



# Planning and Borough Development Monitoring Report 2016

December 2016



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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# Executive Summary

1. This Monitoring Report covers the period of 12 months from the end of the last Monitoring Report i.e. from 1 October 2015 to 30 September 2016. There are, however, some circumstances where a different period has been used for the sake of a time series comparison, most notably for building completions and the Borough's housing trajectory where the data used is from 1 April 2015 to 31 March 2016. The report makes it clear where data deviates from the standard October-September format.
2. This report is a public document and is available on the planning pages of the Council's website at [www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy). It will not be submitted to the Secretary of State, as this is no longer required by the legislation.<sup>1</sup>
3. This Monitoring Report has four main sections which set out:
  - The progress made by the Council in producing the local development documents in accordance with its Local Development Scheme (LDS).
  - A spatial portrait of the Borough. This includes the demography, employment and income, health and other indicators that present a picture of the local population.
  - An examination of the success of the policies within the Council's Consolidated Local Plan based on its structure, i.e.:
    - Strategic Objectives and Setting the Scene
    - Keeping Life Local
    - Fostering Vitality
    - Better Travel Choices
    - An Engaging Public Realm
    - Renewing the Legacy
    - Diversity of Housing
    - Respecting Environmental Limits
    - Places
    - Infrastructure Delivery and Planning Contributions
  - The performance of the Development Management function of the Council is set out in the final chapter, Planning Service Performance.
4. A summary of the key findings for the Monitoring Report are presented below on a chapter-by-chapter basis.

## Local Development Scheme

5. The Local Development Scheme (LDS) is the Council's planning policy project plan. It sets out the timetable and work programme for the planning policy documents that will be worked on over coming years.

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<sup>1</sup> Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6. The Council adopted its latest LDS in May 2016. This replaced the previous April 2014 LDS.
7. Over the monitoring period the Council has made considerable progress in the drafting of those parts of the Consolidated Local Plan which have yet to be reviewed – known as the Local Plan Partial Review. This includes drafting and consulting on both “issues and options” and “draft policies” documents.

## About the Royal Borough of Kensington and Chelsea

8. The most recent population estimate from the GLA gave Kensington and Chelsea a population of 158,549 residents in mid-2015.<sup>2</sup> This represents a drop over the previous few years. However GLA estimates continue to predict modest population growth in the future, with an estimated population of 163,547 residents in 2033.<sup>3</sup>
9. The Borough is the fourth most densely populated Borough in London. At 82.6 years, life expectancy for males is the highest in London (5<sup>th</sup> highest in England and Wales) and females (86.2 years) the second highest in London after Richmond (6<sup>th</sup> highest in England and Wales).<sup>4</sup> With mean gross annual pay estimated to be £74,000, incomes are the highest in London. However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels, with those living in the more affluent areas faring far better for most indices.
10. Kensington and Chelsea contains much of London’s prime housing market or houses valued at £2 million or more. With a strong and seemingly insatiable demand for housing in the Borough average property prices reached an average of £1.34 million in July 2016.<sup>5</sup>

## Strategic Objectives and Setting the Scene

11. The Council continues to actively engage with other local planning authorities and the prescribed bodies for the purposes of the Duty to Cooperate.

## Keeping Life Local

12. Despite the increasing difference in value between residential and almost any other use, the Council’s policies have been effective in maintaining the stock of D1 and D2 uses across the Borough.
13. The Borough’s neighbourhood centres generally appear to be healthy, with a low and a stable vacancy rate at just 7.2%. Development has been completed at the Silchester Garages site and is now underway on the Earl’s Court Strategic Site. Despite recent liberalisations to planning regulations the Council has not had to manage a rapid loss of

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<sup>2</sup> London Borough Profiles’, GLA London Datastore, 2016.

<sup>3</sup> See [www.ons.gov.uk](http://www.ons.gov.uk) and GLA London Datastore, 2016.

<sup>4</sup> London Borough Profiles’, GLA London Datastore, 2016.

<sup>5</sup> Land Registry House Price Index October 2016.

existing shops to residential.

14. In 2013 the Council began to take a much more restrictive approach to the loss of public houses. Supported by a dedicated policy, the Council has successfully 'held the line' in this matter. During the monitoring period no planning permissions were granted that would result in the loss of any operating public houses.
15. Two properties have been designated as Assets of Community, the Kensington Park Hotel and the Queen's Head Public Houses.

## Fostering Vitality

16. 2015/16 bucked the trend in that it has seen the completion of a significant amount of new Class A1 retail space within the Borough. However, even with the provision of 6,600 sq m of A1 floorspace in 2015/16, the actual net floorspace built across the Borough since the adoption of the Core Strategy in 2010 is modest at just 3,258 sq m. This chimes with the Council's recently updated Retail and Leisure Needs Study which suggests that the Boroughs' centres are largely in a state of equilibrium, to at least 2023.
17. This is not so much a demonstration of a failure in the Council's approach, but more a reflection of the differential in value between residential and that of any other land use. Where a site does become available it is normally used for residential, even when retail use might also be appropriate. This includes the expansion of existing buildings within town centres, changes of use on upper floors, as well as the development of new uses at the edge of centres.
18. A lack of growth in retail floorspace does not mean that our centres are in decline. To the contrary, our centres continue to thrive. Whilst the vacancy rate within our larger centres has edged up to just 7.8%, it remains low when compared to the London and National averages of 9.2% and 14.8% respectively. The vitality of our centres must, however, not be taken for granted, and the Council must continue to consider whether the dramatic drop in the increase in retail need which has been modelled starts to affect the health of our centres.
19. The Council continues to value the role that our launderettes can have in supporting the needs of a sector or our residents. Therefore, the Council has begun the process of making Article 4 directions on the remaining launderettes to ensure that planning permission will continue to be needed for their loss. Similarly, the Council is in the process of making an Article 4 direction to ensure that changes of light industrial uses to residential continue to require planning permission.
20. The Borough's office market continues to remain strong with vacancy rates remaining very low. At about 1.5%, they are well below the natural level of 8% considered appropriate for the market to work effectively.
21. Whilst 2015/16 has seen a significant net loss of office floorspace completed. This is largely due to the building out of the major development at the former Charles House, Kensington High Street, a net loss of some 49,000 sq m. Permissions are, however, looking more encouraging, with permissions accounting for a net increase of 23,670 sq

m of B1(a) office floorspace. This is the largest net increase since the adoption of the Core Strategy in 2010. It will be interesting whether this increase is a one off or the start of a new trend, and whether these permissions translate into future completions.

## Better Travel Choices

22. Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones. However, these permissions do not include provision for car parking, and as such will not add to demand on the road network.
23. The Council robustly implements the 'permit free' policy for new residential development. All principal agents and developers understand and accept that permit free development is a prerequisite for a planning permission.
24. These policy requirements have been supplemented by a proactive transportation team working with local schools and, where appropriate, developers, to secure travel plans to ensure that the potential impact of development is further reduced. The Council is continuing to work with partners to make a case for a Crossrail 1 station in the Kensal area and the Crossrail 2 station in Chelsea.

## An Engaging Public Realm

25. The Council greatly values the Borough's public realm and has undertaken a range of initiatives/projects during the monitoring period.
26. The Council's Public Art Panel continues to meet regularly. This year it has been involved in a number of initiatives, including the installation of a piece of public art within the De Vere Gardens area.
27. The Council is taking a more active role with regards to breaches of planning control. It continues to undertake proactive investigations and continues to prosecute where appropriate. 1,542 enforcement cases were opened and 156 enforcement related notices served in the monitoring period.
28. The Council made five new Tree Preservation Orders whilst 185 street trees were planted in the winter of 2015/16.

## Renewing the Legacy

29. Design remains central to the decision making process, with the Architectural Appraisal Panel (AAP) continuing to meet regularly and drive up standards of design.
30. 2015/16 has seen another significant drop in the number of basement applications. It appears that this may be the "new normal" and that the peaks of 2013 and 2014 may be

over. The Council does continue to determine high numbers of applications for basements. However, these do reflect the recently adopted policies and the associated SPD. This is reflected in the dropping number of refusals and the reduction in the associated appeals.

31. On 28<sup>th</sup> April 2016 the Council confirmed an Article 4 direction which means that all basement development within the Borough will now require planning permission.
32. The Council continues to update its Conservation Area Proposal Statements (CAPS), with sixteen new Conservation Area Appraisals being adopted by November 2016. A further seven are in various stages of preparation and the Council is on track to complete the review of the CAPs in 2017.

## Diversity of Housing

33. The monitoring period saw the completion of 341 residential units. Looking to the future, the Council remains satisfied that it will be able to meet its housing targets over the plan period, and can demonstrate a five year housing land supply.

## Respecting Environmental Limits

34. CO2 levels in the Borough appear to have stabilised, with emissions decreasing in line with other London Boroughs. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.
35. The Council will continue to take a holistic approach to try to mitigate the effect of flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. The Council therefore works in close partnership with Thames Water, neighbouring authorities and the GLA through the Drain London Forum.

## Places

36. The existing Local Plan identifies fourteen distinct 'Places' in the Borough. This section of the Monitoring Report updates on some of the key prerequisites for progress to be made in each of these areas.
37. In terms of Neighbourhood Planning, the St Quintin and Woodlands Neighbourhood Forum passed a referendum on 2016 and will form part of the Borough's Development Plan in due course.

## Infrastructure Delivery and Planning Contributions

38. A total of £7.4 million has been received between October 2015 and September 2016 and £26 million agreed in S106 planning obligations over the same period.
39. The Council became a CIL charging authority on the 6 April 2015 following approval by Full Council in January 2015. At the end of the first year of its operations on the 31<sup>st</sup>

March 2016 the total amount of money raised through the Borough's CIL is £405,661.

## Planning Service Performance

40. The number of applications received over the monitoring period has remained high with a total of 8,061 applications. This is nearly double that determined in 2009/9. The increase in development work in the Borough over recent years, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.

# 1. Background and Methodology

## Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004, every local planning authority has a responsibility for reporting the extent to which the policies set out in their Local Development Documents (LDDs) have been achieved. To this end, this Council has produced an (Annual) Monitoring Report, or AMR, since 2006. With the introduction of the Localism Act 2011, the terminology was changed from 'Annual Monitoring Reports' to 'Authorities Monitoring Reports.' Both are commonly referred to as the AMR. The Council remains committed to producing its Monitoring Report on an annual basis.
- 1.2 The nature of these reports has changed over time, as the Council has focused on those indicators which are best suited to answering the overarching question: Are the policies within our planning documents working as intended?
- 1.3 This Monitoring Report covers the period of 12 months from the end of the last Monitoring Report i.e. from 1 October 2015 to 30 September 2016.
- 1.4 This report is a public document and is available on the planning pages of the Council's website at [www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy). It will not be submitted to the Secretary of State, as this is no longer required by the legislation<sup>6</sup>.

## Methodology

- 1.5 Whilst the monitoring period for the purposes of this report runs to 30 September 2016, there will be some circumstances where a different period has been used for the sake of a time series comparison. This includes building completions and the Borough's housing trajectory where the data used is that from the last financial year (1 April 2015 to 31 March 2016). Reports on s106 payments also include this time period.
- 1.6 The Core Strategy (now known as the Local Plan) was adopted in December 2010. Therefore, where relevant, and to provide more meaningful context, data is also provided for the periods 2010/11, 2011/12, 2012/13, 2013/14 and 2014/15.
- 1.7 To collate information covering the range of topics in the Core Strategy / Local Plan, the Monitoring Report relies on a number of data sources. These include, but are not limited to:
  - **Office for National Statistics (ONS)**; the main data source for all census-related data.
  - **NOMIS**; run by the University of Durham on behalf of ONS and provides official labour market statistics.
  - **GLA London Datastore**; compiles ONS data for London Boroughs and is a useful

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<sup>6</sup> Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

source for the key indicators related to demography, income and employment.

- **London Development Database (LDD)**; planning permissions database managed by the Greater London Authority (GLA). Provides London-wide data on both residential and non-residential development granted from 2004 onwards. It allows reports to be run for a specified time period. The data is initially provided by the Boroughs themselves.
- **Acolaid Development Management Administration System**; the Council's Acolaid system holds all the records relating to planning applications in the Borough.
- **Completions Survey**; the Council's annual completions survey provides details of permissions which have been 'completed' or where the permitted building work has been finished. This provides a true picture of the net changes in floorspace and number of dwellings in the Borough. The completion survey took place in July 2016 and looks at the permissions granted before the 31<sup>st</sup> March 2016.
- **Annual Town Centre Surveys**; the Council carries out an annual survey of uses at ground floor level in all of the Borough's designated town centres. These have been carried out for many years and as such provide an opportunity to measure change. They are a useful indicator of the temporal health of the shopping centres. **Other commissioned surveys**; the Council regularly commissions a number of other studies to help inform evolving policy.
- **Data from a number of Council departments**; this includes data from Finance, Transport and Highways, and Environment, Leisure and Residents' Services.

## 2. The Local Development Scheme

- 2.1 All Councils are required to publish a Local Development Scheme (LDS).<sup>7</sup> This is the project plan for the production of a range of planning documents that a Council intends to progress over the coming period. The LDS will be updated as and when the various local development documents are completed, or as the Council's priorities change.
- 2.2 One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of the LDS.<sup>8</sup>
- 2.3 The Council's latest LDS was published in May 2016<sup>9</sup> and replaces the previous April 2014 version. It is this latest LDS which is the subject of this Monitoring Report.
- 2.4 In view of the changes introduced by the Government to national policy and in particular the need to respond to the challenge of supporting growth, the Council undertook a partial review of its Core Strategy (now known as the Local Plan). This initial review primarily related to the Council's policies relating to what it termed "pubs and local character", to "conservation and design" and to basements. The policies were submitted to the Secretary of State, examined and ultimately adopted in December 2014 and January 2015. The Consolidated Local Plan was published in July 2015. It consolidates all of the partial reviews which have taken place to date into one place.
- 2.5 The current LDS looks forward and sets out the programme by which the Council intends to review the remaining policies – known as the Local Plan Partial Review. The intention is that by the end of 2017 the Council will have a fully reviewed Local Plan. This Monitoring Report considers the progress that has been made in this review. It will also consider the progress being made in publishing a number of other documents.
- 2.6 The tables on the following pages set out the timetable for the production of documents as set out in the 2016 LDS and provides an update as to the progress being made.

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<sup>7</sup> Section 15(1), Planning and Compulsory Purchase Act 2004 (as amended).

<sup>8</sup> Section 34, [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) As amended.

<sup>9</sup> [https://www.rbkc.gov.uk/sites/default/files/atoms/files/16-05-25-LDS%20FINAL\\_0.pdf](https://www.rbkc.gov.uk/sites/default/files/atoms/files/16-05-25-LDS%20FINAL_0.pdf)

## Local Plan Documents

Title, subject matter and geographical area	Timetable for preparation and revision					Monitoring Report 2016 progress update
	Issues and Options	Draft Policies	Publication Policies	Submission and examination	Adoption	
	Pre-Regulation 18	Regulation 18	Regulation 19	Regulations 22-25	Regulation 26	
<p><b>Local Plan Partial Review</b><sup>10</sup> Borough-wide</p> <ul style="list-style-type: none"> <li>• Vision and strategic objectives</li> <li>• Places</li> <li>• Site allocations</li> <li>• Infrastructure and planning contributions</li> <li>• Shops and centres</li> <li>• Business uses</li> <li>• Hotels</li> <li>• Arts and cultural uses</li> <li>• Rail infrastructure</li> <li>• Housing (including housing target, affordable housing, Starter Homes, housing standards)</li> <li>• Gypsy and Traveller accommodation</li> <li>• Flooding and drainage</li> <li>• Waste</li> <li>• Air quality</li> <li>• Impact assessments</li> <li>• Proposals Map</li> </ul>	<p>15 December 2015 – 9 February 2016</p> <p><b>Completed</b></p>	<p>October 2016</p> <p><b>Completed</b></p>	<p>January 2017</p> <p><b>Pending</b></p> <p>The Council will consult on a further iteration of proposed draft changes to the Local Plan chapters and policies for the relevant topic areas which the Council intends to submit to the Secretary of State via the Planning Inspectorate for examination</p> <p>Consultees will be asked to comment on the 'soundness' of the policies</p>	<p>March 2017</p> <p><b>Pending</b></p> <p>The Council will submit the proposed draft changes to the Local Plan chapters and policies for the relevant topic areas to the Secretary of State via the Planning Inspectorate</p> <p>A Planning Inspector appointed by the Secretary of State will examine the document to check for compliance with the legislation and tests of 'soundness'</p>	<p>October 2017</p> <p><b>Pending</b></p> <p>The Council will adopt the changes to the Local Plan chapters and policies for the relevant topic areas following consideration of the Inspector's recommendations following the examination</p> <p>There may be a need for an additional consultation on 'main modifications' arising from the examination stage prior to adoption</p>	<p>The pre-regulation 18 consultation was completed between December 2015 and February 2016.</p> <p>The responses received were considered in drafting the Draft Policies, policies which are subject of the formal Regulation 18 consultation. This consultation met the published timetable, running between October and December 2016.</p>

Table 2.1: Progress on preparation of Local Plan Documents 2016

<sup>10</sup> For the detailed topics and policies covered by the Local Plan Partial Review, see the full documents at [www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan](http://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan) or [www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy)

## Other documents

Title, subject matter and geographical area	Timetable for preparation and revision			Monitoring report 2016 progress update
	First consultation	Second consultation	Adoption	
<b>Kensal Gasworks SPD</b> Kensal Gasworks Strategic Site / Kensal Canalside Opportunity Area	<a href="#">Issues and Options Paper</a> 12 June 2012 – 23 July 2012  <b>Completed ✓</b>	April 2017  <b>Pending</b>	Summer 2017  <b>Pending</b>	Current work relating to the Kensal Gasworks site is focused on the Local Plan Partial Review (above) in advance of a draft SPD being published in 2017
<b>Royal Brompton Hospital / Chelsea Medical Quarter SPD</b> Royal Brompton Hospital / Chelsea Medical Quarter site	<a href="#">Draft SPD</a> 27 February 2014 – 30 April 2014  <b>Completed ✓</b>	<b>Pending</b>	<b>Pending</b>	The production of this SPD has been halted and will be removed from the next LDS.
<b>Revised Planning Obligations SPD</b> Borough-wide	April 2017  <b>Pending</b>	July 2017  <b>Pending</b>	October 2017  <b>Pending</b>	Current work relating to Planning Contributions is focused on the Local Plan Partial Review (above) in advance of a draft SPD being published in 2017.

Table 2.2: Progress on preparation of other documents 2016

### 3. About the Borough

- 3.1 At just over 4.7 square miles, the Royal Borough of Kensington and Chelsea is the smallest London Borough by area. It is also the fourth most densely populated.<sup>11</sup> Considered one of the most desirable places in the country to live, its house prices are some of the highest in England.<sup>12</sup> Its central location and its rich historic built environment are the primary reasons for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is predominantly residential. It has important town centres, but none of the ‘core’ commercial activities associated with mainline stations or the centre of London.



Map 3.1: Royal Borough of Kensington and Chelsea in London Context

- 3.3 The Borough has a legacy of Georgian and Victorian terraces of the highest quality laid out in a network of streets, often including garden squares. The Edwardian period saw a shift away from town houses to mansion blocks, allowing buildings to be slightly taller and thus of a higher density as shown in Image 3.1. The two principal building types are combined in a rich mix with neither one nor the other predominating over very large areas.
- 3.4 This legacy provides a built environment that is one of the finest in the country, approaching 4,000 listed buildings. 73% of the Borough lies within a

<sup>11</sup> ‘London Borough Profiles’, GLA’s London Datastore, 2016.  
<sup>12</sup> Land Registry.

Conservation Area, including some of metropolitan importance such as the Thames, Royal Hospital and South Kensington Museums Conservation Areas. These, along with the attraction of its international and national town centres, draw a vast number of visitors into the Borough. The museum quarter in South Kensington alone attracts more visitors annually than Venice.



*Image 3.1: High Density Mansion Block in the Borough*

- 3.5 Away from the Borough's traditional central belt, there are many examples of twentieth century estate developments including the iconic grade II\* Erno Goldfinger's Trellick Tower. However, certain estates, such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west are perhaps less admired architecturally.
- 3.6 There are fourteen distinct places in the Borough as outlined in the existing Local Plan. These are: Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

## Demography

- 3.7 The population of the Borough has a number of characteristics which make some demographics hard to estimate. These include high population turnover (just under a fifth of the population at the time of the 2011 Census did not live at their current address a year before), high levels of people who were born outside of the UK (28% of the Borough's residents at the time of the 2011 Census had arrived in the UK within the last ten years, the second highest proportion after Westminster), and areas of high deprivation. The response rate for Kensington and Chelsea in the 2011 Census was the lowest in London.
- 3.8 In 2014 the Borough's population was estimated at 156,190, the smallest of any

London Borough<sup>13</sup>.

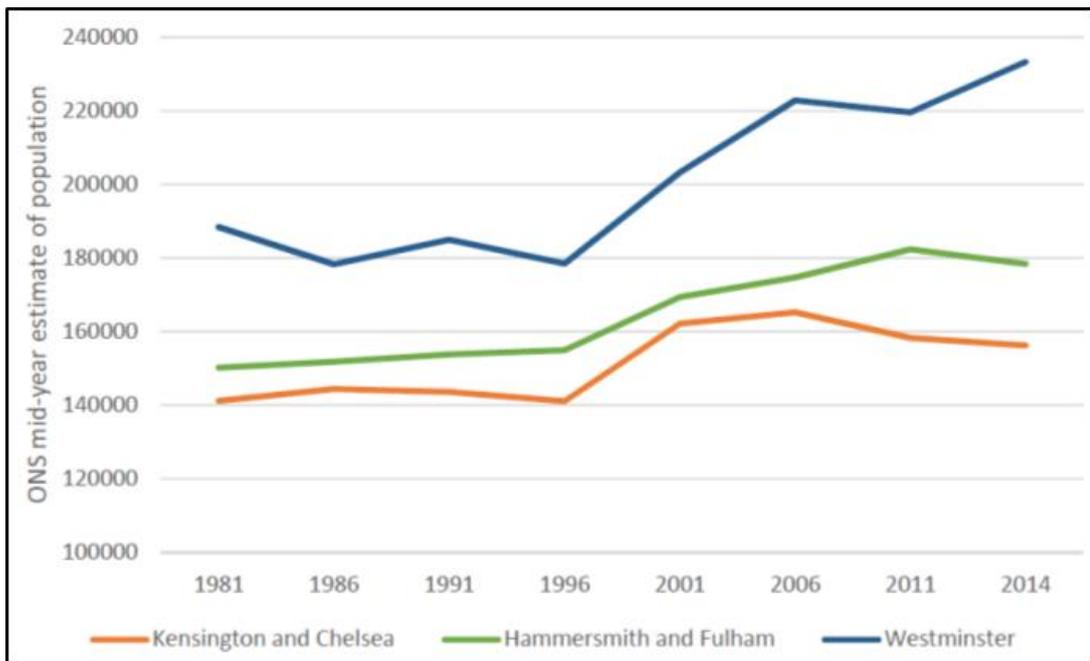


Figure 3.1: Population change 1981-2014<sup>14</sup>.

3.9 In comparison to the national average, the Borough has high proportions of people aged 25-44 but fewer children and young people aged 15-24. The proportion aged 45-54 is similar to the national average but there are smaller proportions of people in the Borough in all the older age groups than the national average<sup>15</sup>.

<sup>13</sup> Office for National Statistics (ONS) mid-year estimates via NOMIS in Strategic Housing Market Assessment (SHMA) December 2015

<sup>14</sup> Source: Office for National Statistics (ONS) mid-year estimates via NOMIS in Strategic Housing Market Assessment (SHMA) December 2015

<sup>15</sup> Office for National Statistics (ONS) mid-year estimates via NOMIS in Strategic Housing Market Assessment (SHMA) December 2015

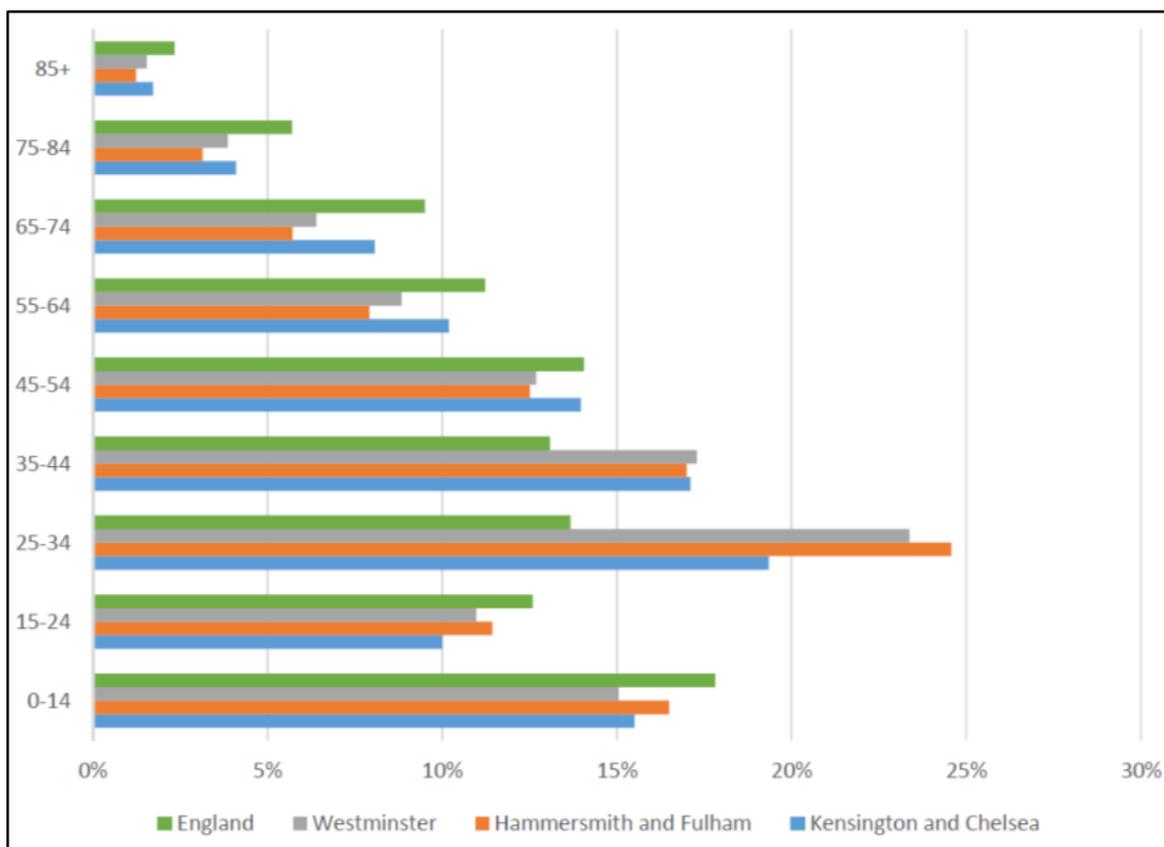


Figure 3.2: Population age structure 2014.<sup>16</sup>

- 3.10 However, the picture varies spatially. According to the Census 2011, there are higher concentrations of under 16 year olds in the north and higher concentrations of the working age population in the wards of Queen’s Gate and Earl’s Court. The older population is more likely to be living in the far south.
- 3.11 In terms of place of birth, the borough is very diverse. Just under half (48 per cent) of the population is born in the UK. The rest are made up of about 17 per cent from other parts of Europe and 35 per cent from elsewhere. But, as with other statistics, this varies spatially.

<sup>16</sup> Source: Office for National Statistics (ONS) mid-year estimates via NOMIS in Strategic Housing Market Assessment (SHMA) December 2015

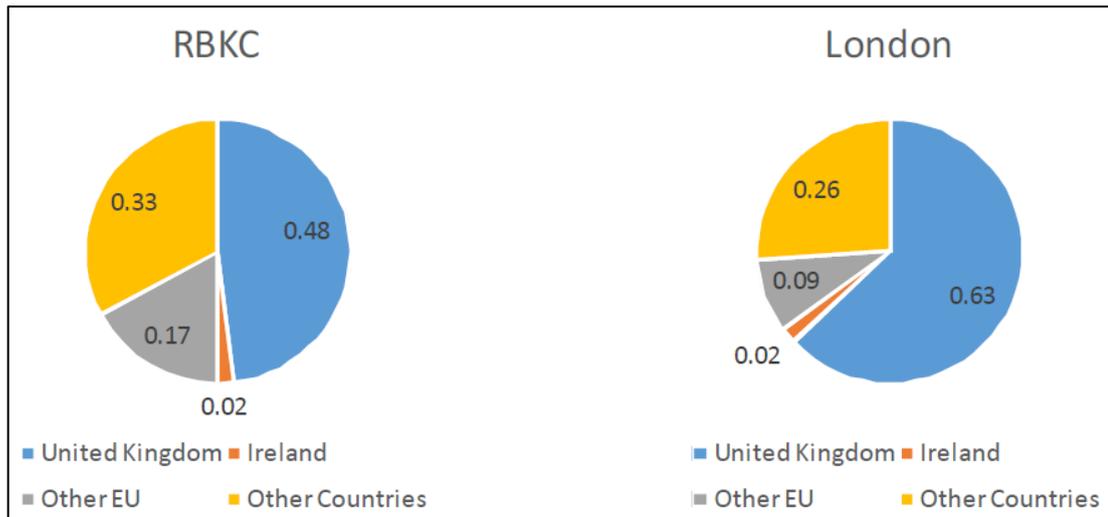


Figure 3.3: Country of birth.<sup>17</sup>

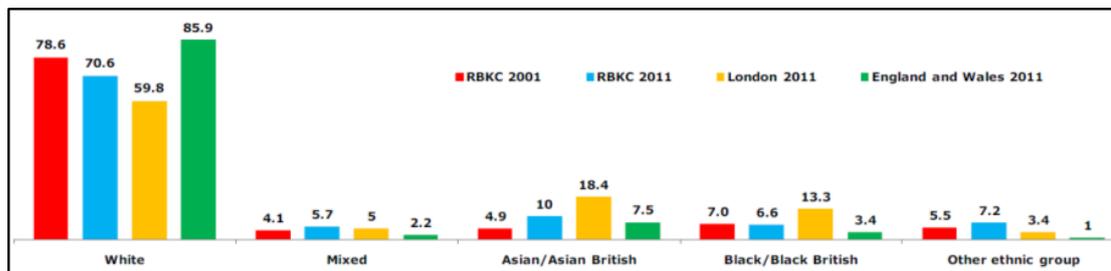


Figure 3.4: Broad ethnicity classifications.<sup>18</sup>

## Health

- 3.14 Life expectancy in Kensington and Chelsea is the highest in the capital at 86.2 for women and 82.6 for men. This compares to a London figure of 84.1 and 80.0 and a national figure of 83.1 and 79.4 respectively. This represents an average life expectancy of two years more than the national average. Despite the small size of the Borough, there is considerable variation, with female life expectancy ranging from 80.5 in St Charles and 94.6 in Holland, and male between 75.8 in St Charles rising to 91.9 in Courtfield.<sup>19</sup>
- 3.15 According to Public Health England, the Borough's residents are considerably more active than the national average with much lower obesity rates, and better than average rates for smoking related deaths, long term unemployment, new cases of malignant melanoma, early deaths from cardiovascular diseases and early deaths from cancer. However, the Borough performs less well in terms of

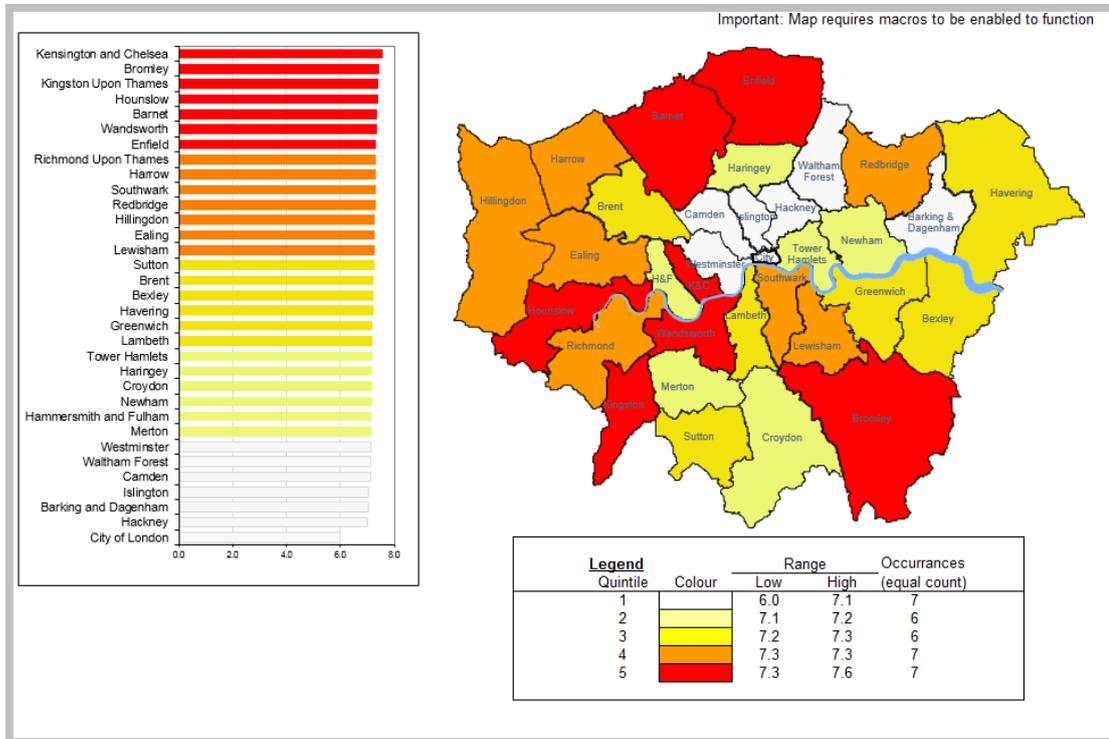
<sup>17</sup> Integrated Impact Assessment (IIA)

<sup>18</sup> Census 2011 RBKC

<sup>19</sup> 'Life Expectancy at Birth and Age 65 by Ward', GLA's London Datastore 2016.

levels of road deaths, drug abuse, violent crime, statutory homelessness, and sexually transmitted infections.<sup>20</sup>

- 3.16 This paints a picture where the Borough would appear to be the “happiest” in the Capital, when measured by “subjective personal wellbeing”.



Map 3.3: London well-being 2015<sup>21</sup>

## Income

- 3.17 A disproportionate number of Kensington and Chelsea’s residents are from professional and managerial occupations with a disproportionate number of self-employed. (78% rather than the London Average of 45%<sup>22</sup>.) Of those 83,500 residents within the Borough who are economically active some 20,800 are self-employed, or 17.1%. This compares to a London average of just 13.3%.<sup>23</sup> Residents’ gross annual pay in 2016 (a mean figure) was estimated to be £74,000.<sup>24</sup> 7.8% of the working-age population claim out-of-work benefits, compared to 8.5% for London as a whole<sup>25</sup>. On the other hand, when looked at spatially, it can be seen that household income varies considerably, with many residents in the north of the Borough having incomes below £20,000.

- 3.18 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living

<sup>20</sup> Kensington and Chelsea Health Profile 2015, Public Health England available from <http://www.apho.org.uk/resource/item.aspx?RID=171839>

<sup>21</sup> Subjective Personal Well-being (happiness), by Borough, London Datastore, GLA 2016

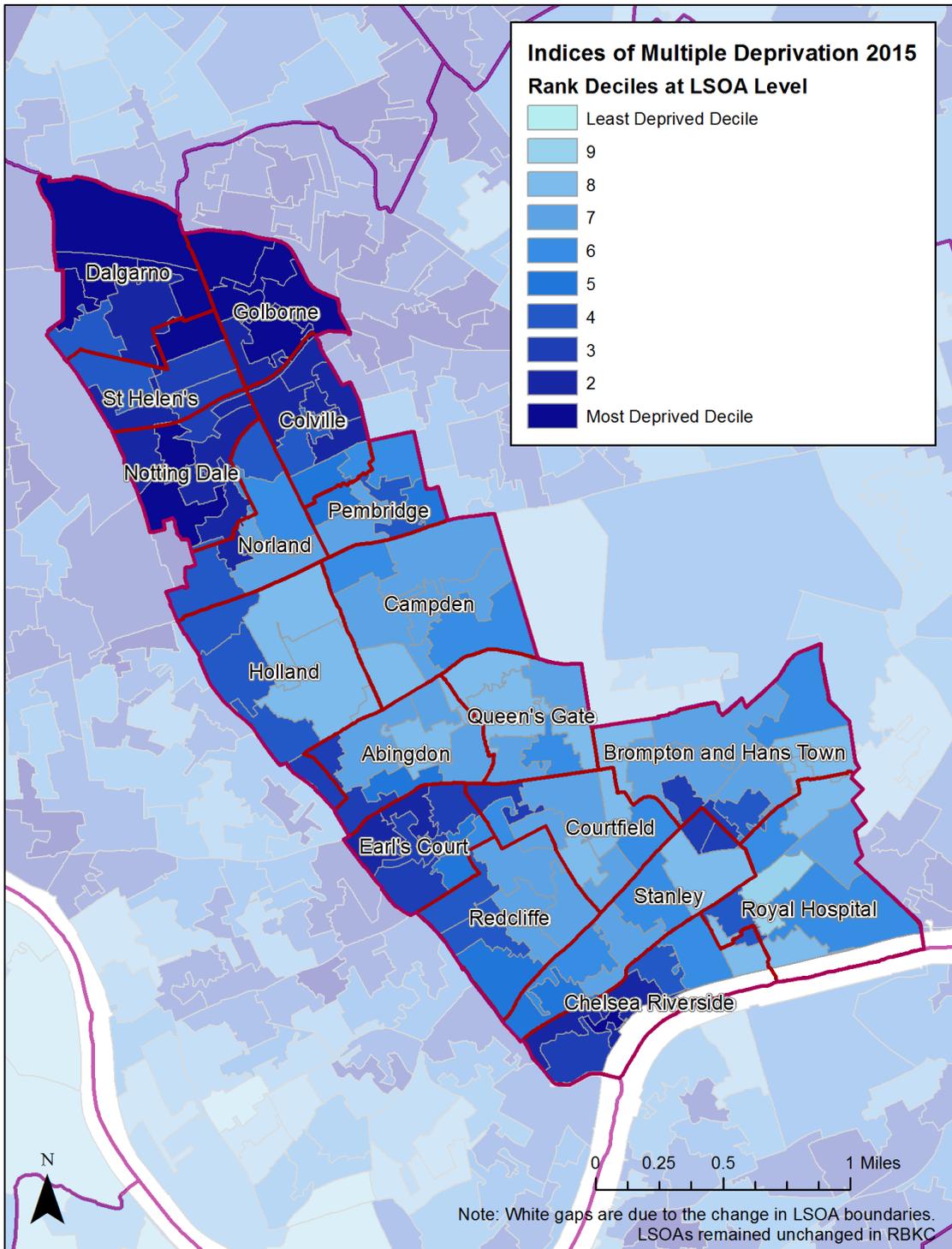
<sup>22</sup> [NOMIS, Labour Market Profile RBKC, 2016](#)

<sup>23</sup> NOMIS, Annual survey of hours and earnings – resident analysis, November 2016

<sup>24</sup> [NOMIS, Labour Market Profile RBKC, 2016](#)

<sup>25</sup> ‘London Borough Profiles’, GLA’s London Datastore, 2016.

environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived areas nationally and large parts of the north and west are within the top 10% (Map 3.4).



