 'specific' and 'prescribed' consultation bodies consulted included the Environment Agency; Natural England, Historic England, the Highways Agency, the Clinical Commissioning Group, Thames Water and the Mayor of London (GLA).

The 'local' consultation bodies consulted included individual residents and persons carrying on business in the Royal Borough who signed up to the above database or visited the specific pages of the Council's website.

In addition to the Council's website, in accordance with Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the documents were also made available for inspection during normal office hours at Kensington Town Hall and at local libraries in the borough.

Regulation 12 (a) (ii) a summary of the main issues raised by those persons

(1) Workshops

The range of feedback received at the workshops can be split into these categories:

- Massing + Height
- Viability
- Design considerations
- Conservation Area extension

(2) Statutory 6 week consultation on the Draft Units 1-14 Latimer Road Design Code SPD

The Council received 65 responses to the consultation. The key themes raised are summarised below:

- Concerns over the height and massing prescribed in the draft SPD and the impact on sense of enclosure.
- Concerns over the sunlight and daylight impacts of the prescribed guidance in the draft SPD.
- Concerns over the impact on traffic and parking by guidance in the draft SPD.
- Concerns over the levels of noises to new properties in close proximity to the railway and noise reverberation to the properties on Eynham Road.
- Concerns over the viability of development to units 1-14.
- Concerns over the sustainability of development.
- Concerns on specific design related issues such as amenity space to residential units, housing numbers, use of services zones and floor to ceiling heights.

Regulation 12 (a) (iii) how these issues have been addressed in the supplementary planning document

(1) Workshops

Feedback from the workshops has fed into and helped inform the draft Units 1-14 Latimer Road Design Code Supplementary Document as it has emerged. This included undertaking independent sunlight/daylight testing at the request of local residents, and the prescription of further high level set backs to units located directly in front of shorter residential

properties. In addition, the draft SPD has prescribed building heights that carefully consider appropriateness to local context as well as the viability implications that were also independently tested.

(2) Draft Units 1-14 Latimer Road Design Code Supplementary Planning Document

A detailed consultation schedule explaining how these issues have been addressed is available on the Council's website. The Council's response to each comment has been presented in these tables and sets out how comments have been addressed. The Council's responses were made available alongside the Draft Units 1-14 Latimer Road Design Code SPD.