

Local Development Order

Royal Borough of Kensington and Chelsea

**Nos. 21 to 32 (consecutive) Redcliffe Road,
London SW10**

Adopted on April 2024

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Royal Borough of Kensington and Chelsea

Nos. 21 to 32 Redcliffe Road Local Development Order

Section 61A of the Town and Country Planning Act 1990, as amended ("the Act")

STATEMENT OF REASONS

1. INTRODUCTION

- 1.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended ("the GPDO") sets out the types and sizes of extensions and alterations that can be constructed without the need to apply for planning permission through the normal planning application process. Proposals that comply with the provisions of the GPDO are known as "permitted development".
- 1.2 A local development order is a mechanism under section 61A of the Act by which a Local Planning Authority ("LPA") can expand these national permitted development rights. A local development order deems planning permission to have been granted for a specific type of development within a defined area, removing the need for a separate planning application where the proposed development meets all the requirements of the local development order. In this way, it can streamline the planning process, creating certainty and saving considerable time and money, for both the landowner and the LPA.
- 1.3 The purpose of this Local Development Order ("LDO") is to remove the need to apply for planning permission through the normal planning application process, for the erection of mansard roof extensions at third floor level on part of a terrace of houses at Nos. 21 to 32 Redcliffe Road, London SW10.
- 1.4 Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended ("the DMPO") sets out the procedure for making a local development order. It states under Article 38(1) that where a LPA proposes to make a local development order, it must first prepare a draft of the order and a "statement of reasons" which must include:
 - a description of the development which the order would permit; and
 - a plan or statement identifying the land to which the order would relate.

- 1.5 This document is the “statement of reasons” required by the DMPO. However, it also includes other information to further explain and justify the making of the LDO, as recommended in best practice.
- 1.6 Between 29 September and 8 December 2023 the Council consulted on a draft LDO to allow mansard extensions on part of a terrace of houses at Nos. 21 to 32 Redcliffe Road, London SW10 (“the Properties”). This initial draft LDO and statement of reasons included a requirement that all the mansards must be constructed simultaneously. However, the Lead Member for Planning and Place is of the opinion that this simultaneous development will not be necessary. This draft LDO removes this requirement, with the statement of reasons explaining why this amended LDO would be appropriate.
- 1.7 Further consultation is required as the removal of the simultaneous development requirement is a substantive change to the original draft LDO. The decision as to whether or not to adopt an LDO (in either its original or amended form) will be taken as and when this consultation is completed, and all representations considered.

2. DESCRIPTION OF DEVELOPMENT PERMITTED

- 2.1 If adopted, this draft LDO would grant planning permission for the erection of mansard roof extensions at third floor level on the Properties, as shown outlined in red on the Plan annexed to this LDO at Appendix A.
- 2.2 Any mansard roof extension at the Properties would have to follow the parameters set out in this LDO and in the Redcliffe Road Local Development Order Design Guide (“the Design Guide”), which is annexed to this LDO at Appendix B. The Design Guide includes requirements relating to:
- the demolition of existing structures and paraphernalia at roof level on the Properties;
 - the profile and height of the proposed mansards, party walls and chimneys;
 - the design and height of the proposed windows and dormers; and
 - the materials to be used for the proposed mansards, windows and dormers.
- 2.3 The building of a mansard roof extension under this LDO would also be dependent on:
- the inclusion of roof mounted solar photovoltaics (PVs) on the top sloping elements of the mansard; and
 - the provision of a bottle balustrade to the front parapet.
- 2.4 The location of and the specifications for the PVs, and the design of the bottle balustrade are included in the Design Guide.

- 2.7 For the avoidance of doubt, this LDO would not permit the construction of a mansard on top of an existing roof extension; nor would it allow for the creation of a roof terrace, even where one may already exist.

3. JUSTIFICATION FOR MAKING THIS LDO

- 3.1 The Council's Local Plan adopted in 2019 has policies in place which support the creation of additional storeys on buildings where they are architecturally sympathetic to the age and character of the buildings and group of buildings.
- 3.2 The Properties form part of a terrace on the east side of Redcliffe Road. These Properties, which currently lie one storey below the central part of the terrace (Nos. 13 to 20) are uniform in that the majority have four storeys: lower ground, ground and two additional storeys. However, there are a number of existing unsympathetic roof terraces or other roof level alterations on this part of the terrace, with Nos. 21 and 25 already having poor quality roof extensions. All but No. 30 have lost their bottle balustrade to the front at roof level. All these Properties date from the middle of the 19th Century.
- 3.3 The LDO will promote the creation of an additional storey, of the approved design, which will be architecturally sympathetic to the age and character of the individual properties. Moreover, in certain cases the new extension will include the removal of inappropriate existing additions.
- 3.4 Over time the Council expects all the mansards (save perhaps in relation to No. 21 which already has a roof terrace) to be constructed in accordance with the Design Guide, and this will add uniformity to this part of the terrace.
- 3.5 The removal of inappropriate extensions and the creation of a uniform terrace will help preserve the character and appearance of the Properties and the Boltons Conservation Area.
- 3.6 The requirement to reinstate the original bottle balustrade parapet wall to the front of Nos. 21 to 32 Redcliffe Road will, in itself, make a positive contribution to the character and appearance of the Properties, and the Boltons Conservation Area.
- 3.7 For a mansard to be constructed under the provisions of this LDO it must include the provision of PVs as set out in the Design Guide. The provision of PVs is in accordance with the Council's ambitions to be a net zero carbon borough by 2040 and to reduce CO2 emissions and thus they are considered a significant benefit. They will not be visible from street level. A further sustainability benefit is that a new insulated roof is likely to improve the energy performance of the whole building thereby reducing its carbon emissions.

- 3.8 The new mansards would create additional residential floorspace. Whilst this is unlikely to result in the creation of any additional units it may make the existing housing suitable for a wider range of occupiers and allow families to grow without having to move away. This will be of particular relevance to the Properties that are currently being occupied as flats.
- 3.9 The Council would particularly welcome the provision of mansard extensions which are associated with the provision of new self-contained units. However, this is not a requirement of this LDO.

4. STATEMENT OF POLICIES THAT THIS LDO WOULD IMPLEMENT

- 4.1 This proposed LDO is consistent with, and will help deliver a number of policies within the Council's Local Plan (2019). These include policies relating to design, the historic environment and sustainable energy. A list of relevant policies is set out below:

CL1 – Context and Character

CL2 – Design Quality

CL3 – Heritage Assets – Conservation Areas and Historic Spaces

CL8 – Existing Buildings – Roof Alterations/Additional Storeys

CE1 – Climate change

5. LIFETIME OF THIS LDO

- 5.1 It is intended that this LDO will be active for a period of ten years following the date of its adoption unless it is revoked or modified beforehand. This will allow sufficient time for the owners of the Properties covered by this LDO to build their mansards should they choose to do so, and for the Council to assess the effectiveness of the LDO.
- 5.2 At the end of the ten-year period, the Council would have the following options:-
- Renew this LDO under the same terms and conditions as previously;
 - Renew this LDO but modify its terms and conditions; or
 - Revoke this LDO and return to the standard planning application process in relation to proposed mansards at the Properties.
- 5.3 Development which has started under the provisions of this LDO will be allowed to be completed in the event this LDO is revised, revoked or expires.

6. PROCESS FOR BUILDING THE MANSARDS UNDER THE PROVISIONS OF THIS LDO

- 6.1 Any proposed development which conforms to the criteria and conditions set out in this LDO and the Design Guide can be constructed without an express grant of planning permission. Subject to paragraphs 6.7 and 6.8, there is no requirement for the owners or developers of the Properties covered by this LDO to notify the Council before constructing the mansards.
- 6.2 There is no planning fee for building a mansard under the provisions of this LDO, or for discharging the conditions set out in Appendix D.
- 6.3 The owners or developers of the Properties covered by this LDO must notify the Council upon completion of the mansards, so that the Council can ensure that all of the mansards meet the requirements of this LDO.
- 6.4 The owners or developers can, if they so choose, seek to apply to the Council for a Certificate of Lawful Development to confirm that the extensions are “lawful”, or comply with the detailed requirements of this LDO.
- 6.5 If the Council is of the view that any of the mansards do not meet the design criteria set out in the Design Guide, the Council will require the submission of a retrospective planning application in relation to these mansards. This will be determined in accordance with development plan policies and other relevant material considerations in the normal way. Development carried out which does not comply with this LDO or any part of the Design Guide may be liable to enforcement action.
- 6.6 Any owner wishing to build a mansard under the provisions of this LDO are strongly advised to discuss their proposals with their neighbours, and to consider building the extensions along the terrace simultaneously. This will have benefits in terms of townscape as well as minimising the time over which potentially disruptive building activity will occur. However, as explained above, the simultaneous construction of mansards at the Properties is not a requirement of this LDO.
- 6.7 This LDO is dependent on the owners and developers of the Properties complying with the Council’s Code of Construction Practice which requires the submission of an Appendix A Checklist and Site Construction Management Plan (SCMP) to the Council for its approval.
- 6.8 This LDO is also dependent on the owners or developers of the Properties submitting a Construction Traffic Management Plan (CTMP) to the Council for its approval. Therefore, no development of any new mansard at the Properties shall commence until the standard planning conditions set out at Appendix D to this LDO have been discharged by the Council in full. For the avoidance of doubt, a single Appendix A Checklist, SCMP and CTMP should be submitted by the owners or developers of Nos. 21-32 Redcliffe Road to the Council for its approval. The development must be carried out in accordance with the approved Appendix A Checklist, SCMP and CTMP.

- 6.8 Whilst the construction of a single mansard would not normally be of a scale to trigger the need for a CTMP, the construction of multiple mansards would be. The requirement will, therefore, allow the Council to mitigate the impacts of the construction of several mansards at the same time, were this to come forward. The nature of the CTMP will reflect the nature of development proposed. The requirements associated with the simultaneous construction of multiple mansards will be greater than those if only a single mansard is proposed.
- 6.9 This LDO removes the need for a specific grant of planning permission only. Building Regulations approval will still be required as will compliance with the Party Wall Act 1996, where applicable.

7. MONITORING

- 7.1 Development permitted under this LDO will be subject to monitoring to assess the effectiveness of the LDO. Details of all developments completed as part of the LDO process will be included within the Council's Monitoring Report.

8. HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING

- 8.1 The Council has carried out a screening assessment to identify impacts on the relevant ecological receptors of European Sites within the vicinity of development and to determine if the proposals as specified in this LDO are likely to have a significant impact on those receptors. This LDO has therefore been screened for 'likely significant effects' on Habitat Sites, undertaken in accordance with the Conservation of Habitats and Species Regulations 2017, as amended. The HRA Screening Assessment (attached to this LDO at Appendix C) has concluded that this LDO would have no significant effect on relevant European Sites.

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
NOS. 21 TO 32 REDCLIFFE ROAD, LONDON SW10 LOCAL DEVELOPMENT
ORDER (“THE LDO”)

1. This LDO is made by the Royal Borough of Kensington and Chelsea (“the Council”) under section 61A (2) of the Town and Country Planning Act 1990, as amended (“the Act”).
2. This LDO applies only to the land specified in Part I.
3. This LDO grants planning permission for the development detailed in Part II, subject to the Conditions set out in Part III and the Limitations set out in Part IV.
4. Any development that does not comply with the Conditions and Limitations of this LDO will continue to require planning permission in accordance with the provisions of the Act. Unauthorised development may be liable to enforcement action.
5. This LDO takes effect on the date it is adopted by the Council and will expire on the date that is ten years from the date of adoption, unless it is revoked or modified beforehand.
6. Any development permitted by this LDO which has commenced before this LDO expires or is modified, will be permitted to be completed in accordance with the conditions and limitations specified in this LDO.
7. This LDO does not remove the requirement to apply with building regulations or the Party Wall Act 1996, where relevant.
8. This LDO does not remove or affect any existing planning condition that has already been imposed on the grant of any previous planning permission under the Act.