Map 3.4: Indices of Multiple Deprivation 2015<sup>26</sup>

<sup>26</sup> Briefing on Indices of Multiple Deprivation 2015, RBKC, October 2015

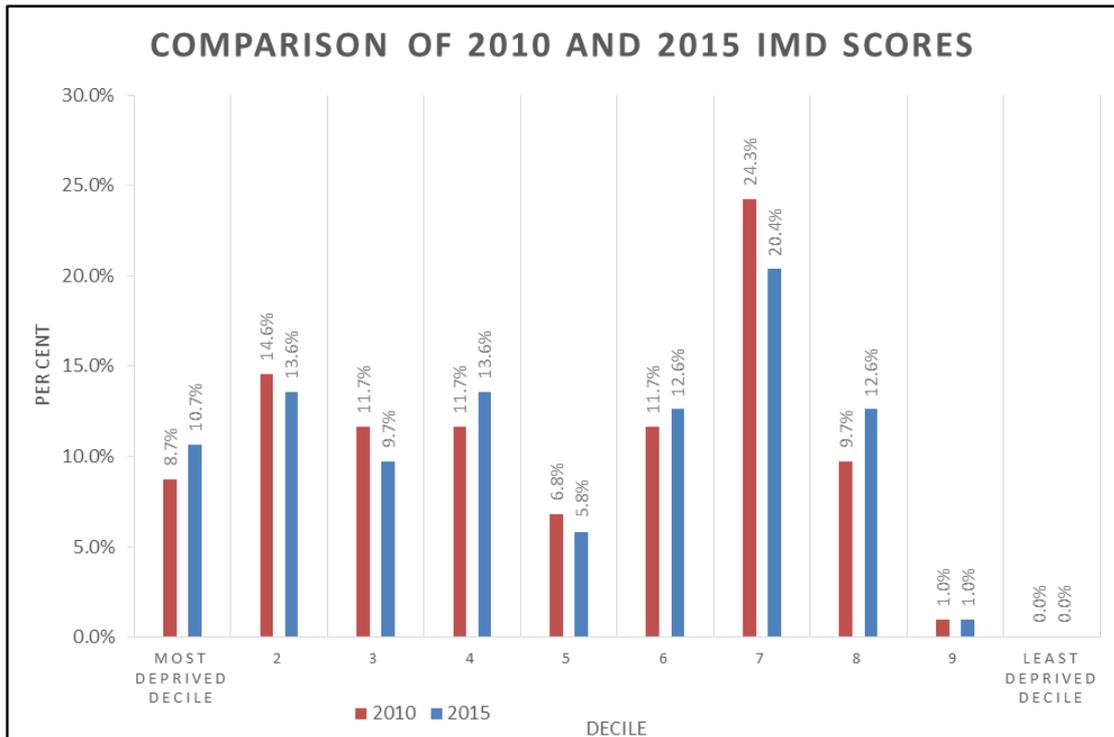


Figure 3.5: Distribution of London Boroughs' IMD 2015 rank (average rank of all LSOAs in each Borough weighted by population).<sup>27</sup>

## House Prices

3.20 Kensington and Chelsea contains much of London's prime housing market (houses valued at more than £2 million) with a strong, and seemingly insatiable demand for housing in the Borough. This is driven in part by overseas investment in what is perceived as a safe haven. According to the Land Registry, the average property price in Kensington and Chelsea in July 2016 was £1,335,389.<sup>28</sup> Figure 3.6 below illustrates how prices have recovered from the dip in the second half of 2008.



Figure 3.6: Average property price, RBKC, April 1999 - November 2016<sup>29</sup>

<sup>27</sup> Briefing on Indices of Multiple Deprivation 2015, RBKC, October 2015

<sup>28</sup> [Land Registry](#).

<sup>29</sup> Land Registry 2016

## Business and Employment Sectors

- 3.21 The majority of the Borough's residents do not work in the Borough. In addition the vast majority of people who work here do not live in Kensington and Chelsea. Estimates for the number of businesses located in the Borough vary from between 12,945<sup>30</sup> to 20,000,<sup>31</sup> and the number of employed from between 121,000<sup>32</sup> and 127,000.<sup>33</sup> This includes all businesses and not just those in the B class sectors. This discrepancy arises from difficulties capturing information about very small businesses and people working from home. A 2010 study commissioned by the Council counted 20,000 businesses in the Borough, over 82% of which employed less than four staff.<sup>34</sup> The Borough's largest employer is Harrods.
- 3.22 Approximately 10% of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6%).<sup>35</sup> There are particularly high levels of home-based working in Notting Hill, Westway, Holland Park Avenue, and, to some extent, West Brompton and Knightsbridge. There is very little home-based activity in the very north of the Borough.
- 3.23 At 69.1% (63.78% in 2013/14), the employment rate in the Borough is below the London average of 71.2%; however a below average proportion of the working age population claim benefits, with 9.7% as opposed to the London average of 11.6%.
- 3.24 The latest 2016 local economy data from NOMIS showed that 93.4% of the Borough's working population are occupied in the service industry. The most prevalent services are financial and other business services (24.4%), wholesale and retail, including motor trades (20.5%) and accommodation and food services (15.0%). 26.3% of the Borough's residents are managers, directors or senior officials, compared to the national average of 10.5%.<sup>36</sup>

## Shopping

- 3.25 Nearly 75% of the Borough is within a five minute walk of day-to-day shopping facilities. Lying outside a five minute (400m) radius are: the very south of the Borough along the Thames, the western boundary with LBHF and the far north of the Borough.
- 3.26 In addition to the Neighbourhood Centres, there are ten larger centres in the Borough. Knightsbridge is an International Centre (and also located in the London Plan's Central Activities Zone). Kensington High Street and King's

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<sup>30</sup> [NOMIS, Labour Market Profile 2016.](#)

<sup>31</sup> Local Economic Evidence: Employment and Land Use RBKC 2010.

<sup>32</sup> *ibid*

<sup>33</sup> [NOMIS, Labour Market Profile 2016.](#)

<sup>34</sup> Local Economic Evidence: Employment and Land Use RBKC 2010.

<sup>35</sup> NOMIS, Labour Market Profile, 2016.

<sup>36</sup> *ibid.*

Road East are Major Centres, whilst South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road, King's Road West, Portobello Road and Westbourne Grove are all classified as District Centres. These centres attract people from outside of the Borough, and play a valuable role in servicing the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

## Transport

- 3.27 The Borough has good transport links. The underground network of 13 tube stations reflects the same east-west geography as the Borough's roads. North-south movement, with the exception of Gloucester Road to Notting Hill Gate, is not possible on the underground. There is however an increasing number of north-south bus routes.
- 3.28 At the last census; at 0.6 per household, car ownership in the Borough is well below the London average of 0.8 and national average of 1.1. It has, however, increased in recent years and is now slightly higher than the inner London average of 0.5.<sup>37</sup> Residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant, high quality quiet 'side roads' for many journeys.

## Open Spaces

- 3.29 The Victorian legacy of the Borough resulted in it having more than 100 garden squares. These are communal spaces enjoyed by the surrounding properties. However, their construction has also resulted in a lack of public open and playable space in some parts of the Borough. This is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary open spaces.

## Air Quality

- 3.30 The whole of the Borough is designated as an Air Quality Management Area (AQMA) due to the exceedence of national air quality objectives for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The contribution of diesel trains is significantly less than was previously estimated. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earls Court one way system experience some of the highest pollutant concentrations in the Borough. However, the majority of the Borough continues to exceed limit levels.

## Flooding

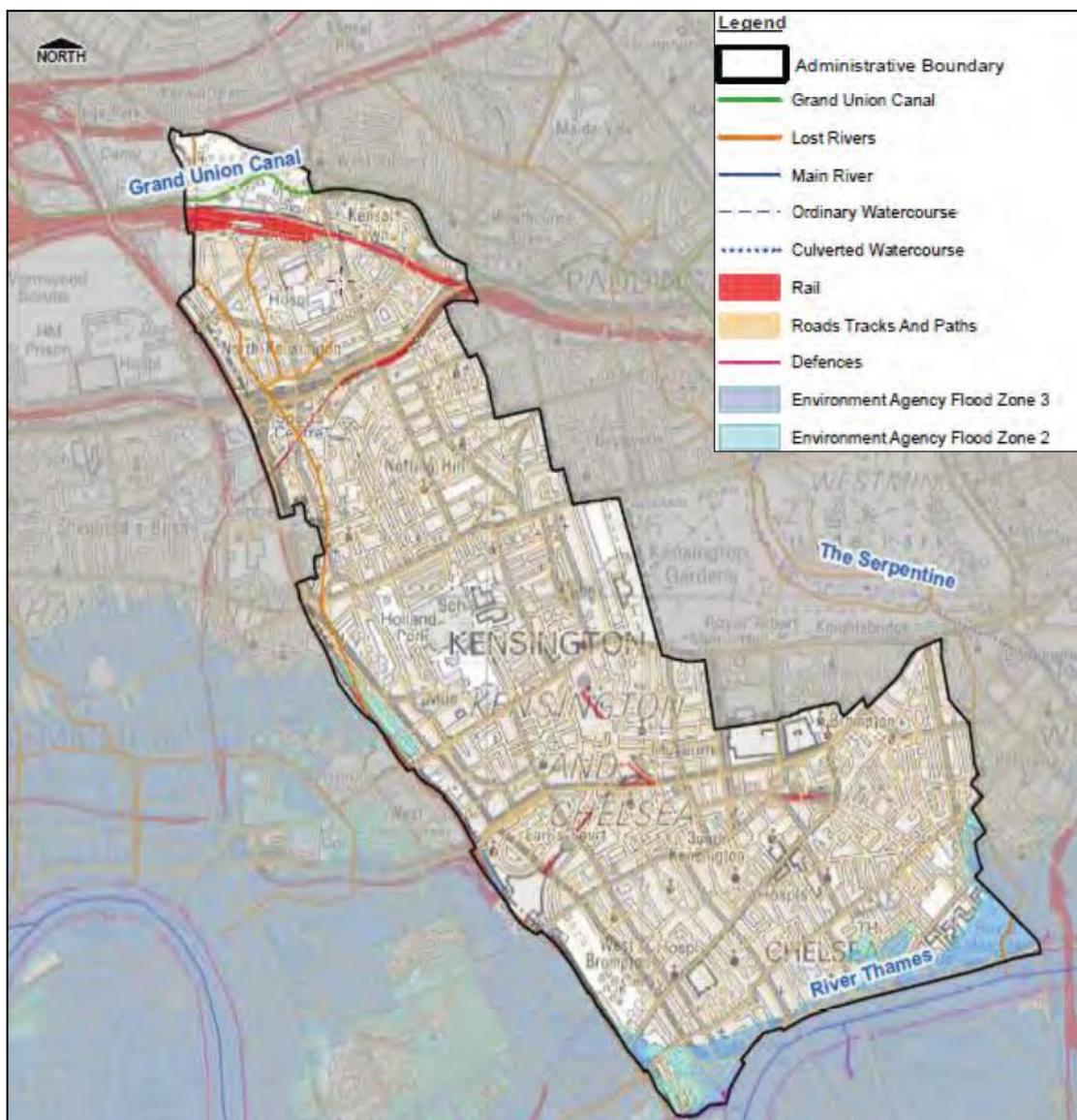
- 3.31 Potential flooding from the River Thames could affect areas along the embankment, but most of the Borough is not under threat. Of this type of

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<sup>37</sup> ONS, 2011 Census.

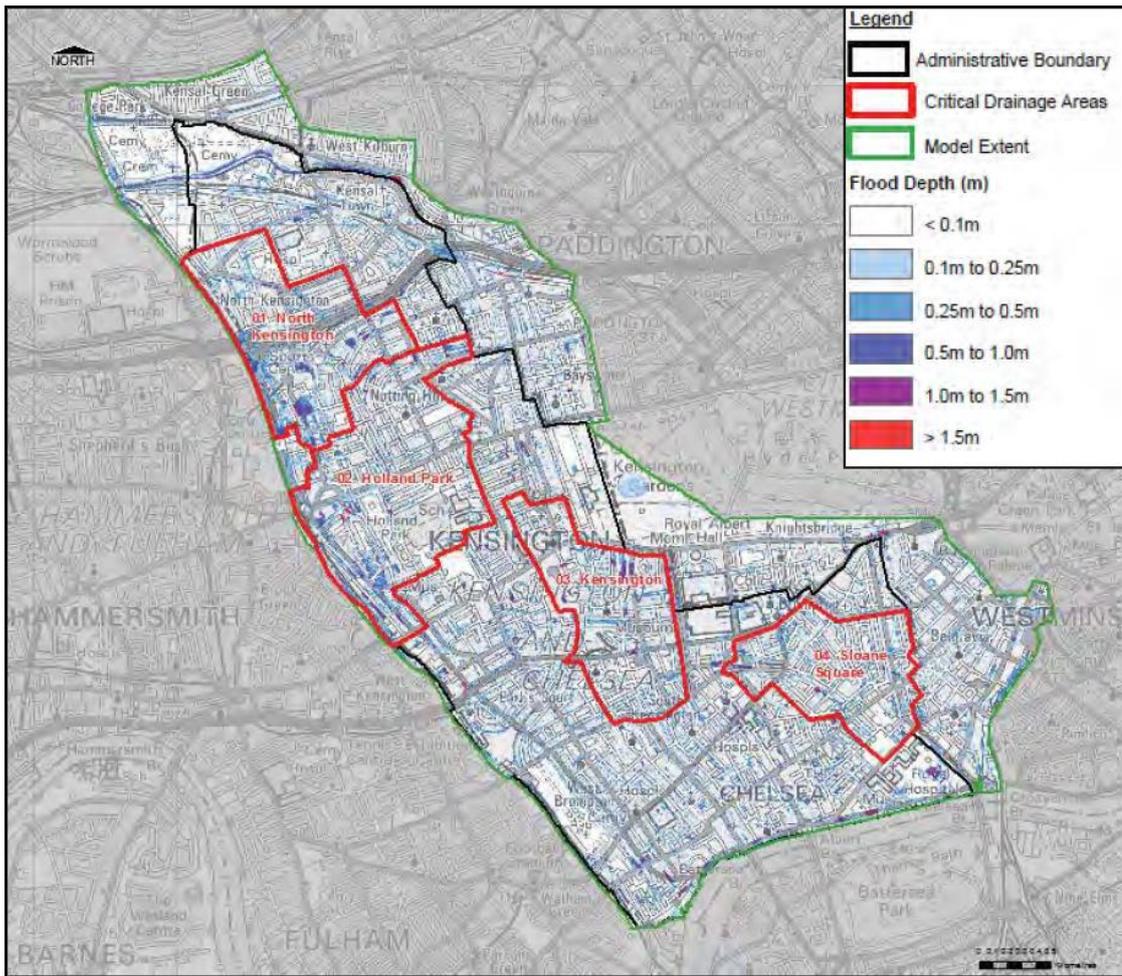
flooding. Map 3.4 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a 1 in 200 year and 1 in 100 year chance of river flooding. The presence of the Thames flood defences reduces the chance of river flooding further, to a 1 in 1000 year event.

- 3.32 There have however, been a number of sewer flooding incidents since 1981 caused by the Counters Creek combined sewer, which runs down the western boundary with LBHF. This has insufficient capacity in extreme storm events. The Council's Surface Water Management Plan (2014)<sup>38</sup> identifies Critical Drainage Areas designated as such due to the complex interaction between surface and sewer water flooding.



Map 3.4: Environment Agency's Flood Risk Map (Figure 2 of the 2014 Royal Borough of Kensington and Chelsea Strategic Flood Risk Assessment)<sup>39</sup>

38 [www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/leadfloodauthority/swmp.aspx](http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/leadfloodauthority/swmp.aspx)  
 39 [www.rbkc.gov.uk/pdf/RBKC\\_SFRA\\_Final%202014\\_Report%20Mainv1%20-%20%20LoRes.pdf](http://www.rbkc.gov.uk/pdf/RBKC_SFRA_Final%202014_Report%20Mainv1%20-%20%20LoRes.pdf)



Map 3.5: Critical Drainage Areas with Predicted 1 in 100 year Surface Water Flood Event Depths (>0.1m) (Figure 5 of the Strategic Flood Risk Assessment)

## 4. Strategic Objectives & Setting the Scene

- 4.1 The Council's vision for the Borough is set out in Chapter 3 of the Local Plan. In essence, it seeks to build on success and develop the strong and varied sense of place of the Borough.
- 4.2 The Local Plan has seven 'strategic objectives' to deliver the vision:
- CO1: Keeping Life Local
  - CO2: Fostering Vitality
  - CO3: Better Travel Choices
  - CO4: An Engaging Public Realm
  - CO5: Renewing the Legacy
  - CO6: Diversity of Housing
  - CO7: Respecting Environmental Limits
- 4.3 The following sections of the Monitoring Report are structured according to these strategic objectives.

### Duty to Cooperate: Regulation 34(6)

- 4.4 Regulation 34(6) necessitates that 'where a local planning authority have co-operated with another local planning authority, County Council, or a body or person prescribed under section 33A of the Act, the local planning authority's Monitoring Report must give details of what action they have taken during the period covered by the report.'
- 4.5 The Borough engages 'constructively, actively and on an ongoing basis'<sup>40</sup> with other local planning authorities and the 'prescribed bodies'<sup>41</sup> for the purposes of the Duty to Cooperate. This is required in relation to 'maximising the effectiveness' of, and having 'regard to', activities concerned with supporting or preparing planning policies 'so far as relating to a strategic matter' and relating to activities of 'prescribed bodies'.<sup>42</sup> As part of the ongoing engagement, consideration should be given to 'whether to consult on and prepare, and enter into and publish, agreements on joint approaches to the undertaking of preparation of planning policies relating to strategic matters'<sup>43</sup> and 'whether to agree...to prepare joint local development documents.'<sup>44</sup>
- 4.6 A 'strategic matter' is defined as 'sustainable development or use of land that has or would have a significant impact on at least two planning areas... in connection with infrastructure that is strategic.'<sup>45</sup>

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<sup>40</sup> S33A(2)(a) Planning and Compulsory Purchase Act 2004 (as amended) and para.001 NPPG Duty to Cooperate; see also para.181 NPPF; para.012 NPPG Duty to Cooperate.

<sup>41</sup> S33A(1).

<sup>42</sup> S33A(1)-(3); see also paras.002; 011; 013 NPPG Duty to Cooperate.

<sup>43</sup> S33A(6)(a).

<sup>44</sup> S33A(6)(b).

<sup>45</sup> S33A(4).

4.7 Strategic matters are further defined by the NPPF as 'planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities'.<sup>46</sup> Strategic priorities are defined as including policies to deliver:<sup>47</sup>

- The homes and jobs needed in the area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure;
- The provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

4.8 The 'prescribed bodies' for the purposes of the Duty to Cooperate relevant to the Borough are:<sup>48</sup>

- Environment Agency
- Historic England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical Commissioning Groups
- National Health Service Commissioning Board (now known as 'NHS England')
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisation

And:<sup>49</sup>

- Local Enterprise Partnership
- Local Nature Partnership

4.9 Over the monitoring period, the Borough has continued to fulfil the Duty to Cooperate over a number of topic areas, including:

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
Local Plan Partial Review (LPPR) – all topics	The Council has had regard to strategies, plans and policies of the prescribed	All

<sup>46</sup> Para.178, NPPF.

<sup>47</sup> Para.156, NPPF.

<sup>48</sup> R4(1) The Town and Country Planning (Local Planning) (England) Regulations 2012; para.005 NPPG Duty to Cooperate.

<sup>49</sup> R4(2)-(3) The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended); see also para.180, NPPF; para.006, NPPG Duty to Cooperate.

<b>Topic</b>	<b>Action(s)</b>	<b>LPA(s) and/or 'prescribed bodies'</b>
	<p>bodies – see LPPR Policy Formulation Reports</p> <p>All prescribed bodies and neighbouring LPAs have been consulted on the LPPR Draft Policies</p> <p>Quarterly Planning Policy Liaison Meetings</p>	LBHF
London Plan	General liaison with GLA officers on all Local Plan topics, particularly Kensal Canalside Opportunity Area, Crossrail 1 and 2, (Affordable) Housing and Viability	Mayor of London; Transport for London
London Development Database (LDD)	Ongoing monitoring and reporting	Mayor of London
Vision and Objectives	As for all topics	As for all topics
Places and Site Allocations	Liaison at OPDC Project Team meetings	OPDC, LBHF, LB Ealing, LB Brent
Infrastructure and Planning Contributions	Drafting Infrastructure Schedule and Infrastructure Delivery Plan updates	West London Clinical Commissioning Group, NHS England, Transport for London; 'shared service' working with LBHF and Westminster City Council
Fostering Vitality	<p>Consulted on Duty to Cooperate 'questions' as part of the second stage of pre-regulation Reg 18 issues and options for the Enterprise Review November 2015.</p> <p>Consulted on Duty to Cooperate question on the Regulation 18 Draft Policies consultation October 2016.</p>	General consultation including LPAs, the 'prescribed bodies' and the London Enterprise Panel.
Fostering Vitality: Shops and Centres	<p>Seeking comments on the Borough's updated Retail and Leisure Needs Study from neighbouring Borough April 2016.</p> <p>Contributing to emerging GLA Comparison Goods Retail Need Study.</p>	<p>Neighbouring LPAs</p> <p>Mayor of London</p>
Fostering Vitality: Business Uses	Seeking comments on the Borough's Employment Land Need and Availability (ELNA)	Neighbouring LPAs

<b>Topic</b>	<b>Action(s)</b>	<b>LPA(s) and/or 'prescribed bodies'</b>
	Background Paper August 2016.	
Fostering Vitality: Arts and Cultural Uses	As for all topics  Response to Investigation into Culture Led Regeneration in London	As for all topics  Mayor of London
Fostering Vitality: Hotels	As for all topics	As for all topics
Better Travel Choices: Rail Infrastructure	Liaison with stakeholders regarding High Speed 2; Crossrail 1; Crossrail 2  Annual RBKC/TfL liaison meeting	Mayor of London; Transport for London
Renewing the Legacy: Archaeology	Including the updated Archaeological Priority Areas (APAs) into the LPPR	Historic England
Renewing the Legacy: Tall buildings	Commenting on emerging London Heliport Safeguarding Map and possible update to Circular 01/2003 The Town and Country Planning (Safeguarded Aerodromes etc.) Direction 2002	Civil Aviation Authority
Diversity of Housing	Consulting with neighbouring Boroughs on scope of the Strategic Housing Market Assessment (SHMA) and considering joint approaches  Responding to Borough consultations	Mayor of London, LBHF, Westminster City Council, Brent, Wandsworth, Camden & Islington
Diversity of Housing: Gypsy and Traveller accommodation	Joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA)  Site Appraisal Study methodology  Responded to LBHF Proposed Submission Local Plan policy on Gypsy and Traveller accommodation	LBHF
Respecting Environmental Limits: Climate Change	Referring to London Plan standards in the LPPR  Setting up carbon offsetting scheme	Mayor of London
Respecting Environmental Limits: Flooding and Drainage	Strategic Flood Risk Assessment (SFRA); Surface Water Management Plan	Mayor of London (inc. Drain London); Environment Agency; London Boroughs;

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
	<p>(SWMP) and identification of Critical Drainage Areas; Local Flood Risk Management Strategy (LFRMS); Drain London; LODEG; Central London North Flood Risk Partnership; Thames Regional Flood and Coastal Committee</p> <p>Response to MMO information on Local Plans.</p> <p>Response to the Environment Agency regarding Thames 2100 action plan</p> <p>Response to the Environment Agency about updated maps of surface water flooding and National Flood Risk Management Strategy</p> <p>Response to LBHF draft policies on Flood Risk and planning applications close to the boundary of both boroughs.</p> <p>Input on the OPDC Integrated Water Management Strategy</p> <p>Response to TfL SuDS guidance and attendance to TfL (LU) presentation on flood risk</p> <p>Response to London Sustainable Drainage Action Plan</p>	<p>Marine Management Organisation (MMO), DEFRA, OPDC, TfL and LU, London Councils</p>
<p>Respecting Environmental Limits: Waste</p>	<p>Joint WRWA WPAs Waste Technical Paper</p>	<p>Western Riverside Waste Authority (WRWA) Waste Planning Authorities (WPAs): LBHF; Wandsworth; Lambeth; and Old Oak Park Royal Development Corporation (OPDC)</p>
	<p>Attendance and contribution to London Waste Planning</p>	<p>LPAs; Mayor of London; Environment Agency</p>

<b>Topic</b>	<b>Action(s)</b>	<b>LPA(s) and/or 'prescribed bodies'</b>
	Forum (LWPF), contribution to London Waste Map	
	Response to Local / Waste Plan consultations	LBHF; North London Waste Plan; Oxfordshire County Council; Southend on Sea and Essex County Council; City of London; Bromley; Surrey; Tower Hamlets
Integrated Impact Assessment (IIA)	As for all topics	As for all topics
London Borough of Hammersmith & Fulham	Quarterly liaison meetings  Response to Regulation 19 Proposed Submission Local Plan	LBHF
London Borough of Wandsworth	Response to Local Plan Employment and Industry Review  Response to Local Plan Integrated Impact Assessment (IIA) Draft Scoping Report	LB Wandsworth
Westminster City Council	Response to City Plan Revision Special Policy Areas and Policies Map Publication Draft  Walkabout with officers and Canal and River Trust to identify issues and opportunities presented by the Grand Union Canal which forms part of the Borough boundary.	Westminster City Council
Old Oak and Park Royal Development Corporation (OPDC)	Regular Project Team Meetings relating to a range of evidence base work  Response to Regulation 18 Draft Local Plan and evidence base	OPDC

*Table 4.1: Duty to co-operate by topic area*

## Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

- 4.10 It should be noted that the any significant environmental effects of implementing a plan or programme must be monitored 'in order, inter alia, to identify... unforeseen adverse effects and to be able to undertake remedial action'<sup>50</sup> (Article 10(1)). This has been undertaken throughout this Monitoring Report as standard.

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<sup>50</sup> Article 10(1), EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment; see also Regulation 17, The Environmental Assessment of Plans and Programmes Regulations 2004; Appendix 10, A Practical Guide to the SEA Directive (ODPM).

## 5. Keeping Life Local

### **Strategic Objective**

Our strategic objective to keep life local is for strong, effective local centres, for social and community facilities to be widely available, and for neighbourhood functions, including neighbourhood shopping facilities, to be easily accessible, so that residential communities can flourish. (See also Policies CK1, Social and Community Uses, CK2, Local Shopping Facilities, and CK3, Walkable Neighbourhood Facilities).

### Introduction

- 5.1 The ever-increasing residential values in the Borough mean that lower value uses continue to be in danger of being ‘out priced’ and lost to ‘high value’ residential uses. With residential property values now in excess of the £2,500 per square foot figure of 2013 in many parts of the Borough,<sup>51</sup> and peaking at nearly £5,500 per square foot,<sup>52</sup> any use which is not residential is under increasing threat as landowners seek to maximise the return on their portfolios. In the context of ‘Keeping Life Local,’ this pressure is particularly felt by social and community uses, uses which are essential to the maintenance of a successful residential neighbourhood.
- 5.2 As such, the Local Plan seeks to protect existing social and community uses and also provide support for local shopping facilities and for ‘walkable neighbourhoods.’
- 5.3 The policy was drafted to be sufficiently flexible to allow for some change in order to reflect the needs of the community, whilst at the same time maintaining the Borough’s overall stock of social and community uses. This approach is articulated by Policy CK1: Social and Community Uses, which seeks to ‘ensure that social and community uses are protected or enhanced throughout the Borough.’

### Protecting existing and promoting new social and community uses

- 5.4 Social and community uses fall principally into two parts of the use classes order; D1 ‘non-residential institutions’ and D2, ‘assembly and leisure’. Analysis of the relevant permissions and completions would indicate a contradiction, in that there would appear to have been a net increase of D1 and D2 uses completed over the monitoring period, but a net loss of D1 floorspace granted planning permission.

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<sup>51</sup> ‘Office Market Commentary in RBKC’, Frost Meadowcroft Property Surveyors, February 2013.

<sup>52</sup> Strategic Housing Market Assessment, Cobweb Consulting, December 2015.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	15,410	3,305	-12,105
D2 Assembly and Leisure - approvals	8,589	10,065	1,475

*Table 5.1: D1 and D2 floorspace permissions 1 October 2015 to 30 September 2016*

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	1,577	7,280	5,703
D2 Assembly and Leisure – completions	0	1,431	1,431

*Table 5.2: D1 and D2 floorspace completions 1 April 2015 to 30 March 2016*

5.5 Two permissions were granted during the period which have resulted in a net loss of more than 1,000 sq m of D1 use:

- The Westway Information and Aid Centre, Ladbroke Grove (PP/15/04852). This application included the loss of 1,294 sq m of former D1 uses, to flexible A, B or D1 class uses. This loss was considered to be acceptable as, “the majority of the previous social and community use within the site have been relocated...and the proposal would not result in the loss of the local provision of these important services.”
- Clearings, Draycott Avenue (PP/16/01795). This application included the loss of 11,731 sq m of D1 use. However, this figure is misleading as it relates to the loss of a school which was only occupying the site on a temporary basis. Come 2017 the new Marlborough School will have been completed, and there will be no net loss of D1 use over the wider site.

5.6 2015/16 has seen a significant amount of new D1 and D2 floorspace being completed. These reflect the ongoing school capital programme within the Borough. There are two principal applications which have resulted in the increase in D1 floorspace being completed.

- Cardinal Vaughan Memorial School. (PP/13/01428) The construction of an annex resulting in the provision of 805 sq m of additional floorspace has been completed.
- The new single form entry Kensington Primary Academy was completed early this year, and opened in September 2016. It has a floor area of 5,035 sq m. (PP/13/07159). This school was associated with the redevelopment of Charles House, on Kensington High Street.

- 5.7 The relevant planning permissions and completions for the D class uses are included within Appendices T, U, V and X.

## Public Houses

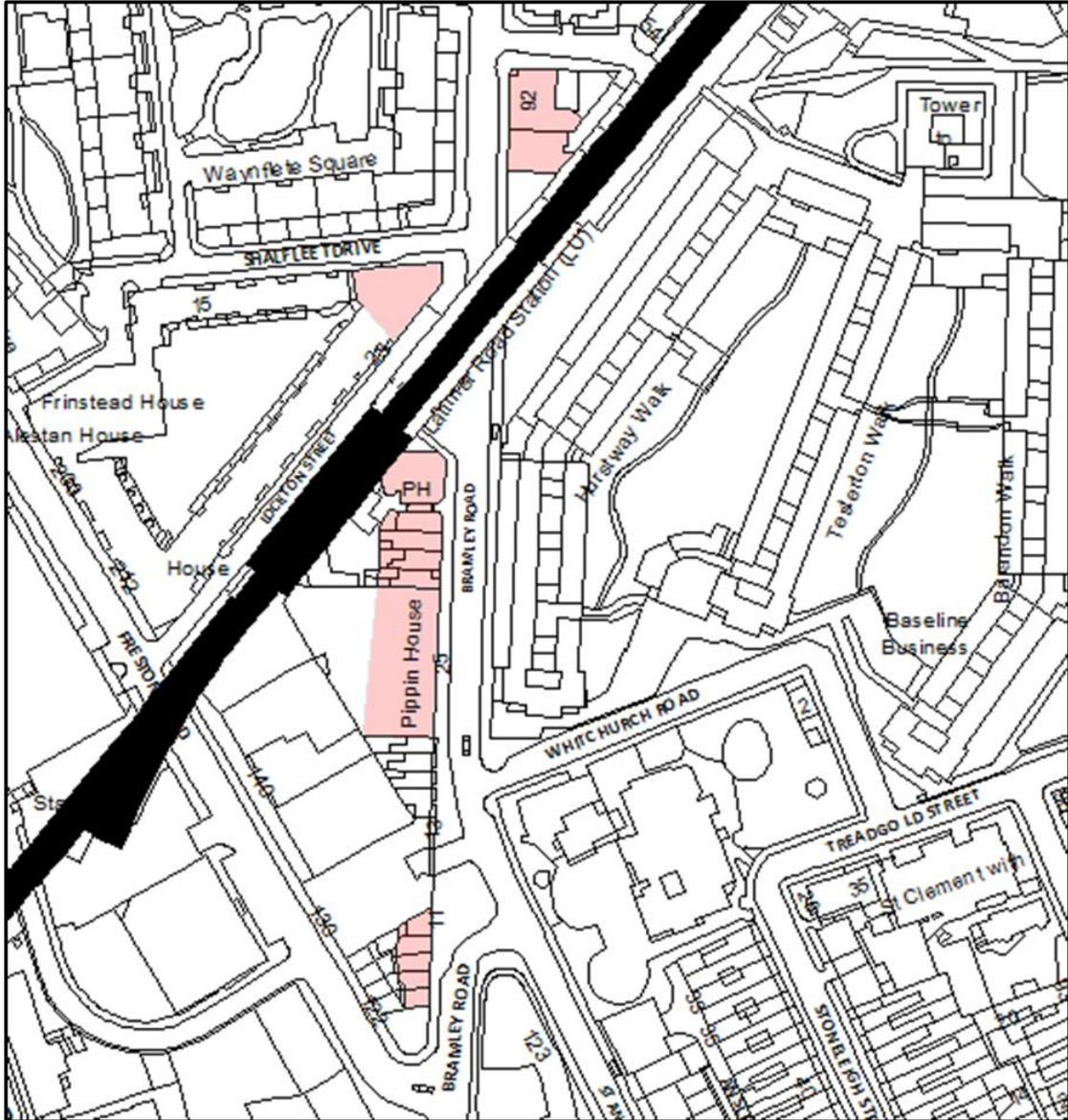
- 5.8 The Council adopted a policy in October 2013 to protect public houses throughout the Borough together with other A Class uses (Financial and Professional Services and Restaurants and Cafes) outside of town centres. The presumption is now that all public houses will be protected, unless it can be established that they are no longer seriously valued by the community. Within a Conservation Area, it would also have to be demonstrated that the pub does not contribute to the character of the surrounding area or to its sense of place.
- 5.9 The policy has now had three years to bed down and does appear to have proved effective in reversing the longer term trend for the loss of public houses in the Borough. No planning permissions were granted in the monitoring period which resulted in the loss of any A4 floorspace. The permission for No. 196-222 King's Road (PP/15/04338) includes the creation of a rooftop bar, or a net increase of 600 sq m of A4 floorspace.
- 5.10 Four applications have been completed in the monitoring period which have included the loss of Class A4 floorspace. Of these, two relate to the loss of a public house:
- Brompton's, 294 Old Brompton Road (PP/12/00472). Loss of 689 sq m of A4 floorspace. This completion related to a permission granted in April 2013, sometime before the adoption of the amended CK2.
  - The Radnor Arms Public House, 375 Kensington High Street. (PP/13/07159) Loss of 220 sq m of A4 floorspace. The redevelopment of a much larger site, including this long vacant public house. This application included the replacement of the public house with a new primary school. The loss of a long vacant public house was considered acceptable given the considerable benefits associated with the development of the Warwick Road sites.

## Local Shopping Facilities

- 5.11 The Core Strategy (now the Local Plan) introduced the 'walkable neighbourhoods indicator' to assess accessibility for a range of local facilities. While national indicators recommend an 800m walk, a 400m walk band is considered more appropriate for the Borough, reflecting the extremely high residential density. When the Core Strategy was adopted, 75% of the Borough was located within a five minute walk of a neighbourhood or higher order shopping centre. This remains the case today and is illustrated in Map 5.1 below.
- 5.12 The Local Plan identifies three areas of deficiency – Latimer, Kensal (East of Ladbrooke Grove) and parts of Earl's Court. The Local Plan seeks to reduce this gap by creating new centres in Latimer, Kensal and the Earl's Court areas.

## Latimer

- 5.13 Development has been completed on the Silchester Garages site, including the creation of 315 sq m of retail floorspace. Whilst not significant in absolute terms this floorspace is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road. The designation of the new centre has been proposed as part of the regulation 18 Draft Policies consultation of the Local Plan Partial Review. The extent of the proposed designation is set out in map 5.1.



Map 5.1: Proposed Latimer Road Neighbourhood Centre

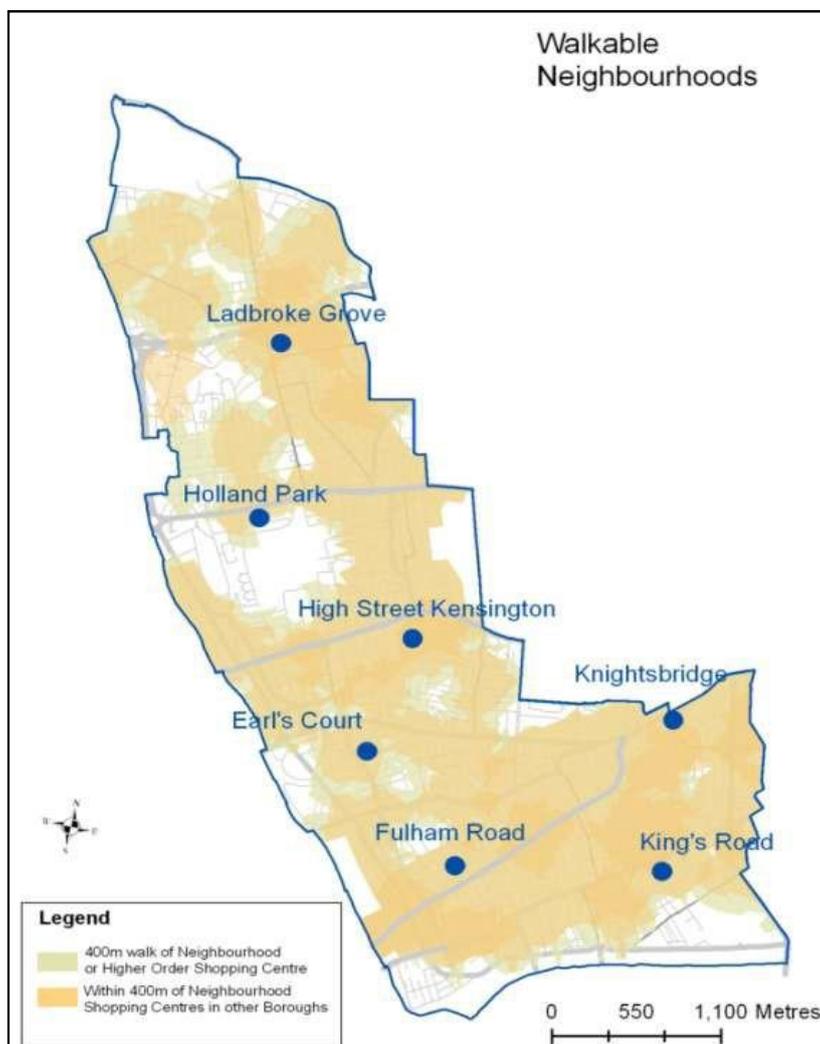
## Kensal

- 5.14 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail Station. Were Kensal to be chosen as a station

site, any redevelopment, and the creation of a neighbourhood centre would be unlikely until the building programme of Crossrail has been completed and vacated the site. There remains a degree of uncertainty with regards to the future of the site, which is unlikely to be resolved in the immediate future.

### Earl's Court

- 5.15 The Earl's Court Exhibition Centres and surrounding land redevelopment (for which planning permission was granted in November 2013) will provide up to 3,500 sq m of retail floorspace (1,000 sq m of which will be in the Borough, with the remainder in LBHF) to serve the day-to-day needs of the new residents of the development. Work has started on site and the permission is in the process of being implemented.



Map 5.2: Walkable Neighbourhoods

### Vacancy rates within Neighbourhood Centres

- 5.16 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 5.3 below.

<b>Neighbourhood Centre</b>	<b>Total Units</b>	<b>% Vacant units 2013</b>	<b>% Vacant units 2014</b>	<b>% Vacant units 2015</b>	<b>% Vacant units 2016</b>
All Saints' Road	36	8	8	3	3
Barlby Road	6	20	16	17	33
Chelsea Manor Street	10	0	0	20	10
Clarendon Cross	18	6	11	11	11
Cromwell Road Air Terminal	16	6	0	0	0
Earl's Court Road	147	4	3	2	4
Earl's Court Road (North)	9	11	11	0	6
Elystan Street	45	2	4	9	7
Fulham Road (Brompton Cemetery)	27	56	15	10	5
Fulham Road (Old Church Street)	34	9	9	3	13
Gloucester Road (North)	60	3	3	3	2
Gloucester Road (South)	39	4	3	3	0
Golborne Road	105	12	9	10	12
Golborne Road (North)	15	13	7	0	7
Holland Park Avenue	58	6	5	0	2
Holland Park	12	7	0	8	8
Ifield Road	4	17	33	33	60
Kensington High Street (West)	6	0	17	17	0
Ladbroke Grove (North)	16	19	19	6	6
Ladbroke Grove Station	65	4	3	4	4
Lower Sloane Street	32	6	6	6	9
Lowndes Street	17	0	0	8	0
Napier Road	8	9	13	0	0
North Pole Road	23	17	13	17	17
Old Brompton Road (East)	24	4	4	0	4
Old Brompton Road (West)	74	9	5	7	9
Pembroke Road	14	29	0	7	7
Pont Street	13	0	8	8	0
Sloane Avenue	11	9	9	8	0
St. Helen's Gardens	12	25	25	17	17
Stratford Road	17	0	0	0	5
Thackery Street	22	0	5	5	0
The Billings	21	19	14	14	20
Walton Street	19	0	0	5	5
Westbourne Park Road	10	0	20	45	45
World's End	38	4	5	5	10

<b>Neighbourhood Centre</b>	<b>Total Units</b>	<b>% Vacant units 2013</b>	<b>% Vacant units 2014</b>	<b>% Vacant units 2015</b>	<b>% Vacant units 2016</b>
<b>Total – Neighbourhood Centres</b>	<b>1168</b>	<b>8.2%</b>	<b>6.0%</b>	<b>5.9%</b>	<b>7.2%</b>

*Table 5.3: Vacancy rates in Neighbourhood Centres 2012-2016*

- 5.17 Whilst vacancy rates have increased in some centres, they have dropped in others, with the overall vacancy rate across the Borough’s neighbourhood centres increasing slightly to 7.2%. This compares to a national average for shopping centres across the UK of 13.2%, or a London average of 9.2%<sup>53</sup>. This figure is higher for the smaller neighbourhood centres. As such, the Borough’s neighbourhood centres do appear to be remaining generally healthy and withstanding the wider malaise affecting shops in smaller centres elsewhere in the country. This probably reflects the nature of the shops provided and the extreme wealth of the centres’ hinterlands throughout much of the Borough.
- 5.18 Vacancy rates within small centres can fluctuate wildly, often being a reflection of the small size of many of the centres rather than real decline. This is the case for the Barlby Road, Fulham Road (Old Church Street) and Kensington High Street (West) centres. As such it is appropriate to look at the pattern of vacancy over a number of years. That said current vacancy rates in some of the Borough’s centres are at a level which is of some concern.
- 5.19 At 17% the vacancy rates in both the St Helen’s Gardens and North Pole Road Neighbourhood Centres remain higher than the Borough average. Concern as to their health have driven a specific policy in the St Quintin and Woodlands Neighbourhood Plan. The Plan allows greater flexibility than would be ordinarily allowed elsewhere in the Borough by the Council’s Local Plan. It offers freedom for changes of uses amongst between the A, B, D1 and D2 uses. The Neighbourhood Plan was approved at referendum in 2016, and is yet to be ‘made’ (adopted). The policies within it are being given considerable weight when determining applications.
- 5.20 Over the monitoring period, the Council has received just one application where the policies within the SQWNP would have been of relevance:
- 20 North Pole Road: PP/15/5391. Planning permission was permitted for a change of use from a café (Class A3) to a mixed shop/ clinic (Class A1/D1 use). Such a change of use would comply with policies within both the Local Plan and the SQWNP. As a “social and community use”, a clinic is a use encouraged with a neighbourhood centre.
- 5.21 The Council awaits with interest the impact that this change of approach will have upon the success of the centres, and whether we will see a reduction in stubbornly high vacancy rates. The approach taken within the Neighbourhood

<sup>53</sup> Local Data Company (April 2016)

Plan may prove a model which could be transplanted to other centres with high vacancy rates, centres such as the Billings (20% vacancy rate) and Westbourne Park Road (45% vacancy rate).

- 5.22 Ultimately, if a Neighbourhood Centre loses its critical mass of shops, it may be appropriate to de-designate a centre altogether. This is the case for the Ifield Road Neighbourhood Centre, a centre with a long term vacancy rate of some 60%. De-designation was proposed within the recent Regulation 18 Local Plan Partial Review Draft Policies consultation. The remaining shops and the pub/theatre will be protected, but there is little value in trying to retain the long vacant units as “town centre uses”.

## Convenience Retail within Neighbourhood Centres

- 5.23 The Borough’s Neighbourhood Centres vary greatly in size. Some, such as Gloucester Road and Golborne Road contain over a hundred units, whilst many others are made up of one or two short parades.
- 5.24 Whatever their scale, the basic function of Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 5.25 Policy CK2 states that ‘the Council will ensure opportunities exist for convenience shopping throughout the Borough.’ Each year, the Council surveys the nature of uses within the neighbourhood centres. The proportion of all ground floor units which can be considered as serving a ‘convenience’ function remains stable at 12.3%.
- 5.26 Whilst this is a useful indicator, it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to change from one type of shop to another. Change in the nature of shops cannot, therefore, be said to be a measure of the success of the Local Plan as such. It is, however, a useful benchmark to allow us to assess changes that may happen in the future.

## Protection of individual shops outside of designated centres

- 5.27 The Council recognises the role that individual shops outside of designated centres can have in meeting the day-to-day needs of local people. As noted above, the Council cannot influence the nature of a particular shop. It can however resist the change of use of a shop to a non-shop use. Policy CK2 is clear in that it states that ‘the Council will protect individual shops outside of the designated town centres.’
- 5.28 In the autumn of 2013, the Government consulted on proposals to ‘free up’ planning regulations and to remove the need for planning permission to change from a retail (class A1 use) to a residential use. The Council was of the view

that the Borough's shops which lie outside of designated areas and outside of Conservation Areas (properties within Conservation Areas are excluded from the proposals) would be at serious risk should this proposal go ahead. As such, the Council decided to begin monitoring the prior approval applications relating to shops in order that the impact of such a change can be properly assessed.

- 5.29 Perhaps this concern has been misplaced as during the monitoring period, there were no applications for prior approval for the change of a shop to residential, whether within, or outside a designated centre. It follows on from 2015, when only a single application had been made.
- 5.30 Ongoing monitoring of this issue will continue as wide spread loss would be problematical and could suggest the use of an Article 4 direction.

## Assets of Community Value

- 5.31 Since September 2012, local community groups which meet a set of criteria laid down in legislation have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value.
- 5.32 The purpose of this is to give community groups the opportunity to identify land or property that they believe furthers the social wellbeing or social interests of the local community, and gives them time to bid for that asset if an owner decides to sell.
- 5.33 In the case of public houses, a successful nomination results in permitted development rights being withdrawn for changes of use. In these circumstances, an owner would have to apply for planning permission in order to change the use of the building away from a drinking establishment.
- 5.34 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 5.35 The Borough's list of Assets of Community Value (as at the end of the monitoring period and slightly beyond) is set out in Table 5.4 below.

<b>Name of property</b>	<b>Address</b>	<b>Nominating Community Interest Group</b>	<b>Date added to list</b>
The London Lighthouse	111-117 Lancaster Road, London, W11 1QT	Kensington & Chelsea Social Council	02/09/13
Ground floor community rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	02/10/13
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	06/02/14
The Academy Pub	57 Princedale Road, London, W11 4NP	The Norland Conservation Society	30/12/14

Kensington Park Hotel	139 Ladbroke Grove, London, W10 6HL	West London CAMRA	20/10/15
Queen's Head	25-27 Tryon Street, London, SW3 3LG	Save Queen's Head Group	10/11/16

*Table 5.4: List of Assets of Community Value*

## Conclusion

- 5.36 Despite the increasing difference in value between residential and almost any other use, the Council's policies have been effective in maintaining the stock of D1 and D2 uses across the Borough. The apparent loss of D1 uses permitted in the monitoring period is misleading, as it relates to a temporary use, associated with the redevelopment of a wider site. When finally built, the Marlborough School will be replaced to the highest of standards.
- 5.37 The Borough's neighbourhood centres generally appear to be healthy, with a low and a stable vacancy rate at just 7.2%. Development has been completed at the Silchester Garages site and is now underway on the Earl's Court Strategic Site. Despite recent liberalisation to planning regulations the Council has not had to manage a rapid loss of existing shops to residential.
- 5.38 In 2013 the Council began to take a much more restrictive approach to the loss of public houses. Supported by a dedicated policy, the Council has successfully 'held the line' in this matter. During the monitoring period no planning permissions were granted that would result in the loss of any operating public houses.

## 6. Fostering Vitality

### **Strategic Objective**

Our strategic objective to foster vitality is that the quality of life in our predominantly residential Borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital's role as a world city.

### Introduction

- 6.1 The Borough has a finely-grained mix of uses such as shops, businesses, arts and cultural facilities. These uses have benefited from the Borough's high residential density and from visitors to the Borough. However of late, such uses have been under pressure from residential development. There is a risk that they could decline to such an extent that the collective quality of life in the Borough could be diminished.
- 6.2 The purpose of the policies within the Local Plan is to arrest this decline and maintain the mix of uses which make the Borough the successful place it is.
- 6.3 This has two main strands: town centres and the A class uses which lie within them; and the provision and location of business uses. For clarity, each is considered separately, though the Council does recognise that the two are linked, with offices playing a significant role in supporting the vitality and viability of town centres.

### Town centres and 'Class A' town centre uses

#### Meeting the need for new retail floorspace

- 6.4 The Council's Retail and Leisure Needs Study (RLNS) was carried out by Nathaniel Lichfield and Partners (NLP) to inform the Core Strategy back in 2010. It was published in 2008 and considered the need for additional floorspace to 2015 and beyond. It suggested a need for an additional 31,000 sq m of comparison retail floorspace in the Borough from 2008 to 2015. Of this, 25,500 sq m is needed in the south and about 650 sq m is needed in the north and centre of the Borough.<sup>54</sup> Predicted need rose dramatically to 2028, when 145,000 sq m of comparison need was modelled.
- 6.5 In 2015 the Council commissioned an update to this RLNS, an update that was published in 2016. The 2016 RLNS paints a very different picture to that of 2008. It concludes that whilst the Borough's centres may be successful places they are trading at, or close to, equilibrium. The RLNS has considered the impact of adjoining centres, the increasing role of e-shopping, the impact of the 2008 recession on the retail sector as well as future estimates of local expenditure. It concludes that at just 700 sq m, there will not be a significant need for additional

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<sup>54</sup> RBKC, Retail and Leisure Needs Study, NLP, 2008.

comparison floorspace across the Borough to 2023. This figure does rise to 21,000 sq m by 2028, but remains significantly less than the 145,000 sq m of comparison need to 2028 identified in 2008. The need for additional convenience floorspace has held up a little better, with a predicted need of 9,000 sq m by 2023 or 11,000 by 2018. However, the significant reduction in overall need remains a salutary warning of the uncertainties associated with predictions of retail need over the long, or even within the shorter term.

6.6 Clearly this is a significant decrease from the much more bullish estimates made back in 2008, and does suggest that the ongoing health of the Borough's cannot be taken for granted.

6.7 The Monitoring Report considers net changes in all A1 class floorspace permitted, and completed, for 2015/16. These are set out in tables 6.1 and 6.2 below.

	<b>Existing Floorspace (sq m)</b>	<b>Proposed Floorspace (sq m)</b>	<b>Net Floorspace (sq m)</b>
A1 Use	16,630	10,606	-6,024

*Table 6.1: Retail (Class A1) floorspace permissions October 1 2015 to September 30 2016*

	<b>Existing Floorspace (sq m)</b>	<b>Proposed Floorspace (sq m)</b>	<b>Net Floorspace (sq m)</b>
A1 Use	5,644	12,257	6,613

*Table 6.2: Retail (Class A1) floorspace completions April 1 2015 to March 30 2016*

6.8 The difference between permissions and completions in the monitoring period are dramatic and merit further investigation.

6.9 Regarding the net loss of 6,024 sq m of Class A1 floorspace, there have been 33 applications granted during the monitoring period which have resulted in a net loss of A1 floorspace. Of these, the following five have included the loss of more than 300 sqm of floorspace.

- 279 King's Road: PP/14/07843. Loss of 345 sq m of first floor and ancillary A1 floorspace as part of the redevelopment and re-provision of a mixed use site, including a new cinema.
- 99 to 121 Kensington High Street: PP/15/3816. Loss of 2,424 sq m of ancillary floorspace at second floor level to office.
- 196 to 222 King's Road: PP/15/4338. Loss of 2,028 sq m of A1 floorspace and redevelopment and re-provision of a mixed use site, including a new cinema.
- 55 to 59 King's Road: PP/15/7147. Loss of 453 sq m of A1 floorspace to create new residential dwellings. The A1 floorspace lost was part of a wider land swap with No, 50 Sloane Avenue, and both sites are considered together there will be a loss of 250 sq m of floorspace. The

floorspace lost was ancillary to the main units and not integral to their success.

- Grand Union Centre, West Row: PP/16/03723. Loss of 335 sq m of unoccupied A1 floorspace to an A1/B1 use. This site lies within an Employment Zone, where the preference is for B1 business uses.

6.10 These indicate the loss of A1 floorspace has been allowed when either part of a wider development site, or where the floorspace lost does not jeopardise the continued existence of the existing retail unit. In most cases this will be floorspace which is ancillary in nature, and often when it is on upper floors. This is a pattern which is largely repeated, albeit at a smaller scale, across a number of smaller sites. Another pattern includes changes of use to small scale A3 uses and to beauty salons. These are both “town centre uses” which may be appropriate where the retail function of a town centre is not jeopardised.

6.11 This would indicate the success of the Council’s existing policies, policies which maintain the retail strength of the Borough’s centres, but which allow land owners to make the most efficient use of their properties. It is perhaps interesting to note that it does not indicate a climate where land owners are looking to expand retail offer across the Borough.

6.12 The 2015/6 completions are unusual in that they are much higher than any year since at least 2009. These relate to the following larger developments:

- 321 to 337 Kensal Road: PP/07/01345. This relates to a 2007 application, including the provision of 1,005 sq m of new retail floorspace in a large mixed use site within the Kensal Employment Zone.
- 127 to 135 Sloane Street: PP/11/01729. The redevelopment of buildings within the King’s Road (East) Major centre included the creation of 3,537 sq m of additional retail floorspace.
- Brompton’s Public House, 294 Old Brompton Road. PP/12/00472 The former PH was redeveloped to include the creation of 443 sq m of new A1 floorspace.
- Barker’s Arcade, Kensington High Street: PP/13/01721. Remodelling of the arcade to create an additional 414 sq m of A1 floorspace.

6.13 The only significant loss on A1 floorspace related to the King’s Walk Shopping Mall in the King’s Road, where a temporary permission was granted to use 547 sq m of A1 floorspace as a gym.

6.14 Appendices A and B provide the full list for permissions and completions relating to class A1 uses.

6.15 In previous Monitoring Reports we have considered the provision of new A1 floorspace over time. There has been a historic mismatch, with floorspace being provided not meeting the “need” predicted in the local and regional retail need assessments. In 2015 there had been an overall loss of A1 floorspace of 3,355 sq m since the publication of the initial RLNS assessment in 2009. In this context 2015/16 has been unusual in that it has seen a net increase of 6,613 sq m of completed A1 floorspace. However, care must be taken, as it is too

early suggest that the market for retail floorspace has changed. Much of this increase relates to a single redevelopment on Sloane Avenue. There is nothing to suggest that a development of a similar form is likely to occur in the near future. Indeed the permissions for this year (a loss of 6,024 sq m) would largely negate this increase. One would expect permissions to translate into completions over the next year or so. One should also note that the increase in A1 floorspace completed since 2009 is just 3,258 sq m. This is modest and perhaps sits more comfortably with the need predictions of the 2016 update to the RLNS which does suggest that the Borough's centres do have a limited need and are broadly in equilibrium.

6.16 The net completions since 2009 are set out in table 6.3 and figure 6.1 below.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net change	2,870	-1,123	1,000	-2,442	-2,891	-769	6,613

Table 6.3: Retail (Class A1) completions square metre floorspace 2008/09 to 2015/16

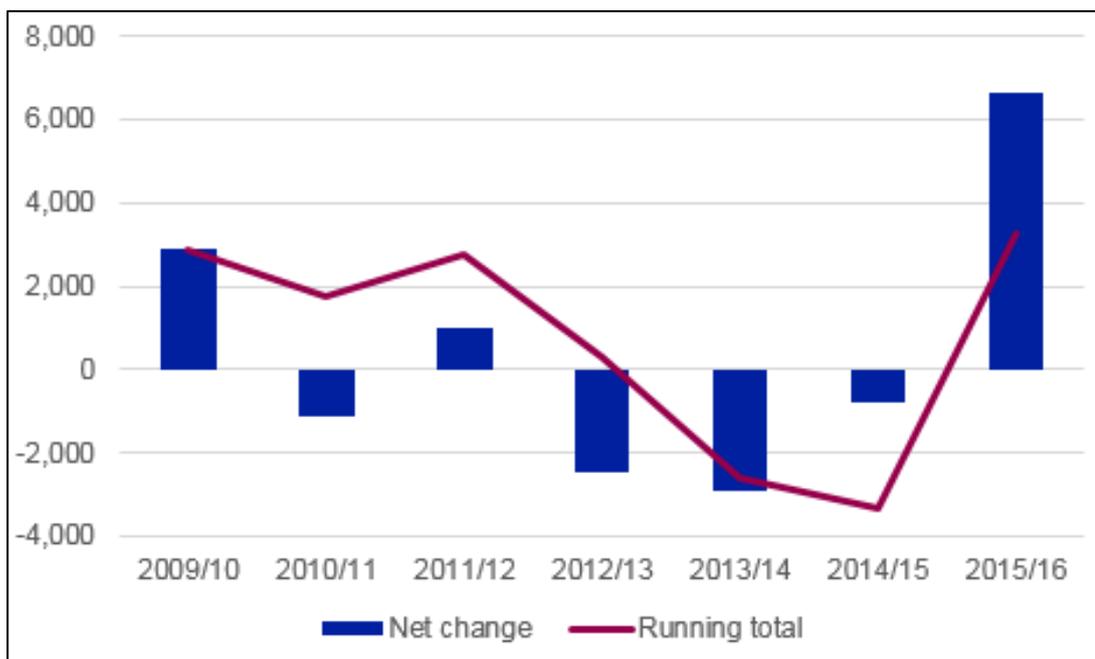


Figure 6.1: Retail (Class A1) completions, 2008/9 to 2015/16

6.17 The Council recognises that need will not only be met by the creation of new floorspace but also by the occupation of previously empty units. The RLNS suggests that dropping vacancy rates to a 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level. The 2016 report re-examines the opportunity for vacant units within town centres to meet future need. The amount of vacant space has remained stable, now at 11,300 sq m, with the RLNS assessment noting that “vacant units could accommodate

74% of the retail floorspace projection up to 2023 (15,333 sq m gross).” Again this would help explain why any increase in retail floorspace has been so modest.

- 6.18 The Council does not collect floorspace data for ‘voids’. The annual town centre surveys do however consider the number of vacant non-residential ground floor town centre units. These are listed in Table 6.4.
- 6.19 Vacancy rates in the Borough’s Higher Order town centres have experienced a modest increase of 0.4% to 7.8%. Similarly, vacancy rates within the Neighbourhood Centres have increased 1.2% to 7.2%. This compares to a national figure within town centres of 14.8%, and a London wide vacancy figure of 9.2%.<sup>55</sup> This low rate reflects both the specific circumstances of the Borough (a high level of tourist spend and a wealthy hinterland), as well as the national picture where retailers seek to concentrate their units in a smaller number of larger centres. The King’s Road and Knightsbridge centres are such centres.
- 6.20 Whilst vacancy rates have increased in some centres, they have dropped in others, with the overall vacancy rate across the Borough’s higher order centres increasing slightly to 7.8%. This compares to a national average for shopping centres across the UK of 13.2%, or a London average of 9.2%<sup>56</sup>. Vacancy figures have, however, consistently crept up since 2010, a pattern that has not been repeated across the country as a whole. Figure 6.2 charts the national town centre vacancy rates provided by the Local Data Company.
- 6.21 Some scope remains to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate only a little above 5%, the level which is considered necessary to maintain a churn in the units, further significant reductions might have the potential to cause upward rental pressure.

Type of centre	2010	2011	2012	2013	2014	2015	2016
Higher Order	NA	4.9%	5.2%	5.9%	7.1%	7.4%	7.8%
Neighbourhood	NA	6.7%	7.2%	8.2%	6.0%	6%	7.2%
<b>Total</b>	<b>6.5 %</b>	<b>5.6 %</b>	<b>5.8%</b>	<b>6.7%</b>	<b>6.7%</b>	<b>6.9%</b>	<b>7.5%</b>

Table 6.4: Vacancy rates in designated centres (ground floor units)

<sup>55</sup> Local Data Company (April 2016)

<sup>56</sup> *ibid*

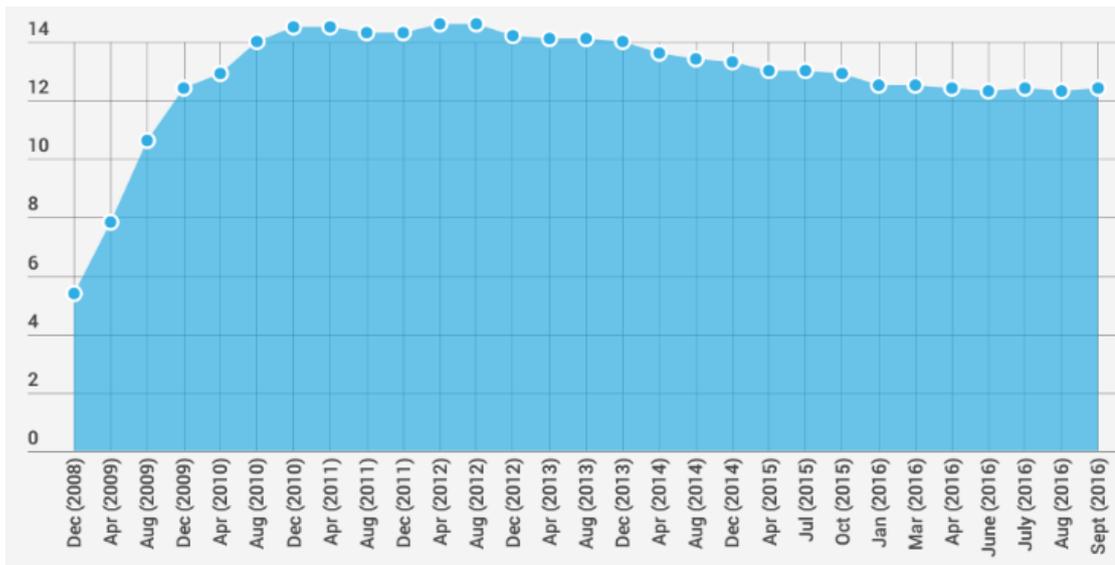


Figure 6.2: National town centre vacancy rates<sup>57</sup>

### Where is new retail floorspace being provided?

- 6.22 The Council recognises that a ‘town centre first’ approach to new retail development is essential if the vitality of the Borough’s centres is to be maintained. In order to protect the Borough’s town centres as vital and viable locations, new town centre uses should be located, where possible within, or adjoining, existing town centres. It must be demonstrated that any retail development with a floor area of more than 400 sq m which is outside of an existing centre will not harm the vitality of existing centres.
- 6.23 Retail proposals with a floor area of less than 400 sq m will be welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which is likely to harm the vitality of any neighbouring centres.
- 6.24 Table 6.5 indicates those permissions which include a net change in retail floorspace of more than 200 sq m. Perhaps unsurprisingly, the majority of consents which resulted in the creation of new floorspace relate to properties within designated centres. The only exception is the permission for Freston Road, a site within an Employment Zone. The permission is for a flexible B1/A class uses – uses which will support the function of the Employment Zone.
- 6.25 The Council is looking to expand the network of neighbourhood town centres to strengthen the retail offer in parts of the north of the Borough and in the Earl’s Court areas. Progress has been made towards the delivery of new centres in Latimer, Kensal and Earl’s Court in accordance with Policy CF1(d). For more on Latimer, Kensal and Earl’s Court, see chapter 12, Places.

<sup>57</sup> Local Data Company (April 2016)

Borough Ref	Address	Existing Floorspace	Proposed Floorspace	Net
PP/15/03512	99 to 111 Freston Road	0	200	200
PP/15/04852	Westway Information And Aid Centre, 140 Ladbroke Grove	0	245	245
PP/15/7041	50 Sloane Street	0	201	201
PP/15/07922	122 Draycott Avenue And 198-206 Walton Street And 190 Walton Street	0	235	235

*Table 6.5: A1 (retail) floorspace net change in permissions 2015/16 for proposals including a net increase of 200 sq m or more*

### **Retail development within town centres**

6.26 The Local Plan recognises that the preservation of a vital and viable town centre is dependent on a number of factors:

- maintaining a core of retail floorspace and units within the centre;
- ensuring that a suitable mix of shop/non-shop uses exists; and
- ensuring that the character and diversity of the Borough's town centres is being maintained/enhanced.

6.27 Despite difficult trading conditions nationally, there is no evidence of any long-term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business or reduced their presence on the high street, but the centres themselves remain healthy. Indeed, in their report on Inner City Vibrancy, Experian identified Kensington as the second most 'vibrant' centre in the UK after Manchester, with Chelsea and the King's Road as the fourth.<sup>58</sup> 'Vibrancy' here was a broad notion, largely based on the characteristics of those using the centre. This study is now two years old, but there is nothing to suggest that this position will have changed significantly.

6.28 Vacancy rates are a useful indication of the health of a town centre. Table 6.6 shows the vacancy rates for ground floor units in the Borough's Higher Order Centres. This indicates that whilst vacancies have increased slightly in the last year they still remain well below both the national average for town centres (13.2%) or London (9.2%).

<sup>58</sup> 'Inner City Vibrancy', Experian, 2013, available from <http://press.experian.com/United-Kingdom/Press-Release/inner-city-vibrancy-report-shows-how-urban-living-is-reviving-key-cities.aspx>.

<b>Ground floor units vacancy rate (2016)</b>					
<b>Centre</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Brompton Cross	5.1%	7.1%	7.7%	12.3%	11.1%
Fulham Road (West)	4.3%	3.6%	2.7%	5.4%	2.7%
Kensington High Street	6.1%	6.7%	6.7%	9.7%	13.6%
King's Road (East)	4.7%	7.7%	8.3%	7.6%	6.7%
King's Road (West)	6.8%	7.7%	7.6%	8%	5%
Knightsbridge	3.4%	5.3%	7.2%	9%	9.4%
Notting Hill Gate	3.8%	5.9%	8.3%	5.6%	6.6%
Portobello	8.8%	6.2%	6.6%	3.6%	5%
South Kensington	3.7%	3.1%	5.4%	4.9%	4.4%
Westbourne Grove	5.4%	6.4%	7%	6.9%	7.1%
<b>Average</b>	<b>5.2%</b>	<b>5.9%</b>	<b>7.1%</b>	<b>7.4%</b>	<b>7.8%</b>

*Table 6.6: Vacancy rates in Higher Order Town Centres 2012- 2016*

- 6.29 In a dynamic market it is perfectly normal for centres to see fluctuations in vacancy rates, and others a slight reduction. Last year concern was raised about the increase in vacancy rates within Brompton Cross from 7.7% to 12.3%. The vacancy level remains relatively high at 11.1%, but has dropped by more than a percent within the year. This centre will continue to be monitored.
- 6.30 Concern has been raised as to the number of vacant units within Kensington High Street. There does appear to have been a significant increase in vacancy rates from 9.7% to 13.6% in the space of a year. This includes some prominent sites in primary shopping areas, for example the former Tesco site. The Council doesn't underestimate the challenges facing a centre such as Kensington High Street, particularly in light of Westfield within the Shepherds Bush shopping centre just a few miles to the north west, and careful monitoring will need to continue. However, the high level of vacancy does appear to be an anomaly as it includes two large development sites: the thirteen units which made up the former Lancer Square, and the six units of the Odeon Cinema site. Taken together these two sites account for nineteen units, or a little under a half the forty-seven vacant units in the centre as a whole.

### **Mix of uses within town centres**

- 6.31 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.
- 6.32 Table 6.7 sets out the proportion of different A class uses within the Borough's designated centres in 2016. There has been no significant change since 2015, with the proportion of Class A1 shops dropping just 0.4% to 57.7% and Class A2 estate agents and Class A3 restaurants increasing by just 0.2 % to 8.2% and 14.5% respectively. The proportion of A5 hot food take-aways has not changed.

6.33 This suggests that the town centres are retaining their primary function as places to shop. Analysis of individual decision show that some A1 floorspace is being lost – but this is normally on upper floors where the principal retail function of the unit is not being harmed.

Use	No of units 2015	%	No of units 2016	%
A1 Shops	1895	58.1%	1874	57.7
A2 Finance and	261	8%	265	8.2%
A3 Restaurants/ Cafes	465	14.3%	472	14.5
A4 Drinking Establishments	65	2%	64	2%
A5 Hot Food take-away	44	1.3%	43	1.3%
<b>Total</b>	<b>3261</b>		<b>3246</b>	

Table 6.7: A class ground floor units within designated centres (2015 and 2016)

**Character and diversity**

6.34 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to monitor the number of independent retailers within a given centre as this does give an indication of the particular character of that centre. Table 6.8 below includes figures for the Borough’s Higher Order Centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units. As might be expected, multiple retailers tend to be concentrated within the larger centres. It is also worth noting that despite continued protestations to the contrary, the Portobello Road centre remains dominated by the independent sector.

6.35 The Council started measuring the balance of independent/chain shops in 2010. The proportion of multiples appears to have remained fairly constant since this time. It is also important to note that the Council’s figures relate to the number of units rather than the amount of floorspace.

6.36 Table 6.8 also includes data for the larger centres from the GLA’s 2007 Town Centre Health Check (TCHC). The data compiled by the Council’s own survey work relates to the number of ground floor units, meanwhile the GLA’s study relates to floorspace on all floors. There generally appears to be a close fit between the two sets of data. The notable exception is South Kensington, where the proportion of units occupied by multiple retailers is significantly higher than the amount of floorspace. A more recent TCHC was published in March 2014, informed by data gathered in November 2012. However, different categorisation was used, meaning that it does not lend itself to a multiples comparison. The amount of floorspace occupied by multiple retailers is no longer provided.

Centre	Multiples (% of occupied ground floor units)							GLA Multiples as % of total centre Floorspace (2007)
	2010	2011	2012	2013	2014	2015	2016	
Brompton Cross	25%	22%	23%	24%	22%	19%	18%	22%
Fulham Road (West)	27%	28%	32%	33%	28%	28%	29%	27%
Kensington High Street	48%	50%	45%	53%	50%	49%	47%	51%
Kings Road East	57%	57%	56%	55%	47%	46%	47%	53%
Kings Road West	32%	29%	28%	30%	25%	24%	24%	33%
Knightsbridge	36%	41%	41%	41%	42%	38%	37%	52%
Notting Hill Gate	30%	30%	29%	30%	28%	26%	26%	24%
Portobello Road	13%	15%	14%	15%	15%	14%	14%	16%
South Kensington	28%	29%	29%	32%	30%	25%	25%	11%
Westbourne Grove	-	-	-	-	-	31%	32%	-
<b>Total</b>	<b>34%</b>	<b>36%</b>	<b>33%</b>	<b>36%</b>	<b>35%</b>	<b>34%</b>	<b>32%</b>	

*Table 6.8: Percentage of ground floor units within Higher Order Centres made-up by multiple retailers*

## Temporary Uses

- 6.37 In May 2013, the Government changed the planning regulations to allow greater freedom of movement within A class uses. Planning permission is no longer required for an A1, A2, A3, A4, A5, B1, D1 or D2 use to temporarily change (for two years) to an A1, A2, A3 or B1 use. These temporary provisions were extended in 2015 and now exist on a permanent basis.<sup>59</sup>
- 6.38 During the monitoring period, the Council has been notified of 4 changes in total: two changes of use from A1 to A3, one A2 to A1/A2 and one D1 to A1. These are set out below.

<sup>59</sup> Class D, Part 4, Schedule 2 of the TCP (GPD) Order 2015.

Address	Proposed change of use
154 Ladbrooke Grove	Change of use from retail opticians (Use Class A1) to A3 restaurant
7-9 Tryon Street	Change usage class on ground floor from A1 to A1/A2 for use as Estate Agent and retail.
273 Fulham Road	Temporary change of use of basement from Class D1 to Class A1.
108 Golborne Road	Temporary change of use of property from A1 use (Shops) to A3 use (Restaurants & Cafes).

*Table 6.9: Notifications received for temporary changes of use.*

6.39 Whilst these figures remain low, the Council does recognise that if they were to accelerate, they might have a detrimental impact on the retail function of the town centres. As such, continued monitoring is considered to be necessary.

## A2 uses

6.40 The changes to planning regulations<sup>60</sup> made in April 2015 mean that planning permission is no longer required for a shop to be used as an estate agent or any other A2 use. As such the summary of the permissions granted in this monitoring period, and summarised in table 6.10, will not paint a full picture. It includes those permissions which include the loss of A2 floorspace but few of those where additional floorspace has been created.

6.41 The completions will date to permissions before April 2015, when planning permission would have been required. Whilst the monitoring period has seen a net increase of 525 sq m of A2 floorspace there were only three consents included the change of use of an A1 use to A2. These are set out below.

- 145 Kensington Church Street: PP/12/03114. Creation of 100 sq m of flexible B1/A1/A2 floorspace. (100 sq m).
- 11 Montpelier Street: PP/12/05450. Change of use of shop to estate agent (80 sq m).
- 243 and 245 Old Brompton Road. Change of use from A1 to either A2 or A3 use. (299 sq m).

	Net completions (sq m) 04/2015 - 03/2016	Net permissions (sq m) 10/2015- 09/2016
A2 Finance and professional services	525	-223

*Table 6.10: A2 uses, permissions and completions 2014/5*

<sup>60</sup> Class D, Part 3, Schedule 2 of the TCP (GPD) Order 2015.

- 6.42 Whilst the creation of a new estate agent will rarely be picked up through the London Development Database and decision analysis, it should be possible to identify through the Borough's annual surveys.
- 6.43 Council records indicated that there are 139 estate agents within the Borough's designated centres, an increase of five since 2015. These are set out in table 6.11 below. The total number of A2 uses within centres stands at 264. This includes estate agents.

Address	Town centre
280 Fulham Road	Fulham Road (Brompton Cemetery) Neighbourhood Centre.
38a Kensington Church Street	Kensington High Street Major Centre
64a Kensington Church Street	Kensington High Street Major Centre
253 Kensington High Street	Kensington High Street Neighbourhood Centre
243 Old Brompton Road	Old Brompton Road (West) Neighbourhood Centre

*Table 6.11: New estate agents 2015/16*

## Laundrettes

- 6.44 In April 2016 the Government enacted a statutory instrument which replaced the need for planning permission for changes of use of laundrettes outside of conservation areas, to residential uses, with a system of prior approval. (Class M, Part 3 of Schedule 2 of the GPDO.)
- 6.45 The Council was concerned that this approach could greatly weaken the protection which the Councils' current Local Plan offers to the seven of the eighteen laundrettes affected. As such in July 2016 the Council made a non-immediate article 4 direction removing these newly granted permitted development rights for the following laundrettes:
- 154 Cromwell Road, SW7 4EF
  - 111 Earl's Court Road, SW5 9RL
  - 28 Golborne Road, W10 5PF
  - 52 Golborne Road, W10 5PR
  - 341 Ladbroke Grove, W10 6DW
  - 395 King's Road, SW10 0LR
  - 76 Tavistock Road, W11 1AN
- 6.46 The Council consulted on the making of the Article 4. It will consider the responses of this consultation before deciding whether to confirm the article 4 direction by July 2017.
- 6.47 To date, no applications have been received to change the use of any of any laundrettes within the Borough.

## Restaurants, cafes and drinking establishments

6.48 Table 6.12 sets out the net change of A3 and A4 class uses over the study period. This includes all permissions for changes of use, as well as permissions that have been implemented.

	<b>Net completions (sq m) 04/204 - 03/15</b>	<b>Net permissions (sq m) 10/2014 - 09/2015</b>
A3 Restaurants/cafés	1,771	2,048
A4 Drinking establishments	-1,518	134

*Table 6.12: Net change of Class A3 and A4 uses*

6.49 A breakdown of the permissions and completions which have resulted in the creation or loss of A3 floorspace are set out in Appendices E and F. A number are noteworthy for being above 200 sq m as follows.

6.50 For completions:

- 127 to 135 Sloane Square: PP/11/01729. Creation of 677 sq m of A3 floorspace on reconfigured upper floors.
- Barker's Arcade, Kensington High Street: PP/13/01721. Creation of new restaurant (922 sq m) within basement as part of remodelling of basement, ground and mezzanine levels.

6.51 For permissions:

- 99 to 111 Freston Road: PP/15/03512. Creation of 200 sq m of flexible A1/A3/B1 floorspace as part of a larger mixed uses commercial development with the Employment Zone.
- 196 to 222 King's Road: PP15/04338. Creation of 650 sq m of A3 floorspace as part of redevelopment of cinema.
- 14 Elgin Crescent: PP/16/00627. Change of use ground and basement from A1 to A3. (240 sq m.)
- 43-44 Beauchamp Place: PP16/01879. Expansion of existing restaurant though extension of basement, creating an additional 346 sq m of A3 floorspace.
- Duke of York's Square: PP/16/02390. Expansion of existing café. (470 sq m).
- 165 Kensington High Street: PP16/03085. Change of use of 261 sq m of A1 floorspace to A3 café.