THE COMMON SEAL OF THE)
MAYOR AND BURGESSSES OF)
THE ROYAL BOROUGH OF)
KENSINGTON AND)
CHELSEA was hereunto)
affixed on the day of)
April 2024

in the presence of:-

Part I – the land covered by this LDO

This LDO applies to the land within the Royal Borough of Kensington and Chelsea at Nos. 21 to 32 (consecutive) Redcliffe Road, London SW10 (“the Properties”), as shown more particularly edged red on the Map attached to this LDO at Appendix A.

Part II - Description of Development

This LDO grants planning permission for the erection of mansard extensions at third floor level at the Properties, subject to the Conditions listed under Part III and the Limitations listed under Part IV. A roof extension already exists at No. 21 Redcliffe Road as at the date of this LDO, and this LDO also grants planning permission for this roof extension to be demolished and replaced with a new mansard extension at third floor level which complies with the Conditions and Limitations listed under Parts III and IV.

Part III – Conditions

1. The new mansard extensions at the Properties shall comply in all respects with the specific design parameters, including height, and all other requirements set out in the Redcliffe Road Local Development Order Design Guide (“the Design Guide”). In particular, they must include bottle balustrades and photovoltaic panels as detailed in the Design Guide. No variations to the Design Guide will be allowed.
2. All existing roof terraces, roof extensions or other roof level alterations, and high level paraphernalia on the Properties (including at No. 21 Redcliffe Road) shall be demolished prior to starting construction of the new mansard extensions.
3. No development of new mansard extension(s) at the Properties shall commence unless or until the Council’s standard planning pre-commencement conditions relating to the Code of Construction Practice and the Construction Traffic Management Plan (attached to this LDO at Appendix 4) have been discharged in full and in writing by the Council. Thereafter, throughout the construction period there shall be full compliance with the approved details.

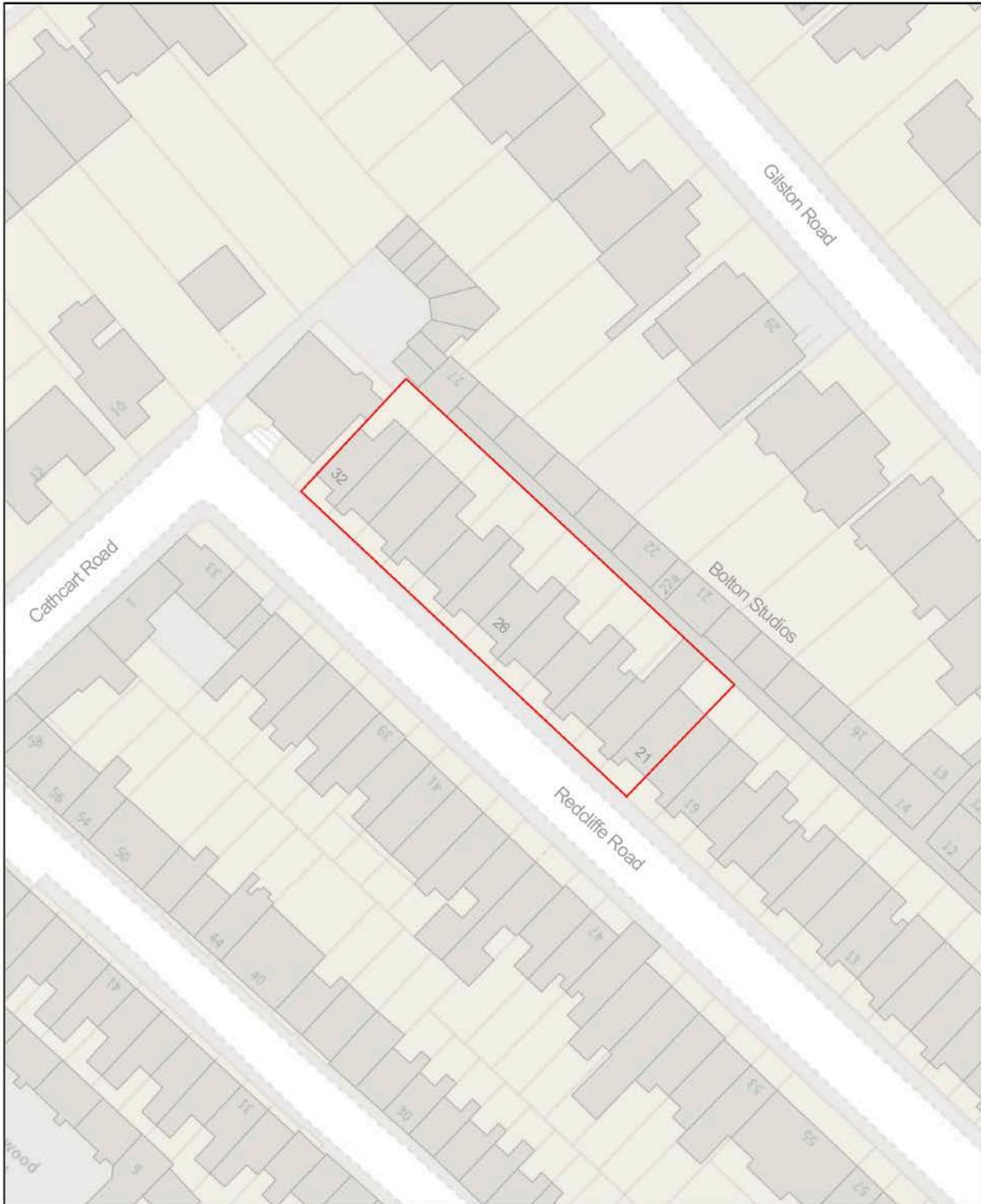
Part IV – Limitations

- a) This LDO does not allow the construction of a mansard on top of an existing roof extension.
- b) This LDO does not allow for the creation of a new roof terrace, even where a roof terrace previously existed at any of the Properties.

APPENDIX A

Map showing the Land affected by this Local Development Order

21-32 Redcliffe Road, London, SW10



 LDO Boundary

 1:800
N @ A4

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Planning Support

The Royal Borough of Kensington and Chelsea

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APPENDIX B

Redcliffe Road Local Development Order Design Guide

Redcliffe Road Local Development Order Design Guide



Acknowledgements

Redcliffe Road Local Development Order

Issue No.01

Date Issued: January 2024

Author: Planning and Place

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Figure 1: Redcliffe Road looking south

1. Introduction

- 1.1 Mansards are one of the defining features of Georgian and Victorian residential architecture. In eighteenth and nineteenth century Britain, the right of property owners to add mansards went without question, however the form of mansards were stringently controlled by a series of Building Acts which mandated their height, inclines, materials, parapets, party walls, chimney stacks and dormers. These regulations led to a distinctive British tradition of mansard design, distinguishable from European typologies found in France or Germany.
- 1.2 This design guide document sets out the specific design parameters that must be adhered to for proposed mansards at Nos. 21-32 Redcliffe Road. The Local Development Order (LDO) will grant planning permission for mansards at Nos. 21-32 Redcliffe Road that adhere to the design and dimensions set out in this design guide. This will ensure that the new mansards conform to the best practice traditions of historic mansard design.
- 1.3 The addition of Georgian and Victorian mansards have historically been undertaken with an understated respect for the original building. The parameters in this document would shape proposals that would continue this long-standing practice while avoiding insensitive additions. The parameters would let homeowners add mansards, while ensuring that these mansards meet the highest historic standards and preserve the character and appearance of Redcliffe Road and The Boltons Conservation Area.



Figure 2: Existing mansard roofs on Redcliffe Road west

2. Purpose of the LDO

- 2.0 Nos. 21 to 32 Redcliffe Road form part of a terrace which dates from the middle of the 19th Century. The Council is satisfied that sensitively designed mansard extensions would be appropriate for Nos. 21 to 32 Redcliffe Road, and would preserve the character and appearance of the buildings and The Boltons Conservation Area.
- 2.1 The properties at Nos. 21 to 32 Redcliffe Road, which currently sit one storey below the central part of the terrace (Nos. 13 to 20) are uniform in that the majority are four storeys in nature; lower ground, ground and two additional storeys. However, there are a number of unsympathetic roof terraces or other roof level alterations on this part of the terrace with Nos. 21 and 25 already having poor quality roof extensions. All but No. 30 have lost their bottle balustrade to the front at roof level.
- 2.3 As the LDO is dependent on the construction of mansards of an agreed design, overtime the LDO is expected to result in the creation of a uniform terrace, as well as remove the existing unsympathetic alterations, extensions and high level paraphernalia. In addition, the requirement to reinstate the original bottle balustrade parapet, cornices and brackets to the front will preserve the character and appearance of the buildings, and the Boltons Conservation Area.



Figure 3: Existing terrace to Redcliffe Road east



Figure 4: Aerial View of Redcliffe Road

3. Properties covered by the LDO

- 3.1 The properties covered by the LDO are Nos. 21 to 32 Redcliffe Road, located on the east side of the street. These properties are indicated in *Figures 4, 5, 6 and 7* within the red line indicated on the aerial photograph, plan and elevation drawings.



Figure 5: Site plan showing boundary to properties on Redcliffe Road covered by the LDO

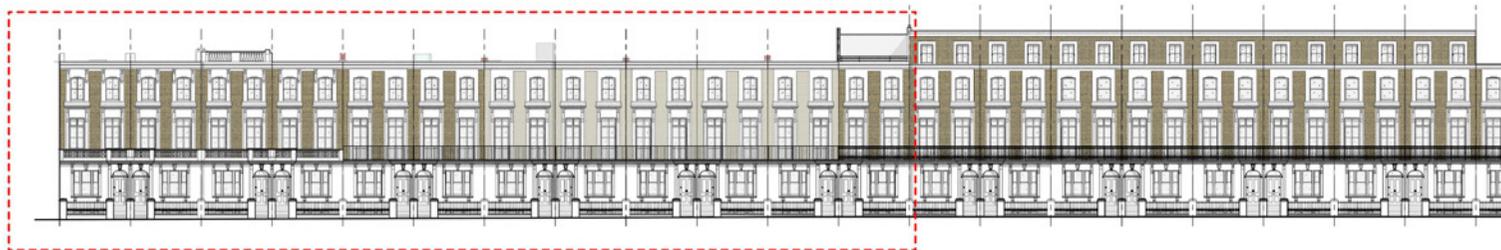


Figure 6: Existing street elevation to Redcliffe Road, east



Figure 7: Existing rear elevation to Redcliffe Road, east

3.2 No.s 21 to 32 form part of the terrace of houses on the east side of Redcliffe Road that mostly appear uniform in appearance, with consistent massing, matching fenestration, window proportions and architecture contributing positively to the street scene and the wider Conservation Area. This consistency sets up a framework and rhythm within which there are subtle differences in the elevational treatment of each house. These include the treatment to the first and ground floor balustrades, the finish to the entrance steps, the front door colours and the detailing to the cornices. While a consistent approach to these differences could further enhance the character and appearance of the street scene, their difference does not detract from this.