6.52 The net increase in both completions and permissions for A3 restaurant and cafes, is characterised by the remodelling of existing larger premises within the established town centres to make a better use of space. This has included increases in A1 space as well as the creation of new restaurants.

6.53 It should be noted that planning permission is not normally required for a change to a lower class order, for example A2 to A1 or A5 to A3.

- 6.54 Planning permission is no longer required for changes of use from A1 to A3 uses when the property in question has a floor area of less than 150 sq m.<sup>61</sup> Under prior approval the Council can only consider a list of specified issues when determining whether permission should be granted. However, these issues are comprehensive, and when within a “key shopping area” (taken by the Council to be a designated neighbourhood or higher order centre), the Council can consider the “sustainability” of that shopping area.
- 6.55 Planning permission was granted for changes of use from A1 to A3 for just three properties in the monitoring period. These are set out in table 6.13 below.

Reference	Address	Description
PA/15/4057	128 Gloucester Arcade	Change of use of Unit 29 from A1 use (retail) to A3 use (restaurant/cafe).
PA/15/7733	5 Ladbroke Grove	Change of use of basement and ground floor from Class A1 unit (vacant shop) into Class A3 restaurant.
PA/16/1443	43 Elystan Street	Change of use from (A1) Retail to (A3) Restaurant to accommodate a private dining room linked via a wider internal door to the restaurant.

*Table 6.13: A1 to A3 allowed under prior approval*

- 6.56 In each case the proposal was considered not to harm “the sustainability of the shopping area.” This was based on an assessment of the relevant policies within the Local Plan, policies which have the protection of the sustainability of the shopping area at their heart.
- 6.57 The monitoring period also saw an appeal against the refusal of a prior approval in which the inspector shared the Council’s view that its designated centres were the “key shopping areas.”

## Street markets

- 6.58 With 305 pitches, the street markets of Portobello and Golborne are the largest in the Borough. They are known both nationally and internationally and attract a large number of visitors from outside the Borough in addition to local residents who are regular shoppers. Isolated sites and smaller privately managed markets also have value. There are currently 24 isolated sites in different locations throughout the Borough. Privately managed markets include Portobello Green and Acklam Village that function as extensions of Portobello and Golborne markets. The food market in Duke of York Square and London Farmers’ Markets in Notting Hill Gate, Earls Court and South Kensington are geographically separate, serving visitors and local residents in their respective areas. The Notting Hill Gate farmer’s market temporarily will relocate to the school playground of Instituto Español Vicente Cañada Blanch in 2017.

<sup>61</sup> Class C, Part 3 of Schedule 2 of the GDPO 2015 (as amended)

6.59 Over the monitoring period the Council has:

- Organised or hosted a series of market events and projects including:
  - Helping Westway Trust and other market stakeholders to develop and evaluate proposals to enhance the public realm, markets & retail infrastructure along Thorpe Close and Acklam Road.
  - Pursuing options for installing free public internet connectivity along the market streets.
  - Engaged with Golborne area stakeholders on a consultation process for Golborne Road public realm improvements, and currently working with, contractors, traders & shops to manage the works in such a way as to maintain the area's vibrancy & vitality throughout the process.
  - Worked with Volunteer Centre Kensington & Chelsea to develop a Market Ambassadors project for volunteers to provide information & assistance to market shoppers & visitors every Saturday.
  - Worked with Go Golborne, MyTime Active and Libraries on Rainbow Day in Tavistock Square W11, part of a public health project aimed at reducing child obesity in Golborne.
  - Worked with Dementia Alliance on a Dementia Awareness Day as part of a project to make the market more dementia friendly.
  - A 25 June visit from Paddington Bear with free storytelling sessions for 400 market visitors.
  - Worked with market stakeholders on a Macmillan Coffee Morning in Tavistock Square W11.
  - Installation of 16 new market orientation wayfinding signs in Portobello Road between Chepstow Villas and Bonchurch Road to replace existing signs that were installed 20 years ago.
  - Asked market traders for their views on whether a 20mph speed limit along the market streets or Friday road closure in Portobello would enhance road safety and trading conditions at the market and are currently collating responses.
  - A Christmas lights switch-on ceremony for the local community where the winner of an annual art contest for local school children switches on the market Christmas lights with the Mayor and participants in the Council's Sing to Live, Live to Sing lead group carol singing.
  - Worked with Westway Trust, Kindred Studios, Countrywide Markets, Epic CIC and Acklam Village Market on the Portobello Winter Festival taking place over 2, 3 & 4 December 2016 – including a 40 stall 'Kindred & Friends Designer Maker Christmas Fair' on Tavistock Square W11.
  - Worked with market area community group Portobello Café Society on a six-week Toddy Trail promotion involving 21 market area businesses and stalls, with a prize draw supported by Electric Cinema.
  - Worked with GLA, NABMA and NMTF to develop Understanding London's Markets research project, making a case for the impact of markets on London's economy (report due for publication by the end of 2016)
  - With Westway Trust, co-commissioned Vector Research to do a visitor study (report due for publication by the end of 2016).
  - Feeding into Planning consultation process to ensure that the long-term viability of the markets and market streets is protected going

forward, including support of developing necessary infrastructure such as storage as opportunities arise.

- Explored income generating opportunities that enhance the visitor experience and offer something interesting to the local community in the underutilised Tavistock Square section of the market .
- Worked with the Police to tackle crime in the market area, promoting counter terrorism messaging and encouraging correct storage of knives and sales of them..
- Concluded the Penny Market experiment. New dedicated storage space for market tables or pop-up gazebos would be necessary if the Street Trading Office were to assume direct management of these Portobello Road trading pitches between Golborne Road and Bonchurch Road.

6.60 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. The Market Streets Action Group, (MSAG) led by Chairman Cllr. Tim Ahern and Vice Chairman Cllr. Monica Press, met three times per year to discuss issues of concern to the markets, market streets and adjacent areas. The MSAG is currently evolving, and going forward responsibility will be shared amongst the Council and other local stakeholder groups with four meetings scheduled in 2017. The Portobello and Golborne Management Committee is a group of market traders and local shopkeepers that advise the Council on operational issues. Open meetings are also held for market stallholders to discuss issues with the Council's Street Trading officers.

## Business Uses

### Introduction

6.61 Macro forecasting carried out for the London Plan<sup>62</sup>, and fine-tuned for this Borough <sup>63</sup>, concludes that there is a demand for approximately 68,000 sq m of additional office floorspace between 2011 and 2036, or 46,240 sq m for the 17 years from 2011 to the end of the plan period in 2028.

6.62 So, if all other things were equal the Council would have to accommodate 2,720 sq m of office floorspace each year to 2028 if it wished to meet its indicative target. Whilst not a 'target' in the way that the London Plan's housing figures are, the Council recognises that there are considerable benefits associated with the creation of new business floorspace. As such the Council wants to see this demand met as far as is practicable.

6.63 The Council prepared a Employment Land Need and Availability (ELNA) Background Paper in October 2016 to help inform the Local Plan Partial Review. This document considered the past provision of employment floorspace, and likely future provision before making an assessment as to whether the "need" could be met. Taking into account the pipeline for new office development it

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<sup>62</sup> London Office Policy Review, Ramidus Consulting Limited, 2012 and GLA Economics, Working Paper 51, 2013

<sup>63</sup> RBKC Commercial Property Study, Peter Brett Associates, 2013

concluded that there was a net undersupply of some 93,000 sq m of business floorspace.

6.64 Central to this undersupply was the net loss of B class floorspace which has occurred since 2011, the large level of committed losses (or permitted release of B class floorspace to other uses), and the relatively modest outstanding permissions which would provide additional B class floorspace. The Council is only in a position where only one of the allocations, Kensal Road, includes the provision of any new B class commercial floorspace, 10,000 sq m.

6.65 The balance of demand and committed supply considered within the ELNA is included in table 6.14 below.

	<b>Floorspace change</b>	<b>Sq m</b>
(1)	DEMAND	
(2) from forecast	Net demand (net take up)	46,240
(3) from LDD	Actual net floorspace change 2011 – 2014	-26,500
(4) = (2) – (3)	<b>Net demand 2014 - 2028</b>	<b>72,740</b>
(5) from LDD	Committed losses (permitted for release to other uses)	-70,358
(6) from site inventory	Further losses	0
(7) = (4) + (5) + (6)	<b>Gross demand</b>	<b>143,098</b>
(8)	SUPPLY	
(9) from Agents	Surplus vacant floorspace	0
(10) from LDD	Outstanding permissions (gains)	39,994
(11) from Local Plan	Outstanding allocations (gains)	10,000
(12) = (9) + (10) + (11)	<b>Committed gross supply</b>	<b>49,944</b>
(14)	FORECAST MARKET BALANCE	
(15) = (12) – (7)	<b>Over (under) supply</b>	<b>-93,154</b>

*Table 6.14: balance of office demand and supply*

6.66 Tables 6.15 and 6.16 sets out the completions and the permissions, since the publication of the ELNA.

	<b>Existing floorspace (sq m)</b>	<b>Proposed floorspace (sq m)</b>	<b>Net floorspace (sq m)</b>
B1 use	14,015	37,693	23,678

*Table 6.15: Business (B1) floorspace permissions 1 October 2015 – 30 September 2016*

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
B1 use	76,047	25,680	-50,367

Table 6.16: Business (B1) floorspace completions 1 April 2015 – 30 March 2016

6.67 The completion figures for the monitoring period are dramatic, with a net loss of 50,367 sq m. However, it is important to note that these relate in a large part to a single application, Charles House, 375 Kensington High Street (PP/13/07159) which has resulted in the loss of 48,729 sq m of B class floorspace. Whilst granted in 2014 this application did relate to earlier applications which pre-dated the adoption of the Core Strategy (now Local Plan) in 2010. As such the completion cannot be seen to be a failure in the Local Plan policies. Of perhaps more importance is the fact that the completion does not suggest that the Borough is in greater arrears than it was in meeting the demand for new office space. The 48,729 sq m should simply be removed from the “committed losses” and added to the “actual forecast change” with the demand supply balance. The “demand” would not change and nor would the “forecast market balance.” This would also be the case for the other smaller completions – figures which (whether positive or negative) would already have been factored into the net demand. All completions will have been yet unimplemented permissions.

6.68 In this context it is the recent permissions (figure 6.15) which are of greater importance. A net increase of 22,678 sq m is a significant amount of new floorspace and reflects an increasingly active office market in the north of the Borough.

- 99 to 111 Freston Road. PP/15/03512. A net increase of 6,525 sq m of B class floorspace within the Freston Road Employment Zone.
- 99-121 Kensington High Street. PP/15/03816. Change of use of 2,424 sq m of retail space on the second floor to offices.
- Westway Information Aid Centre, Ladbroke Grove: PP/15/04852. Change of use from D1 use to 1,294 sq m of flexible A1/A3, D1 or B1 use.
- 319-355 Kensal Road. PP/15/07513. Development of vacant site within the Kensal Employment Zone to provide 6,620 sq m of B1 office floorspace.
- 316-324 Kensal Road: PP/15/08131. Redevelopment of site within the Kensal Employment Zone to create a mixed use site including a net increase of 1,044 sq m of B class floorspace.
- 3-5 Crowthorne Road. PP/15/0832. Redevelopment to provide a mixed use site including a net increase of 1,699 sq of B class floorspace.
- Saga Centre, 326 Kensal Road: PP/16/02150. Redevelopment of a site within the Kensal Employment Zone to provide a mixed use site including a net increase of 5,324 sq m of B class floorspace.

6.69 Figure 6.3 shows the net change in B1 floorspace granted, and B1 completions since the adoption of the Core Strategy in 2010. This does indicate that there has been a steady increase in permissions for additional B class floorspace. However, these permissions have yet to have been translated into actual

completions on the ground. Similarly whilst this year’s permissions are encouraging, we will have to wait to see if this is the start of a real acceleration in the borough’s office market, a one off, or indeed whether any of these schemes come into fruition.

6.70 Figure 6.4 maps all B1 uses across the Borough as of 2014. Whilst it does show the expected concentrations within the larger town centres and the Employment Zones, it also shows a wider ‘scatter’ in otherwise residential areas.

6.71 Figure 6.5 maps the location of the new large scale office development granted permission in 2015/16. It shows a clear bias to locations within the north of the Borough and in particular to a cluster within the Kensal Employment Zone.

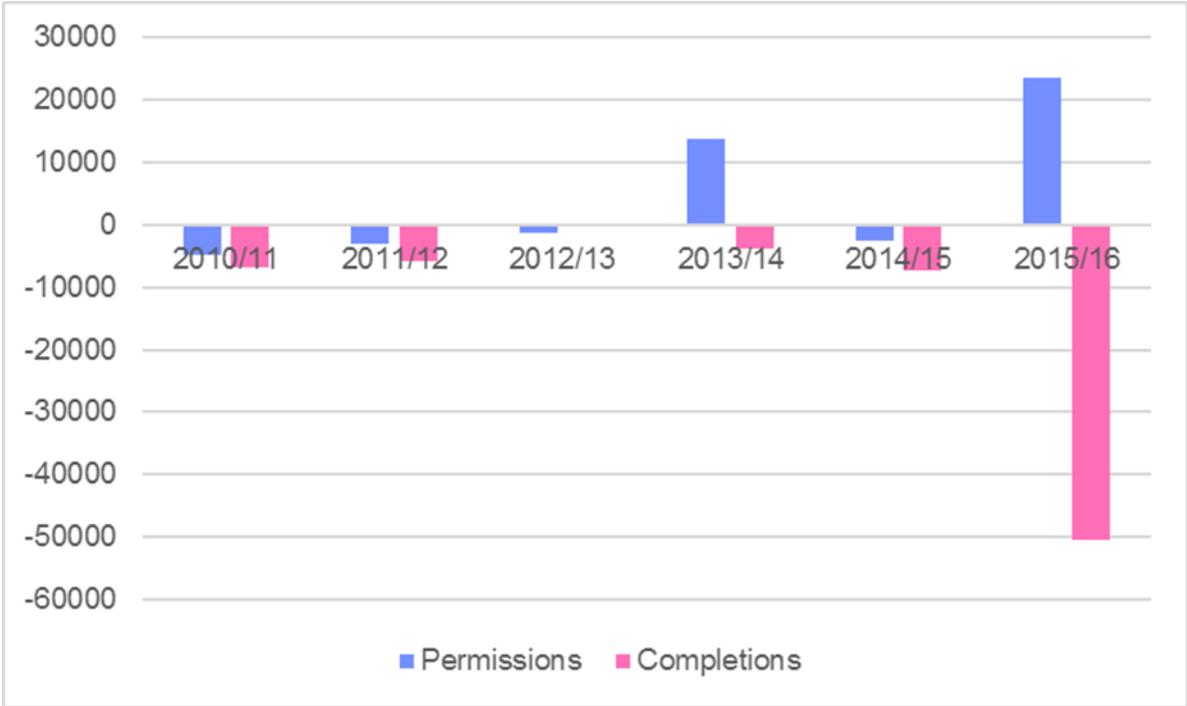


Figure 6.3: Net change in B1 floorspace permissions and completions, 2010/11 to 2015/16

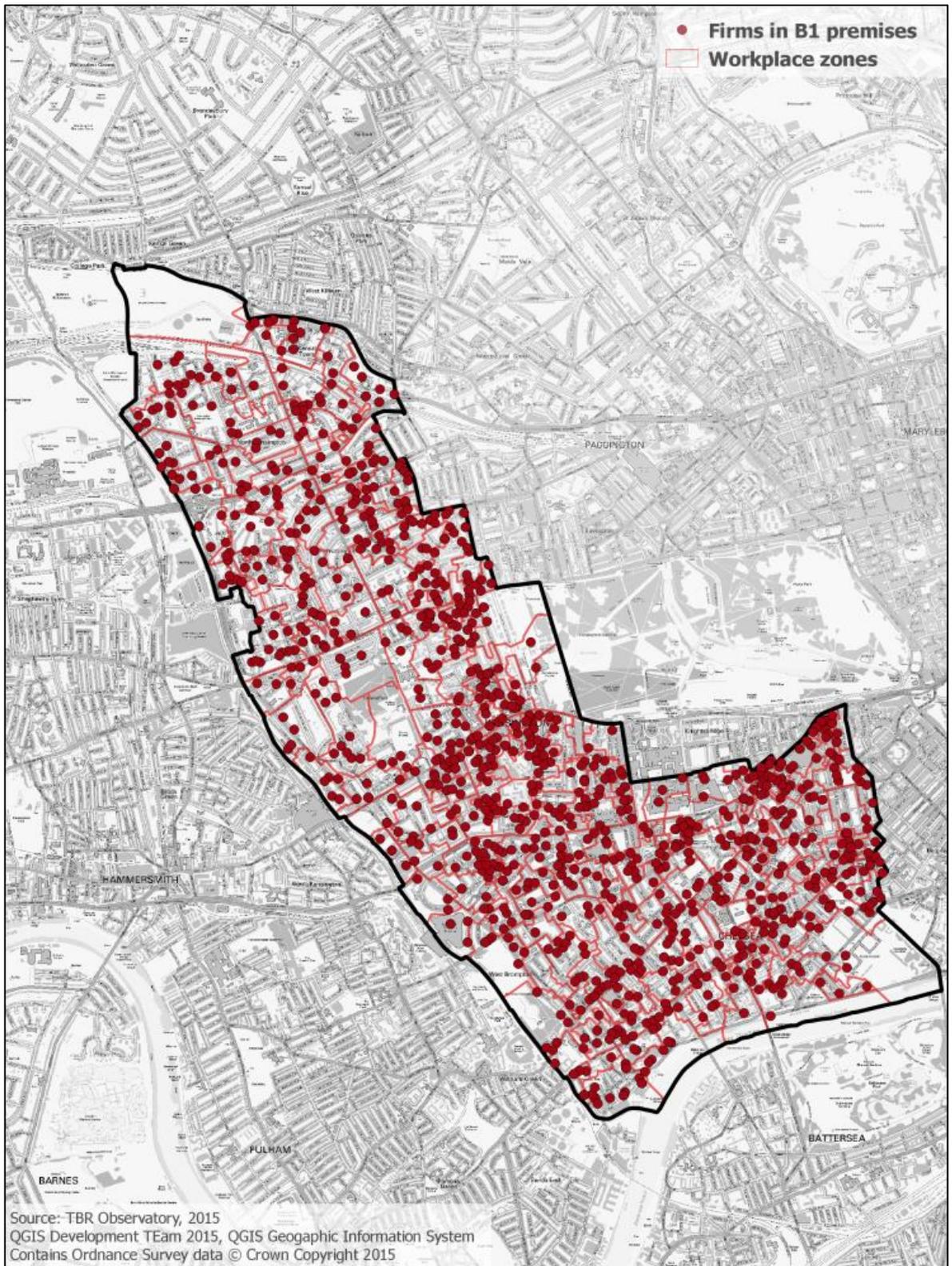
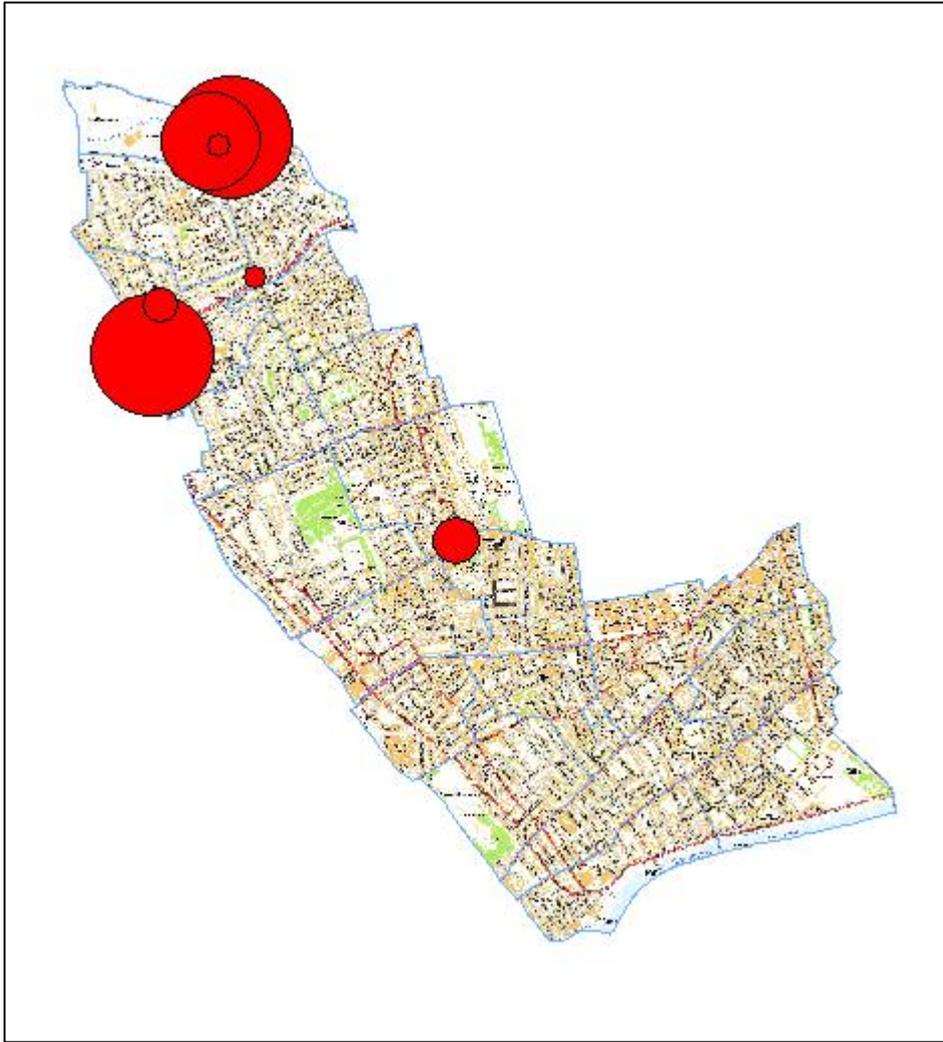


Figure 6.4: B1(a) Office premises in Kensington and Chelsea, 2014



*Figure 6.5: Large scale B1(a) Office permissions in Kensington and Chelsea, 2015/16*

### **Office Vacancy Rates**

6.72 Whilst office vacancy rates across the Borough have edged up from last year's low of 1.7% they still remain very low, at just 2.9%.<sup>64</sup> For reference, the natural level of voids (a similar but not identical measure as vacancy) is considered by the GLA to be 8%. This is a figure which allows a natural level of churn and a figure that would suggest that demand and supply is broadly in balance.

6.73 As such the conclusions made by Frost Meadowcroft in its report on the Borough's office stock remain valid<sup>65</sup>:

- The level of demand shows that there is an availability shortfall, and the Borough requires further stock to meet this demand.
- There are not any areas with obviously higher than average levels of vacancy.

<sup>64</sup> Frost Meadowcroft, Market Update Q3 2016.

<sup>65</sup> Frost Meadowcroft, Market and Viability Assessment 2014.

- The office market is buoyant and viable right across the Borough from the south to the north. There is very little vacant space compared to surrounding areas, and there are no locations where large numbers of unviable buildings are lying vacant as a result of no demand.

### **Exemption from changes to GPDO**

- 6.74 In 2013 the Council achieved an exemption from a change to planning regulations which would allow offices to change to residential without the need for planning permission. 165 authorities applied for a part or authority-wide exemption to these new rules. This Borough was one of 17 that were either successful or partly successful, and one of only two to receive a Borough-wide exemption.
- 6.75 The Council was able to successfully argue that the relaxation of planning regulations would result in a very significant decline of an otherwise healthy office sector driven by an extraordinary differential in value between office and residential uses.
- 6.76 This differential in value between office and residential uses was quantified by our consultants, Frost Meadowcroft as percentage increases in the value of between 93% and 185%. A value increase of just 40% here would ‘make a compelling financial case for residential conversion.’<sup>66</sup>
- 6.77 Consultants looked at the Borough’s entire office stock on our behalf and identified those premises that were at a severe risk of being lost to residential, and those with a lesser, but still significant risk. It was estimated that some 27,790 jobs would be at risk between 2013 and 2015, with a ‘Gross Value Added’ at risk of more than £1.1 billion.<sup>67</sup>
- 6.78 Whilst this exemption does not in itself stop any further loss, it does allow the Council to continue to take a considered approach when assessing future loss through the determination of planning applications. Without this control, the Borough could soon be devoid of much of its office stock, to the detriment of both the local area, and the wider London economy.
- 6.79 The Council has commissioned an update to the 2013 TBR report to consider whether the 2013 exemption remains relevant. This was published in 2016<sup>68</sup>. The 2016 reports concludes that, “removing the exemption from permitted development rights in the Royal Borough of Kensington and Chelsea is likely to have a considerable impact upon the local economy. It concludes that, as of 2015:

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<sup>67</sup> ‘Impact of Proposed Change to Permitted Development Rights for Kensington and Chelsea’, Trend Business Research (TBR), 2013.

<sup>68</sup> Evidence to inform Article 4 Direction to restrict the future relaxation of planning regulations to allow changes of use from offices to residential. Trend Business Research (TBR), February 2016.

- 3,500 firms would be at significant risk of having their current premises converted from their current commercial use into residential dwelling;
- The impact on employment would be to place almost 30,000 jobs directly at risk within the local authority area. This figure would increase to over 44,000 once the indirect and induced economic impacts have been modelled
- The impact upon economic output would be to place over £25 billion of direct economic activity at significant risk; a figure which rises to £3.25 billion once indirect and induced economic impacts have been applied.

### Creative and Cultural Businesses

6.80 There is an unusually large base of cultural and creative sectors amounting to about 30% of all business units in the Borough. These uses are well represented across the Borough, but particularly within the Employment Zones and the town centres. These businesses contribute to the Borough's economy and reputation as a desirable place in which to work.

### Storage and distribution uses

6.81 The Borough is not an area which contains significant amounts of warehousing or storage and distribution uses with the GLA estimating that the Borough contains just 1.7 ha of warehousing.<sup>69</sup> However, we recognise that these uses do have a value, and Policy CF5 within the Local Plan does seek to protect such uses. A warehouse is a use which can help maintain the diversity of uses within the Borough. The net changes permitted and completed within the B8 uses are set out in tables 6.17 and 6.18 below.

	Existing floorspace	Proposed floorspace	Net floorspace (sq m)
B8 use	1,309	0	927

*Table 6.17: Storage (B8) floorspace permissions 1 October 2015 – 30 September 2016*

	Previous floorspace	New floorspace (sq m)	Net floorspace (sq m)
B8 use	135	0	-135

*Table 6.18: Storage (B8) floorspace completions 1 April 2015 – 30 March 2016*

6.82 There were no significant completions which included any changes of B8 floorspace. The net loss 927 sq m of B8 use permitted related to three applications, all allowing a change of use from a B8 use to an alternative commercial use.

<sup>69</sup> London Industrial Land Supply and Economy Study, AECOM (March 2015)

- 307 Fulham Road: PP/15/06840. Change of use of basement from B8 storage to medical (Class D1) use.
- Clearings. Draycott Avenue: PP/16/1795. Loss of 249 sq m of B8 warehouse as part of the phased wider redevelopment of the former depot.
- Saga Centre, 326 Kensal Road: PP/16/02150. Redevelopment of site including change of use for 578 sq m of B8 space to mixed use commercial and residential development.

### **Light Industrial Uses**

6.83 In April the Government issued regulations which will grant a new permitted development right for light industrial uses. Come October 2017 planning permission will no longer be required for a change of use of a light industrial unit to residential. Planning permission will be replaced with a system of prior approval, which will allow the Council to consider only a narrow range of issues were an owner to wish to make such a change of use.

6.84 The Council is concerned that such an approach will make it very difficult to protect the remaining light industrial premises that it has. This is likely to result in the loss of many employment opportunities for those living in the Borough and to degrade the contribution that the Borough makes to the wider economy.

6.85 This will remove the new permitted development rights ordinarily offered through the GDPO<sup>70</sup>. The Article 4 direction will cover those parts of the Borough where the concentrations of manufacturing uses remain. It will also include a number of named garages elsewhere within the Borough. These areas and locations are set out in figure 6.6 below.

6.86 The Council will decide whether to take this Article 4 forward in its current form and extent in 2017.

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<sup>70</sup> [Schedule 2, Part 3, Class PA of the General Permitted Development Order.](#)

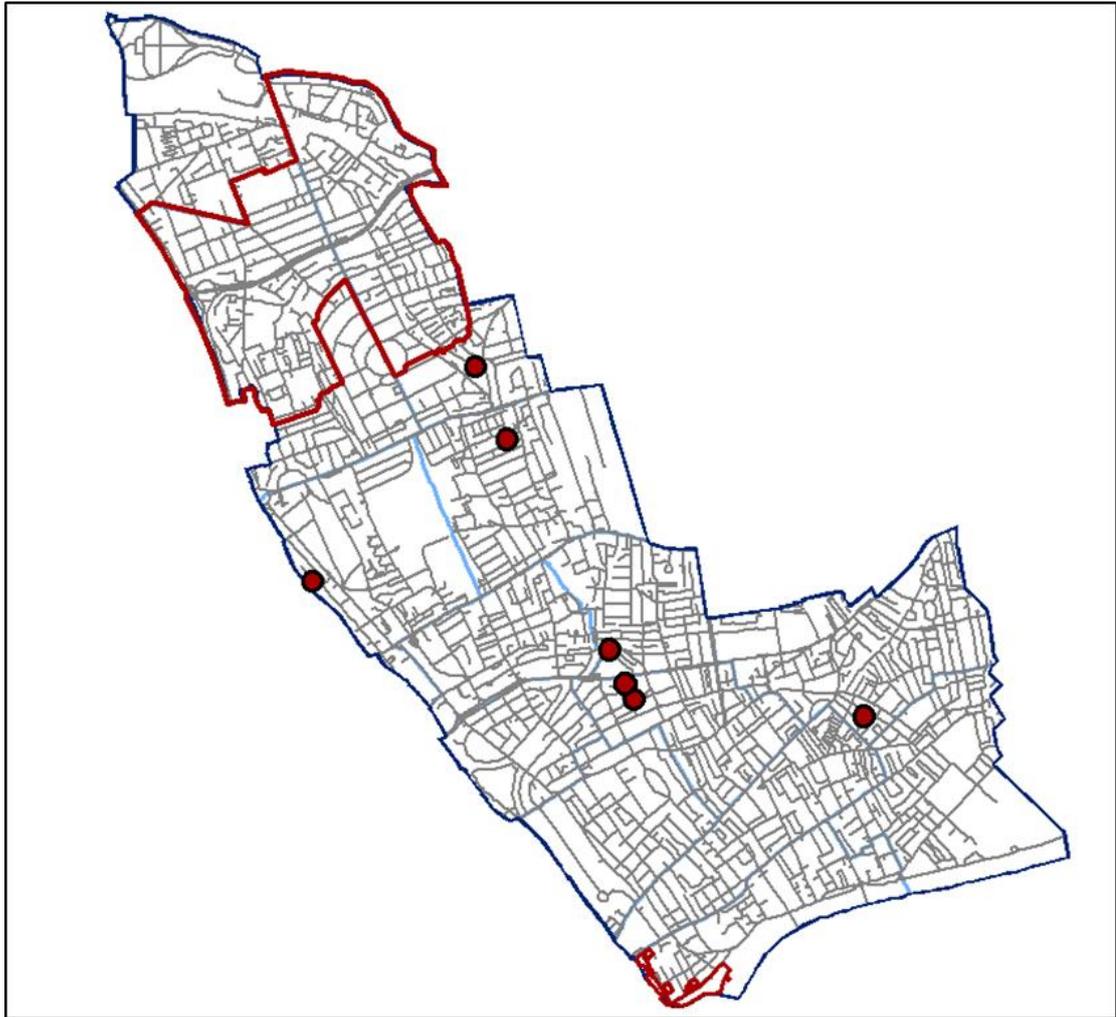


Figure 6.6: Proposed areas and locations for Article 4 direction for B1(c) light industrial use.

## Arts and Cultural Uses

6.87 The Council protects the existing land/buildings used for arts and culture. It welcomes new cultural institutions and facilities across the Borough. In particular, the Council supports proposals that will enhance the cultural draw of South Kensington, King's Road/Sloane Square, Notting Hill Gate/the Portobello Road area and Kensington High Street.

6.88 The Council adopted the SPD for Notting Hill Gate in May 2015. Whilst not a requirement of the SPD, the Council now understands that the new owners of the Coronet are refurbishing the building and returning it to its original use as a theatre as well as a cinema, providing a new cultural anchor to Notting Hill Gate.

## Hotels

6.89 Policy CF8 of the Local Plan seeks to “ensure that the visitor economy is supported through appropriate hotel provision.” Tourism is one of the Borough's

key economic drivers. In 2008, it was estimated that some £3.1 billion was spent in the Borough by tourists. £750 million of this was related to stays in hotels.

6.90 Policy CF8 builds on this role and seeks to protect existing hotels and hotel bed spaces within the Borough. The only exception is within Earl’s Court ward, where the current Local Plan policy supports losses due to the particular concentration of hotels in this area. The Local Plan also supports the creation of new hotels within the larger town centres.

6.91 The need for additional hotel bed spaces is supported by the GLA, with its hotel study of 2013<sup>71</sup> suggesting that the Borough potentially needs 2,700 additional rooms by 2036 to meet the increasing need.

6.92 The Council monitors the net change of hotel bedrooms permitted and completed. Table 6.19 shows the number of permissions granted during the monitoring period. Three permissions have been granted which include the net loss of a total of 22 bedspaces. Whilst small compared to the Borough’s total stock of hotel accommodation, continuing examination of the data is appropriate to ensure that the current policy is both sufficiently robust and being implemented in a proper manner.

6.93 Two of the applications are of particular significance as they include the loss of an entire hotel. Both relate to hotels within the Earl’s Court Ward, the only ward within the Borough where the loss of hotels is currently supported in Local Plan policy.

- 19 Courtfield Gardens. PP/16/02363. Change of use of a 24 bedroom hotel to create 7 flats.
- 71 Eardley Crescent. PP/16/03027. Change of use of 17 bed hotel to residential.

6.94 In addition a new 30 bedroom hotel was granted planning permission at Sloane Gardens Mansions, Sloane Gardens. (PP/16/02837). This was the culmination of a land use swap which had included the loss of two smaller hotels in the vicinity.

6.95 The completions relate to two applications to extend a hotel within Penywern Road. (PP/14/02691 and PP/14/04097). The extensions included a total of 35 new bedrooms.

	Existing C1	Proposed C1	Net C1
Hotel bedrooms	150	128	-22

*Table 6.19: Class C1 (Hotel) bedrooms permissions October 2014 to September 2015*

<sup>71</sup> GLA Economics, Working Paper 58, Understanding the demand and supply of visitor accommodation in London to 2016. (August 2013).

	Existing C1	Proposed C1	Net C1
Hotel bedrooms	0	35	35

*Table 6.20: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2015 – 30 March 2016*

## Conclusion

- 6.96 2015/16 bucked the trend in that it has seen the completion of a significant amount of new Class A1 retail space within the Borough. However, even with the provision of 6,600 sq m of A1 floorspace in 2015/16, the actual net floorspace built across the Borough since the adoption the Core Strategy in 2010 is modest at just 3,258 sq m. This chimes with the Council's recently updated Retail and Leisure Needs Study which suggest that the Boroughs' centres are largely in a state of equilibrium, to at least 2023.
- 6.97 This is not so much a demonstration of a failure in the Council's approach, but more a reflection of the differential in value between residential and that of any other land use. Where a site does become available it is normally used for residential, even when retail use might also be appropriate. This includes the expansion of existing buildings within town centres, changes of use on upper floors, as well as the development of new uses at the edge of centres.
- 6.98 A lack of growth in retail floorspace does not mean that our centres are in decline. To the contrary, our centres continue to thrive. Whilst the vacancy rate within our larger centres has edged up to just 7.8%, its remains low when compared to the London and National averages of 9.2 and 14.8% respectively. The vitality of our centre must, however, not be taken for granted, and the Council must continue to consider whether the dramatic drop in the increase in retail need starts to affect the health of our centres.
- 6.99 The Council continues to value the role that our launderettes can have in supporting the needs of a sector or our residents. Therefore, the Council has begun the process of making Article 4 directions on the remaining launderettes to ensure that planning permission will continue to be needed for their loss.
- 6.100 The Borough's office market continues to remain strong with vacancy rates remaining very low. At about 1.5%, they are well below the natural level of 8% considered appropriate for the market to work effectively.
- 6.101 Whilst 2015/16 has seen a significant net loss of office floorspace completed. This is largely due to the building out of the major development at the former Charles Houses, Kensington High Street, a net loss of some 49,000 sq m. Permissions are, however, looking more encouraging, with permissions accounting for a net increase of 23,670 sq m of B1(a) office floorspace. This is the largest net increase since the adoption of the Core Strategy in 2010. It will

be interesting whether this increase is a one off or the start of a new trend, and whether these permissions translate into future completions.

## 7. Better Travel Choices

### **Strategic Objective**

Our strategic objective for better travel choices is that walking, cycling and public transport are safe, easy and attractive, and preferred by our residents to private car ownership and use.

### Introduction

- 7.1 The Borough has one of the lowest rates of car ownership in the country, but many of its streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving residents' quality of life, improving the local built environment, and taking action on environmental challenges.
- 7.2 The purpose of this element of the Local Plan is therefore simple: Is the Council successfully using the planning system to make it easier to travel around the Borough by alternative means to the car?
- 7.3 For uses such as offices or social and community uses, it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been effective. Such a simple measure of success is not possible for parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 7.4 The Monitoring Report therefore takes two complementary approaches: It considers the indicators available which measure congestion and those which measure types of travel. However, the emphasis is on outlining the measures that have been taken to address the Council's desire to reduce congestion and reduce reliance on the private car.

### Location of Development

- 7.5 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.6 The Borough is fortunate to be generally very well served by public transport. Most of the Borough is no more than a few minutes from a bus route, underground or over-ground station. However, some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.

- 7.7 One of the central aims of the Local Plan is to direct new commercial development which may create significant levels of traffic to ‘accessible’ areas, or those areas with a PTAL of 4 or greater (on a scale of 1-6). There is just one exception to this approach, relating to large business developments within the Employment Zones. The impact of a proposal upon traffic generation continues to be assessed on a case by case approach.
- 7.8 The Council notes that social and community uses also have the potential to increase trip generation in a given area. However, a pragmatic approach is taken to such proposals given their value and the fact that they rarely come forward. As such, there is no presumption that such uses must be created in accessible areas. Each proposal will be assessed on its merits. Impact of traffic generation will be one of the principal determinants.
- 7.9 Given the small number of permissions, it is not possible to draw any significant conclusions other than to note that the policies within the Local Plan are being employed and do appear to be working effectively.

## Permit Free Residential properties

- 7.10 In common with other inner London Boroughs, occupancy levels for on-street car parking in the Borough are high. Therefore, the Local Plan seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the rights of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough-wide parking permit. This approach is explained in the Transport and Streets SPD, adopted in April 2016, and taken forward by policy within the London Plan.<sup>72</sup> As of October 2016 2,064 properties are “permit free.”

## Travel Plans

- 7.11 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.
- 7.12 In the monitoring period, the Council’s Transportation Team reviewed 46 voluntary school travel plans and agreed eight travel plans required by Council policy. The team implemented sustainable travel improvements at two different workplaces using travel plans.

## Use of Public Transport

- 7.13 TfL produces annual statistics for the modes of transport used by the Borough. This is set out in Table 7.1 below. The table refers to trips per person per day.

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<sup>72</sup> The 2016 Transport and Streets SPD can be found at <https://www.rbkc.gov.uk/sites/default/files/atoms/files/Transport%20and%20Streets%20SPD%20docx.pdf>

- 7.14 The Council notes that robust conclusions cannot be drawn from these incremental changes. Instead, monitoring needs to examine trends over a longer period of time.

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Public Transport	1	0.9	1.1	1	1	0.9
Private Transport	0.7	0.7	0.5	0.6	0.5	0.6
Walk/Cycle	0.9	1.2	1.2	1.5	1.1	0.9
All	2.6	2.8	3.1	3.1	2.5	2.4

Table 7.1: Trips per person per day 2010/11 to 2015/16<sup>73</sup>

## S106 Contributions of Highways and Transport Issues

- 7.15 Development, particularly larger scale development, can have an effect on the existing road network. In order to mitigate this effect, the Council uses the s106 process to require financial contributions for 'highways and transport' issues. Between April 2015 and March 2016, c £600,000 was secured for highways and transport purposes. The majority of this contribution (£380,000) relates to the highway improvements associated with the redevelopment of the Odeon Cinema, Kensington High Street (PP/15/02618).

## New and Enhanced Rail Infrastructure

### Crossrail 1

- 7.16 The Council has continued to make the case for a skip-stop station at Kensal where not all trains would stop but there would be enough to provide a fast and efficient service to Central London and Canary Wharf.
- 7.17 Lobbying for a station is beginning to produce results. The North Pole Depot is no longer proposed for a Heathrow Express Depot and the Department of Transport is investigating releasing the site for development. Network Rail has not identified any showstoppers that would prevent delivery of the station and the Council is formalising an agreement with Network Rail to investigate the feasibility of building a station on this very busy stretch of railway.
- 7.18 The Development Infrastructure Study for Kensal Canalside<sup>74</sup>, commissioned this year, shows the station and necessary infrastructure including a new road bridge can be funded through development of the Opportunity Area. It also shows that a station would make the development a more attractive place, increase financial viability and the amount of affordable housing that can be delivered.

<sup>73</sup> TFL, Mode of transport data, 2016

<sup>74</sup> [https://planningconsult.rbkc.gov.uk/gf2.ti/f/752066/23119205.1/PDF/-/161025\\_Kensal\\_DIFS.pdf](https://planningconsult.rbkc.gov.uk/gf2.ti/f/752066/23119205.1/PDF/-/161025_Kensal_DIFS.pdf)

## Crossrail 2

- 7.19 Transport for London has delayed the next consultation on the Crossrail 2 line from September 2016 until early 2017 as more work is being undertaken to prepare an updated business case and a robust funding plan for the line.

## Conclusions

- 7.20 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones. However, these permissions do not include provision for car parking, and as such will not add to traffic on the road network.
- 7.21 The Council robustly implements the 'permit free' policy for new residential development. All principal agents and developers understand and accept that permit free development is a prerequisite for a planning permission.
- 7.22 These policy requirements have been supplemented by a proactive transportation team working with local schools and, where appropriate, developers, to secure travel plans to ensure that the potential impact of development is further reduced. The Council is continuing to work with partners to make a case for a Crossrail 1 station in the Kensal area and the Crossrail 2 station in Chelsea.

## 8. An Engaging Public Realm

### **Strategic Objective**

Our strategic objective for an engaging public realm is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the Borough.

### Introduction

- 8.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely regarded and valued for providing the setting for our rich architectural heritage.
- 8.2 Establishing a new street network based on historic street patterns will be a key part of maintaining the success of the Borough as a whole. Policy CR2 states that “the Council will require that where new streets are proposed, or where development would make significant change to the form of existing streets, the resultant street form and character must draw from the traditional qualities and form of the existing high quality street.”
- 8.3 The ambition for an ‘Engaging Public Realm’ is, however, about more than just the form and character of new streets. It is also about taking opportunities to create ‘places’ out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets, to make the most of our parks, gardens and open spaces; and where possible support the provision of new high quality outdoor spaces.

### Improving the street environment

- 8.4 s106 money raised through larger planning permissions and earmarked for the provision of public art can be spent in consultation with the public art panel (for more details on s106 contributions, see chapter 13). The panel identifies suitable sites for public art throughout the Borough and considers public art proposals when they are put forward. The panel engages with artists, residents, and developers to ensure that artworks are of the highest quality.
- 8.5 The terms of reference of the Public Art Panel are as follows:
- To comment on proposals for works of art on private or public land;
  - To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
  - To advise the relevant Cabinet Member on sites for public art and on commissioning public art for appropriate sites, and to promote and publicise public art in the Borough.
- 8.6 The Public Art Panel normally meets three times a year. In the past year, the Panel has met on four occasions and has:

- Worked in partnership with members of the Golborne Forum to develop and facilitate plans to install a piece of public art in the form of a bench by artist Lara Bohinc. in the Council is currently preparing for its installation.
- Work is still underway with local residents, officers from RBKC's Planning Department and the Arts Service to deliver a piece of public art within the De Vere Gardens vicinity. The art project has a £100,000 budget and the panel has been consulting with the public for recommendations.

8.7 The levels of contributions agreed through S106 agreements and received for public art are set out in Chapter 13 – Infrastructure Delivery and Planning Obligations.

## Planning Enforcement

8.8 Effective planning enforcement is an important means of maintaining public confidence in the planning system and supporting the Council's policies relating to conservation, design, sustainable transport, land uses and the public realm. Table 8.1 below shows the types of cases the planning enforcement team received during the monitoring period and the same monitoring period in the previous year.

<b>Complaint types</b>	<b>No. of cases (10/2014 – 09/2015)</b>	<b>% of cases (10/2014 – 09/2015)</b>	<b>No. of cases (10/2015 – 09/2016)</b>	<b>% of cases (10/2015 – 09/2016)</b>
Building works	479	28%	556	36%
Breach of condition (including construction traffic management)	224	13%	225	15%
Change of use (including short-term lets)	187	11%	136	9%
Proactive licensing-related investigations	148	9%	161	10%
Listed building works	129	7%	77	5%
Advertisements	301	17%	134	9%
Deviation from approved plans	104	6%	91	6%
Proactive conditions-compliance checks	0	0%	1	0%
Miscellaneous	82	5%	91	6%
Untidy sites	81	5%	70	5%
<b>Total</b>	<b>1,735</b>	<b>100%</b>	<b>1,542</b>	<b>100%</b>

Table 8.1: Enforcement cases 2014/15 to 2015/16

8.9 The Council received and investigated 1,542 cases in the monitoring period compared to 1,735 in the previous year. This is a decrease of 11%.

8.10 In some enforcement cases, no breach occurred, or negotiations were successful, resulting in no formal action being taken by the Council. However, during the monitoring period 156 enforcement related notices were served compared to 190 for the same period in the previous monitoring period.

8.11 With regards to the success of enforcement, three cases were taken to Court.

Address	Offence	Summary of outcome
62 Bedford Gardens, W8 7EH	Breach of temporary stop notice served following breach of construction traffic management plan	London Projects Ltd pleaded guilty to two offences Fined £2,000 Costs £2,180 Victim surcharge £100
62 Portobello Road, W11 3DL	Breach of enforcement notice by retaining unauthorised front boundary wall	Mr R Titchener-Barrett pleaded not guilty and was found guilty in his absence Fined £220 Costs £5,720 Victim surcharge £22
24 Notting Hill Gate, W11 3JE	Failure to comply with breach of condition notice in respect of noise mitigation for kitchen extractor and air conditioning units	Mr H Rahmatullah pleaded guilty and was found guilty Fined £300 Costs £300

Table 8.2: Enforcement prosecutions 2015/16

### Parks, Gardens, Open Spaces and Waterways

8.12 Policy CR5: Parks, Gardens, Open Spaces and Waterways seeks to protect, enhance and make the most of existing parks, gardens and open spaces, and requires new high quality outdoor spaces to be provided.

8.13 Holland Park and Kensington Gardens are the main public open spaces in the Borough. The Borough is characterised by garden squares. There are also fifteen open spaces on Historic England’s Register of Parks and Gardens.

8.14 The Council continues with a substantial capital programme. Work undertaken between 1 October 2015 and 30 September 2016 has included:

- Installing new ornamental railings around the internal boundary of St Luke’s Gardens. This project was part funded by Lord Cadogan.
- Launch of a new borough-wide Parks Strategy; this document sets out the strategic priorities that will govern the management of the Royal Borough’s parks and green spaces for the next ten years.
- Design and installation of a new suite of signs in Holland Park. The new signage includes wayfinding, notice boards, interpretation panels and maps.
- Replacement of more than 50% of the annual bedding across the Borough with more sustainable permanent planting. New planting schemes have

been designed to provide year-round colour and have benefits for biodiversity.

- 8.15 Ten of the Borough's parks now hold Green Flags, the national standard for parks and open spaces. There has been an increase of nine since that start of the Council's Ten Year Park's Strategy in 2006. Five of the Borough's parks also achieved Gold awards in the annual London in Bloom parks competition.

## Trees and Landscape

- 8.16 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.
- 8.17 In 2015, the Council made five new Tree Preservation Orders (TPOs). In addition, 185 street trees were planted in the winter of 2015/16. In the same period, 791 tree works applications (works to trees within Conservation Areas and TPOs) have been determined.
- 8.18 The arboricultural team continues to provide observations on planning applications to ensure that the impact of development upon existing trees is fully taken into account. 875 observations were provided in 2015.
- 8.19 Most of the scheduled pruning works in the central part of the Borough have been completed, with only the pollarding of London Plane trees remaining for the winter months. The tree surveys in the south part of the Borough are being undertaken currently, with these trees being pruned from April 2017.

## Conclusions

- 8.20 The Council greatly values the Borough's public realm and has undertaken a range of initiatives/projects during the monitoring period.
- 8.21 The Council's Public Art Panel continues to meet regularly. This year it has been involved in a number of initiatives, including the installation of a piece of public art within the De Vere Gardens area.
- 8.22 The Council is taking a more active role with regards to breaches of planning control. It continues to undertake proactive investigations and continues to prosecute where appropriate. 1,542 enforcement cases were opened and 156 enforcement related notices served in the monitoring period.
- 8.23 The Council made five new Tree Preservation Orders whilst 185 street trees were planted in the winter of 2015/16.

## 9. Renewing the Legacy

### **Strategic Objective**

Our strategic objective to renew the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all, by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough.

- 9.1 The Borough has inherited a remarkable historic townscape and a number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 9.2 'Renewing the Legacy' contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process.
- 9.3 There are no easy quality of design indicators which the Council can use to quantify its success in ensuring that development that has occurred in the Borough over the past year has 'renewed the legacy.' Assessment is necessarily therefore largely qualitative in nature.

### **The Architectural Appraisal Panel (AAP)**

- 9.4 The Council continues to use the Architectural Appraisal Panel (AAP) to assist in protecting the architectural heritage of the Borough and to raise the bar in achieving quality contemporary architecture.
- 9.5 The AAP is made up of distinguished and experienced architectural professionals who willingly give their time. It meets monthly to consider and advise on major proposals in the area, and occasionally in neighbouring Boroughs where the development is so significant as to affect the setting. Over the monitoring period, 2014/15, a total of 30 design appraisals have been carried out by the panel. They have ranged in scale and complexity from contemporary infills on sensitive sites to tall buildings and estate renewal projects.

### **Basement Development**

#### **Policy CL7**

- 9.6 Basement development in the Borough was significantly on the rise with 46 planning applications in 2001, rising to a peak of 450 in 2013. Associated concerns relating to construction impacts, such as noise and disturbance and the management of traffic, plant and equipment together with concerns about the effect of basement development on the character and appearance of an area, drainage and landscaping made a new Borough wide approach

necessary.

- 9.7 The Council adopted Policy CL7: Basements, in January 2015. Given the significant level of interest both in support and opposition of the policy, its formulation took nearly two years. Over this period the Council collected extensive evidence to inform the policy. Five rounds of consultations were undertaken. Various public meetings were held and a basements working group comprising residents, developers and specialists was formed and met four times in February 2013. The extent of public consultation was praised by the Inspector in his report.
- 9.8 The policy was submitted to the Secretary of State in April 2014 following approval by the Full Council. More than 100 documents in addition to the planning policy were submitted by the Council. Hearing sessions lasting about five days were held in September 2014. The Inspector found the policy sound subject to modifications.

### **Basements Development Data**

- 9.9 The monitoring period for basements for the purposes of this report is from 1 January until 31 October 2016. The intention of the monitoring period is to present data that is comparable with previous years. Since the Monitoring Report is published before the end of the calendar year, data has been presented as close to the end of year as possible.
- 9.10 This is the second year where the impact and effectiveness of the new Policy CL7 can be monitored. Table 9.1 and Figure 9.1 presents time series data since 2008 of the number of planning applications registered, granted and refused. Since the adoption of the policy it is evident that the numbers of planning applications has considerably fallen with 158 applications granted planning permission in 2015. This is the lowest figure since 2012. The number of planning applications registered is 252 in 2015 which is also lower than the previous three years. The number of cases registered peaked in 2013 when there were 450 cases. The number of permissions granted was highest at 295 in 2014.
- 9.11 Whilst the figures for previous years are for the full calendar year compared to 2016 which as mentioned before only go until 31 October 2016, it is considered that the figures by the end of 2016 (two months including the Christmas period) would not be very different. The relatively low numbers of cases registered and granted permission seems to continue from 2015.
- 9.12 There could be a number of factors for this decrease including that there is no longer a rush to get a planning permission before the new policy with its restrictions on limits is adopted.
- 9.13 In any case since it has only been less than two years since the policy was adopted it is too early to comment on whether this is a trend that is here to stay.

	2008	2009	2010	2011	2012	2013	2014	2015	2016 Jan to Nov	Avera ge per year (to 2015)	Total (to 2015)
Cases Registered	186	129	182	181	307	450	393	252	153	260	2,233
Permissions Granted	204	121	150	132	242	259	295	158	128	195	1,689
Applications Refused	17	10	14	25	53	73	111	95	32	50	430

Table 9.1: Planning applications with a basement element, 2008 - 2015

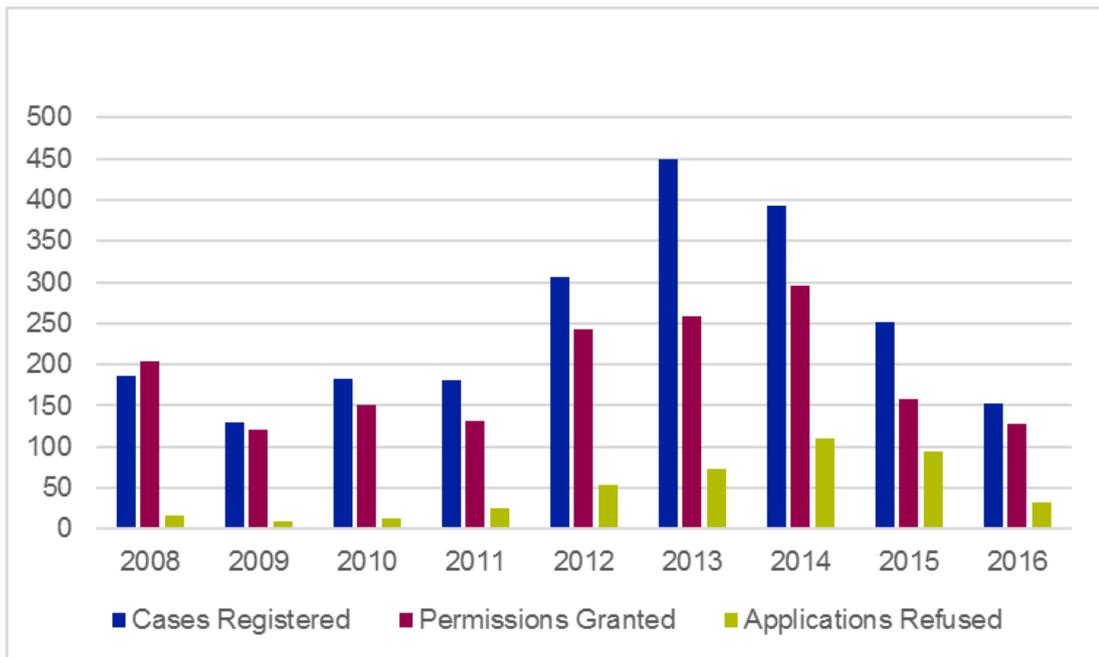


Figure 9.1: Planning applications with a basement element, 2008 - 2016

- 9.14 Historically as part of the data-gathering exercise carried out for the basement policy review, the Council looked at proposals for basements of two or more levels. The new Policy CL7 (b) restricts basements to a single storey with an exception only for 'large' sites. As a result there no applications in the monitoring period for any two storey basements for any "non large-sites". Therefore it is considered that the restriction in CL7 (b) is proving to be effective in curtailing the scale of development.

9.15 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 9.3 shows the density of applications on a street block basis. The number is significant in what is a small urban area of just over 4.7 sq miles. The cases are prevalent in all residential neighbourhoods in the Borough with the exception of areas where there is a high concentration of social housing, particularly in the north of the Borough. In addition, areas that are characterised by institutional buildings such as in South Kensington with its museums and university buildings do not have any cases. Other gaps are in areas with mansion blocks, hotels, designated Employment Zones, garden squares or within parks. There are particular concentrations around Knightsbridge, Chelsea, The Boltons, Ladbroke and Holland Park.

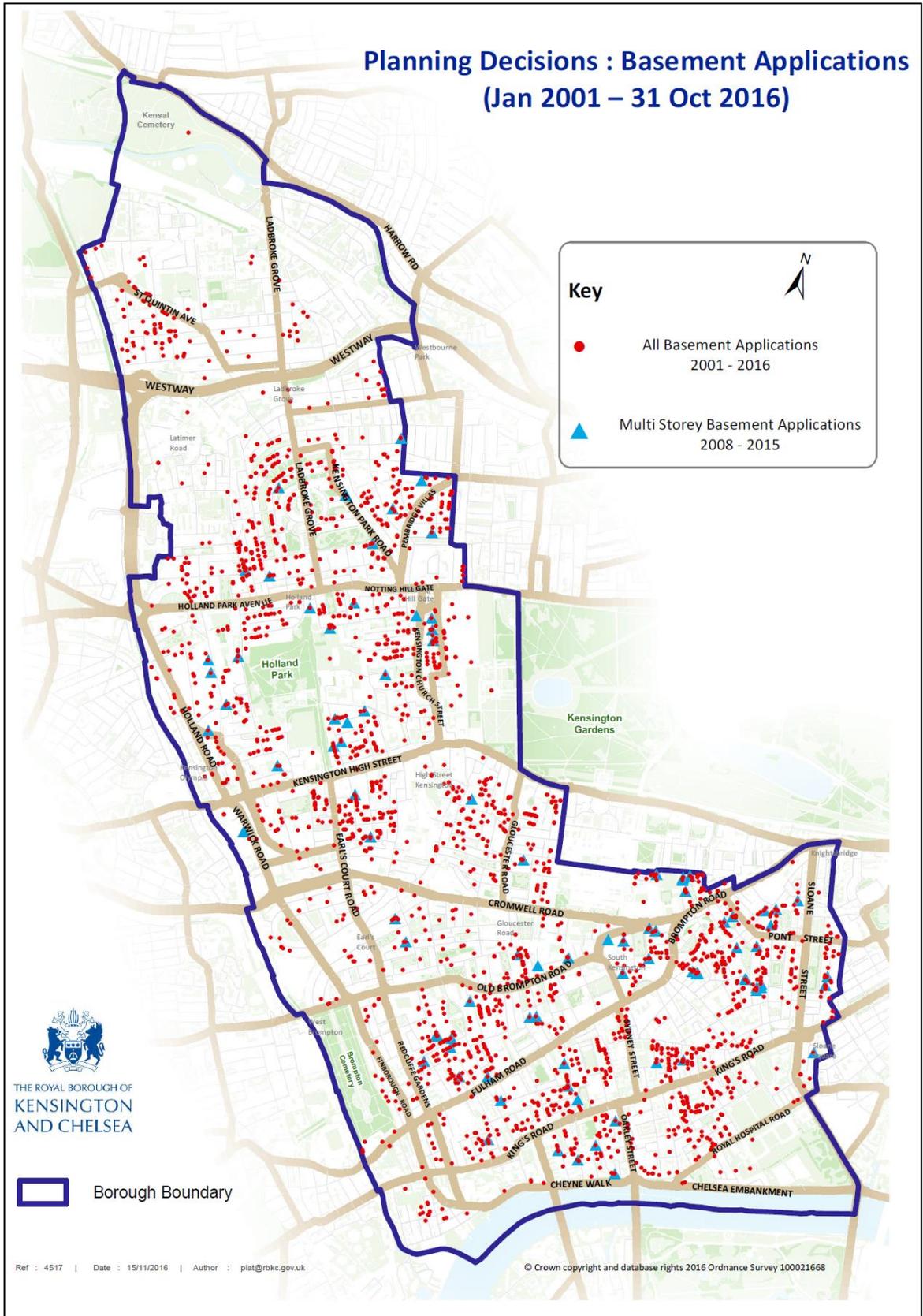


Figure 9.2: All basement applications 2008 - 2016

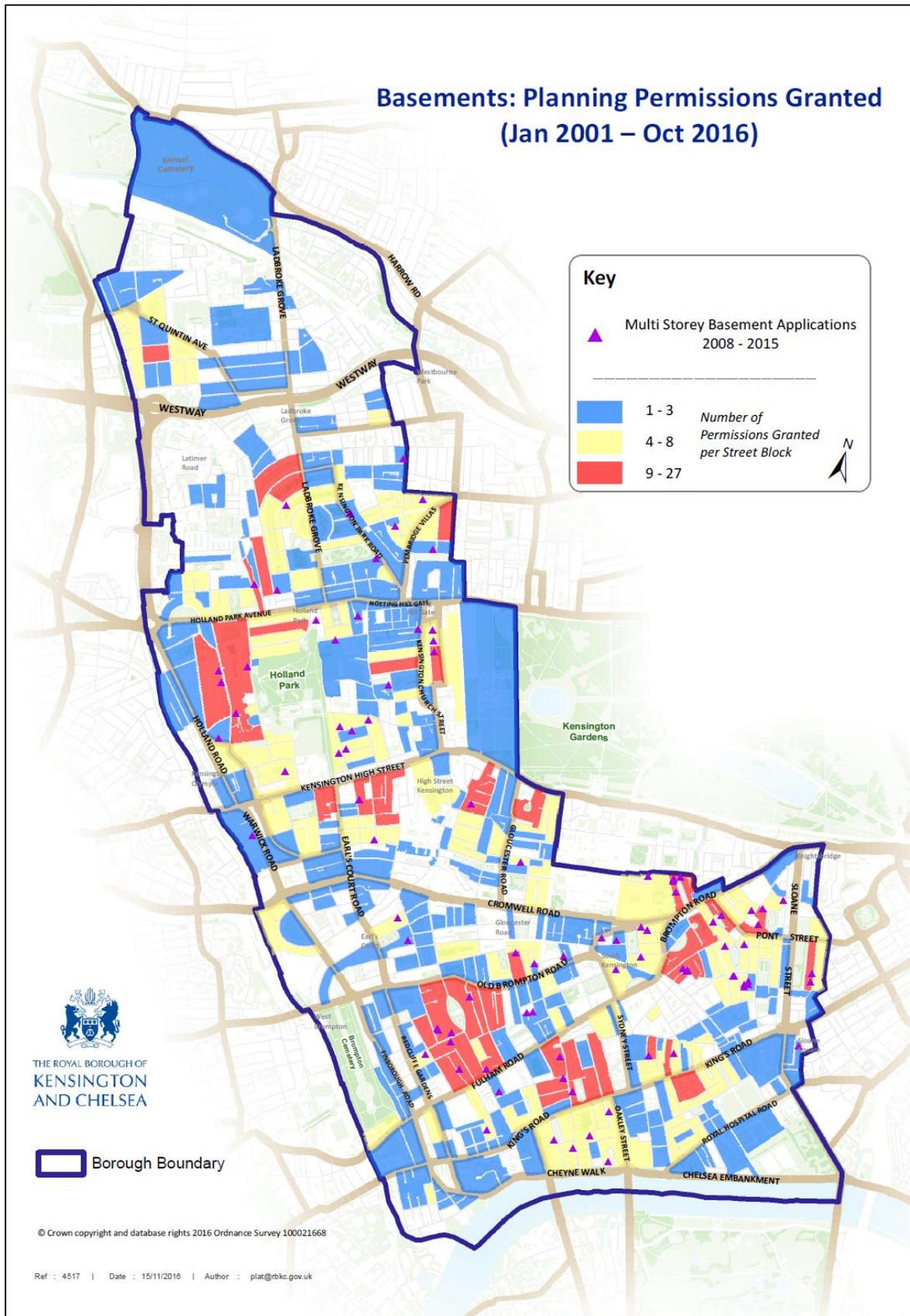


Figure 9.3: Density of basement applications 2008-2016

## **Basement Appeals**

- 9.16 Chapter 38 of the Consolidated Local Plan sets out Monitoring Indicators including those for Policy CL7. The outcome of appeals related to the various policy criteria form an important part of monitoring indicators.
- 9.17 The Council determines planning applications in accordance with the development plan unless material considerations indicate otherwise. Therefore the outcome of appeals is a good indicator of the effectiveness of the policy and the Council's decision making based on the policy.
- 9.18 All the appeals relating to basements are included in Appendix P. There has been a reduction in appeals to just 15. (A further appeal related to a certificate relating to whether planning permission was indeed required for the proposed basement). Of these seven were allowed. To summarise:
- In two of the allowed appeals the inspector took the view that the provision of a metre of top soil above the roof of the basement was not necessary as a sufficient system of sustainable draining would be provided by alternative methods.
  - In three of the appeals allowed the inspector took the view that whilst a Construction Traffic Management Plan was necessary to ensure that disturbance was kept to an acceptable level, there was no reason to believe that a final, acceptable, CTMP could not be approved before the building work commenced.
  - In two of the appeals allowed the inspector took the view that the lightwell associated with the basement, or the development within it, would not harm the character and the appearance of the locality.

## **Basements Article 4 Direction**

- 9.19 Basements within certain limits can be built (in the curtilage of houses) without the need for planning permission through the use of 'permitted development' (PD) rights. With the introduction of Policy CL7: Basements and its stringent planning requirements, there would be an incentive for some owners to construct basements using their permitted development rights rather than applying for planning permission. Such development would not be caught by any of the requirements of Policy CL7 which have been designed carefully to mitigate harmful construction and other impacts on residents and on the residential character of the Borough.
- 9.20 Given the issues related to basement development, it is important that the Council brings all basement development within planning control. Therefore the Council made an Article 4 Direction to remove permitted development rights and consulted on it from 20 April to 8 June 2015. Following a one year period, the non-immediate Article 4 Direction came into force on 28 April 2016.

## Conservation and Design Policy Review

- 9.21 With Conservation Areas covering 73.4% of the Borough, it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings.
- 9.22 As part of the previous Core Strategy review, the Council sought to consolidate its policies on conservation and design that remained in the Unitary Development Plan (UDP) with those of the Core Strategy. This was also in response to the NPPF, which emphasised the need for 'up to date' policies. The main issue was to ensure that the policies which remained in the UDP were 'rolled forward' into the Core Strategy, along with any strategic conservation guidance from our Conservation Area Proposal Statements. These relate to the 'Renewing the Legacy' and 'An Engaging Public Realm' chapters of the Local Plan. The new policies, with modifications, were adopted in December 2014 and now form part of the Council's Consolidated Local Plan, which has succeeded the Core Strategy as the primary development plan document for the Borough.

## Conservation Area Appraisal Review

- 9.23 The Council has embarked on a programme of producing new Conservation Area Appraisals (CAAs) for every conservation area in the Borough, replacing the existing Conservation Area Proposals Statements (CAPS). The project was initiated because of concerns that many of the Borough's CAPS are out of date, do not reflect current Historic England guidelines and thus might be given diminished weight in planning appeal decisions.
- 9.24 The CAPS review project will create a suite of updated appraisals that describe and explain the historic and architectural significance of each of the Borough's conservation areas. These documents will provide a basis for considering future development proposals in each conservation area. The project will therefore contribute to the Council's strategic objective to renew the architectural legacy of the Borough and will allow the Council to meet its statutory duty to preserve or enhance Kensington and Chelsea's conservation areas.
- 9.25 Sixteen new Conservation Area Appraisals have been adopted until end of October 2016.
- 9.26 Consultation closed on draft CAAs for Kensington and Pembridge conservation areas and two further draft CAAs for Earl's Court Village and Cheyne conservation areas were being consulted upon in November 2016. Three further draft CAAs were in preparation – Holland Park, Lexham Gardens and Sloane Square. Therefore in addition to the sixteen adopted CAAs, a further seven were in various stages of preparation in November 2016.

## Listed buildings, scheduled ancient monuments and archaeology

### Heritage at Risk Register

- 9.27 Working with local authorities, Historic England publishes an annual 'Buildings at Risk Register,' which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggest, at risk from development, neglect or decay.
- 9.28 49 'buildings' within the Borough are on the 2016 register. The vast majority of these are monuments and tombs in Kensal Green Cemetery. The entries on the 2016 Register are:
- Commonwealth Institute, Kensington High Street.
  - 1 Campden Hill, Campden Hill
  - 31 Brompton Square, South Kensington
  - Boundary Wall to Kensal Green Cemetery, Harrow Road
  - 25-26 Pembridge Square
  - Blumberg Mausoleum, Harrow Road, Kensal Green Cemetery
  - Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery
  - Tomb of James Ward, Harrow Road, Kensal Green Cemetery
  - Tomb of Fredrick Tillson, Harrow Road, Kensal Green Cemetery
  - Mausoleum of Martha Ross, Harrow Road, Kensal Green Cemetery
  - Tomb of James Poole, Harrow Road, Kensal Green Cemetery
  - Tomb of General James Perry and Sir Patrick O'Brien, Harrow Road, Kensal Green Cemetery
  - Tomb of Sir Charles Newton, Harrow Road, Kensal Green Cemetery
  - Tomb of John Lucas, Harrow Road, Kensal Green Cemetery
  - Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery
  - Tomb of John Gibson, Harrow Road, Kensal Green Cemetery
  - Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery
  - Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery
  - Tomb of Commander Charles Spencer Ricketts, Harrow Road, Kensal Green Cemetery
  - Monument of Joseph Allmond Cropper, Harrow Road, Kensal Green Cemetery
  - Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery
  - Tomb of Thomas Fenwick, Harrow Road, Kensal Green Cemetery
  - Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery
  - Tomb of the Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery
  - Mausoleum of Isabella Gregory, Harrow Road, Kensal Green Cemetery
  - Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery
  - Tomb of WH Kent, Harrow Road, Kensal Green Cemetery
  - Mausoleum of James Morison, Harrow Road, Kensal Green Cemetery
  - Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery

- Monument to Julia Slater, Harrow Road, Kensal Green Cemetery
- Tomb of the Duke of Somerset, Harrow Road, Kensal Green Cemetery
- Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery
- Tomb of Henry Kendall, Harrow Road, Kensal Green Cemetery
- Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery
- Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery
- Enclosing Walls to Moravian Burial Ground, King's Road SW10
- Tomb of John Thompson, Harrow Road, Kensal Green Cemetery
- Tomb of Major General Sir William Casement, Knight Commander of the Bath, Harrow Road, Kensal Green Cemetery
- Mausoleum of Joseph Hudson, Harrow Road, Kensal Green Cemetery
- Church of St. John the Baptist, Holland Road, Kensington
- Church of St. Augustine, Queen's Gate, Kensington
- Church of St. Michael and All Angels, Ladbroke Grove, Kensington
- St. Clement's Church, Treadgold Street, Kensington
- Kensal Green (All Souls) Cemetery, Kensington
- Tomb of Robert Coombes, Brompton Cemetery
- Arcade forming circle and avenue, Brompton Cemetery, Old Brompton Road
- The North Colonnade, Harrow Road, Kensal Green Cemetery
- The Anglican Chapel, Harrow Road, Kensal Green Cemetery
- Kensal Green Cemetery Conservation Area

9.29 The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

### **Changes to listings**

9.30 There has been one new listing in 2016:

- Roman Catholic Diocesan Seminary Chapel, Allen Hall, 28 Beaufort Street. Grade II

9.31 One listing has been amended:

- St Cuthbert's Church, Philbeach Gardens. Upgraded from Grade II\* to Grade I status

### **Conclusions**

9.32 Design remains central to the decision making process, with the Architectural Appraisal Panel (AAP) continuing to meet regularly and drive up standards of design.

9.33 2015/16 has seen another significant drop in the number of basement applications. It appears that this may be the "new normal" and that the peaks of 2013 and 2014 may be over. The Council does continue to determine high numbers of applications for basements. However, these do reflect the recently

adopted Local Plan and the associated SPD. This is reflected in the dropping number of refusals and the reduction in the associated appeals.

9.34 On 28<sup>th</sup> April 2016 the Council confirmed an Article 4 direction which means that all basement development within the Borough will now require planning permission.

9.35 The Council continues to update its Conservation Area Proposal Statements, with sixteen new Conservation Area Appraisals being adopted by November 2016. A further seven are in various stages of preparation and the Council is on track to complete the review of the CAPs in 2017.

# Conservation Areas



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

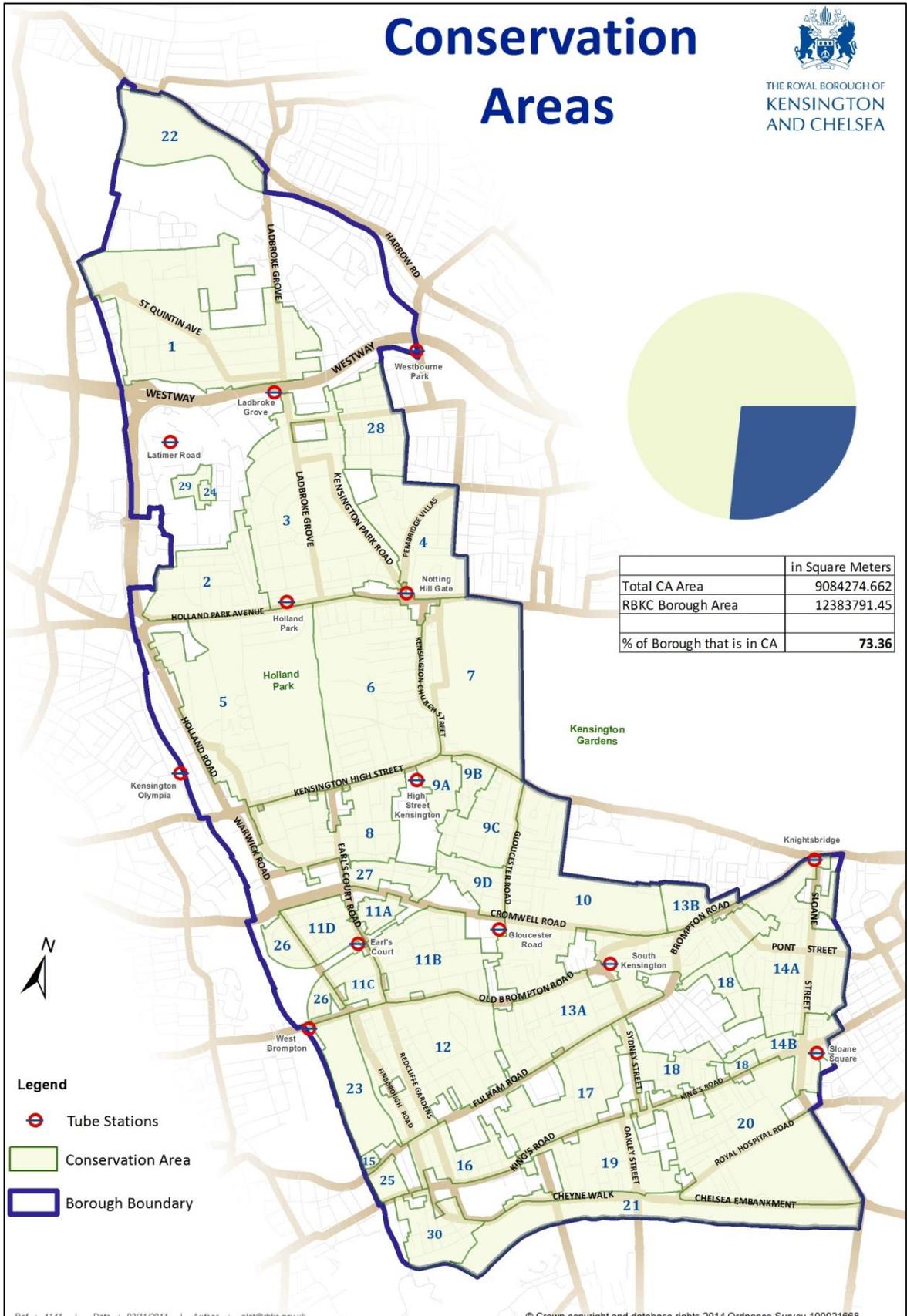


Figure 9.3: Conservation areas

## 10. Diversity of Housing

### **Strategic Objective**

Our strategic objective to have a diversity of housing is that at a local level it will cater for a variety of housing needs, and is built for adaptability and to a high quality.

### Introduction

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices. The median house prices in the Borough were £1.2 million, the highest in the country by a considerable margin<sup>75</sup>. According to Zoopla, the average price of a property has increased by 42% in the last five years and by 2.5%, a slower rate in the last 12 months.<sup>76</sup> Nevertheless this reflects the insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built; it is difficult to meet the high demand and need for both private sale and 'affordable' homes in the Borough. The focus of the Local Plan therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Local Plan Policy CH1. The Council is subject to housing targets imposed by the Mayor of London, within the London Plan. The 2008 London Plan (consolidated with alterations since 2004) required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equated to 350 units per year. The London Plan was amended and adopted in July 2011, and this target was increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Local Plan Policy CH1: Housing Targets, states that the 'Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28'. Since these targets were updated, the Further Alterations to the London Plan, published in March 2015, have increased the Borough's housing target to 733 dwellings per year, and this is the current target.
- 10.3 There is an overwhelming need to provide affordable housing in the borough and the Council requires 50% affordable housing by floor area on residential floorspace in excess of 800 sq m gross external area. Previously the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021 which is referred to in the Consolidated Local Plan 2015 (this target has been superseded by the FALP adopted in 2015 which does not set an absolute target for each borough). Existing London Plan Policy 3.11 Affordable Housing Targets requires boroughs to set an overall target for affordable housing over the plan period, It also clarifies that affordable housing targets may be expressed in absolute or percentage terms. Overall across London the Mayor's absolute target equates to around 40%, but this isn't broken down by Borough

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<sup>75</sup> SHMA 2015, RBKC

<sup>76</sup> Zoopla, 2016

- 10.4 Policy CH1(c) requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

### Net additional dwellings in previous years (2009/10 – 2015/16)

- 10.5 Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through changes of use and conversions. A dwelling is defined as a self-contained unit of accommodation. The Council obtains information of new building completions and other changes to the housing stock through Building Control returns, Community Infrastructure Levy (CIL) notices and site visits and communication with developers. The outturn figures show that completions within the Borough were below target levels for each of the five years.