Figures 8 & 9: Differing entrance steps and front doors

3.3 The unsympathetic additions to the roofs of Nos. 21, 24, 25, 26 and 27 Redcliffe Road have created differences to the roof-line that undermine the consistent horizontality and termination to the terrace elevation. They create differences in the roof line that detract from the terrace group, the street scene and the wider Conservation Area.

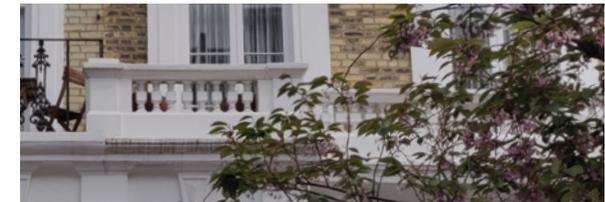


Figure 10 & 11: Differing first floor balustrades

4. LDO Design Parameters



Figure 12: Typical existing street elevation



Figure 13: Typical proposed street elevation

- 4.1 The following pages set out the design parameters, which are intended to shape development proposals to ensure a consistent and high quality approach across the terrace group covered by the LDO and to ensure that the proposals contribute positively to the street scene and the wider context.

4.2 The design parameters focus on the following nine areas and make use of diagrams to illustrate the principles where appropriate:

- *Demolition Works*
- *Bottle Balustrades & Cornices*
- *Mansards*
- *Party Walls*
- *Chimneys*
- *Solar Panels*
- *Materials*
- *Windows & Dormers*
- *Other Requirements*



Figure 14: Typical existing rear elevation



Figure 15: Typical proposed rear elevation

5. Demolition works

- 5.1 All existing extensions and paraphernalia at roof level on the properties covered by the LDO must be removed and recycled where possible. Existing flat roof joists and roof boards should be retained and re-used where possible if in good condition, to form the floor to the proposed mansards.
- 5.2 Figure 16 shows some of the existing extensions and paraphernalia at roof level that will need to be removed, shaded in pink. This image is not exhaustive and there may be more items requiring removal that are not shown in the detail of this image.



Figure 16: Aerial photo highlighting existing extensions and paraphernalia to be removed

 Existing extensions / paraphernalia to be removed

6. Bottle Balustrades and Cornices

- 6.1 The bottle balustrades to all properties covered by the LDO must be reinstated. Profiles, height, and dimensions must match the existing bottle balustrade to No. 30 Redcliffe Road. The existing parapet height must not be raised.
- 6.2 The cornice and bracket detailing below the bottle balustrades must be reinstated to match the original cornice and brackets that remain to numbers 29-32 Redcliffe Road. Numbers 21-25 have lost their original cornices. These must be replaced with a new cornice and brackets to match the existing.
- 6.3 Numbers 26-28 have a non-original cornice that is similar in depth to the original. While it does not exactly match the original, in the interest of sustainability and buildability, this cornice can be retained. However, new brackets to match the existing, must be reinstated below the existing cornice to these properties.



Figure 17: Indicative image of reinstated bottle balustrades



Figure 18: Indicative image of ground to mansard level elevation

- 6.4 The brackets to number 29 Redcliffe Road are non original and do not exactly match the form, profile and detailing of the original brackets to numbers 29-32. In the interest of sustainability and buildability, these brackets can be retained. However, all new brackets to numbers 21-28 Redcliffe Road must match the existing form, profile and detailing of the original brackets to numbers 29-32.

- 6.5 Any repairs to existing fabric should match the original, in terms of the detailed design, finish and appearance.

7. Mansards

7.1 The height of the mansards must be consistent along the terrace, as shown in Figure 21.

7.2 The proposed mansards must be 'flat topped' mansards with the lower steep pitch set at 72 degrees. The base of the mansard must be set back 450mm from the front and back parapets to form an integrated gutter as shown in Figure 23.

7.3 The steep slope must terminate externally so that the internal floor-to-ceiling height is 2300mm, as shown in Figure 23. There must be a lead flashing at the intermediate ridge (knee) junction of the lower slope and 'flat' roof.

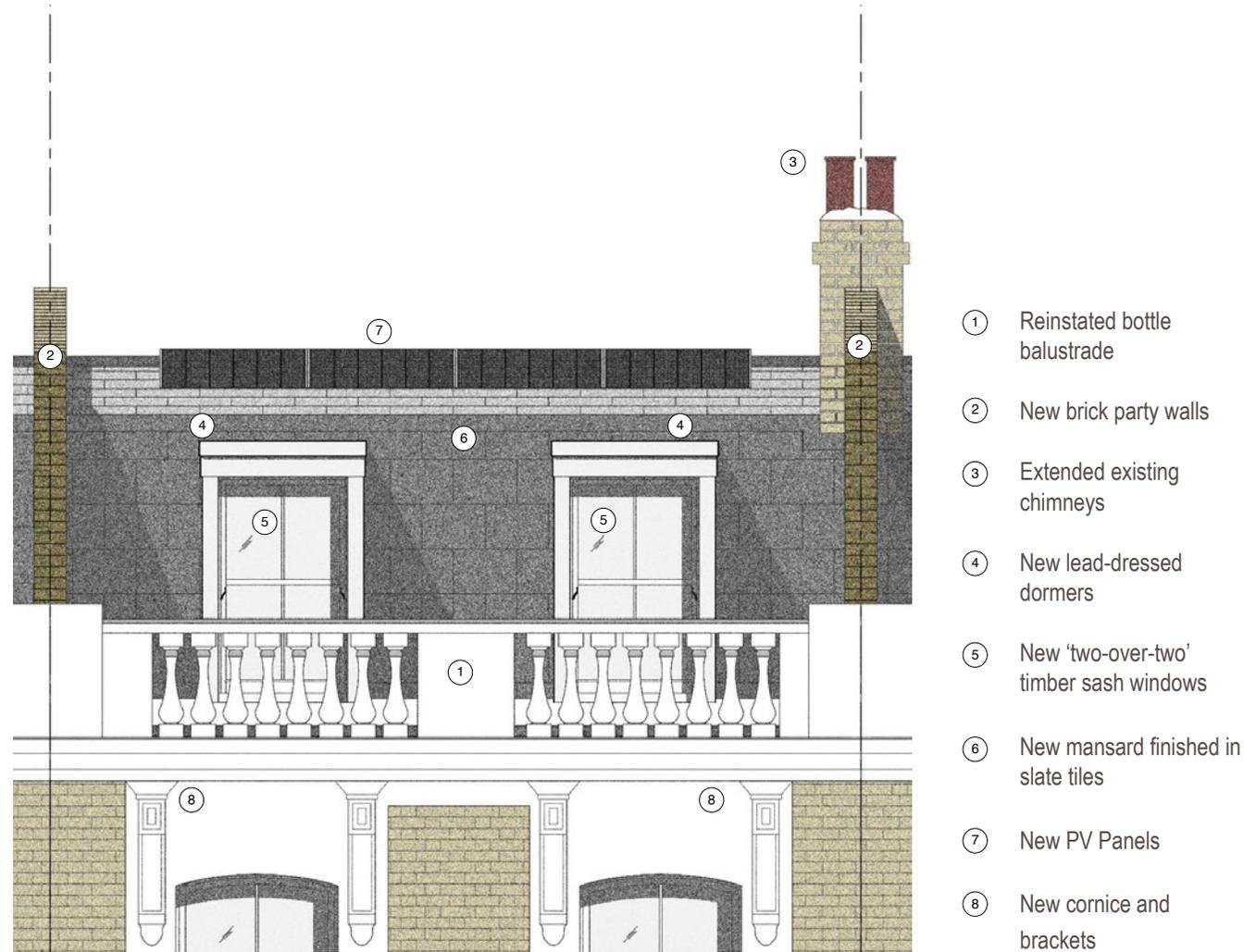


Figure 19: Street-facing proposed mansard elevation

7.4 The 'flat' section of the mansards covered by the LDO must be built with 'warm roof' construction to avoid issues with cross ventilation.



Figure 20: Rear-facing proposed mansard elevation

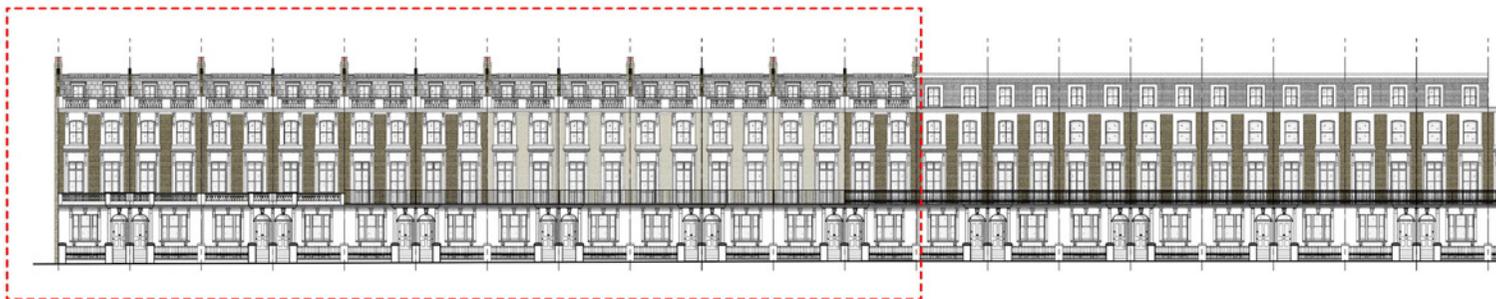


Figure 21: Proposed street elevation to Redcliffe Road, east

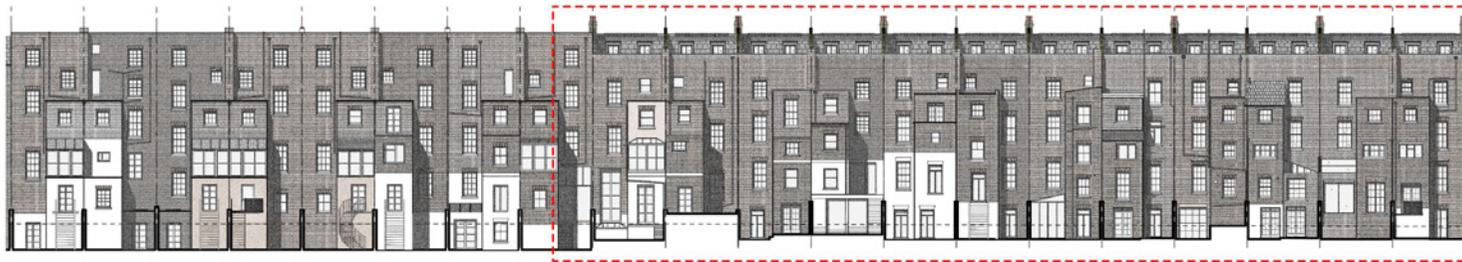


Figure 22: Proposed rear elevation to Redcliffe Road, east

8. Party Walls

- 8.1 Party walls between adjacent properties must be raised 450mm above the new roof-line to ensure fire separation. The party wall must follow the profile of the mansard and finish with a brick-on-edge coping course. Concrete copings are not acceptable.