### Net Additional Dwellings for the current reporting year (2015/16)

- 10.6 The number of net additional dwellings completed in 2015-16, as recorded on the London Development Database, was 341. This figure is based on conventional supply (C3 use class). It should be noted that there was a net loss of 117 bedrooms from hostels and Houses in Multiple Occupation (unconventional supply) in the same period.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net Residential Approvals	540	783	860	244	1292	1303	252
Net Residential Completions	324	175	102	65	264	982	341

Table 10.1: Net residential completions 2009/10 – 2015/16

### First five year period (2016/17 to 2020/21)

- 10.7 The NPPF requires authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 20% brought forward from later on in the plan period where there is persistent evidence of under delivery against the plan target as in the case in the Borough. To be considered deliverable sites should be:

1. Available now;
2. Offer a suitable location for development now;
3. Be achievable with a realistic prospect that housing will be delivered on the site within five years;
4. Sites with planning permission should be considered deliverable until permission expires.

10.8 The sites that make up the land supply for each year are shown in Appendix S.

10.9 They consist of the following components:

1. Units under construction (at 1 April 2016) on small sites (between 1 – 24 units) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites of 25 units or more, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out in the NPPF.
2. Units on sites with planning permission but not yet under construction on small sites (between 1 – 24 units). Assumptions were made that schemes of between 1 and 24 units would complete in three financial years from 01/04/2016 and are therefore all included as completions by FY2018/19. On sites of 25 units or more the best available information has been used to estimate the timing of completions.
3. A small sites estimate was used to inform the land supply for the years 2019/20 and 2020/21. The figure of 152 has been taken from the London SHLAA 2013.
4. An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA is included for every year from 2016/17.
5. The non-self-contained allowance for the Borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year periods.

### Second and Third five year period (2021/22– 2030/31)

10.10 The NPPF requires that for this period a supply of specific, developable sites or broad locations for growth are identified. The sites which make up this element of supply are strategic sites allocated in the Local Plan (with and without planning permission).

10.11 The annual small sites estimate and vacant homes brought back into use has also been included in the land supply for this period for the reasons set out above. It should be noted that these assumptions are built in to the Borough's housing target.

10.12 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the planned period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements and potential estate regeneration.

## Five Year Housing Land Supply

10.13 The housing supply requirement from 1 April 2016 to 31 March 2021 is 4,398 dwellings. This is made up of five years of the Borough's annual supply target of 733 new homes, plus the 20% buffer brought forward from later on in the plan period required in the NPPF where there has been a record of persistent under-delivery against the Borough's target. The current supply of deliverable sites during this period is expected to be 4,406 dwellings based on those sites assessed as deliverable in the housing trajectory below, and supported by Appendices R to S.

## Second and Third Five Years' Housing Land Supply

10.14 The housing target of 733 dwellings per annum translates to a 15 year target of 10,955 dwellings. In addition to the five year supply stated above the supply for the second and third five years is based on site allocations, assumptions about small site estimates and vacant units coming back to use. This information is presented in greater detail in Appendix S. Over a 15 year period the Council has identified a supply of 11,684 dwellings which provides a surplus of about 690 dwellings over the target for the same period.

## Affordable Housing Completions

10.15 The total net number of affordable housing completions in the monitoring year was 67 dwellings. This figure comprises 43 social rented units and 24 intermediate units. The affordable units were provided as part of the development at the Grand Union Centre (49 affordable units – 27 social rented and 22 intermediate), 205 Holland Park Avenue (9 affordable units – 7 social rented and 2 intermediate) and Council's own developments at 42 Edith Grove and Whistler Walk Children's Home which provided 9 social rented units. About 20% of all housing completions were affordable in 2015/16 which is the same as last year.

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net Residential Approvals	783	860	244	1292	1303	252
Net affordable approvals	63	244	99	169	286	25
% of affordable approvals of all residential approvals	8%	28%	41%	13%	22%	10%
Net Residential Completions	175	102	65	264	982	341

Net affordable completions	61	23	4	46	196	67
% of affordable completions of all residential completions	35%	23%	6%	17%	20%	20%

*Table 10.2: Affordable housing approvals and completions 2010/11 to 2015/16*

## Amalgamations

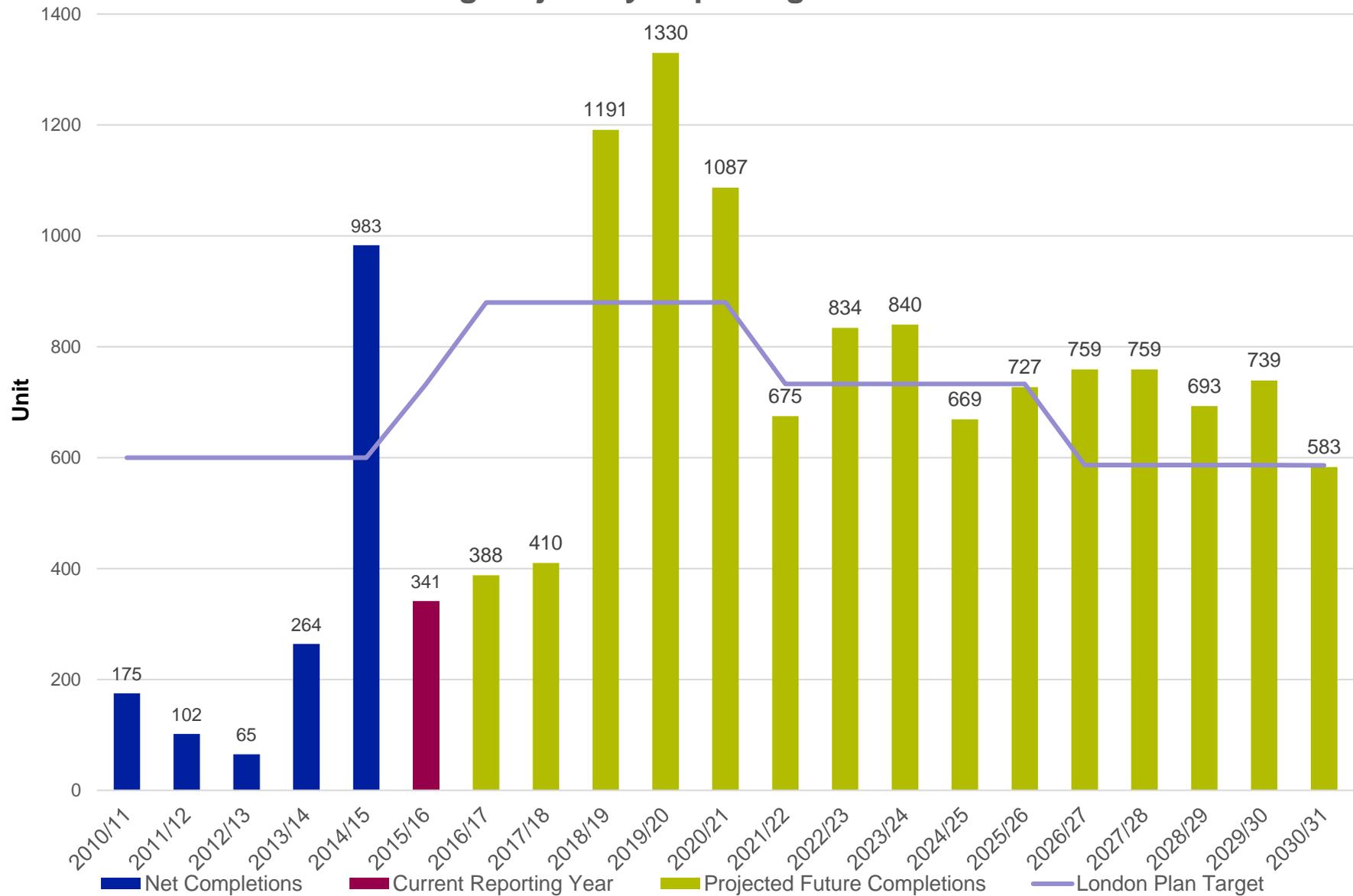
10.16 In recent years, the Council has seen a significant number of existing flats being joined together to create a smaller number of larger units. Whilst the newly created large units will serve a need, the level of loss has implications on the ability of the Council to meet its increased housing targets and is often seen as contrary to London Plan Policy 3.14 as set out above. Consequently, since August 2014, the Council has, as a matter of fact and degree, required planning permission for all developments that result in the net loss of residential units because of the material planning consequences of their loss. This has enabled the monitoring of the loss of residential units across the Borough through the London Development Database.

10.17 There were 40 planning permissions completed for schemes that resulted in a net loss of residential units in 2015/16 because of amalgamation which will result in a combined loss of 69 residential units. Given the large number of units lost, the Council will continue to monitor the impact of amalgamations and is in the process of reviewing its planning policies, through the Local Plan Partial Review, to ensure that the Borough is in the best possible position to meet its annual housing supply target.

	2010	2011	2012	2013	2014	2015	2016
Net residential losses	-47	-58	-72	-80	-40	-112	-69

*Table 10.3: Net residential losses through amalgamation*

## Housing Trajectory Reporting Year 2015/16



## Gypsy and Traveller accommodation

- 10.18 The Council is responsible for the Traveller site at Stable Way which is jointly managed by the Council and LBHF and has existed since 1974. The site's freehold is owned by Transport for London with a lease to the Council. The Stable Way site is a permanent site and currently comprises a total of 20 pitches, of which 1 is taken up by 'the hut' centre, resulting in 19 available authorised pitches. The site was in LBHF until a boundary change in 1995 and it is now within the jurisdiction of this Council. The site was previously managed by Hammersmith and Fulham Homes, as an Arm's Length Management Organisation (ALMO). Before that it was managed by LBHF. It is now managed by the Kensington and Chelsea Tenant Management Organisation (KC TMO).
- 10.19 There has been no loss of pitches at Stable Way.
- 10.20 The Council's commitment in the existing Local Plan policy to prepare a Gypsy and Traveller 'Development Plan Document' (DPD) is now being followed up as part of the Local Plan Partial Review with the publication of a joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA) with LBHF.

## Conclusions

- 10.21 The monitoring period saw the completion of 341 residential units. Looking to the future, the Council remains satisfied that it will be able to meet its housing targets over the plan period, and can demonstrate a five year housing land supply.

# 11. Respecting Environmental Limits

## **Strategic Objective**

Our strategic objective to respect environmental limits is to contribute to the mitigation of, and adaption to, climate change, significantly reduce carbon dioxide emissions, maintain low and further reduce car use, carefully manage flood risk and waste, protect and attract biodiversity improve air quality, and reduce and control noise within the borough.

## Introduction

- 11.1 This chapter contains a number of themes, including climate change, air quality, flooding, waste and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the local and global environment. For more information on reducing car use, see chapter 7; Better Travel Choices.

## Climate Change

- 11.2 The need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging legally binding targets, with the Climate Change Act (2008) requiring a reduction of UK's greenhouse gas emissions by at least 80% from 1990 levels by 2050. (Both figures are taken from a 1990 baseline).
- 11.3 Following the Housing Standards Review, the Government policy<sup>77</sup> is that local planning authorities should not require energy efficiency standards that exceed the energy requirements of Building Regulations for the construction or adaptation of buildings to provide dwellings or the carrying out of any work on dwellings. This national policy is subject to the commencement of amendments proposed to the Planning and Energy Act 2008 in the Deregulation Act 2015. The Government has also withdrawn its commitment to 'zero carbon homes'<sup>78</sup>.
- 11.4 The Mayor's Housing SPG, March 2016 (Paragraph 2.3.57) confirms, however, that the London Plan policy on 'zero carbon' homes<sup>79</sup> remains in place. It states that, *"This approach will also help ensure that the development industry in London is prepared for the introduction of 'Nearly Zero Energy Buildings' by 2020. (As required by the European Energy Performance of Buildings Regulation which requires periodic review of Building Codes to ensure cost optimal review of energy efficiency standards and that all new buildings are 'nearly zero energy buildings' by 2020)."*

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<sup>77</sup> Announced in the Written Ministerial Statement of 25 March 2015

<sup>78</sup> Fixing the foundations: creating a more prosperous nation, HM Treasury, July 2015

<sup>79</sup> London Plan Policy 5.2: Minimising Carbon Dioxide Emissions

- 11.5 Paragraph 2.3.58 of the Housing SPG, March 2016 defines 'zero carbon' homes as "homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site (in line with policy 2.5B). The remaining regulated carbon dioxide emissions, to 100 per cent, are to be off-set through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E)."
- 11.6 The Council supports the approach in the London Plan and the guidance in the Mayor of London's Housing SPG, March 2016. The Council policy therefore requires compliance with the London Plan for major residential development. Advice on how to complete an Energy Assessment is provided in the Mayor's Energy Planning guidance<sup>80</sup>.
- 11.7 In line with the guidance in the Mayor's Housing SPG, March 2016 the Council is due to start accepting payments in lieu for offsetting any remaining carbon, over and above the 35 per cent reduction on-site, in regulated carbon dioxide emissions (beyond Part L 2013) to meet the zero carbon standard. The carbon offset price<sup>81</sup> of £60 per tonne of carbon dioxide for a period of 30 years will be used.
- 11.8 Both the Code for Sustainable Homes and the future need for zero carbon homes have been withdrawn.
- 11.9 The Council requires an assessment to demonstrate that all new buildings and extensions of 800sq.m or more major residential development meets the carbon reduction requirements set out in the London Plan. For non-residential development of 1,000 sq m or more meets BREEAM very good with 60 per cent of the unweighted credits available in the energy, water and materials sections and conversions and refurbishments of 800sq.m or more residential development or 1,000sq.m or more non-residential development achieve BREEAM very good rating.
- 11.10 Building Regulations are to be the mechanism by which the energy standards of all new homes and residential conversions will be considered. The basic energy (and water) performance standard will be set a level equivalent to the outgoing Code for Sustainable Homes Level 4.
- 11.11 The process by which the standards for commercial buildings are considered remain un-altered.
- 11.12 The Council also requires the provision of a Combined Cooling and Heating Power (CCHP) plant in significant developments such as the bigger strategic site allocations and other significant redevelopment and regeneration proposals.

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<sup>80</sup> Mayor of London, Energy Planning, GLA guidance on preparing energy assessments, GLA, 2015

<sup>81</sup> Evidenced by the Mayor's Housing Standards Viability Assessment, 2015

11.13 Table 11.1 sets out the most recent estimates for CO2 emissions for the Borough. These have been produced by the Department of Energy and Climate Change, and distinguish between the domestic, commercial and transport sectors. The latest figures were published in 2015 but relate to estimates for 2013.

11.14 In June 2016, the Department of Energy and Climate Change (DECC) released the new data for 2014. In the production of the 2014 estimates, new data were introduced, together with some improvements to the underlying methodology. In order to ensure that the data for 2005 to 2013 are consistent with the data now available for 2014, the estimates for these years have been revised to incorporate both the new data and the improvements in the underlying methodology. For some local authorities, these revisions have resulted in noticeable changes to the emissions estimates in the earlier years for some sectors.

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)	Per capita emissions (t)
2005	417,200	781,700	175,400	1,374,700	8.2
2008	415,700	798,800	159,100	1,374,000	8.5
2010	409,900	845,900	158,100	1,411,500	8.8
2011	362,400	794,300	155,500	1,308,000	8.3
2012	391,000	814,100	146,500	1,351,900	8.7
2013	379,300	706,300	141,900	1,227,700	7.9
2014	314,700	685,200	153,600	1,153,800	7.4

*Table 11.1: CO2 emissions the RBKC (from Local and Regional CO2 estimates for 2005-2013, DECC published June 2016)<sup>82</sup>*

11.15 Although these figures should be treated with caution, they do suggest that there is a gradual downward trend for CO2 emissions. This is following a similar pattern of other London Boroughs. However, the Borough still has one of the highest carbon emissions per capita compared to other London local authorities. With a total of 7.4 tonnes of CO2 carbon emissions per capita, the Borough is the third highest in London after the City of London and Westminster.

11.16 The Council recognises that much of the potential for reducing CO2 emissions is related to an increase in the energy efficiency of existing buildings, to changing practices, and to national and regional schemes and initiatives which could increase communication and funding. The Council's planning process plays a part in setting 'greener' requirements on development and in enforcing them.

11.17 It is difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas will

<sup>82</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

reduce car use, with the associated benefits to emissions. However, all traffic reductions cannot be attributed to the planning process.

## Air Quality

- 11.18 The whole of the Borough has been declared an Air Quality Management Area (AQMA)<sup>83</sup> due to the exceedence of national air quality objectives for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earl's Court one way system experience some of the highest pollutant concentrations in the Borough, however the majority of the Borough continues to exceed limit levels.
- 11.19 Estimates for 2012 based on the latest London inventory show that 906 tonnes per annum (t/a) of NO<sub>x</sub> (oxides of nitrogen) and 76 t/a of PM<sub>10</sub> are emitted from sources within the Borough. The most significant sources of NO<sub>x</sub> emissions continue to be road transport (439 t/a of NO<sub>x</sub>) and gas burning in commercial and domestic buildings (245 t/a), while the most significant source of PM<sub>10</sub> is road transport (39 t/a).<sup>84</sup> The contribution of diesel trains has been found to be less significant than was estimated in previous Monitoring Reports.
- 11.20 It is estimated that around 67 t/a (7.4%) of the Boroughs NO<sub>x</sub> emissions and 7 tonnes (10%) of the Borough's PM<sub>10</sub> emissions are from construction sites and associated non-road mobile machinery.<sup>85</sup> The Council continues to require environmental management plans from major construction sites to ensure that they reduce their impact on local air quality.
- 11.21 Policy CE5 of the Local Plan requires development to be carried out in a way that minimises the impact on air quality and mitigates exceedances of air pollutants. The Council uses planning conditions to ensure that the requirements of Policy CE5 are met. During the monitoring, period Environmental Health officers provided comments on approximately 50 planning applications (this includes applications and discharge of conditions).

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<sup>83</sup> Since December 1997, each local authority has been carrying out a review and assessment of air quality in their area. If a local authority finds any place where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. It could be small, like a street, or much bigger.

<sup>84</sup> Data taken from the London Atmospheric Emissions Inventory 2010, produced by the GLA in 2013

<sup>85</sup> Ibid

## Flooding and Sustainable Drainage Systems (Policy CE2)

### Flooding

- 11.22 Policy CE2 aims to reduce both the risk of different types of flooding and the consequences by requiring development to adapt to flooding and mitigate its effects. This includes resisting impermeable surfaces and vulnerable development and setting development back from the Thames flood defence. The policy also requires assessments and tests to be undertaken when necessary, and include suitable flood defence, flood mitigation measures and sustainable urban drainage systems.
- 11.23 The Council's adopted policy CL7 also deals with flooding, specifically basement sewer flooding, and addresses the effect of basements on surface water run-off.
- 11.24 The Borough experienced flooding incidents, for which the principal reason is the inability of Counters Creek, the Victorian sewer system, to cope with the amount of surface and foul water entering the system during significant rainfall events. No new events of flooding were reported to the Council between October 2015 and September 2016.
- 11.25 The Council has been working with Thames Water to address this problem and ensure residents and businesses are protected against flooding. Ofwat approved the funds needed to undertake the Counters Creek Sewer Alleviation Scheme in December 2014.
- 11.26 Thames Water's proposal to solve this problem includes four elements:
- A new storm relief sewer to increase the sewer capacity;
  - Sustainable drainage systems to reduce surface water run-off entering the sewers (a pilot study is proposed for Arundel Gardens);
  - Anti-flooding (FLIP) devices to stop the sewers surcharging into lower properties; and,
  - Local sewer improvements.
- 11.27 The new storm relief sewer has gone through several rounds of public consultation to ascertain the suitability of the proposed sites and to engage and inform residents. The key consultation stages were:
- Phase 1 consultation: 20 November 2014 to 8 February 2015
  - Interim Engagement consultation: 11 May to 22 June 2015
  - Interim Engagement: autumn 2015
  - Phase 2 consultation: 12 January 2016 to 5 April 2016

- 11.28 The planning application is expected in January 2017. Further information, along with the Council's responses to the consultations can be found in the Council's Counters Creek webpage<sup>86</sup>.
- 11.29 The Council is working in partnership with other London Boroughs and planning authorities that are higher in the Counters Creek catchment area (Brent, Camden and Old Oak Common and Park Royal Development Corporation), to ensure that development does not have a negative impact on the amount of flow in the sewer system. Any flow increase will reduce further the capacity of the sewer system which serves the Borough.
- 11.30 As a Lead Local Flood Authority (LLFA), the Council has the duty, under Section 9 of the Flood and Water Management Act 2010, to put in place a Local Flood Risk Management Strategy (LFRMS) to manage all sources of flood risks consistent with a risk management approach. The Strategy, which was adopted in July 2015, has a series of objectives to address flood risk and an action plan to realise these objectives. The Strategy can be accessed in the Council's website<sup>87</sup>.
- 11.31 The action plan of the Local Flood Risk Management Strategy has 5 objectives:
1. Coordinate the management of flooding from different sources;
  2. Communicate flood risk effectively]
  3. Reduce flood risk and its consequences;
  4. Gather information and undertake research about flood risk (which could aid a future policy review);
  5. Undertake a review of our policies to ensure flood risk is fully addressed
- 11.32 The following actions have been undertaken to implement each of the objectives:
- Although there have not been flooding events in the Borough, the LLFA representative has liaised with other flood risk management authorities on an ongoing basis to ensure flood risk is properly addressed. These authorities include the Environment Agency, the GLA, neighbouring boroughs, the Thames Regional Flood and Coastal Committee amongst others (objective 1).
  - Our website has been kept up to date with all the information related to the LLFA duties and the LLFA representative attended and organised meetings relevant to the implementation of our duties (objective 2).
  - During the period October 2015 and September 2016 the LLFA representative reviewed over 300 major and minor planning applications to ensure adequate Sustainable Drainage Systems and flood risk mitigation and adaptation measures were incorporated in new development. FLIPS are included in planning applications for basements as requested by policy

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<sup>86</sup> <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/counters-creek-project>

<sup>87</sup> <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/local-flood-risk-management-strategy>

- CL7 and Flood Risk Assessments are routinely submitted with the relevant planning applications which are in flood risk areas (objective 3).
- The Thames Water retrofit pilot in Arundel Gardens started construction on the 21 November 2016 (objective 3).
  - The Council has worked with the Old Oak and Park Royal Development Corporation to develop a successful Integrated Water Management Strategy for the area and has responded to upstream development consultations. (objective 3).
  - Maintenance of road gullies occurs twice a year (objective 3).
  - A detailed study has been carried out for Critical Drainage Areas 1 and 2 located in the north of the Borough which looked into different issues: flood risk sources including groundwater flooding, potential implementation of Sustainable Drainage Systems and their effect in the areas. These studies have supported a bid for the Thames Regional Flood and Coastal Committee to implement SuDS intensively in both Critical Drainage Areas (objectives 4 and 5).
  - Flooding planning policy is currently being reviewed in the Local Plan Partial Review and the draft policies are more robust in addressing flood risk and surface water run-off.

### **Sustainable Drainage Systems (SuDS)**

- 11.33 From the 6 April 2015, local planning policies and decisions on planning applications relating to major development (developments of 10 homes or more and to major commercial development) should ensure that sustainable drainage systems (SuDS) for the management of run-off are put in place, unless demonstrated to be inappropriate. The LLFA became a statutory consultee on planning applications in April 2015. For the October 2015-September 2016 period, the LLFA has responded to 29 major planning applications and provided pre-application advice to a number of other applications.

### **Thames Tideway Tunnel Project**

- 11.34 The Secretaries of State approved the Development Consent Order for the Thames Tideway Tunnel project on 12 September 2014. The Thames Tideway Tunnel will be built by a company called Bazalgette Tunnel Limited. Thames Water will do most of the preparatory work. The Council is working in close partnership with both Thames Water and Bazalgette Tunnel Limited to ensure that the construction works and final permanent works will have the least possible disruption to both residents and visitors. Regular meetings are held to discuss the progress of the Development Consent Order for both sites in the Borough: Cremorne Wharf and Chelsea Embankment. The construction phase is likely to start in the summer of 2017 and run for four years. Applications to discharge requirements (similar to conditions) will be submitted to the Council for approval throughout the construction phase (which is likely to last until 2022). A dedicated webpage has been created to increase transparency and keep interested parties informed. All the Council's responses throughout the

development of the project and other related documents can be downloaded from the webpage.<sup>88</sup>

## Biodiversity

- 11.35 The biodiversity resource in the Borough is remarkably rich given its urban nature. It includes 24 Sites of Nature Conservation Importance (SNCIs) of which two are open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming a Blue Ribbon Network. It also includes several linked sites forming Green Corridors. 79% of these SNCI sites are classed as being in 'positive management'. The remaining 21% comprise of sites impacted by development or land managers not actively managing the sites for conservation which includes 8% counted as rail side land, over which the Council has no control. A review of the Boroughs SNCI sites is planned in the 2018 once further habitat surveys are conducted.
- 11.36 Policy CE4 of the consolidated Local Plan is designed to protect the biodiversity in, and adjacent to, the Borough's SNCIs and requires opportunities to be taken to enhance biodiversity.
- 11.37 Greenspace Information for Greater London collates London wide data on Biodiversity. Borough level statistics of biodiversity are published separately and are updated by regular surveys. Due to the nature of the sites, not much change takes place year on year because of strong conservation policies to protect them. However, the following work has taken place in the last year:
- Habitat enhancement work continues within the Parks as specified in the Local Biodiversity Action Plan. This plan has been reviewed and a new Local Biodiversity Action Plan is due to be published early 2017. This will provide a more strategic approach to protecting the boroughs biodiversity resource by setting new priorities and actions for the next five years.
  - Habitat enhancement and reinstatement works have taken place across the Royal Borough including the installation of 150 new bird nesting boxes, the renovation of Holland Park's main wildlife pond a valuable habitat and education tool and the addition of green walls to the Royal Borough's Ecology Centre.
  - In the past year across the Royal Borough's managed parks 3794 volunteer hours have been accrued for nature conservation or habitat enhancement work.

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<sup>88</sup> <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/thames-tideway-tunnel-project>



*Image 11.1: the new Holland Park Ecology Centre*

## Waste

- 11.38 The current evidence on waste management shows that we need to examine new ways of dealing with waste in the Borough. Major development, for example in Kensal and Earl's Court, will have an impact on the Borough's population and increase its production of waste. It is important that waste management is taken into account in all development to handle waste arising from new uses.
- 11.39 Applications for waste management facilities are assessed against Policy CE3. This states that the Council will meet the waste apportionment figure as set out in the London Plan and will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it was produced. To deliver this, the Council will, amongst other things; require provision of adequate refuse and recycling storage space which allows for ease of collection in all developments; require that development proposals make use of the rail and the waterway network for the transportation of construction waste and other waste; and require applicants for major developments to prepare and implement Site Waste Management Plans for demolition and construction waste.
- 11.40 The Mayor of London requires all Boroughs to meet the waste apportionment targets contained within the London Plan and requires London authorities to allocate land for the management of waste (Policy 5.17 and Table 5.3). The

London Plan (March 2015) requires that London becomes 100% self-sufficient in waste management by 2026.

- 11.41 Paragraph 5.80 of the London Plan allows more flexibility than previously. Instead of having to draft a joint Waste Development Plan Document (DPD) with another Borough, Boroughs can pool resources by the use of a joint evidence paper or a bilateral agreement.
- 11.42 LBHF has stated in its adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for the Borough (paragraph 8.102). However, the Government has announced proposals for a new High Speed 2 (HS2) and Crossrail station at Old Oak by 2026, and the London Plan identifies the area as an opportunity area (along with land in Ealing and Brent) and an Opportunity Area Planning Framework has since been adopted. The Western Riverside Waste Authority (WRWA), of which the Borough is a member, has a contract with Cory Environmental for its Riverside Resource Recovery (RRR) facility at Belvedere in the London Borough of Bexley. The current arrangements last until 2031.
- 11.43 As part of the Duty to Cooperate and given the changes arising from the 2015 London Plan, the Council, alongside the other Waste Planning Authorities (WPAs) which fall within the Western Riverside Waste Authority area (including Hammersmith and Fulham, Wandsworth, Lambeth and the Old Oak and Park Royal Development Corporation), are working on a shared evidence base of existing capacity and shortfall, and engaging with other London WPAs to address this shortfall within London. This is being progressed through the Local Plan Partial Review and associated evidence base.
- 11.44 The emerging evidence base sets out that the Borough is able to meet part of its London Plan apportionment target. There is no existing permitted waste management capacity in the borough which counts towards meeting the London Plan apportionment target. The available waste treatment capacity is from waste sites with exemptions (i.e. those which report their operations to the Environment Agency, but do not require a full permit). The capacity from exempt sites is 30,660 tpa.
- 11.45 The resultant borough apportionment gap is set out in the table below. Whilst the gap increases from 2016 to 2036, this is a result of the increasing London Plan apportionment target over the period.

<b>Waste stream</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>
Dry Recycling	39,522	61,309	84,792	94,931	97,358
Organics	-2,922	-1,419	548	1,909	2,082
Residual	70,740	69,450	74,000	66,500	67,900
Apportionment Gap Total	107,340	129,340	159,340	163,340	167,340

*Table 11.2: RBKC Waste Apportionment Gap*

- 11.46 The emerging evidence also indicates as a grouping of Waste Planning Authorities within the Western Riverside Area, the pooled apportionment gap can be met.

## Conclusions

- 11.47 CO2 levels in the Borough appear to have stabilised, with emissions decreasing in line with other London Boroughs. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.
- 11.48 The Council will continue to take a holistic approach to try to mitigate the effect of flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. We therefore work in close partnership with Thames Water, neighbouring authorities and the GLA through the Drain London Forum.
- 11.49 In terms of biodiversity, due to the nature of the nature conservation sites, not much change takes place year on year because of strong conservation policies to protect them.
- 11.50 In terms of waste, the Council is working on a shared evidence base of existing capacity and shortfall, and engaging with other London WPAs to address this shortfall within London, as part of the Local Plan Partial Review.

## 12. Places

- 12.1 There are fourteen distinct places in the Borough as outlined in the Local Plan. A 'Place' is based upon a Higher Order Town Centre. These are; Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.
- 12.2 The Monitoring Report provides an update on some of the key prerequisites for progress to be made in the fourteen 'Place Visions.' The Monitoring Report includes a table setting out some of the key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses. It remains too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010 (now known as the Local Plan). However, it is intended that this data will provide a benchmark for future monitoring and analysis.

### Kensal

- 12.3 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail station. The Council commissioned two pieces of work to inform the Local Plan Partial Review site allocation and the production of a Supplementary Planning Document (SPD) for the Kensal Canalside. The Development Infrastructure Funding (DIF) Study looks in detail at what infrastructure is required across a number of possible growth scenarios. The report models the cost of those requirements and explains how they might be paid for. A separate Transport Study assesses the travel demand generated by the development and identifies the transport infrastructure that will be required. The Supplementary Planning Document will be finalised in 2017.
- 12.4 The Council has developed a new proposal for a 'skip stop' station at Kensal whereby most Crossrail trains would by-pass the station but 4-6 trains an hour in both directions would stop. This proposal has a positive business case and Network Rail have not identified any 'showstoppers' that would prevent delivery of the station. The DIF study shows that the station can be funded from development of the site and would increase the amount of affordable housing that can be delivered. The Council is entering into an agreement with Network Rail to investigate fully the feasibility of the station.
- 12.5 The Council is lobbying the Department of Transport to release the North Pole Depot from railway use. This site is critical for optimal development because it is a significant part of Kensal Canalside Opportunity Area and it is needed to build a new road bridge over the Great Western Railway lines that would improve access to the site and allow more homes to be built.

### Golborne/Trellick

- 12.6 Planning permission was granted for the redevelopment of Wornington Estate in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of the strategic site policy.
- 12.7 Construction of phase 1 is complete. All of the market trader lockups to be re-provided have been constructed and occupied, and a number of the residents have been decanted into new apartment buildings and several mews. Sales of the completed apartments, mews and eight townhouses have gone well and off-plan marketing continues.
- 12.8 Reserved matters for phase 2 and part of phase 3 were granted conditional planning consent in July 2014. This will deliver a further 321 residential units (including 142 units for private sale), several additional commercial units along Portobello Road, and the early upgrade and return of Athlone Gardens park to public use.
- 12.9 The Council intends to provide new housing on the vacant land at the base of Trellick Tower. The 'Trellick and Edenham' SPD was adopted in March 2015. It contains illustrations showing how the development of this site might look, drawing on previous heritage and architectural studies of the site. The Council consulted the public on this document for eight weeks between 29 July 2014 and 23 September 2014, during which time residents, businesses and any other interested parties were invited to comment. It is anticipated that a planning application will be submitted for the new housing during 2017. The SPD will be used to guide the development of the site.

## Portobello / Notting Hill

- 12.10 The mix of ground floor unit types within Portobello has not changed significantly over the study period.

Portobello	2011	2012	2013	2014	2015	2016
Vacancy rate	8%	9%	6%	7%	5%	5%
% of ground floor units multiples <sup>89</sup>	15%	14%	15%	14%	14%	14%
Mix of ground floor uses						
A1	76%	77%	72%	68%	70%	70%
A2	3.5%	3%	4%	4%	4%	4%
A3	12%	12%	11%	12%	13%	3%
A4	3%	3%	4%	4%	3%	3%
A5	2%	2%	1%	1%	1%	1%

*Table 12.1: Ground floor data for Portobello Road centre*

<sup>89</sup> In all cases, this is the percentage of class A uses which are multiples.

## Notting Hill Gate

- 12.11 Policy CP16 states that ‘the Council will require development to strengthen Notting Hill Gate’s role as a District Centre...[it] will also resist development which prejudices opportunities for wider regeneration of the area.’
- 12.12 The Council adopted an SPD for the area in June 2015. The SPD sets out a number of benefits for the area, relating to improving the public realm, reducing vehicle dominance, providing step free access to the tube station, relocating the farmers’ market, enhancing office provision, and providing affordable housing and public art. It identifies development opportunities for seven sites: Newcombe House; Astley House; The Gate Cinema; West Block; Ivy Lodge to United House; 66-74 Notting Hill Gate (Book Warehouse site); and David Game House. Proposals for the refurbishment of David Game House, United House and Astley House were granted permission in 2016.
- 12.13 The process of developing this SPD has revealed that opportunities to replace Newcombe House are limited because a significantly taller building might have a harmful effect on the surrounding townscape. Clearly it is for any developer to demonstrate why this is not the case. A proposal to redevelop Newcombe House with a significantly taller building was refused planning permission in 2016 and is going to appeal in 2017.
- 12.14 The Coronet Cinema has new owners who have plans to refurbish and fully modernise the building. It is now being used both as a cinema and for theatre performances.
- 12.15 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the monitoring period.

<b>Notting Hill Gate</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate	6%	4%	5%	8.5%	6%	7%
% of ground floor units multiples	30%	29%	29%	28%	25%	26%
Mix of ground floor uses						
A1	62%	57%	57%	57%	57%	56%
A2	14%	14%	12%	11%	13%	13%
A3	13%	13%	13%	11%	12%	13%
A4	4%	3%	4%	3%	3%	3%
A5	2%	2%	2%	2%	2%	2%

*Table 12.2: Ground floor data for Notting Hill Gate*

## Kensington High Street

- 12.16 Vacancy rates in Kensington High Street have increased, but still remain below the London average for town centres. Much of the increase can be attributed to two major developments, Lancer Square and the Odeon Cinema Site which

represent significant investment in the High Street. The mix of ground floor unit types in the centre has not changed significantly over the monitoring period. The proportion of multiple retailers has dropped by 4%, but again this is more likely to be a temporary fall associated with the same two development sites than any longer term trend. This position will continue to be monitored.

<b>Kensington High Street</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate	6%	6%	6%	7%	7%	9%	14%
% of ground floor units multiples		50%	45%	53%	50%	41%	37%
Mix of ground floor uses							
A1	71%	71%	63%	62%	60%	60%	59%
A2	6%	7%	7%	7%	8%	8%	9%
A3	13%	13%	13%	13%	15%	14%	14%
A4	2%	2%	2%	1%	1%	1%	1%
A5	1%	1%	1%	1%	1%	1%	1%

*Table 12.3: Ground floor data for Kensington High Street Centre*

12.17 The Kensington High Street Retail Forum was relaunched in 2014 as the Kensington Business Forum with a new Chairman and Executive Committee. It now alternates formal meetings with B2B networking events. All meetings are held in the evening, hosted by local businesses and are free to attend for any local business.

12.18 Building work on the former Commonwealth Institute site is complete and the Design Museum opened in late 2016.

## South Kensington

12.19 The mix of ground floor unit types within South Kensington has not changed significantly over the monitoring period.

<b>South</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate	3%	5%	4%	3%	6%	5%	4%
% of ground floor units multiples		29%	29%	32%	28%	25%	25%
Mix of ground floor uses							
A1	50%	50%	42%	46%	44%	43%	43%
A2	11%	9%	9%	9%	9%	9%	9%
A3	33%	30%	29%	29%	28%	29%	30%
A4	2%	3%	2%	4%	2%	1%	1%
A5	2%	2%	2%	2%	1%	1%	1%

*Table 12.4: Ground floor data for South Kensington Centre*

12.20 The Council is aware of the continued perception from some residents and amenity groups that there is a rapid and on-going loss of A1 units to A3 uses across the centre. The figures do not suggest that this is the case. There are only two permissions in the monitoring period which have resulted in the “loss” of A1 floorspace.

- 24 Bute Street: CL16/03691. A certificate was granted which confirmed that the property in question has been in use as an A3 restaurant since at least 2003.
- 15a Harrington Road, PP/16/03272. Planning permission was granted for the change of use of a vacant property, formally in use as a hairdressers (an A1 use) to a beauty salon.

12.21 Looking at the absolute figures for the differing A class units within the centre confirms this position. These are set out in table 12.5 below. There has been no net loss of A1 units since 2014.

Use Class	2010	2011	2012	2013	2014	2016
A1	87	91	89	88	87	87
A2	19	16	18	17	18	19
A3	57	54	61	57	55	60
A4	3	5	4	4	3	5
A5	4	4	4	3	2	2

Table 12.5: Ground floor uses within South Kensington District Centre

## Brompton Cross

12.22 The mix of ground floor unit types has not changed significantly over the study period. The vacancy rates have, however increased. This does not relate to any particular redevelopment proposal and will continue to be monitored carefully.