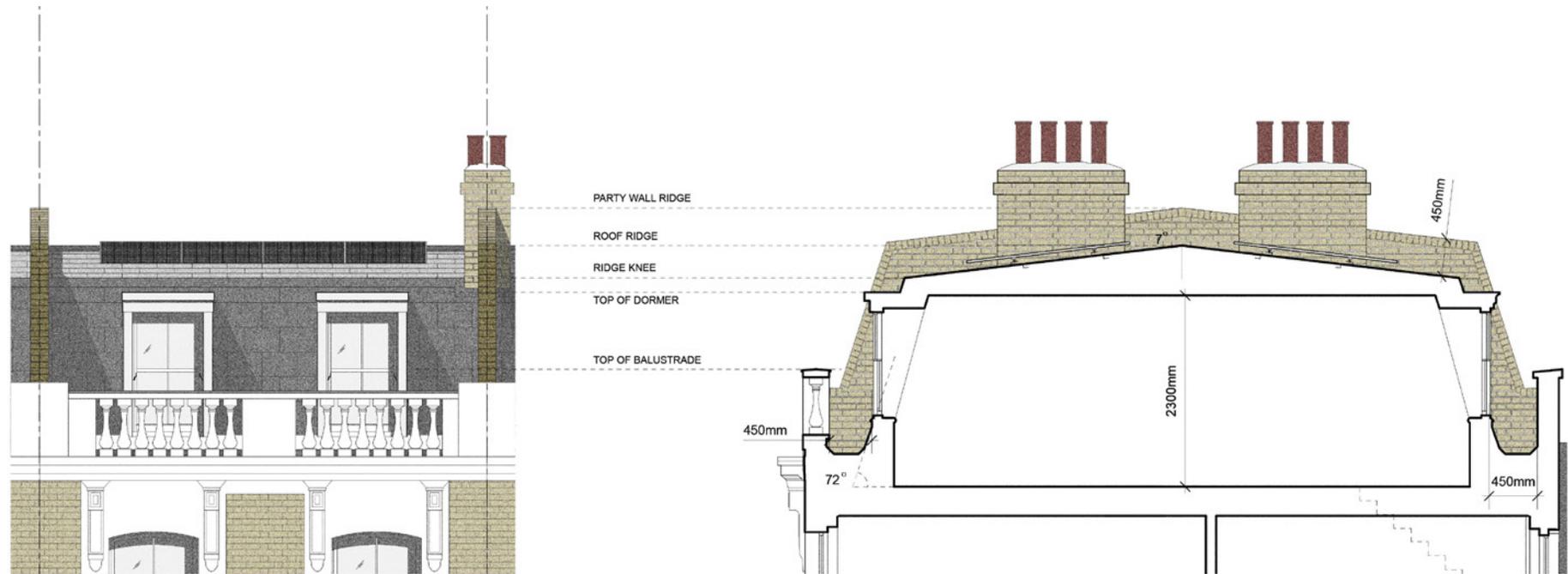


Figure 23: Proposed mansard section and street elevation

8.2 The increase in the height of the party walls and the erection of a new roof and PV panels will bring additional load to the existing foundations. A structural engineer must establish whether the existing foundations to each property covered by the LDO can take these additional loads. This exercise must be undertaken to each individual property. If these additional loads cannot be taken by the existing foundations, exposure of the foundations and underpinning may be required to ensure compliance with Part A of the Building Regulations.

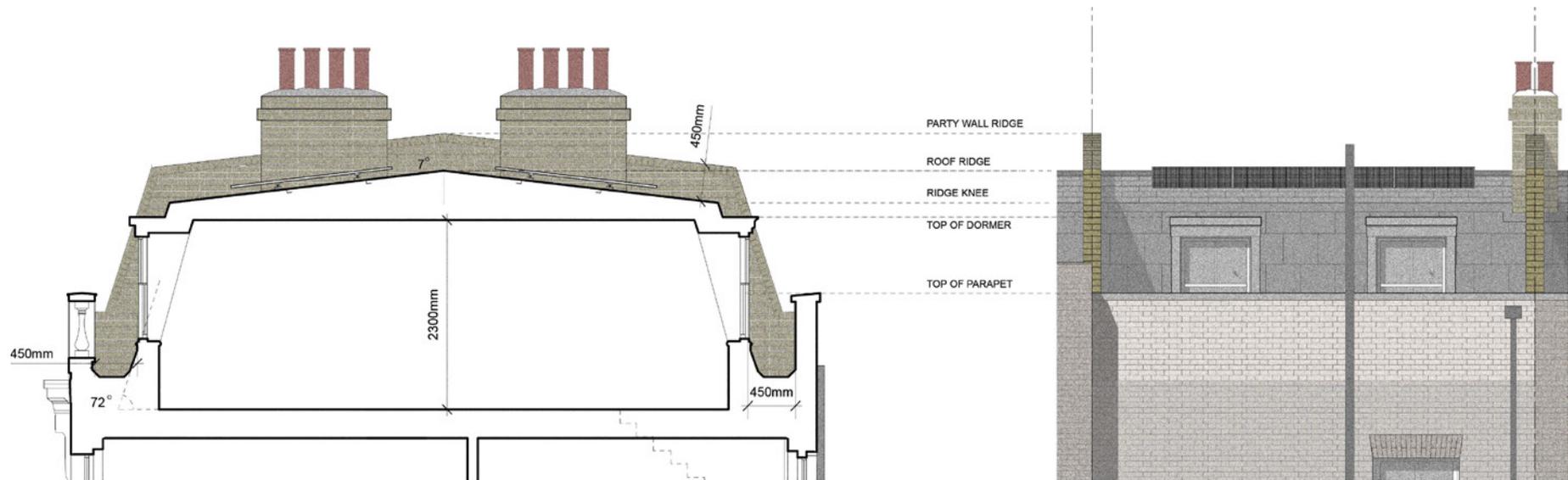


Figure 24: Proposed mansard section and rear elevation

9. Chimneys

- 9.1 The existing chimney stacks must be raised to rise 6 imperial brick courses above the party wall ridge with two projecting courses between four normal courses and cement flaunching to the pots, as shown in Figure 25. The original brick bond, mortar mix, colour and pointing must be matched.
- 9.2 Existing chimney pots of a traditional style must be retained and reinstated on the raised stacks. If the existing pots are in poor condition, they should be replaced with new pots to match the existing.
- 9.3 25% of the chimney pot must be built into the stack. The flaunching should be used as a means of weatherproofing the stack.
- 9.4 Before the existing chimney stacks are raised, it must be established that there is an existing chimney breast in place to transfer the additional load of the extended stacks. If there are no existing chimney breasts, any existing means of support to the retained stacks must be checked by a building inspector to confirm compliance with Part A of the Building Regulations.
- 9.5 Chimney flues must be extended as necessary and retested for integrity in compliance with Part J of the Building Regulations.
- 9.6 Existing Chimneys to the rear elevation must be raised 6 imperial brick courses above the new raised parapet level.

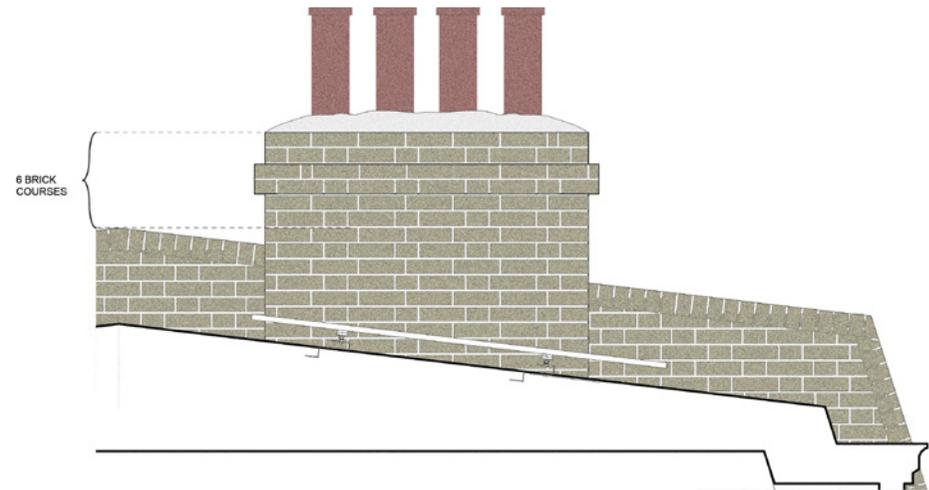


Figure 25: Proposed raised chimneys



Figure 26: Proposed raised rear chimneys

10. Solar Panels

- 10.1 The new mansards at Nos. 21 to 32 Redcliffe Road must include the provision of photovoltaic (PV) panels. PVs are in accordance with RBKC's plans to reduce CO2 emissions and our ambitions to be net zero carbon by 2040. The provision is considered a significant benefit and will likely improve the energy performance of each house.
- 10.2 The average dimensions for solar panels in the UK range from 1651 x 990mm (65 x 39 inches) to 2006 x 990mm (79 x 39 inches). The width of each mansard covered by the LDO should be able to accommodate 4 large panels as shown in figure 26.
- 10.3 8 PV panels must be mounted on the upper 'flat' section of the roof, facing both the street and rear garden, so that there are 4 panels on each side.
- 10.4 The construction of the new mansard roofs will allow ease of installation of the PV panels, as the brackets will need to be fixed back to the roof structure. The roof structure should be suitably sized to take the additional load of the PV panels and framing.
- 10.5 The PV panels should be centred on the upper flat section of the roof so that the spacing between the roof ridge and the knee ridge are equal and the spacing between the extended party walls are equal as shown in Figure 27.

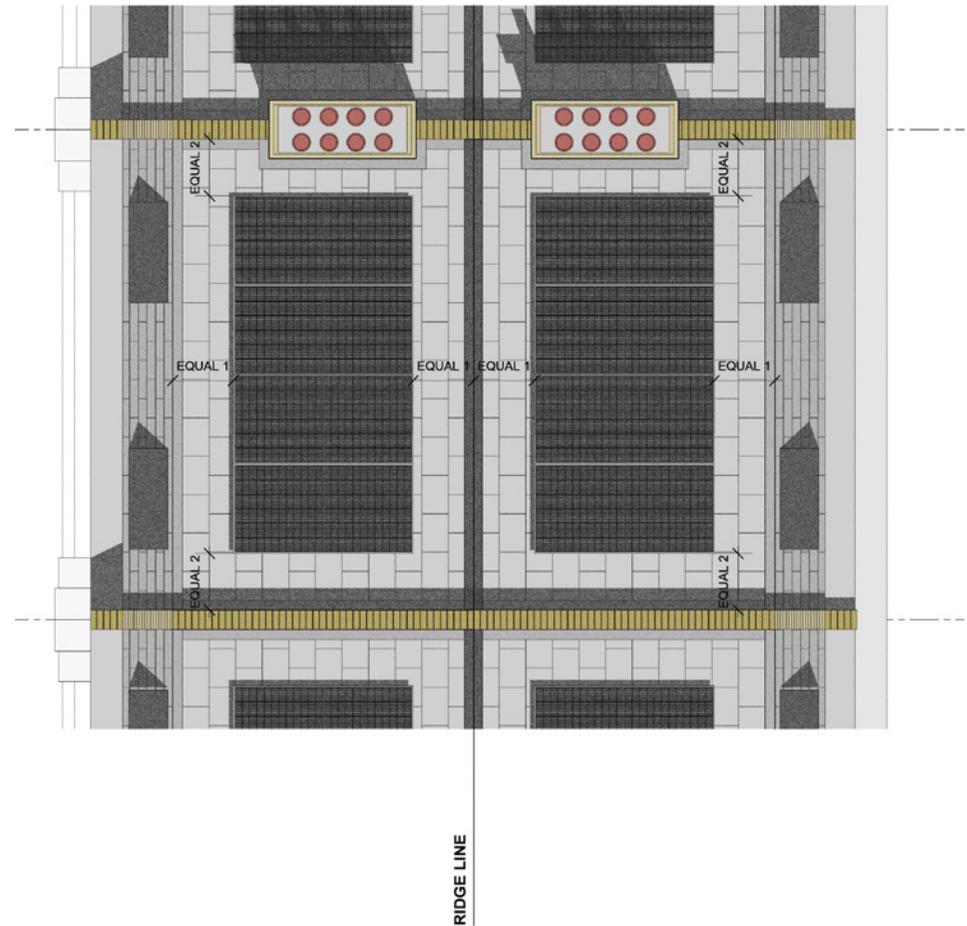
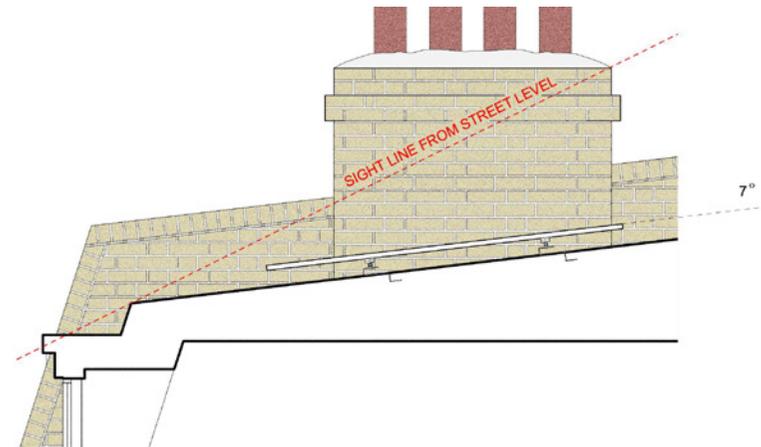