	2010	2011	2012	2013	2014	2015	2016
Vacancy rate	10%	10%	5%	7%	8%	7%	11%
% of ground floor units multiples		22%	23%	24%	22%	18%	8%
Mix of ground floor uses							
A1	65%	66.9%	63%	65%	66%	62%	64%
A2	7%	7%	7%	8%	6%	6%	6%
A3	15%	13%	13%	12%	11%	12%	12%
A4	3%	3%	2%	3%	3%	2%	2%
A5	-	-	-	-	-	-	-

Table 12.6: Ground floor data for Brompton Cross Centre

## Knightsbridge

12.23 The mix of ground floor unit types has not changed significantly over the study period.

<b>Knightsbridge</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate		3%	3%	5%	7%	9%	9%
% of ground floor units multiples		41%	41%	41%	43%	38%	38%
Mix of ground floor uses							
A1	72%	72%	66%	65%	64%	63%	63%
A2	8%	8%	8%	8%	8%	7%	7%
A3	13%	14%	13%	13%	12%	12%	12%
A4	3%	3%	3%	2%	2%	2%	1%
A5	-	1%	1%	1%	1%	1%	1%

*Table 12.7: Ground floor data for Knightsbridge*

## King's Road/ Sloane Square

12.24 The Council has established the King's Road Retail Forum to take forward a Town Centre Action Plan. The forum is chaired by the Managing Director of Peter Jones and meets bi-monthly.

12.25 In 2014, TfL consulted on the location of a proposed Crossrail 2 station. This will not be at Sloane Square or near Imperial Wharf as originally envisaged in the Core Strategy. Two possible locations at the western end of Kings Road, or adjacent to Dovehouse Green were consulted upon.

12.26 New safeguarding directions for Chelsea were confirmed in the summer of 2015. These were subsequently amended to take account of Transport for London's proposed new King's Road station site underneath 151 Sydney Street and identify area of land near Jubilee Place required for construction of a ventilation shaft.

12.27 The Council will continue to honour the commitment within the Local Plan to require improved access to existing and planned new rail infrastructure in the Borough.

12.28 In 2014 the Council consulted on a draft SPD for Brompton Hospital including a number of sites also owned by the hospital. The hospital is now focusing on development on the main Sydney Street Campus and this SPD will not now progress.

12.29 The mix of ground floor unit types has not changed significantly over the monitoring period.

<b>Kings Road (East)</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate	1%	5%	8%	10%	8%	7%
% of ground floor units multiples	57%	56%	55%	52%	47%	48%
Mix of ground floor uses						
A1	87%	82%	75%	74%	70%	71%
A2	4%	4%	4%	4%	4%	4%
A3	6%	6%	6%	6%	8%	9%
A4	1%	1%	1%	1%	1%	1%
A5	1%	1%	1%	1%	1%	1%

*Table 12.8: Ground floor data for Kings Road (East)*

<b>Kings Road (West )</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Vacancy rate	8.6%	7%	7.5%	10.7%	8.3%	5%
% of ground floor units multiples	29%	28%	30%	28%	24%	24%
Mix of ground floor uses						
A1	67%	58%	63%	58%	60%	63%
A2	4%	4%	4%	6%	3%	3%
A3	18%	20%	19%	19%	21%	22%
A4	2%	1%	1%	1%	1%	1%
A5	-	-	-	-	-	-

*Table 12.8: Ground Floor data for King's Road (West)*

## Latimer

12.30 Development of the Silchester Garages site is now complete although the new retail floorspace is not yet occupied.

12.31 The Latimer Road Station has been designated as a new neighbourhood shopping centre.

## Earl's Court

12.32 Planning permission for the redevelopment of the Earl's Court Exhibition Centres and surrounding land was granted in November 2013. Within the Borough, this development will provide up to 930 residential units, 10,000 square metres of business floorspace, 3,500 square metres of retail floorspace,

7,300 square metres of hotel floorspace and 6,000 square metres of education, community or leisure floorspace.

- 12.33 The site spans across both the Borough and LBHF and will take between fifteen and twenty years to complete. The development as a whole will provide a significant amount of residential and commercial floorspace with town centre and community uses including a primary school and a primary care health facility which will be located in LBHF. In the Royal Borough, new retail floorspace will help serve the day to day needs of the new residents of the development.
- 12.34 Redevelopment of the former Charles House site on Warwick Road and the new primary school fronting the site is complete. The planning permissions for the former Homebase and Telephone Exchange sites are being implemented and will be providing both market and affordable housing with a small amount of commercial floorspace to provide for the new residents of the developments.

## Fulham Road

- 12.35 Policy CP17 sets out the vision for Fulham Road as being to ensure the local retail and residential character of Fulham Road is maintained by limiting new food and drink uses. There has been no change in the proportion of the centre being occupied by A3 uses between the 2014 and 2015 town centre surveys. The figure remains at 18%.

## Lots Road/World's End

- 12.36 As a means of protecting and enhancing the character of the area, the Council raised the possibility of designating parts of the Lots Road area as a Conservation Area in the December 2010 Core Strategy. Lots Village Conservation Area was designated in 2014.

## Details of Neighbourhood Plans (Regulation 34(4))

- 12.37 Regulation 34(4) states that 'where a local planning authority [has] made a neighbourhood development order or a neighbourhood development plan, the local planning authority's Monitoring Report must contain details of these documents'.
- 12.38 The Norland Conservation Society was one of the first groups in the country to apply to their Council to designate a neighbourhood area and neighbourhood forum under the Neighbourhood Planning (General) Regulations (2012) which came into force in April 2012. After a six-week consultation period, the Council designated the group in June 2012, giving them the right to produce their neighbourhood plan. The Norland Neighbourhood Forum submitted their draft neighbourhood plan to the Council which was publicised before being reviewed by an independent Examiner. The Examiner concluded that he was satisfied that the Norland Neighbourhood Plan was capable of meeting the legal

requirements set out in the Localism Act 2011, including meeting the basic conditions, subject to the modifications set out in his report.

- 12.39 The plan was 'passed' in a referendum in December 2013 and formally 'made' in February 2014. It forms part of the Borough's development plan; the suite of planning policies which shape future development in the area. It was the first Neighbourhood Plan to be 'made' in London. Its intention is to 'protect and enhance the historic features that define Norland's sense of place'.
- 12.40 In 2012, members of the St Helen's Residents Association and Woodlands Area Residents applied to the Council to be designated as the St Quintin and Woodlands Neighbourhood Forum and Area. The Borough designated the forum and the part of the neighbourhood area within its boundary in July 2013.
- 12.41 A Neighbourhood Plan<sup>90</sup> for the area was drafted in 2015. This was considered by an independent inspector in September 2015. The inspector was of the view, that with modifications, the plan meets the basic conditions required. The Plan has passed a referendum and will form part of the Borough's Development Plan in due course.

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<sup>90</sup> <http://stqw.org/draft/>

# 13. Infrastructure Delivery and Planning Contributions

## Section 106 agreements ('s106s')

- 13.1 The Council adopted its Planning Obligations Supplementary Planning Document (SPD) in August 2010. This provides a formula-based approach to secure contributions from all major applications.
- 13.2 The table of monies agreed and received (Table 13.1) is categorised by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways/footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation.
- 13.3 Monitoring of the agreement, receipt and spend of contributions ensures payments are received and monies spent in accordance with the requirements. Where contributions are pooled, they will be spent via the Council's spending departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists.
- 13.4 There is a lag between contributions being secured (i.e. agreed within a s106 Agreement) and their receipt (which will normally be triggered prior to commencement of development). This is because developments will, by their nature, progress along timescales determined by the developer.

Category	Amount (£000s) <i>Agreed = Italics; Received = Bold (figures provided for 12/13+)</i>								
	Apr-Mar 11/12	Apr-Mar 12/13	Oct-Sep 12/13	Apr-Mar 13/14	Oct-Sep 13/14	Apr-Mar 14/15	Oct-Sep 14/15	Apr-Mar 15/16	Oct-Sept 15/16
Affordable Housing	50k	1,048k	4,278k <b>1,391k</b>	7,879k <b>559k</b>	4,649k <b>5,196k</b>	10,941 <b>5,506k</b>	11,998k <b>1,637k</b>	15,420k <b>1,656k</b>	22,978k <b>7,022k</b>
Air Quality	2k	36k	42k <b>4k</b>	65k <b>19k</b>	98k <b>48k</b>	42k <b>47k</b>	6k <b>39k</b>	8k <b>26k</b>	35k <b>35k</b>
Facilities for Local Community Groups & Young People	51k	30k	35k <b>58k</b>	48k <b>11k</b>	174k <b>25k</b>	142k <b>39k</b>	9k <b>267k</b>	8k <b>242k</b>	4k <b>7k</b>
Education Contributions	1,502k	74k	140k <b>577k</b>	26,886k <b>334k</b>	27,886k <b>406k</b>	1,169k <b>471k</b>	89k <b>20,893k</b>	55k <b>20,568k</b>	10k <b>10k</b>
Employment & Training Initiatives	94k	121k	104k <b>170k</b>	527k <b>366k</b>	591k <b>285k</b>	1,334k <b>1524k</b>	1,267k <b>1,525k</b>	129k <b>192k</b>	406k <b>105k</b>
Healthcare	0.800k	177k	214k <b>146k</b>	230k <b>376k</b>	552k <b>373k</b>	459k <b>178k</b>	80k <b>227k</b>	32k <b>165k</b>	7k <b>7k</b>

Category	Amount (£000s) <i>Agreed = Italics; Received = Bold (figures provided for 12/13+)</i>								
	Apr-Mar 11/12	Apr-Mar 12/13	Oct-Sep 12/13	Apr-Mar 13/14	Oct-Sep 13/14	Apr-Mar 14/15	Oct-Sep 14/15	Apr-Mar 15/16	Oct-Sept 15/16
Transport	50k	351k	358k <b>500k</b>	621k <b>421k</b>	910k <b>678k</b>	584k <b>1069k</b>	294k <b>555k</b>	613k <b>75k</b>	2,412k <b>62k</b>
Libraries	0	8k	37k <b>42k</b>	60k <b>10k</b>	153k <b>41k</b>	102k <b>46k</b>	6k <b>44k</b>	12k <b>26k</b>	7k <b>7k</b>
Parks & Open Space / Children & Young Person's Play	1k	172k	194k <b>45k</b>	289k <b>14k</b>	385k <b>151k</b>	137k <b>370k</b>	25k <b>528k</b>	5k <b>232k</b>	30k <b>30k</b>
Public Art	125k	55k	58k <b>52k</b>	119k <b>154k</b>	124k <b>107k</b>	180k <b>215k</b>	116k <b>284k</b>	51k <b>72k</b>	17k <b>17k</b>
Public Realm / Streetscape	150k	22k	23k <b>8.6k</b>	82k <b>1k</b>	99k <b>15k</b>	20k <b>25k</b>	3k <b>30k</b>	11k <b>10k</b>	43k <b>43k</b>
Sport & Leisure Facilities	0	89k	95k <b>137k</b>	193k <b>161k</b>	298k <b>142k</b>	133k <b>157k</b>	18k <b>140k</b>	38k <b>85k</b>	23k <b>23k</b>
Trees				6.7k <b>0k</b>	6k <b>0k</b>	79k <b>79k</b>	79k <b>79k</b>	0 <b>0</b>	7k <b>7k</b>
Total	2,026k	2,182k	5,577k <b>3,129k</b>	37,006k <b>2,426k</b>	35,927k <b>7,470k</b>	15,321k <b>9,726k</b>	13,990k <b>26,246k</b>	16,382k <b>23,349k</b>	25,978k <b>7,375k</b>

Table 13.1: s106 payments 2015/16

- 13.5 Table 13.1 does not include the s106 for 'Application 1' of the Earl's Court development within the Borough which was approved outside the monitoring period in November 2013. The provisions within this s106 were reported in the 2014 Monitoring Report.

### Community Infrastructure Levy (CIL) (Regulation 62 of the CIL Regulations 2010 (as amended))

- 13.6 Regulation 34(5) requires that 'where a local planning authority [has] prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's Monitoring Report must contain the information specified in regulation 62(4)<sup>91</sup> of those Regulations.'
- 13.7 The Council became a CIL charging authority on the 6 April 2015 following approval by Full Council in January 2015. At the end of the first year of its operations on the 31<sup>st</sup> March 2016 the total amount of money raised through the Borough's CIL is £405,661.
- 13.8 The Council as a CIL charging authority is required under Regulation 62(2) of the CIL regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL.

<sup>91</sup> <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/62>

13.9 The Council has been a collecting authority for the Mayor of London's CIL since April 1 2012; however, Mayoral CIL receipts are not reported in this Monitoring Report because CIL Regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.

13.10 This report has been drafted in accordance with Regulation 62 (4) of the Community Infrastructure Levy Regulations 2010 (as amended). Progress is being made in relation to the future allocation of CIL on infrastructure. The Council has yet to commit any expenditure for any infrastructure projects for either Borough or Neighbourhood CIL, although a corporate process is being set up to run alongside the Council's capital programme. Consultation on how the 'Neighbourhood' proportion of CIL will be spent (15% across the Borough and 25% where there is a Neighbourhood Plan) will take place in 2017.

Regulation	<b>Community Infrastructure Levy (CIL) Report 2015/16</b>	
62(4) (a)	(a) The total CIL receipts for the reported year	£405,661
62(4) (b)	(b) The total CIL expenditure for the reported year	£20,283
62(4) (c)	<b>Summary of CIL expenditure</b>	
	(i) The items of infrastructure to which CIL (including land payments) has been applied	n/a
	(ii) The amount of CIL expenditure on each item	n/a
	(iii) The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),	n/a
	(iv) The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£20,283 (5%)
62(4)(ca)	<b>The amount of 15% CIL passed to: -</b>	
	(i) Any local Council under regulation 59A or 59B	n/a
	(ii) Any person under regulation 59(4)	n/a
62(4)(cb)	<b>Summary details of the receipt &amp; expenditure of the 15% CIL to which regulation 59E or 59F applied during the reported year including:-</b>	
	(i) The total 15% CIL receipts that regulations 59E & 59F applied to	nil

	(ii) The items to which the 15% CIL receipts to which regulations 59E & 59F applied have been applied to	nil
	(iii) The amount of expenditure on each item	nil
62(4)(cc)	<b>Summary details of any notices served in accordance with regulation 59E, including:-</b>	
	(i) The total value of 15% CIL receipts requested from each local council	n/a
	(ii) Any funds not yet recovered from each local council at the end of the reported year.	n/a
62(4)(d)	The total amount of:-	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 5F applied	£385,378
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 5F applied	n/a
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	n/a
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	n/a
62(4)(e)	In relation to any infrastructure payments accepted by the charging authority:-	
	(i) The items of infrastructure to which the infrastructure payments relate;	n/a
	(ii) The amount of CIL to which each item of infrastructure relates.	n/a

*Table 13.2 Community Infrastructure Levy (CIL) Report*

## 14. Planning Service Performance

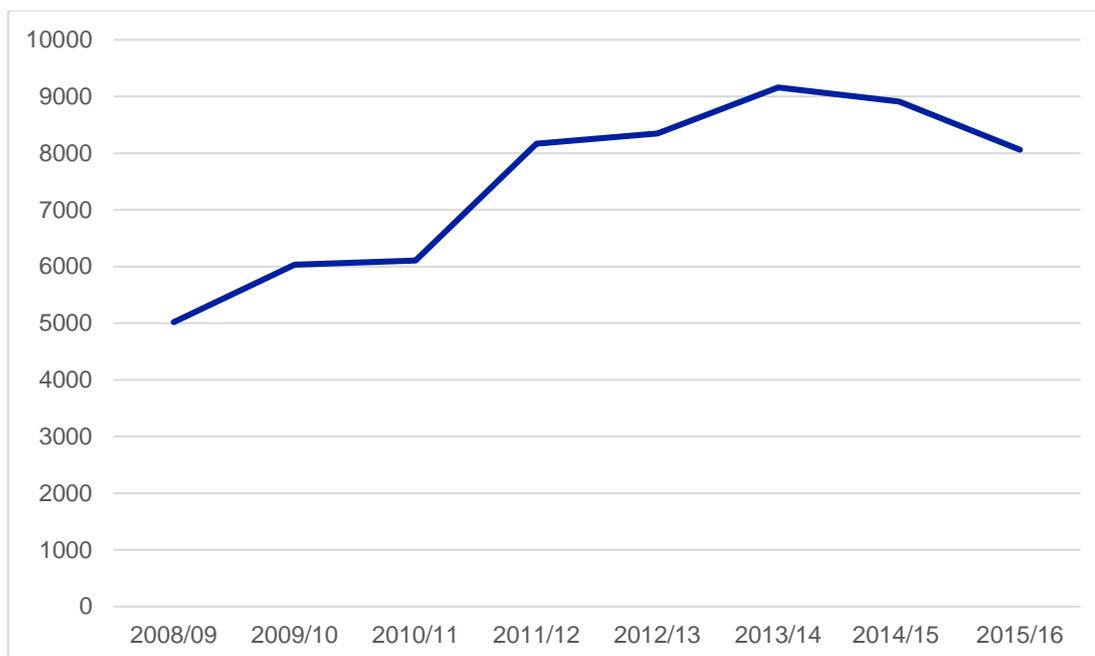
### Introduction

- 14.1 This section reports on planning service performance related to various aspects of development management (i.e. planning applications) within the monitoring period.
- 14.2 There are a number of performance indicators which are used to benchmark the Council's performance against other local planning authorities.
- 14.3 The majority of the Monitoring Report reports on the period 1 October 2015 – 30 September 2016.
- 14.4 There has been a slight fall in all types of application, except for conditions applications, this year. Whilst the numbers of applications are down from last year, they suggest that last year's workload was against the trend. The levels of work still remain significantly increased since 2008/9. This is shown in Table 16.1 and Figure 16.1.

	Applications	Conditions	Advice	Tree works	Total
<b>2008/09</b>	2988	450	658	923	5019
<b>2009/10</b>	3895	587	509	1043	6034
<b>2010/11</b>	3976	639	542	950	6107
<b>2011/12</b>	5613	699	882	974	8168
<b>2012/13</b>	5174	1007	1230	938	8349
<b>2013/14</b>	5809	1096	1287	967	9159
<b>2014/15</b>	5508	1269	1238	898	8913
<b>2015/16</b>	4714	1382	1142	823	8061

*Table 16.1: Number of applications and casework 2008-2016*

- 14.5 The increase in development work in the Borough over recent years, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.



*Figure 16.1- Total casework applications and advice 2008/09 – 2015/16*

## Advice service

- 14.6 The Council takes a proactive approach to decision-making. Through the department's advice service, early engagement with applicants is sought. This approach allows for more issues to be resolved before an applicant applies for planning permission.
- 14.7 Seeking advice from the Council before an application is submitted brings a range of benefits, including identifying and resolving potential problems early on, and avoiding spending time and money on making an application when it is unlikely that permission will be granted. The Council also strongly encourages potential applicants to talk to those living and working near their site.
- 14.8 The Council launched its advice service in October 2012 and in August 2013 published the Planning Performance Agreement Charter, which explains how bespoke advice can be provided for larger or more complex schemes over many months or years. This helps the department to secure the best developments for the Borough at no cost to the taxpayer. Both the advice service and the charter are explained at [www.rbkc.gov.uk/advice](http://www.rbkc.gov.uk/advice).
- 14.9 Last year saw a slight reduction in the use of the planning advice service as set out in Figure 16.2.

Financial Year	Number of applications requesting planning advice	+/-%
2013/14	1287	-3.8
2014/15	1238	
2015/16	1142	-7.8

Table 16.2: Uptake of advice service

## Planning decisions

14.10 The speed in which planning decisions are made is a key performance indicator for Government. The department has maintained high performance in the timely issuing of decisions this year. Over the last few years, the department's work has been impacted by a number of changes in policy which affected the speed of decision making. In this context, the current figures represent good service performance by the authority. 68% of major applications have been decided within 13 weeks, 85% of minors and 82% of "others" have decided within 8 weeks.

14.11 Our speed in decision making has improved for minor and other cases. There has been a fall in performance on major cases but this year's performance still represents an improvement on all but the last two years. This will relate to the nature of the major applications received in 2015/16.

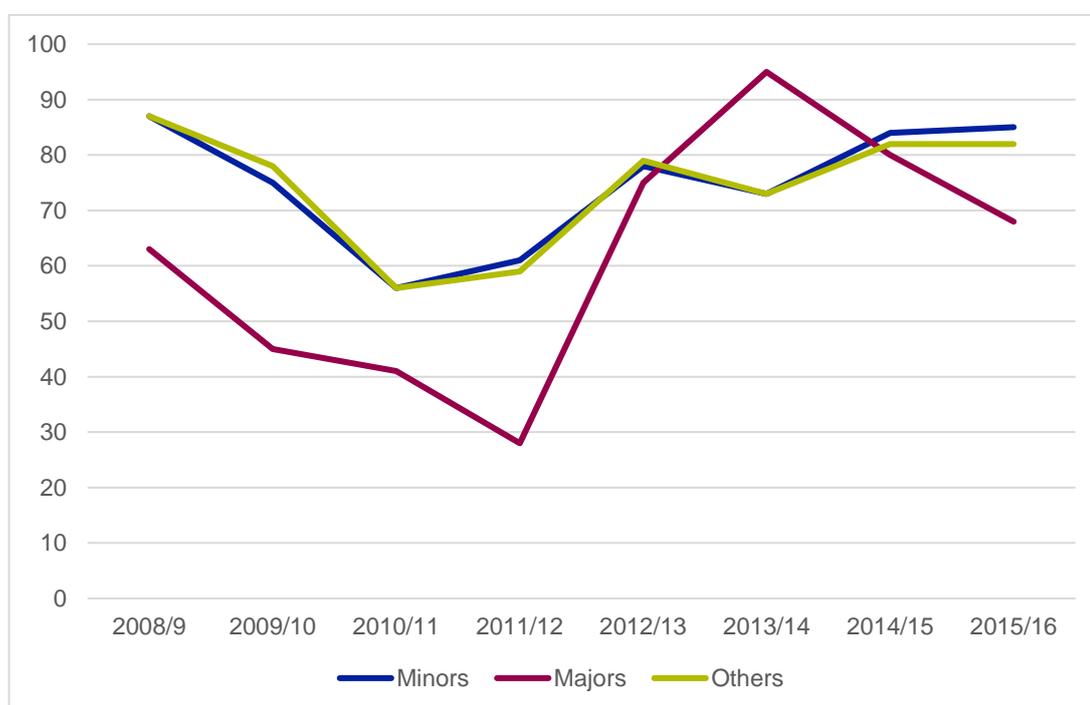


Figure 14.2: Speed of decision making 2008 to 2016



Figure 14.3: LPA comparison for speed of decisions

14.12 The speed in which applications are registered, validated and have public consultation commenced assists in the issuing of timely decisions. This is measured as an internal performance indicator. Last year saw a modest drop, but the performance by the department in its administrative efficiency and performance is still at a very high level.

Year	Applications registered, validated and commencement of public consultation within five days	+/-
2013/14	91%	+6%
2014/15	97%	
2015/16	95%	-2%

Table 16.3: Administrative performance indicator

14.13 The percentage of minor and other planning applications granted last year has risen in both cases. This is likely to be related to the clear and concise nature of new policies which have been recently introduced. When considered against the conservation profile of the Borough, with 73% of the Borough covered by Conservation Areas and around 4,000 listed buildings, the number of minor applications granted reflects well in terms of service performance.

Year	Minor applications granted approval	Minor applications refused permission
2013/14	84%	17%
2014/15	79%	21%
2015/16	84%	16%

Table 16.4: Approvals granted for minor applications

Year	Other applications granted approval	Other applications refused permission
2013/14	84%	17%
2014/15	75%	25%
2015/16	84%	16%

Table 16.5: Approvals granted for other applications

## Appeals

- 14.14 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.
- 14.15 The Council received 284 appeals this year, which is identical to the number received last year. The proportion of appeals dismissed has dropped by 9% from last year but there is no reason to believe that this is not part of the natural variation of appeals which takes place over time. Whilst the Council is satisfied that the quality of decision making is sound, we will continue to monitor this indicator very carefully.

Year	Appeals Dismissed
2008/09	67%
2009/10	61%
2010/11	72%
2011/12	69%
2012/13	73%
2013/14	59%
2014/15	66%
2015/16	55%

Table 16.6: Proportion of appeals dismissed

## Increasingly robust enforcement

- 14.16 Effective enforcement is important as a means of maintaining public confidence in the planning system. Requests to investigate possible breaches in planning control decreased by 11% over the 2015/16 year.
- 14.17 This year, three breaches in planning control cases were taken to court (for more details see chapter 8).

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed	Enforcement notices issued	+/-
2014/15	1,735	-11%	1,139	190	-12%
2015/16	1,542		1,655	156	

Table 16.7: Enforcement performance

## Consultation on planning applications

14.18 The Council consults the public on planning applications through the erection of site notices, advertisements in the local press, letters to adjoining neighbours of application sites and electronic notifications through 'MyRBKC' and the Planning Bulletin.

14.19 As an indication of the resources the Council dedicates to the public consultation of planning applications, last year the Council sent out 91,798 notification letters adjoining neighbours of application sites. In addition over 111,027 electronic notifications were sent to people signed up to 'MyRBKC' and the Planning Bulletin.

## Website

14.20 Planning pages were viewed 2.63 million times in 2015/16.

## Conclusion

14.21 The number of applications received over the monitoring period has remained high with a total of 8,061 applications. This is nearly double that determined in 2009/9. The increase in development work in the Borough over recent years, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.

## Appendices

### Appendix A: A1 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/01877	17/06/2016	40	0	-40	127 And 128 Sloane Street SW1X 9AT	Creation of a cafe at rear lower ground floor level, ancillary to primary retail use. (Certificate of Lawful Proposed Use/Development)
CL/16/03691	08/08/2016	50	0	-50	Ground Floor 24 Bute Street SW7 3EX	Certificate of lawful existing use to confirm that use of ground floor level commercial premises has been that of an A1/A3 mixed use unit since 2003.
CL/16/03844	22/08/2016	280	0	-280	100 Kensington High Street W8 4SG	Change of use of upper floors of building from class A1 (shops) to class C3 (residential) use of up to 2 flats (Certificate of Proposed Development/Use)
PP/14/07843	27/11/2015	786	441	-345	279 King's Road SW3 5EW	Demolition of building and structures and construction of mixed use building comprising 4 storeys over ground and basement levels, including retail (Use Class A1), cinema (Use Class D2) and 11 residential units (Use Class C3) along with ancillary car and
PP/15/01229	09/02/2016	86	0	-86	226 Westbourne Grove W11 2RH	change of use of existing A1/A3 retail unit to A3 use class
PP/15/02618	01/10/2015	144	0	-144	Odeon Cinema 257-265 Kensington High Street And 4-10 And 24 Earl's Court Road W8 6NA	Demolition of former Post Office delivery office Whitlock House office building and cinema building with retention of cinema facade to Kensington High Street and construction of basement and buildings to provide cinema facilities 62 residential units (including affordable housing units for elderly people) and associated residential facilities retail and office accommodation car parking spaces

PP/15/03512	01/10/2015	0	199	199	99 To 111 Freston Road And Land To The Rear Of 99-111 W11 4BD	Redevelopment to provide a part 4 part 5 storey commercial building comprising 7 737sq.m (GEA) of use class B1 (open) floorspace of which 399sq.m will be flexible use class A1/A3/B1 floorspace including a basement car parking area and external stair to basement associated landscaping and new vehicle access arrangements from Freston Road. (MAJOR APPLICATION)
PP/15/03816	05/11/2015	2,424	0	-2424	99 To 121 Kensington High Street W8 5SA	Change of use of 2,424sqm ancillary retail floorspace to office floorspace at second floor level internal re-configuration of eastern and central retail units refurbishment of entrance shop front installation of shop fronts to eastern elevation internal alterations to goods lifts and staircases plus associated works including relocation of cycle parking and provision of changing facilities wi
PP/15/04338	04/02/2016	7,905	5,857	-2048	196 To 222 King's Road And 7 Friese Green House Chelsea Manor Street SW3 3TW	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation to provide cinema floor space at basement and ground floor level; retail use at ground basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground first second third and fourth floor level; roof top bar at basement ground and fifth floor level; public hou
PP/15/04852	09/10/2015	0	245	245	Westway Information And Aid Centre 140 Ladbroke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/15/05391	19/10/2015	0	23	23	Ground Floor 20 North Pole Road W10 6QL	Change of use from cafe (A3 use) to mixed use for clinic (D1 use) retail (A1 use) and ancillary space. Replacement of shopfront Installation of air conditioning plant and window alterations at rear.
PP/15/05475	13/10/2015	294	0	-294	Ground Floor And Basement 275-277 Fulham Road SW10 9PZ	Change of use of ground and basement from retail (Class A1) to bakery (sui generis); installation of

						plant enclosed within acoustic louvres in basement light well to rear; installation of extract flue adjacent to rear facade up to roof level to rear; installation of new shopfront awnings and signage
PP/15/05730	15/01/2016	733	839	106	66-70 And 72-74 Notting Hill Gate W11 3HT	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/15/05788	09/11/2015	57	82	25	159 Portobello Road W11 2DY	Demolish and re-build front facade and part rear facade together with alterations to residential maisonette including double-glazed timber framed windows roof-lights rear extension roof terrace railings and the formation of rear part basement to increase retail floorspace from 57 sq.m to 82 sq.m
PP/15/05995	12/11/2015	0	45	45	182 Walton Street SW3 2JL	Combining two ground floor commercial units and first floor studio flat into one commercial unit with associated shopfront.
PP/15/06360	25/01/2016	25	0	-25	1b Coleherne Road SW10 9BS	Change the use from A1 to Beauty salon "sui generis".
PP/15/06825	21/12/2015	31	53	22	41 Duke Of York Square SW3 4LY	Extension to retail unit to create additional Class A1 retail floorspace installation of plant external alterations and associated works.
PP/15/06855	25/04/2016	0	91	91	273 Fulham Road SW10 9PZ	Change of use of basement from medical (Class D1) to retail (Class A1) use
PP/15/07041	15/01/2016	0	201	201	Flats 1 And 2 50 Sloane Street SW1X 9SN	Change of use of ground floor and basement flats from residential (Use Class C3) to retail (Use Class A1); removal of windows and installation of shopfront to ground floor front elevation; infilling of front lightwell to provide access to retail unit; alterations to residential entrance to provide a vent
PP/15/07079	06/01/2016	128	0	-128	14 Pembridge Road W11 3HL	Change of use of basement and ground floor from book shop (Use Class A1) to a restaurant (Use Class A3)

PP/15/07147	15/01/2016	739	286	-453	55, 57-59 King's Road SW3 4ND	Change of use of 55 57 & 59 King's Road from retail (Class A1) to residential (Class C3) to provide two new dwellings alterations to shopfronts to King's Road internal and external alterations in association with change of use and reconfiguration of retail units cycle parking and other associated works.
PP/15/07513	01/08/2016	0	160	160	Site A 319-335 Kensal Road Vacant Land - 337 Kensal Road And Land Adjacent To 338 Ladbroke Grove W10 5DA	Demolition of existing buildings and development of a part 9 part 8 part 6 and part 5 storey mixed use building to provide 7 177sqm (GEA) of Class B1 office floorspace and 185sqm (GEA) of Class A1/A3 retail/restaurant use and associated works (MAJOR APPLICATION)
PP/15/07567	03/02/2016	100	0	-100	Basement And Ground Floor 171 Westbourne Grove W11 2RS	Change of use of basement and ground floor from Class A1 (Retail) to Class A3 (Restaurants & Cafes).
PP/15/07922	09/02/2016	0	235	235	122 Draycott Avenue And 198-206 Walton Street And 190 Walton Street SW3 3AH	Construction of new shop fronts at ground floor level; alterations to fenestration at first floor and second / roof level and rear extension; demolition and reconstruction of 198-200 Walton Street and roof of 204-206 Walton Street and 122 Draycott Avenue; construction of new part basement floor underneath 204-206 Walton Street and 122 Draycott Avenue and replacement of A/C system; change of use of
PP/15/08067	25/02/2016	40	20	-20	3 Hillgate Street W8 7SP	Change of use of first floor from Class A1 retail use to Class D1 use (hypnotherapy room).
PP/16/00339	21/04/2016	153	0	-153	Basement And Ground Floors 199 King's Road SW3 5ED	Change of use of ground and basement floors from Use Class A1 (shops) to Use Class A3 (restaurants and cafes) as an extension to restaurant at 197 King's Road and replacement fascia lights.
PP/16/00430	21/03/2016	0	75	75	Basement Rear And Ground Floor 39 Thurloe Street SW7 2LQ	Change of use of rear basement and ground floor from 'nil use' to flexible shop (Use Class A1) and/or office (Use Class B1) uses.

PP/16/00504	22/03/2016	0	315	315	276-280 Kensington High Street W8 6NG	Change of use from Class Use D2: (Assembly and leisure) to Class Use A1: (Shop) involving internal refurbishment of basement and ground floors
PP/16/00596	24/03/2016	25	0	-25	151 Earl's Court Road SW5 9RQ	Change of use of part of ground floor from retail (Class use A1) to restaurant (Class use A3) for a period of 5 years.
PP/16/00627	01/04/2016	240	0	-240	14 Elgin Crescent W11 2HZ	Change of use of ground and basement floors from retail unit (Class A1) to restaurant/cafe (Class A3)
PP/16/00956	13/04/2016	61	0	-61	264 Old Brompton Road SW5 9HR	Change of use from A1 (dry cleaner) to Nail Salon (sui generis).
PP/16/01241	25/04/2016	31	0	-31	34c Kensington Church Street W8 4HA	Change of use from A1 (retail) to Sui Generis (nail salon)
PP/16/01464	21/06/2016	0	108	108	236 - D Fulham Road SW10 9NB	Installation of 2 air conditioning units on roof of No. 236A-C and refrigerator unit on roof of 236D. Change of use of basement of 236D from Sui Generis to Retail (Class A1)
PP/16/01641	13/05/2016	34	0	-34	274 Old Brompton Road SW5 9HR	Change of use from A1 (Retail) to Nail and Beauty Salon (Sui Generis).
PP/16/01784	26/05/2016	162	94	-68	1 Lonsdale Road W11 2BY	Change of use of first and second floors to self-contained residential dwelling flat (Use Class C3) with access created from street level demolition of roof and creation of roof terrace with reinstatement of butterfly roof form in part replacement windows and shopfront internal alterations
PP/16/01795	13/09/2016	0	199	199	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)

PP/16/01903	24/05/2016	242	0	-242	Stewart's House Stewart's Grove 191-193 Fulham Road SW3 6PB	Change of use from residential (Use Class C3) to hospital (Use Class C2); part demolition and rebuilding of rear elevation of Stewart's House to allow extension to rear and extension to side elevations to create additional floorspace on first, second and third floors. Retrospective change of use of basement and ground floor of Avenue House (191-193 Fulham Road) from retail (Use Class A1) to hospital (Use Class C2); infilling gap between the two buildings. Installation of air conditioning units at roof level of Stewart's House
PP/16/02057	06/06/2016	0	34	34	96 Fulham Road SW3 6HS	Change of use of basement level from veterinary surgery to retail use (A1)
PP/16/02184	07/06/2016	257	123	-134	18 Culford Gardens SW3 2ST	Change of use of first and second mezzanine from A1 for (B1) office purposes and retention of ground floor for retail (A1) use.
PP/16/02390	15/06/2016	67	0	-67	9 Duke Of York Square SW3 4LY	Demolition and rebuild of cafe to include single storey basement roof terrace and ancillary works.
PP/16/02515	26/07/2016	0	103	103	353 Kensington High Street W8 6NW	Erection of first floor extension incorporating roof terrace; creation of a C3 (Dwellinghouse) unit at ground floor and basement level (change of use) and retention of flats and A2 (Financial and Professional Services) unit.
PP/16/02615	02/09/2016	0	200	200	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.