Figure 27: Proposed typical roof plan showing PV panel layout

10.6 The optimum position for PV panels to maximise energy collection in the UK is facing south and tilted at an angle of 35 degree from the horizontal. As the pitch of the 'flat' sections of roof is 7 degrees, the solar panels on the south (street) facing roof must be installed with a maximum pitch of 7 degrees to reduce visual impact in wider views.



10.7 The 4 panels on the north-east (rear) facing roof must be installed flat to avoid visibility in wider views. While south-facing panels are recommended for optimum performance, north-facing panels can still contribute to energy production and can receive up to 55% of the light energy of a south facing roof.

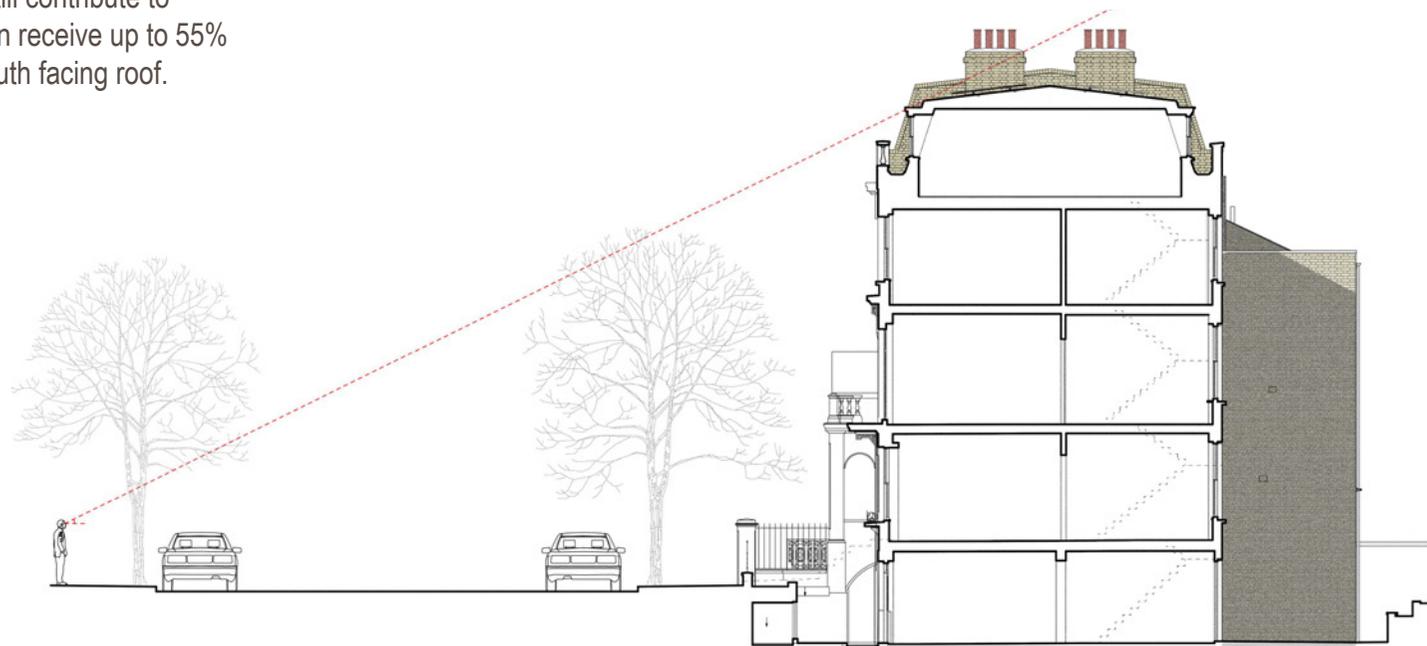


Figure 28: Street sections showing sight line

11. Materials

11.1 Traditional materials must be used to complement the original building's historic fabric including clay chimneys, slate roof tiles, lead-dressed dormers, lead flashings, painted stone balustrading and timber sash windows. All roof coverings must be of high quality and laid in a traditional manner.

11.2 Materials for the new mansard and dormers must weather well, so their aging process contributes positively to the character of the building and the wider context.



Figure 29: Traditional materials to be used on proposed works

12. Windows & Dormers

- 12.1 The proposed mansards must have the same number of windows (two) as the existing windows to the preceding storey. The proposed dormer windows must be offset 175mm inboard of the position of the existing windows to the lower preceding storeys, as shown in Figure 30.
- 12.2 The proposed window proportions must read subserviently to the existing lower windows, in terms of elevational hierarchy. As such, the width of the dormers must be no wider than the width of the window opening (from reveal to reveal) to the preceding existing second floor windows below.
- 12.3 The proposed windows must be timber framed, double-hung sashes with two panes to each sash. The framing must be painted white to match the existing window frames. Paint colour and finishes must be matched.
- 12.4 The proposed mansard window frames and sash boxes must have traditionally moulded profiles to match the original windows on the preceding storeys.

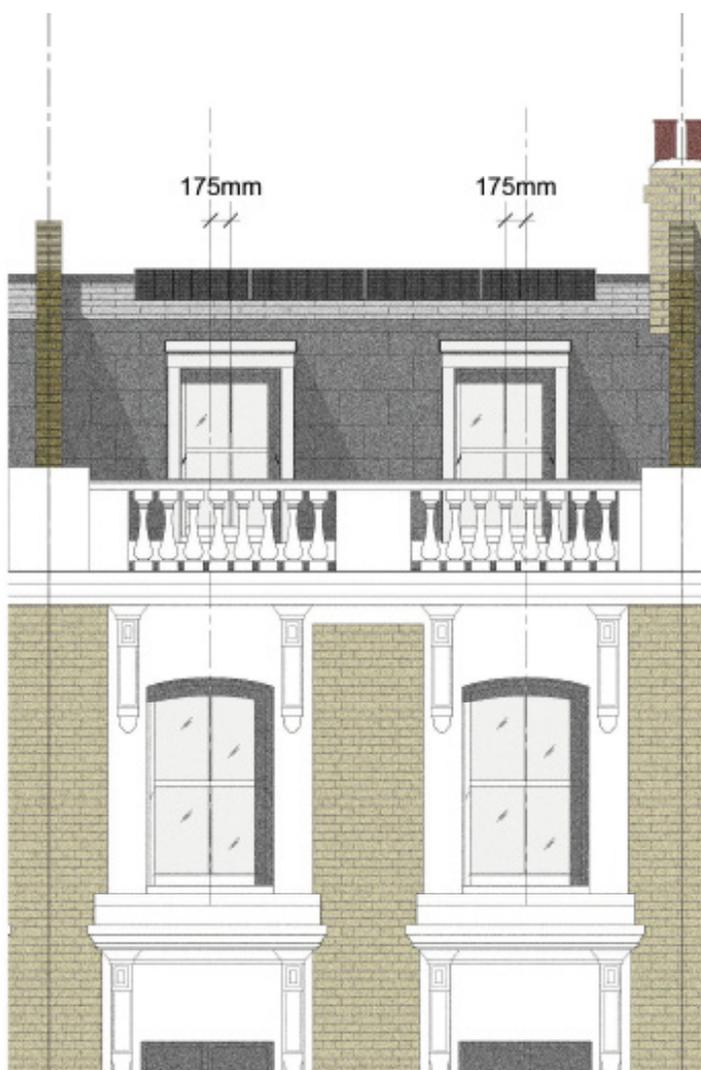


Figure 30: Proposed mansard elevation showing alignment with existing windows below

12.5 The height of the dormer must be no taller than the windows to the preceding existing second floor windows below. The proposed dormers must be dressed in lead with traditional lead detailing.

12.6 To enable modern energy efficiency, double glazing must be provided with slim glazing systems that closely approximate the appearance of single glazing. Slim glazing systems must meet the minimum energy efficiency requirements of Part L of the Building Regulations.

12.7 New windows must provide trickle vents or separate controllable ventilators in compliance with Part F of the Building Regulations. However, face-fixed trickle vents must not be installed to the external face of the windows to avoid a design that would not preserve the character or appearance of the Conservation Area. Trickle vents must be discretely sited in the head of the window, as shown in the indicative detail in Figure 31.

12.8 The width of the dormer 'cheeks' must be no greater than 150mm as shown in Figure 31.

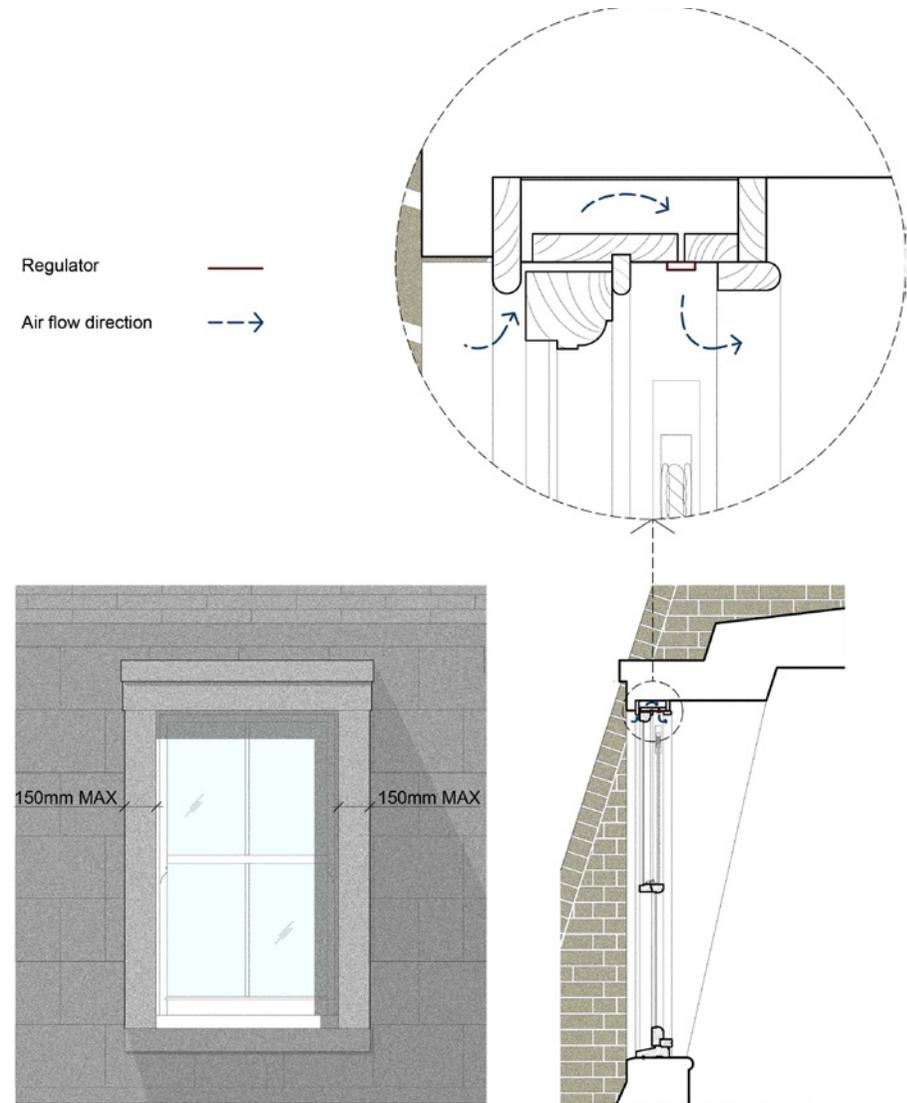


Figure 31: Proposed dormer window elevation and section

13. Other Requirements

- 13.1 All junctions, ridges and abutments must be weather-tight, ensuring that each property covered by the LDO is sealed to prevent elements of weather from adversely penetrating the interior.
- 13.2 Party Wall Agreements will be required for all new extended party walls or works within 3 metres of adjoining neighbouring party walls.
- 13.3 A measured survey of each property should be undertaken before any works commence. Survey dimensions must be used in conjunction with the guidance in this document.
- 13.4 All ridge lines to the mansards must be built at a consistent horizontal datum level across the terrace group covered by the LDO. Materials must be consistent across the terrace group covered by the LDO.
- 13.5 All dormers within the mansards must be built at a consistent horizontal datum level across the terrace group covered by the LDO. Window and dormer profiles and materials must be consistent across the terrace group covered by the LDO.
- 13.6 It is imperative that a consistent base floor level for all of the proposed mansards is established to ensure that a consistent roof ridge level is built for all of the houses covered by the LDO. This will involve surveying all of the houses together and checking whether all of the existing roof joists are positioned at a consistent level. If they are not at a consistent level, it should be established whether adjustments could be made to achieve this. This work should be undertaken by a suitably qualified construction professional (e.g. an architect or architectural designer) and will likely require collaboration with a structural engineer.
- 13.7 The shape, size, material and finish of the proposed mansard windows to the rear elevation must adhere to the guidance on windows and dormers in section 12 of this document.
- 13.8 A bottle balustrade is not required to the parapet on the rear elevations of the properties covered by the LDO. The parapet here should be topped with stone coping to match the existing. Where possible, the existing stone copings should be re-used. Concrete copings are not acceptable.
- 13.9 Professional consultants should be employed to manage and undertake the works. It is recommended that an Architect/Architectural Designer is employed, who can also advise on the appointment of the following consultants (this list is not exhaustive) :
- Structural Engineer
 - M&E Engineer
 - Building Contractor
 - Quantity Surveyor

- 13.10 A competent building contractor with experience of building mansard roofs, working with historic buildings and using traditional methods of construction with traditional materials should be appointed.
- 13.11 All of the building works described in this document and associated building works not described in this document are subject to Building Control regulations. The following items must be considered (this points are not exhaustive):
- 13.12 Internal alterations will be required to provide access to the new mansard levels. All proposed internal alterations are subject to Building Regulations approval.
- 13.13 The addition of mansards to the properties covered by the LDO will create an additional storey greater than 7.5m above street level and will therefore require a protected (enclosed) stairwell with no open plan arrangements, sprinklers and smoke alarms to the properties. For the properties that are flats, the internal layouts may differ. In all instances, a building inspector must be consulted on the 'means of escape' strategy to ensure that proposals comply with Part B1 of the Building Regulations.
- 13.14 The party walls between each property covered by the LDO and between neighbouring properties directly adjacent to properties covered by the LDO must provide 60mins fire resistance in compliance with Part B3 of the Building Regulations.
- 13.15 As the lower front and back roof slopes exceed 70 degrees, they are deemed to be walls under the Building Regulations and therefore are required to provide 60mins fire resistance in compliance with Part B3 of the Building Regulations.
- 13.16 Sound insulation must be installed between the party walls to each property covered by the LDO and between neighbouring properties directly adjacent to properties covered by the LDO, in compliance with Part E of the Building Regulations.
- 13.17 Soil vent pipes must be extended to terminate 900mm above the openings to any buildings within 3m in compliance with Part H of the Building Regulations.
- 13.18 The gutters behind the bottle balustrades to the street elevation and the parapet walls to the rear elevation must only be used for the purposes of access for cleaning and maintenance of the gutters. Roof areas and PV panels should be accessed via alternative means other than the gutters. The person undertaking the design of access for maintenance to areas where there is risk of falling should allow for a design which provides a safe means of access to these areas. The design is outside of the scope of this LDO.

APPENDIX C

Habitats Regulations Assessment (HRA) Screening January 2024



Redcliffe Road Local Development Order Habitats Regulations Assessment (HRA) Screening

January 2024



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1. Introduction

Habitat Regulations Assessment (HRA) Process

- 1.1 The purpose of this report is to identify impacts on the relevant ecological receptors of European Sites within the vicinity of development and to determine if the proposals, as specified in the Redcliffe Road Local Development Order (LDO) are likely to have a significant impact on those receptors. The LDO has therefore been screened for 'likely significant effects' on Habitat Sites. This will be undertaken in accordance with 'The Conservation of Habitats and Species Regulations 2017' (as amended).
- 1.2 This screening report has been informed by the HRAs prepared for the New Local Plan Review and the London Plan 2021.

Local Development Orders (LDOs)

- 1.3 LDOs are produced by local planning authorities to provide a grant of planning permission to specific types of development within a defined area, streamlining the planning process. Under the National Planning Policy Framework (NPPF) LDOs are recognised as a means of relaxing planning controls to promote economic, social or environmental gains.
- 1.4 The procedures for making a Local Development Order are set out in [sections 61A to 61D](#) and [Schedule 4A of the Town and Country Planning Act 1990](#), as amended, and [articles 38 and 41 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#).
- 1.5 The [National Planning Practice Guidance \(NPPG\) on Strategic environmental assessment and sustainability appraisal](#) states in paragraph 3 that *“A plan or project may also require an appropriate assessment, as set out in the Conservation of Habitats and Species Regulations 2017 (as amended), if it is considered likely to have significant effects on a habitats site. A sustainability appraisal should take account of the findings of an appropriate assessment, if one is undertaken.”*
- 1.6 [Regulation 80 \(1\) of the Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) sets out the requirement for undertaking an appropriate assessment of implications for European sites and European offshore marine sites when making a Local Development Order. It states that -

“80.— (1) Subject to paragraphs (2) and (3), the assessment provisions apply to the making of a local development order.

(2) Regulation 64 (Considerations of overriding public interest) does not apply to the making of a local development order.

(3) Paragraph (1) does not apply to a local development order made before 28th December 2018.

(4) Subject to paragraph (5) the review provisions apply to a local development order unless—

(a) the development permitted by that order was completed before 28th December 2018; or

(b) the development permitted by that order has been completed before the site became a European site or a European offshore marine site.

(5) The reference to regulation 64 in the review provisions does not apply to a local development order.”

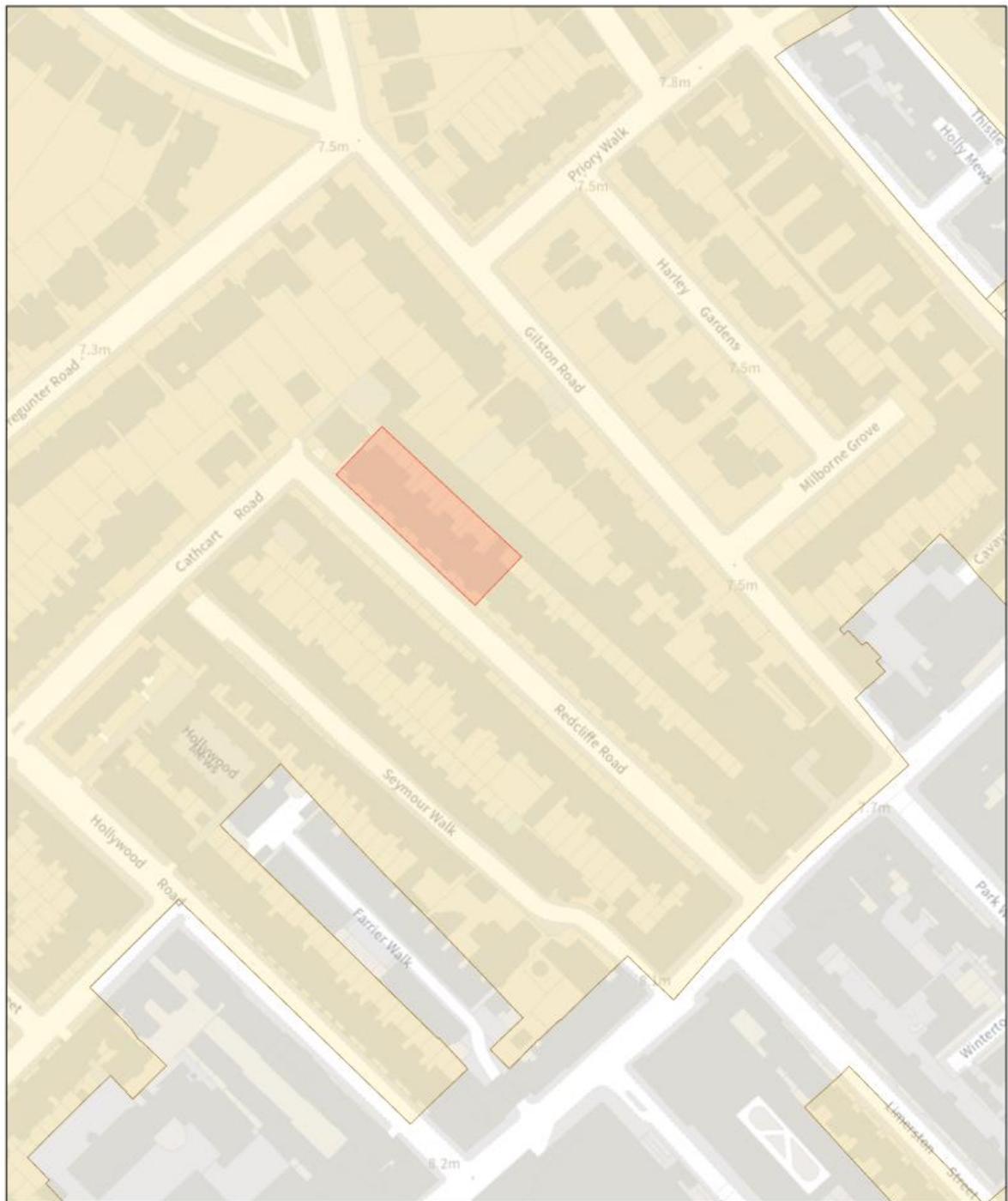
- 1.7 Regulation 80 above reflects the [European Council Directive 92/43/EEC on the Conservation of natural habitats and of wild flora and fauna](#) (the ‘Habitats Directive’). Article 6 of the Habitats Directive defines how Natura 2000 sites (European Sites, Special Area of Conservation (SAC) and Special Protection Area (SPA)) are managed and protected.

2. Redcliffe Road Local Development Order

Site Location

- 2.1 Redcliffe Road, SW10, is a residential street adjacent to Fulham Road in the south of the Royal Borough of Kensington and Chelsea. The LDO will cover Nos. 21 to 32 Redcliffe Road, total 12 properties. These are the northern portion of a terrace with a (generally) consistent roof form. These are four storey properties (lower ground, upper ground and two additional storeys) which lie immediately to the north of the five-storey central section of the terrace (lower ground, upper ground and three additional storeys).
- 2.2 All of Redcliffe Road lies within the Boltons Conservation Area.

Figure 2.1 Redcliffe Road LDO Location Map



-  Conservation Areas
-  Nos. 21 to 32 Redcliffe Road

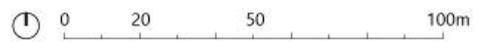


Figure 2.2 Redcliffe Road LDO Aerial View



Development description

- 2.3 The Royal Borough of Kensington and Chelsea Council has created a LDO to encourage the erection of a single storey true mansards at third floor level of Nos. 21 to 32 Redcliffe Road, SW10. The intention is to add uniformity to this part of the Redcliffe Road terrace as well as remove the existing unsympathetic alterations. In addition, the requirements to reinstate the original bottle balustrade parapet wall to the front will enhance the character and appearance of the buildings, and with them the Boltons Conservation Area, in which the properties lie.
- 2.4 The purpose of the LDO is to trial an approach by which sensitively designed mansard extensions will be encouraged in a specific location where wider benefits can be achieved. If the LDO has the expected benefits, the Council may consider making greater use of similar LDOs elsewhere in the Borough.

- 2.5 The planning permission granted by the LDO is subject to conditions and limitations contained within the LDO. Any development must be in accordance with the requirements of the accompanying Design Code.
- 2.6 Where a roof addition already exists, the LDO allows for the replacement of that structure and its replacement with the specified mansard. It does not permit the construction of a mansard on top of the existing roof extension.

3. Relevant Natura 2000 Sites

- 3.1 There are no European sites in Kensington and Chelsea. As evident from Figure 3.1, the two sites closest to the Royal Borough are (1) Richmond Park and (2) Wimbledon Common (Figure 3.2). The same sites were considered for the NLPR HRA Screening, as the remaining sites considered in the London Plan HRA are too distant from the Borough for the NLPR to have any influence on. Therefore, the two sites below (Table 3.1) are considered the most relevant for the HRA Screening of the LDO.

Table 3.1 Relevant Natura 2000 Sites

Site Name	Reason for Designation	Current Pressures
Richmond Park Special Area of Conservation (SAC)	The site is designated as an SAC for the following Annex II species: <ul style="list-style-type: none"> Stag beetle <i>Lucanus cervus</i> 	None specifically identified in the Natural England Site Improvement Plan, although loss of habitat (dead wood) would affect the stag beetle population.
Wimbledon Common (SAC)	The site is designated as an SAC for the following Annex I habitats: <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths The site is designated as an SAC for the following Annex II species: <ul style="list-style-type: none"> Stag beetle <i>Lucanus cervus</i> 	<ul style="list-style-type: none"> Inappropriate behaviour by some visitors (e.g. collection and removal of dead wood) Habitat fragmentation Invasive species (specifically oak processionary moth <i>Thaumetopoea processionea</i>) Atmospheric pollution (nitrogen deposition)

Source: London Plan HRA, 2019

Figure 3.1: Location of European Designated Sites in London and its vicinity

Source: GLA, Habitats Regulations Assessment Screening, Regulations Assessment Modifications Update, December 2019

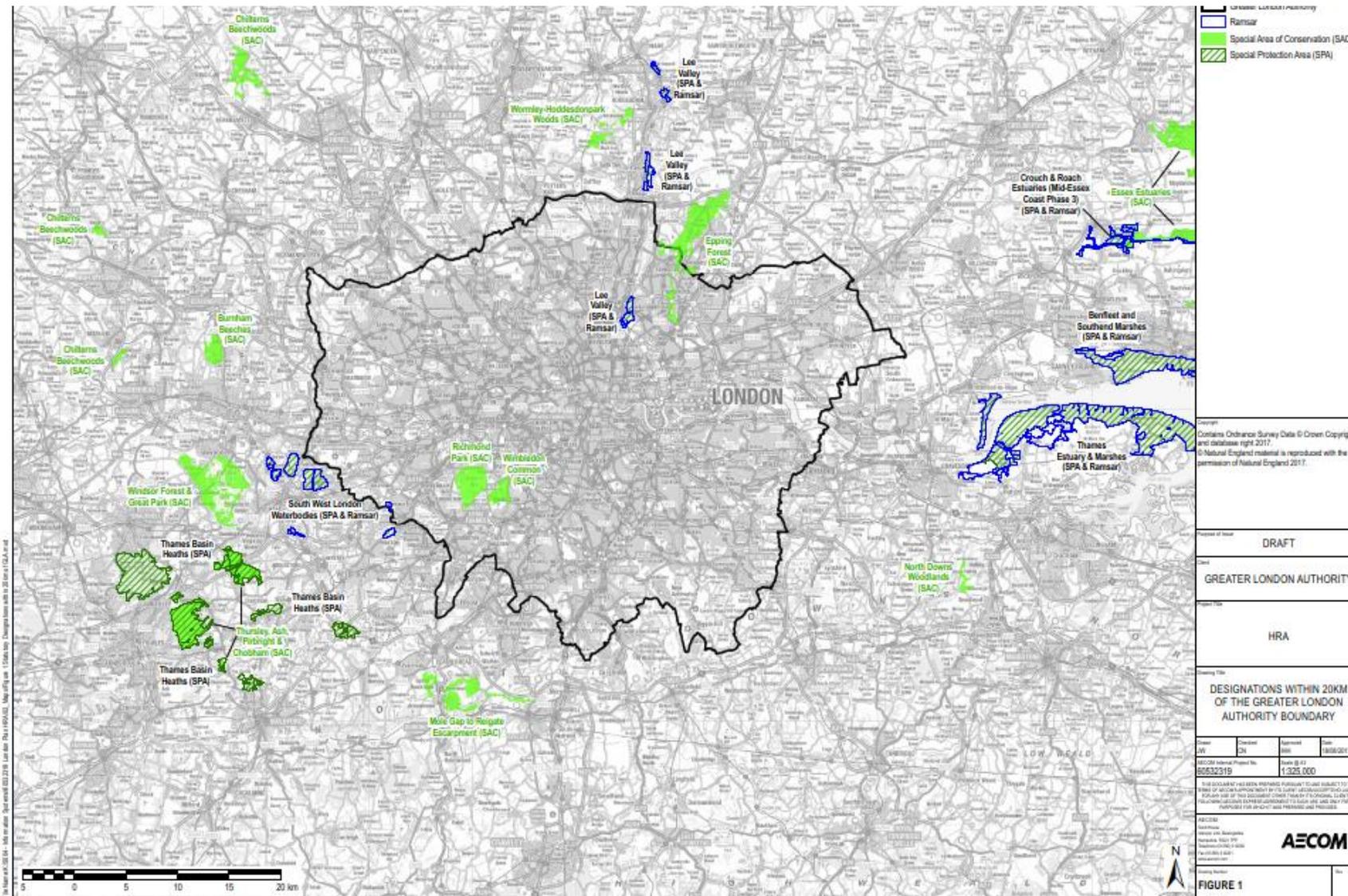
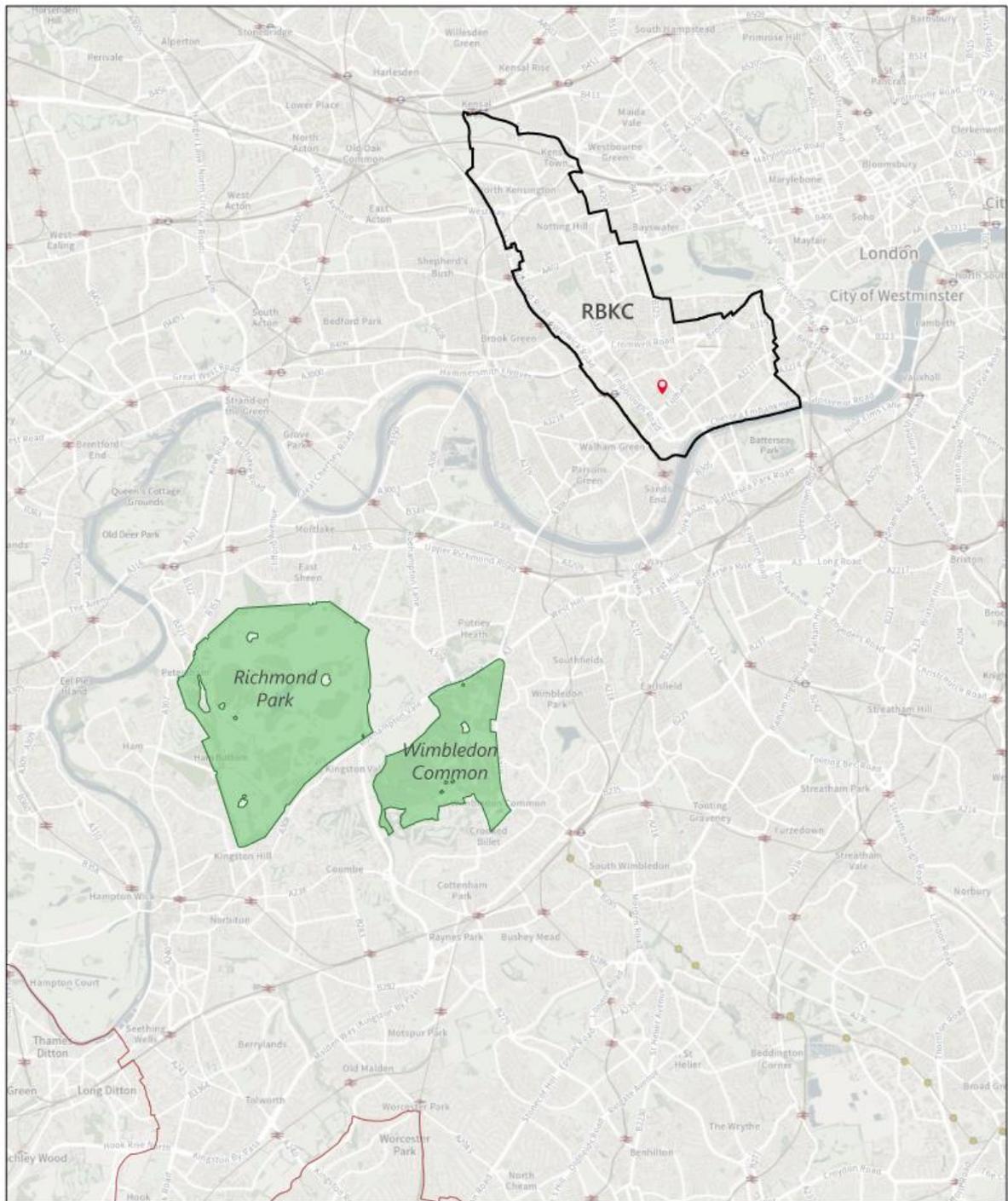


Figure 3.2: Relevant Natura 2000 sites in relation to the Royal Borough of Kensington and Chelsea



-  Greater London Authority (GLA)
-  RBKC Boundary
-  Special Areas of Conservation (Habitats Directive Sites)

0 1 2 4 km

4. Screening of the Redcliffe Road LDO

- 4.1 [Regulation 80 \(1\) of the Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) requires a HRA assessment to be undertaken by the competent authority when making a Local Development Order.
- 4.2 The authority must make an appropriate assessment of the implications of the development for that site in view of that site's conservation objectives. The making of the LDO should only proceed where, taking account of the assessment, it can be concluded that the development would not adversely affect the integrity of the European site or the European offshore marine site.
- 4.3 The European Commission has produced guidance on Assessment of plans and projects significantly affecting Natura 2000 sites, November 2001¹.
- 4.4 The guidance identifies a four staged approach as shown in Table 4.2.

Table 4.2 Stages of undertaking a Habitats Regulations Assessment

Stage One: Screening — the process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant;

Stage Two: Appropriate assessment — the consideration of the impact on the integrity of the Natura 2000 site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts;

Stage Three: Assessment of alternative solutions — the process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site;

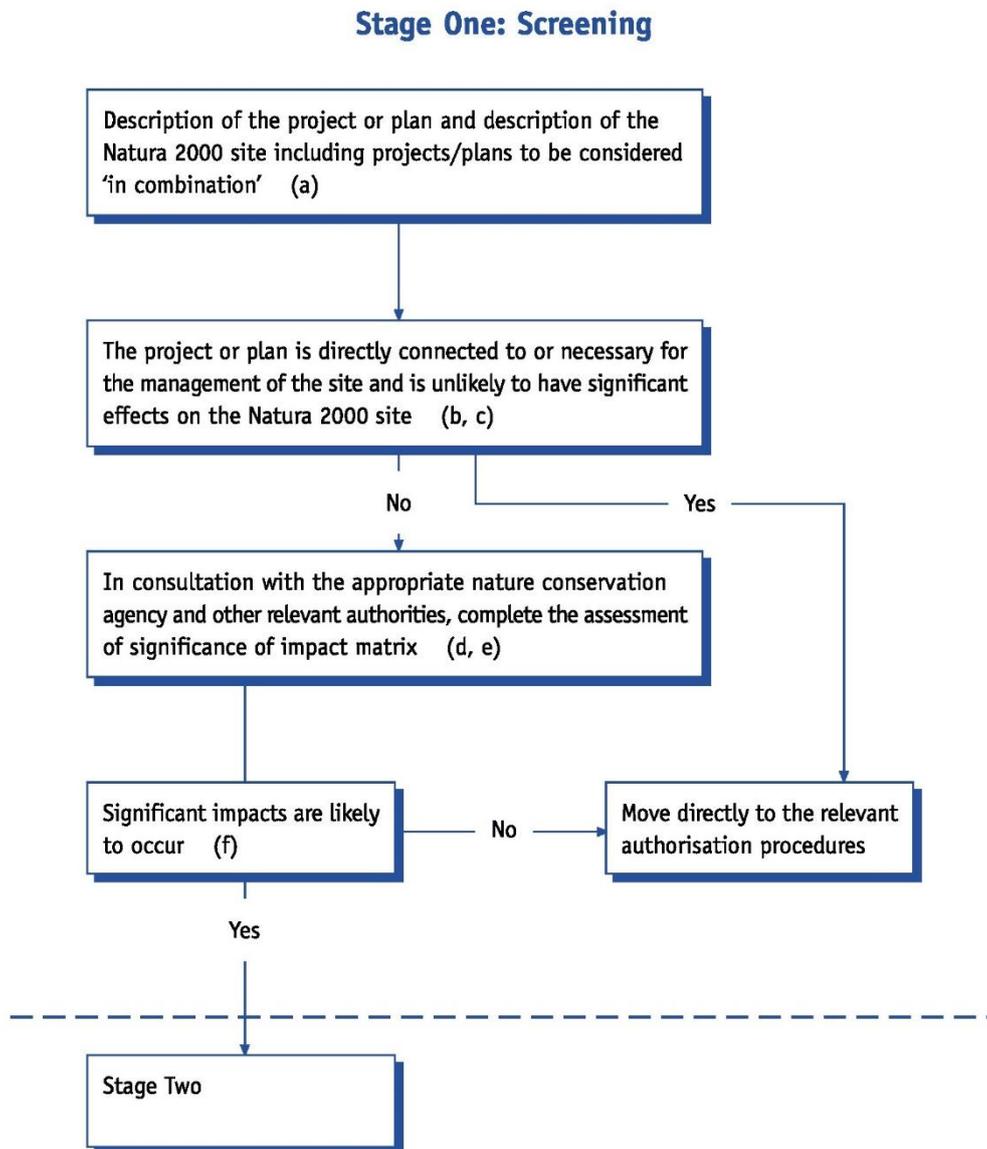
Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain — an assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed (it is important to note that this guidance does not deal with the assessment of imperative reasons of overriding public interest).

1

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf

4.5 The European Commission’s (EC) guidance [Assessment of plans and projects significantly affecting Natura 2000 sites](#), November 2001 includes a flowchart (Figure 4.1) elaborating the screening stage.

Figure 4.1: Screening Stage, Assessment of plans and projects significantly affecting Natura 2000 sites, EC, November 2001



Notes

- (a) In order to carry out an assessment of the project or plan, it is first necessary fully to characterise the project or plan and the receiving environment (see Section 3.1.4 below).
- (b) The assessment must address effects from other plans/projects (existing or planned) which may act in combination with the plan/project currently under consideration and generate cumulative effects (see Section 2.5 above).
- (c) Where a plan or project is directly connected to or necessary for the management of the site, and is unlikely to have significant effects on the Natura 2000 site, appropriate assessment is not required (see MN2000, paragraph 4.3.3).
- (d) Institutions vary from Member State to Member State. The institution to be consulted may be the one responsible for the implementation of the habitats directive.
- (e) Assessment of significance (see Section 3.1.5 below).
- (f) This evaluation is made using the precautionary principle.

- 4.6 The European Commission's guidance further includes an example of an assessment matrix. However, given the distance of the Royal Borough from the Natura 2000 sites and the nature of the proposals within an LDO, the Council considers that any likely effects can be assessed using a simple assessment matrix.
- 4.7 The Table 4.2 below presents a Habitat Regulations Assessment Screening for the provisions of the draft Redcliffe Road Local Development Order.

Table 4.2 HRA Screening Assessment for Redcliffe Road LDO

Part of Order	Development Permitted	Comment	In accordance with the RBKC Local Plan 2019?	Likely significant effect on relevant European site
Part 1: Mansard extensions	Erection of a single storey mansard roof extension at third level of Nos. 21 to 32 Redcliffe Road, providing new mansards meet specified design parameters.	This will support provision of matching mansard extensions, which will add uniformity to this part of the terrace, as well as remove the existing unsympathetic alterations.	Yes	No significant effect
Part 2: Installation of PV panels on the newly created mansards	Provision of photovoltaics on the sloping portions of the newly created mansards.	This will help with Council's ambitions for sustainability and reducing CO ₂ emissions.	Yes	No significant effect

In-combination / Cumulative Effects

- 4.8 The current Local Plan (2019) policies were assessed against the potential impact on relevant Natura Sites in Habitats Regulations Screening Assessment as part of the LPPR Issues and Options Consultation in 2015. The assessment concluded that the policies being reviewed were not likely to affect the relevant Natura 2000 sites and as such, the Council did not need to undertake Stage 2, 3 and 4 of the HRA process. This was confirmed by Natural England in their response to the consultation ([HRA Screening - Natural England Response](#)). The relevant Natura 2000 sites considered relevant were Richmond Park SAC and Wimbledon Common SAC.

- 4.9 More recently, as part of the New Local Plan Review, the draft policies were assessed against the potential impact in Habitats Regulations Screening Assessment as part of the NLPR Draft Policies Consultation in 2022. The assessment concluded that the policies being reviewed were not likely to affect the relevant Natura 2000 sites and as such, the Council did not need to undertake Stage 2, 3 and 4 of the HRA process. This was confirmed by Natural England in their response to the consultation in March 2022 ([HRA Screening – Natural England Response](#)). The policies reviewed included the Policies CL6 (Small-scale Alterations and Additions) and CL8 (Existing buildings – Roof Alterations / Additional Storeys), which directly address the mansard roof extensions. Therefore, this screening assessment confirms that there is **no ‘likely significant effect’ in-combination**.

5. Conclusion

- 5.1 This HRA Screening Assessment has been prepared to consider whether there are ‘likely significant effects’ on nearby Habitat Sites associated with the Redcliffe Road LDO.
- 5.2 The conclusion of **‘no likely significant effects’** alone and in-combination has been determined having considered the limited scope of development activities, the distance to Habitat Sites, and consequently the limited potential of impacts on those Habitat Sites.
- 5.3 Accordingly, no Appropriate Assessment is required as there will be no adverse effects on Habitat Sites integrity. This decision is made in accordance with Regulation 80 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.4 As required by the [Regulation 63\(3\) of the Conservation of Habitats and Species Regulations 2017 \(as amended\)](#), we will share this Screening Report with the “appropriate nature conservation body”, which for English Councils is Natural England.
- 5.5 The report is also being made available alongside the LDO Consultation. This will enable any interested party/stakeholder to comment on the Screening Report. This approach is in-line with the [Regulation 63\(4\) of the Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) which states that the competent authority “*must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate.*”

APPENDIX D

Standard planning conditions relating to the Council's Code of Construction Practice and the Construction Traffic Management Plan

Code of Construction Practice

No development shall commence until:

- A) An Appendix A Checklist and Site Construction Management Plan (SCMP) for the development have both been submitted to, and approved in writing, by the Council's Construction Management Team, and then**
- B) Copies of the approved Checklist and Plan, and their written approval, have been submitted to the local planning authority to be placed on the property record.**

The development shall be carried out in accordance with the Appendix A Checklist and SCMP so approved, or in accordance with a subsequent Checklist or SCMP as may be approved under this condition.

Note - The Council's Construction Management Team work independently of the planning department. For further information regarding the Code and how the required details should be submitted to them, the Council's Construction Management Team can be contacted on email at: dehcmt@rbkc.gov.uk or tel: 020 7361 3002

Reason - To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, and to comply with the Basements and Transport and Streets SPDs and policies CL5, CT1, CE5 and CE6 of the Local Plan 2019. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Local Plan 2019.

Construction Traffic Management Plan (CTMP)

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a) routing of demolition, excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works in the highway;**
- b) access arrangements to the site;**
- c) the estimated number and type of vehicles per day/week;**
- d) details of any vehicle holding area;**
- e) details of the vehicle call up procedure;**
- f) estimates for the number and type of parking suspensions that will be required;**

- g) details of any diversion or other disruption to the public highway during preparation, demolition, excavation and construction work associated with the development;**
- h) work programme and/or timescale for each phase of preparation, demolition, excavation and construction work associated with the development;**
- i) details of measures to protect pedestrians and other highway users from construction activities on the highway; and**
- j) 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, position of nearby trees in the highway or adjacent gardens, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.**

The development shall be carried out in accordance with the approved Construction Traffic Management Plan. A one page summary of the requirements of the approved CTMP shall be affixed to the frontage of the site for the duration of the works at a location where it can be read by members of the public.

Reason - To minimise the impact of construction works upon highway safety and nearby residents' enjoyment of their properties in accordance with the Basements SPD and policies CL7, CT1 and CL5 of the Local Plan 2019. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.