PP/16/02837	11/08/2016	45	23	-22	Sloane Gardens Mansions 1 Sloane Gardens SW1W 8EA	Demolition and construction of replacement building behind retained facade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack; installation of plant equipment and erection of lift overrun. Change of use of lower ground floor to a bar (Use Class A4); creation of basement f
PP/16/02856	17/08/2016	150	0	-150	Ground Floor 110 Campden Hill Road W8 7AR	Change of use from Use Class A1 (dry cleaners) to Use Class C3 (residential use) at part front section of ground floor and part front section of lower ground floor.
PP/16/02904	19/07/2016	0	130	130	266 Fulham Road SW10 9EL	Change of use of ground floor from office (B1) to retail (A1) replacement of ground floor shopfront construction of mansard roof extension and the demolition and replacement of five storey extension.
PP/16/03085	18/07/2016	255	0	-255	165 Kensington High Street W8 6SH	Change of use from A1 (Shop) to A3 (coffee shop) replacement shopfront installation of externally illuminated projecting sign 3 internally illuminated fascia signs and a window vinyl. Placement of tables & chairs.
PP/16/03240	15/07/2016	139	88	-51	304 A Fulham Road SW10 9EP	Provision of two retail units at basement and ground floor level residential dwelling on first floor and two office units on second and third floors; demolition of retail unit and garage at rear. Redevelopment to provide residential property over basement ground and first floors and replacement of boundary wall to lfield Road.
PP/16/03272	26/07/2016	45	0	-45	15a Harrington Road SW7 3ES	Change of use from Hairdressers/Beauty Salon (A1) to Beauty Salon (sui generis)
PP/16/03453	29/07/2016	0	157	157	179 -180 Sloane Street SW1X 9QP	Change of Use of first floor from residential (Class C3) to retail (Class A1) and amalgamation with ground floor and basement retail unit to create a single retail unit

PP/16/03463	08/08/2016	161	187	26	1 - 3 Thackeray Street W8 5ET	Two storey rear extension to shop at basement and ground floor levels
PP/16/03723	04/08/2016	335	0	-335	Grand Union Centre Site B West Row W10 5DA	Change of use of upper ground and lower ground floor unit of the Grand Union Centre from Class A1-A4 (retail/professional services/restaurant/drinking establishment) to Class D2 (Gym).
PP/16/03960	24/08/2016	246	0	-246	259a Pavilion Road SW1X 0BP	Temporary change of use of first floor level from retail (Class A1) to dual use of retail (Class A1) and office (Class B1) use for a ten year period.
PP/16/04073	23/08/2016	0	68	68	55 Brompton Road SW3 1DP	Change of use of first floor from Class B1 office to Class A1 retail use
PP/16/04630	12/09/2016	45	0	-45	99 Kensington Church Street W8 7LN	Change of use from ancillary retail storage A1 Use into residential flat C3 Use including associated internal alterations. Rebuild chimneys to original height

## Appendix B: A1 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/16

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/07/01345	0	1,005	1,005	Site B At 321-337 Kensal Road, Grand Union Centre, Bounded By Ladbroke Grove, West Row And Southern Row W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/09/00839	0	288	288	Commonwealth Institute, 224-238 Kensington High Street W8 6NQ	Refurbishment and alteration of the property (including removal of the administration building and extension of the basement) for D1 (non-residential institution), retail, restaurant and café, office, storage and ancillary uses; the erection of two residential buildings and one mixed use building containing 62 residential units, retail and ancillary D1 uses together with basement storage, car, motorcycle and cycle parking, and cinema, fitness centre, swimming pool and spa facilities; works of hard and soft landscaping; removal and replacement of trees; installation of plant and machinery; vehicle access arrangements; and associated works. MAJOR APPLICATION.
PP/09/02343	0	214	214	Basement 152-154 Walton Street SW3 2JJ	Construction of new basement under existing building to provide additional retail space to two ground floor retail units.
PP/11/01729	2,553	6,090	3,537	Liscartan & Granville House 127-135 Sloane Street, 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with

					replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/12/00472	0	443	443	The Former Brompton's Public House 294 Old Brompton Road SW5 9JF	Demolition of existing public house and night club. Construction of new retail and residential premises comprising eleven flats and small supermarket (MAJOR APPLICATION)
PP/12/00489	102	13	-89	68 Kenway Road SW5 0RD	Change of use to GP practice at ground floor and basement with organic (A1) health retail shop on ground floor.
PP/12/00633	0	22	22	275-277 Fulham Road SW10 9QA	Change of use of part of the ground floor from residential (Class C3) to retail (A1), for the erection of a new shop front, for the conversion of six residential units into three residential units, alteration to the rear closet wing profile of no.277, new staircase to the rear of the site and the creation of two terraces at rear first floor level.
PP/12/03114	0	200	200	145 Kensington Church Street W8 7LP	Redevelopment of site to provide five storey building with three storey basement comprising flexible B1, A1 or A2 space at ground floor level, B1 (office) floorspace at basements, first and second floor levels and four residential units above including off-street parking and associated landscaping and works to the highway.
PP/12/04471	0	320	320	Post Office, 220a & 222-224 Westbourne Grove W11 2RH	Change of use from post office (A1) and sorting office (sui generis) to retail and 3 residential units and associated alterations including: excavation of a single storey basement; roof extension to the Lonsdale Road building; alterations to elevations including provision of garage fronting Lonsdale Road; extension and alterations to the former

					sorting office shed; and alterations to Westbourne Grove shopfront.
PP/13/01721	0	414	414	Barkers Arcade, 63 Kensington High Street W8 5SE	Re-modelling of internal space on basement ground and mezzanine levels to form 4 retail units and restaurant closing off existing arcade entrance in line with original design removing of non-original steps from Derry Street (south) and install new shopfront introduce staff cycle parking internally (MAJOR APPLICATION)
PP/13/05450	82	0	-82	Unit 7 11 Montpelier Street SW7 1EX	Change of use of ground floor and basement of Unit 7 from A1 (retail) to A2 (financial and professional services.)
PP/13/07682	52	32	-20	20 Kensington Church Walk W8 4NB	Change of use from ground floor shop to residential use.
PP/14/00510	47	40	-7	123 Clarendon Road W11 4JG	Creation of 2 bedroom flat at ground and basement levels reconfiguration of shop unit provision of pavement lights and associated external alterations.
PP/14/01771	214	0	-214	Brompton Chambers 215 Brompton Road, 6, 8, 8a Egerton Gardens Mews SW3 2EJ	Conversion to 8 studio units additional storey to garage and alteration to ground floor access.
PP/14/03149	93	43	-50	322 Portobello Road W10 5RU	Change of use of rear part of retail unit on ground floor level to form studio flat erection of rear second floor closet wing extension installation of terrace at first floor level and alterations to shopfront and rear elevation.
PP/14/03952	0	335	335	First Floor 43 To 45 Sloane Street SW1X 9LU	Change of use of first floor and mezzanine floor from Office (Use Class B1) to Retail (Use Class A1) to create a two-storey retail unit and associated alterations to the shop front
PP/14/04618	110	0	-110	128 King's Road SW3 4TR	Change of use of first second and third floors from retail use to single residential unit alterations to shopfront including construction of residential entrance at ground floor level reconfiguration of the roof to create mansard and installation of air conditioning unit to the rear at first floor level.

PP/14/05162	89	0	-89	Unit 28 - 32 (Gloucester Road Arcade) 128 Gloucester Road SW7 4SF	Change of use and amalgamation of two units to create one Class A3 unit (restaurant).
PP/14/07400	97	0	-97	83 To 97 King's Road SW3 4NX	Change of use of part 3rd floor from ancillary storage to office use (Use Class B1)
PP/14/08780	28	0	-28	48 Beauchamp Place SW3 1NX	Change of use of 1st floor from A1 use (retail) to B1 use (office).
PP/15/00218	120	0	-120	275 Kensington High Street W8 6NA	Change of use from A1 (hairdressing) to include sui generis (nail and beauty salon)
PP/15/00655	160	80	-80	Basement And Ground Floor 167 Earl's Court Road SW5 9RF	Change of use from A1 use to mixed use of A1 and sui generis use (herbs retail acupuncture and massage)
PP/15/00748	340	606	266	47 And 51 Brompton Road SW3 1DE	Change of use of first floor from office (B1) to retail (A1); associated works for amalgamation of units at basement ground and first floors to form a single unit; infill of lightwells at first and second floor
PP/15/00979	154	76	-78	174 Walton Street SW3 2JL	Change of use from A1 Retail to mixed use comprising A1 retail and Sui Generis. Alterations to shop front.
PP/15/01468	96	38	-58	Basement And Ground Floor 77 And 97 Lonsdale Road W11 2DF	Change of use of basement from Class A1 (retail) to flexible Class A1/ D2 (retail/assembly and leisure) in onnection with the occupation by a pilates personal training studio.
PP/15/01585	84	0	-84	Ground Floor 51 Ledbury Road W11 2AA	Change of use from A1 (Pet store) to A2(c) (Beauty Salon) with ancillary A1 (Retail) use
PP/15/03444	119	87	-32	311 Brompton Road SW3 2DY	Conversion and change of use at first and second floor levels to form one new residential apartment (C3). Replacement of shop front window and refurbishment of basement and ground floor levels to retain as retail use (A1)
PP/15/03682	547	0	-547	Kings Walk Shopping Centre, Unit 11 Ground Floor 122 King's Road SW3 4TR	Temporary change of use of Unit G8/G10 and G11 to flexible leisure use (Class D2) or retail (Class A1) for a period of 3 years.

PP/15/04250	0	36	36	Ground Floor 48 Lots Road SW10 0QD	Change of use from vacant building (nil use) to shop (A1 use)
PP/15/04574	48	0	-48	315 King's Road SW3 5EP	Change of Use from A1 Beauty Retail to Hand & Foot Spa (Sui Generis). Painted Stiffkey Blue existing sign board with a black plate and white text.
PP/15/05475	294	0	-294	Ground Floor And Basement 275-277 Fulham Road SW10 9PZ	Change of use of ground and basement from retail (Class A1) to bakery (sui generis); installation of plant enclosed within acoustic louvres in basement light well to rear; installation of extract flue adjacent to rear facade up to roof level to rear; installation of new shopfront awnings and signage
PP/15/08067	40	20	-20	3 Hillgate Street W8 7SP	Change of use of first floor from Class A1 retail use to Class D1 use (hypnotherapy room).
PP/16/00596	25	0	-25	151 Earl's Court Road SW5 9RQ	Change of use of part of ground floor from retail (Class use A1) to restaurant (Class use A3) for a period of 5 years.

## Appendix C: A2 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/03126	07/10/2015	40	0	-40	10 Pembridge Road W11 3HL	Change of use of the first floor from bank (Use Class A2) to residential (Use Class C3) to provide a studio flat.
PP/15/05730	15/01/2016	175	0	-175	66-70 And 72-74 Notting Hill Gate W11 3HT	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/16/02515	26/07/2016	208	0	-208	353 Kensington High Street W8 6NW	Erection of first floor extension incorporating roof terrace; creation of a C3 (Dwellinghouse) unit at ground floor and basement level (change of use) and retention of flats and A2 (Financial and Professional Services) unit.
PP/16/02615	02/09/2016	0	200	200	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.

## Appendix D: A2 floorspace m<sup>2</sup> in permissions completed

Between 01/10/15 – 30/09/16

Borough Reference	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/03114	0	100	100	145 Kensington Church Street W8 7LP	Redevelopment of site to provide five storey building with three storey basement comprising flexible B1, A1 or A2 space at ground floor level, B1 (office) floorspace at basements, first and second floor levels and four residential units above including off-street parking and associated landscaping and works to the highway.
PP/13/05450	0	82	82	11 Montpelier Street SW7 1EX	Change of use of ground floor and basement of Unit 7 from A1 (retail) to A2 (financial and professional services.)
PP/15/01585	0	84	84	51 Ledbury Road W11 2AA	Change of use from A1 (Pet store) to A2(c) (Beauty Salon) with ancillary A1 (Retail) use
PP/15/02674	0	299	299	243 & 245 Old Brompton Road SW5 9HP	Dual/alternative use of ground and basement floors for either Class A3 (restaurant and cafes) use or Class A2 (financial and professional) use
PP/15/03126	40	0	-40	10 Pembridge Road W11 3HL	Change of use of the first floor from bank (Use Class A2) to residential (Use Class C3) to provide a studio flat.

## Appendix E: A3 floorspace m<sup>2</sup> in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/04754		442	442	Cadogan Hotel 73-74 And 75 Sloane Street, 17, 19 And 21 Pont Street SW1X 9SQ	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/14/04806	328		-328	Genevieve (Public House) - The Lonsdale 48 Lonsdale Road W11 2DE	Change of use from restaurant (Use Class A3) to single dwelling (Use Class C3) and formation of subterranean extension to existing property reconstruction of rear extensions with facade retention and replacement of existing roof with crown mansard
PP/14/05162		89	89	Unit 28 - 32 (Gloucester Road Arcade) 128 Gloucester Road SW7 4SF	Change of use and amalgamation of two units to create one Class A3 unit (restaurant).
PP/14/05173	74		-74	227 And 229 Old Brompton Road SW5 0EA	Change of use from existing A3 (food and drink) to mixed A1(shops) & D1(Non-residential institutions) use.
PP/14/05979	400	500	100	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06297	80		-80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/06886		47	47	Ellesmere House 9 Nightingale Place SW10 9NG	Partial change of use of ground floor from non residential institutional use (Class D1) to residential institutional use (Class C2) and flexible shop/restaurant use (Classes A1/A3). Alterations to elevations to internal courtyards/garden.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07698	120	68	-52	6 Portland Road W11 4LA	Replacement of pitched glazed conservatory roof over the existing restaurant (Class A3) mezzanine level with flat roof and clerestory timber windows to rear of property reduction of existing restaurant (Class A3) on the mezzanine and enlargement of existing single dwelling apartment (Class C3) to comprise mezzanine first and second floors repositioning of external air-conditioning units
PP/14/08198		27	27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08648		70	70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08830	100		-100	Ground Floor 237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
PP/14/08917	200	247	47	58 And 60 Notting Hill Gate W11 3HT	Single storey rear extension to restaurant
PP/15/00224	107		-107	65 Ifield Road SW10 9AU	Change of use of ground floor and basement from restaurant use (Class A3) to residential use (C3) to combine with existing first and second floor maisonette to form a single dwelling house. Also formation of lightwell at front elevational alterations at front and demolition of outbuildings in rear yard.
PP/15/00843	838	556	-282	27 To 31 Basil Street SW3 1BB	Change of use of part ground 1st and 2nd floor from ancillary restaurant use to residential use (Use Class C3) comprising 2no. 1 bedroom units and associated internal and external works including provision of plant equipment at 1st floor level and extension of the northern elevation at 1st and 2nd floor.
PP/15/00887	68		-68	184 Holland Park Avenue W11 4UJ	Demolition of modern rear extension and removal of external flue erection of minor rear extension basement conversion of basement to form a residential unit (Class C3) with associated alterations and a flexible use of the ground floor Class A1 Class A2 or Class A3.
PP/15/02674	598	299	-299	243 & 245 Old Brompton Road SW5 9HP	Dual/alternative use of ground and basement floors for either Class A3 (restaurant and cafes) use or Class A2 (financial and professional) use

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/02681		117	117	221 Brompton Road SW3 2EJ	Change of use of basement and ground floor of 221 Brompton Road from (Class A1) shop to (Class A3) restaurant (facilitated by a use swap with 223-225 Brompton Road)
PP/15/04323	81		-81	383 King's Road, And 1 Milman's Street SW10 0DA	Two-storey rear extension at first and second floor levels to create two self-contained two-bedroom dwellings with private terraces and associated alterations
PP/15/04396	219		-219	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works
PP/15/04405		345	345	The Kensington Hotel 109 To 113 Queen's Gate SW7 5LR	Change of use of ground floor and basement unit from vacant hotel events space (class C1) to restaurant (A3). Internal and external alterations to include removal of modern lightwell and reinstatement of front basement area and vaults and windows on Brompton Road facade with other associated alterations.
PP/15/04433		241	241	Cope House Cope Place W8 6AA	Change of use of ground floor from Use Class B1(a) (office) to Use Class A3 (restaurant) together with installation of ventilation grilles
<b>Total</b>	<b>3,213</b>	<b>3,048</b>	<b>-165</b>		

# Appendix F: A3 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/10/00066	66		-66	Garages At 8 Harriet Walk 8 Harriet Street SW1X 9JW	Erection of a three storey building on Harriet Walk at the rear of 43 Lowndes Square to provide a single dwelling; Change of use at basement level of No.8 Harriet Street from ancillary restaurant use (A3) to landlord's store - (ancillary residential use) (C3) and alterations.
PP/10/01539		100	100	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Outline planning permission: SCHOOL COMPONENT:- The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; plant & equipment and all necessary associated and ancillary works (MAJOR APPLICATION)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/11/02841		139	139	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/12/02109		61	61	82 Pembroke Road W8 6NX	Construction of ground floor rear extension with flat roof and roof lantern.
PP/12/04140		757	757	195-197 King's Road SW3 5ED	Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).
PP/13/06499		80	80	Ground Floor And Basement 233 Portobello Road W11 1LT	Change of use from A2 (betting shop) to A3 (restaurant) and alterations to front elevation and erection of rear extract duct.
PP/13/06966		120	120	Ground Floor Premises 106 Ladbroke Grove W11 1PY	Alterations including roof repair and change of use of ground floor premises from A1 to A3 at mezzanine level to be used in conjunction with retained A1 use at ground floor level.
PP/13/07159		100	100	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).
PP/14/00873		335	335	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01021	40	108	68	8 Exhibition Road SW7 2HF	Change of use from (Class A1/A3) shop/restaurant to a (Class A3) restaurant.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/01525	233	148	-85	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace all associated with the creation of three residential units at upper levels skylight to rear rooflight to rear roofslope revised fenestration and associated works
PP/14/01552		62	62	159 Earl's Court Road SW5 9RQ	Change of use from A1 (retail) to A3 (retail and restaurant/cafe).
PP/14/01567	122		-122	20 - 22 Old Brompton Road SW7 3DL	Installation of replacement shopfront relating to change of use from restaurant use class (A3) to bank use class (A2) ATM (automatic telling machine) and entrance ramp.
PP/14/01917		37	37	Basement Floor 189 Portobello Road W11 2ED	Change of use of the basement from retail (A1) to restaurant (A3) and associated amalgamation with the existing A3 use at ground floor level.
PP/14/02905	234	184	-50	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions, extension of basement level at the rear, re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace, all associated with the creation of three residential units at upper levels, skylight to rear, rooflight to rear roofslope, revised fenestration and associated works
PP/14/03629	118	166	48	Harrington Court Ground Floor And Basement Units 7, 7a, 11 And 11a, Harrington Road SW7 3ET	Change of use to create one Class A1 unit from cafe/restaurant to shop (amalgamation of 7 and 7A) and one Class A3 unit from shops to cafe/restaurant (amalgamation of 11 and 11A).
PP/14/03679	354		-354	Ground Floor 222 And 224 Fulham Road And Basement At 216-224 SW10 9NB	Change of use from restaurant (A3) and nightclub (Sui Generis) to gymnasium (D2) minor alterations to shopfront and installation of a/c units to roof.
PP/14/04106		87	87	81 Duke Of York Square SW3 4LY	Change of use from Use Class A1 to a dual Use Class A1 / Use Class A3 creation of 2 new vents to the rear southern elevation.
PP/14/04547		118	118	141 To 145 Westbourne Grove W11 2RS	Change of use of 145 Westbourne Grove at ground floor level from Class A1 retail to Class A3 restaurant to be incorporated into the existing restaurant at 141-143 Westbourne Grove together with associated ventilation and extraction plant

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/05979	400	500	100	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06297	80		-80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/07698	120	68	-52	6 Portland Road W11 4LA	Replacement of pitched glazed conservatory roof over the existing restaurant (Class A3) mezzanine level with flat roof and clerestory timber windows to rear of property reduction of existing restaurant (Class A3) on the mezzanine and enlargement of existing single dwelling apartment (Class C3) to comprise mezzanine first and second floors repositioning of external air-conditioning units
PP/14/08198		27	27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08648		70	70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08830	100		-100	Ground Floor 237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
<b>Total</b>	<b>1,867</b>	<b>3,267</b>	<b>1,400</b>		

## Appendix G: A4 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Permission Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/04338	04/02/2016	543	600	57	196 To 222 King's Road And 7 Friese Green House Chelsea Manor Street SW3 3TW	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation to provide cinema floor space at basement and ground floor level; retail use at ground basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground first second third and fourth floor level; roof top bar at basement ground and fifth floor level
PP/16/02837	11/08/2016		77	77	1 Sloane Gardens SW1W 8EA	Demolition and construction of replacement building behind retained facade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack; installation of plant equipment and erection of lift overrun. Change of use of lower ground floor to a bar (Use Class A4); creation of basement f

## Appendix H: A4 floorspace m<sup>2</sup> in permissions completed between 01/04/2015 and 31/03/2016

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/00472	689		-689	294 Old Brompton Road, SW5 9JF	Demolition of existing public house and night club. Construction of new retail and residential premises comprising eleven flats and small supermarket (MAJOR APPLICATION)
PP/13/01721	465		-465	Barkers Arcade, 63-97 Kensington High Street, W8 5SE	Re-modelling of internal space on basement ground and mezzanine levels to form 4 retail units and restaurant closing off existing arcade entrance in line with original design removing of non-original steps from Derry Street (south) and install new shopfront introduce staff cycle parking internally (MAJOR APPLICATION)
PP/13/04325	144		-144	Garages adjacent to 90 Elsham Road, W14 8HH	Demolition of 3 no 1-storey garages and rear extension of Public House; erection of 2-storey with lower ground floor building for a single dwelling unit.
PP/13/07159	220		-220	Development Site at 375, Kensington High Street, W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION). The Radnor Arms public house - 247 Warwick Road.

# Appendix I: A4 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/16

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/00516	781	325	- 160	The Mitre 40 Holland Park Avenue W11 3QY	Retention of public house (Use Class A4) at basement and ground floors with change of use of first and second floors from ancillary use to guest rooms (Sui Generis) including an extension of floorspace at ground and basement level and associated refurbishment works, with installation of air conditioning units.
PP/15/00071	122		- 122	Public House (Number 10) 10 Golborne Road W10 5PE	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house (Class A4) to private members' club (sui generis) at basement level; restaurant (Class A3) at ground and part first floor and single residential unit (Class C3) at part first, second and third floor levels.
<b>Total</b>	<b>903</b>	<b>325</b>	- <b>282</b>		

## Appendix J: B1 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/02314	15/06/2016	0	97	97	Ground Floor 3a Harrington Road SW7 3ES	Confirmation that the use of the second floor as a mini cab office is lawful (Certificate of Existing Use)
CL/16/04057	22/08/2016	500	1,500	1,000	250 King's Road SW3 5UE	Confirmation that B1(a) office floorspace is in lawful use at part of basement and ground floor and the entirety of first and second floors of 250 King's Road (Block A). (Certificate of Lawful Existing Use)
CL/16/04758	20/09/2016	44	0	-44	12 Colville Mews W11 2DA	Confirmation that use of property is used as a single dwelling house for four years (Certificate of existing use)
PP/15/02618	01/10/2015	934	0	-934	Odeon Cinema 257-265 Kensington High Street, And 4-10 And 24 Earl's Court Road W8 6NA	Demolition of former Post Office delivery office Whitlock House office building and cinema building with retention of cinema facade to Kensington High Street and construction of basement and buildings to provide cinema facilities 62 residential units (including affordable housing units for elderly people) and associated residential facilities retail and office accommodation car parking spaces
PP/15/03512	01/10/2015	812	7,337	6,525	99 To 111 Freston Road, And Land To The Rear Of 99-111 W11 4BD	Redevelopment to provide a part 4 part 5 storey commercial building comprising 7 737sq.m (GEA) of use class B1 (open) floorspace of which 399sq.m will be flexible use class A1/A3/B1 floorspace including a basement car parking area and external stair to basement associated landscaping and new vehicle access arrangements from Freston Road. (MAJOR APPLICATION)
PP/15/03816	05/11/2015	0	2,424	2,424	99 To 121 Kensington High Street W8 5SA	Change of use of 2,424sqm ancillary retail floorspace to office floorspace at second floor level

						internal re-configuration of eastern and central retail units refurbishment of entrance shop front installation of shop fronts to eastern elevation internal alterations to goods lifts and staircases plus associated works including relocation of cycle parking and provision of changing facilities wi
PP/15/04338	04/02/2016	2,309	2,216	-93	196 To 222 King's Road, And 7 Friese Green House Chelsea Manor Street SW3 3TW	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation to provide cinema floor space at basement and ground floor level; retail use at ground basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground first second third and fourth floor level; roof top bar at basement ground and fifth floor level; public hou
PP/15/04852	09/10/2015	0	1,294	1,294	Westway Information And Aid Centre 140 Ladbroke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/15/05256	03/11/2015	91	0	-91	Basement 168 Holland Park Avenue W11 4UH	Change of use of Basement from Commercial Offices (Use Class B1) to Gymnasium (Use Class D2)
PP/15/05730	15/01/2016	88	0	-88	66-70 And 72-74 Notting Hill Gate W11 3HT	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/15/06648	21/12/2015	0	241	241	Griffin Lodge 45 A Cadogan Gardens SW3 2TB	Change of use from Use Class C3 (residential) to Use Class B1 (office).
PP/15/06649	18/12/2015	189	0	-189	1-6 Sloane Square SW1X 8EE	Change of use of first floor from Use Class B1 (office) accommodation to Use Class C3

						(residential) accommodation comprising three 1 bed flats and associated external works
PP/15/07430	25/01/2016	0	32	32	17 Petersham Mews SW7 5NR	Creation of an additional 32 sqm of office space by inserting a second floor towards rear under flat roof extended southward from ridge line.
PP/15/07511	20/01/2016	0	20	20	Rear Of 196-200 Fulham Road SW10 9PN	Erection of a two storey rear extension to provide an office suite (Class B1)
PP/15/07513	01/08/2016	0	6,620	6,620	Site A 319-335 Kensal Road, Vacant Land - 337 Kensal Road And Land Adjacent To 338 Ladbrooke Grove W10 5DA	Demolition of existing buildings and development of a part 9 part 8 part 6 and part 5 storey mixed use building to provide 7 177sqm (GEA) of Class B1 office floorspace and 185sqm (GEA) of Class A1/A3 retail/restaurant use and associated works (MAJOR APPLICATION)
PP/15/07690	29/01/2016	241	0	-241	Cope House Cope Place W8 6AA	Change of Use of ground floor from Use Class B1(a) (office) to Use Class D1 (non-residential institution).
PP/15/08131	27/07/2016	1,752	2,796	1,044	316 - 324 Kensal Road W10 5BZ	Demolition of two storey Class B1 (office use) commercial property and redevelopment comprising rebuild into mixed use Class B1 (office use) commercial and residential market housing (MAJOR APPLICATION).
PP/15/08132	04/04/2016	0	1,699	1,699	3-5 Crowthorne Road W10 6RP	Partial demolition extension and change of use of the buildings to create five Office (Class B1) and eight Residential (Class C3) units (MAJOR APPLICATION).
PP/16/00482	08/06/2016	964	0	-964	2 - 5 Colville Mews W11 2DA	Change of use of vacant museum/B1 building to to 'lifestyle club' (sui generis) incorporating children's play and educational space on ground floor spa salon and ancillary brasserie on first floor; and alternative medicine clinic and yoga/pilates studio on second floor replacement extraction system and associated ducting and elevational alterations including lift overrun.

PP/16/01035	15/06/2016	162	152	-10	15 Kensington High Street W8 5NP	Extension of building including rear additions and a mansard roof extension to upgrade the office space and provide 2 residential units.
PP/16/01341	12/09/2016	321	407	86	137 - 143 Notting Hill Gate W11 3LB	Conversion and extension of existing building at rear to first floor level to provide offices Class B1 and 5 no. residential apartments Class C3 repairs to the facade and associated works
PP/16/01350	22/07/2016	0	18	18	15 - 17 Hewer Street W10 6DU	Change of use of buildings from mixed sui generis and residential (Class C3) to 16 no. residential units (Class C3) within main buildings and office/studio (Class B1a) within existing gatehouse including external alterations and associated works (MAJOR APPLICATION)
PP/16/01505	27/06/2016	174	0	-174	311 - 313 Fulham Road SW10 9QH	Change of use of existing building from office (Class B1a) to residential (Class C3) in connection with a land use swap with application at 297 King's Road
PP/16/01515	27/06/2016	0	174	174	297 King's Road SW3 5EW	Change of use of existing building from residential (Class C3) to office (Class B1a) in connection with a land use swap with application at 311-313 Fulham Road
PP/16/02150	09/08/2016	3,451	8,775	5,324	Saga Centre 326 Kensal Road W10 5BZ	Refurbishment and extension of Saga Centre demolition of all other buildings and redevelopment to provide 8 662 square metres of office floorspace (B1) 3 164 square metres of residential floorspace (C3) 113 square metres for cafe/restaurant use (A1-A4); ancillary servicing and refuse areas plant car and cycle parking up to 1 674 square metres together with landscaping and all other associated
PP/16/02184	07/06/2016	0	134	134	18 Culford Gardens SW3 2ST	Change of use of first and second mezzanine from A1 for (B1) office purposes and retention of ground floor for retail (A1) use.
PP/16/02442	24/06/2016	0	68	68	3 Astwood Mews SW7 4DE	Creation of basement occupying full footprint of building to re-provide office (B1) floorspace and

						additional residential (C3) floorspace; alterations to front elevation.
PP/16/02615	02/09/2016	682	282	-400	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.
PP/16/02904	19/07/2016	130	0	-130	266 Fulham Road SW10 9EL	Change of use of ground floor from office (B1) to retail (A1) replacement of ground floor shopfront construction of mansard roof extension and the demolition and replacement of five storey extension.
PP/16/03046	25/07/2016	0	80	80	26 Ovington Street SW3 2JB	Temporary change of use from residential to site office for a period of one year
PP/16/03240	15/07/2016	94	22	-72	304 A Fulham Road SW10 9EP	Provision of two retail units at basement and ground floor level residential dwelling on first floor and two office units on second and third floors; demolition of retail unit and garage at rear. Redevelopment to provide residential property over basement ground and first floors and replacement of boundary wall to Ifield Road.
PP/16/03591	09/08/2016	0	72	72	Flat 1 36 Draycott Place SW3 2SA	Change of use from residential flat to office (use class B1) (Retrospective Application)
PP/16/03902	27/09/2016	691	987	296	124-128 Barlby Road W10 6BL	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of

						integrated reception area and improvement to cafe facilities at ground floor level. Single storey rooftop extensions to Buildings A B and C and 4-storey side extension to Block C to provide additional office accommodation
PP/16/03925	23/08/2016	318	0	-318	Second Floor 13 Crescent Place SW3 2EA	Change of use of the second floor to D1 (medical use) from B1 (office use)
PP/16/03960	24/08/2016	0	246	246	259a Pavilion Road SW1X 0BP	Temporary change of use of first floor level from retail (Class A1) to dual use of retail (Class A1) and office (Class B1) use for a ten year period.
PP/16/04073	23/08/2016	68	0	-68	55 Brompton Road SW3 1DP	Change of use of first floor from Class B1 office to Class A1 retail use

## Appendix K: B1 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/16

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/07/01345	5,574	8,000	2,426	Site B At 321-337 Kensal Road, Grand Union Centre, Bounded By Ladroke Grove, West Row And Southern Row W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/10/03130	3,960	924	-3,036	205 Holland Park Avenue W11 4XB	Redevelopment of site to provide replacement building comprising part 4, part 5, part 8 and part 10 storey building plus basement to provide 50 residential units (Use Class C3) and affordable workspace (Class B1), works of hard and soft landscaping and other associated works.
PP/11/01729	5,808	6,765	957	Liscartan & Granville House 127-135 Sloane Street, 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of façades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/01774	400	0	-400	59 South Edwardes Square W8 6HW	Erection of rear extensions at basement and ground floor levels, alterations to rear elevation, remodelling of main roof together with the change of use to provide a single family dwelling (Extension of Time Limit to planning permission ref. PP/08/03633)

PP/12/02646	720	0	-720	14 Kensington Square W8 5HH	Change of use from office (B1) to residential (C3) and associated internal and external alterations.
PP/12/03114	904	682	-222	145 Kensington Church Street W8 7LP	Redevelopment of site to provide five storey building with three storey basement comprising flexible B1, A1 or A2 space at ground floor level, B1 (office) floorspace at basements, first and second floor levels and four residential units above including off-street parking and associated landscaping and works to the highway.
PP/12/05177	1,771	1,527	-244	Glen House, 125-133 Old Brompton Road SW7 3RP	Partial demolition and redevelopment of Glen House to provide a mixed use commercial and residential development, comprising B1(a) office space on the lower ground, ground, 1st and 2nd floors, and 5 new residential dwellings (2x1 bed, 1x2 bed and 2x3 bed) on the 3rd to 5th floors. Provision of an additional storey, and expansion of the existing building envelope at the 1st - 4th floors. Retention of existing car showroom at the ground floor level.
PP/13/03671	6,027	6,126	99	29 Duke Of York Square SW3 4LY	Provision of a covered link and partial infill at 3rd floor level in connection with B1 use. Installation of plant throughout and at roof level.
PP/13/05416	326	564	238	77 - 79 Southern Row W10 5AL	Demolition of existing buildings and erection of 6 commercial units and 10 residential units in new 3-storey and replacement 4-storey block with basements (MAJOR APPLICATION)
PP/13/06779	589	517	-72	296 Latimer Road W10 6QW	Amendments to to PP/13/00932 (Redevelopment of site including the erection of photographer's studio and workshop including offices meeting rooms archive digital lab and storage facilities (B1 use) consisting of three buildings separated by courtyards) including enlargement of windows of building 3.
PP/14/00243	84	0	-84	Flats 21 And 22 166 Notting Hill Gate W11 3QT	Change of use and refurbishment of Flats 21 and 22 from offices (B1) to Class C3 dwellinghouses
PP/14/02974	164	0	-164	24a Radley Mews W8 6JP	Change of use from Recording Studio to Personal Training Studio (Retrospective Application) with opening hours 6am - 10pm Monday - Friday 8am - 8:30pm Saturday, Sunday and Public holidays.

PP/14/03952	335	0	-335	First Floor 43 To 45 Sloane Street SW1X 9LU	Change of use of first floor and mezzanine floor from Office (Use Class B1) to Retail (Use Class A1) to create a two-storey retail unit and associated alterations to the shop front
PP/14/06476	0	300	300	4 Queen's Gate Mews SW7 5QJ	Removal of condition 1 (The use hereby permitted shall be retained for a limited period only until 20th December 2014 on or before which date the use shall be discontinued and the premises shall revert to use as a residential dwelling (C004)) following grant of planning permission 11/01808 (Change of use of premises from residential to offices (Use Class B1a))
PP/14/07400	0	97	97	83 To 97 King's Road SW3 4NX	Change of use of part 3rd floor from ancillary storage to office use (Use Class B1)
PP/14/07451	0	150	150	Unit 3 The Westway Centre 69 St Mark's Road W10 6JG	Change of use of storage unit to music rehearsal space form side extension with external terrace filling disused space between building and railway provision of heat-rejection-units and metal sliding gate with side pedestrian gate
PP/14/08780	0	28	28	48 Beauchamp Place SW3 1NX	Change of use of 1st floor from A1 use (retail) to B1 use (office).
PP/15/00748	266	0	-266	47 And 51 Brompton Road SW3 1DE	Change of use of first floor from office (B1) to retail (A1); associated works for amalgamation of units at basement ground and first floors to form a single unit; infill of lightwells at first and second floor
PP/15/05256	91	0	-91	Basement 168 Holland Park Avenue W11 4UH	Change of use of Basement from Commercial Offices (Use Class B1) to Gymnasium (Use Class D2)
PP/15/06649	189	0	-189	1-6 Sloane Square SW1X 8EE	Change of use of first floor from Use Class B1 (office) accommodation to Use Class C3 (residential) accommodation comprising three 1 bed flats and associated external works
PP/13/07159	48,729	0	-48,729	Charles House, 375 Kensington High Street, W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).

## Appendix L: B8 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/06840	25/04/2016	100		-100	307 Fulham Road SW10 9QH	Change of use of basement from storage (Class B8) to medical (Class D1) use.
PP/16/01795	13/09/2016	249		-249	The Clearings Site, Clearings Draycott Avenue, Denyer Street Warehouse And Depot SW3 2NA	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/02150	09/08/2016	578		-578	Saga Centre, 326 Kensal Road W10 5BZ	Refurbishment and extension of Saga Centre demolition of all other buildings and redevelopment to provide 8 662 square metres of office floorspace (B1) 3 164 square metres of residential floorspace (C3) 113 square metres for cafe/restaurant use (A1-A4); ancillary servicing and refuse areas plant car and cycle parking up to 1 674 square metres together with landscaping and all other associated

# Appendix M: B8 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/16

Ref	Existing Floorspace	Proposed Floorspace	Net		Description
PP/14/07451	135	0	-135	Unit 3 The Westway Centre 69 St Mark's Road W10 6JG	Change of use of storage unit to music rehearsal space form side extension with external terrace filling disused space between building and railway provision of heat-rejection-units and metal sliding gate with side pedestrian gate

## Appendix N: C1 hotel bedrooms in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/16/01441	26/05/2016	109	98	-11	42 To 88 West Cromwell Road SW5 9QL	Demolition of single-storey rear extension and creation of new rear extension to provide additional hotel (C1) space relocation of wheelchair lift installation of plant and associated works.
PP/16/02363	13/06/2016	24	0	-24	19 Courtfield Gardens SW5 0PD	Change of use of hotel (C1) to 7 residential flats (C3) with lower ground floor rear extension and infill extension into internal lightwell. Addition of extension to rear of roof structure and a rear terrace at ground and second floor levels. Associated alterations to rear fenestration and second floor roof terrace.
PP/16/02837	11/08/2016	0	30	30	Sloane Gardens Mansions, 1 Sloane Gardens SW1W 8EA	Demolition and construction of replacement building behind retained facade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack; installation of plant equipment and erection of lift overrun. Change of use of lower ground floor to a bar (Use Class A4); creation of basement f
PP/16/03027	25/08/2016	17	0	-17	71 Eardley Crescent SW5 9JS	Change of use of hotel (C1) to residential (C3) and extensions to create 6 flats

## Appendix O: C1 hotel bedrooms in permissions completed

Between 01/04/15 – 31/03/16

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/14/02691	0	26	26	Mowbray Court Hotel, 22 And 28-32 Penywern Road SW5 9SU	Erection of mansard roof extension at 4th floor level on all properties erection of rear extensions at lower ground ground first and third floor levels to 22 Penywern Road and elevational alterations at front and rear of all properties including installation of new windows and balustrades.
PP/15/04097	0	9	9	Mowbray Court Hotel, 28 - 32 Penywern Road SW5 9SU	Demolition of rear later date extensions together with the excavation and provision of a new double storey extension (part above ground and part subterranean) featuring six light-wells (concealed with metal grilles) adjacent to its rear/ northern elevation at garden level so as to provide 9 additional hotel rooms.

## Appendix P: Basement Appeals 2016

Month	Planning Ref	Address	Appeal Outcome	Issue	Issue Summary
Dec 15 and Jan 2016	CL/15/00931 and CL/15/00946	5 Brunswick Gardens, W8 4AS	Withdrawn and Allowed	This was an appeal against non-determination of a certificate for a basement proposal which was caught in the moratorium of last year whilst awaiting the outcome of High Court challenges on a number of certificate applications.	Certificate
Dec 15 and Jan 2016	PP/15/04068	14 Coleherne Mews, SW10 9EX	Dismissed	Construction of basement to the extents of the building footprint - The submitted CTMP fails in practice to demonstrate that the construction of the basement would not result in unacceptable harm to road safety.	CTMP
Dec 15 and Jan 2016	CON/15/03036	16 Edwardes Square, W8 6HE	Dismissed	The CTMP proposes moving spoil from the site around the square to a remote skip location in a different street. The remote skips would cause problems of coordinate if similar development were to take place nearby and it would be preferable to have the spoil removed directly from the site in narrow bodied vehicles.	CTMP
Dec 15 and Jan 2016	PP/15/04263	102 Ladbroke Grove, W11 1PY	Withdrawn	Construction of a basement level at the dwellinghouse created vis planning permission 14/08130	NA
Feb and Mar 2016	PP/15/08165	17 Chelsea Park Gardens, SW3 6AF	Dismissed	Single storey basement extension under footprint of property with single front lightwell and metal railings; formation of external stair leading to lower ground floor level.	Character and appearance
Feb and Mar 2016	PP/15/04868	Basement Flat, 99 Clarendon Road, W11 4JG	Dismissed	Excavation to form basement extension to front of basement flat - Risk to Hornbeam tree. Traffic issues also raised although the Inspector agreed with the appellant on these and considered could have been dealt with through conditions.	Tree

Feb and Mar 2016	PP/15/02222	27 Gilston Road, SW10 9SJ	Allowed	Internal modification to all floors, creation of basement under entire property (and a number of other works) - Little evidence has been provided to demonstrate why the loss of soft landscaping in the rear garden above the basement would harm the character and appearance of the conservation area. There would remain sufficient area with 1m soil depth to allow the establishment of mature landscaping which would be seen from the street and contribute to the overall character and appearance of the area. The SUDs measures included by the applicant would be sufficient to address surface water flooding concerns arising from the lack of soil depth over part of the basement.	1m of soil. Drainage
Feb and Mar 2016	PP/15/02238	25 Gilston Road, SW10 9SJ	Allowed	Internal modification to all floors, creation of basement under entire property (and a number of other works) - Little evidence has been provided to demonstrate why the loss of soft landscaping in the rear garden above the basement would harm the character and appearance of the conservation area. There would remain sufficient area with 1m soil depth to allow the establishment of mature landscaping which would be seen from the street and contribute to the overall character and appearance of the area. The SUDs measures included by the applicant would be sufficient to address surface water flooding concerns arising from the lack of soil depth over part of the basement.	1m of soil. Drainage

Feb and Mar 2016	PP/14/04925	34 Egerton Crescent, LONDON, SW3 2EB	Dismissed (earlier appeal decision where the appeal was allowed was quashed)	Construction of double basement beneath rear garden, internal alterations and extensions at lower ground floor level - in relation to the depth of the basement, the Inspector concluded there to be nothing unusual or rare about the circumstances of the appeal property, including the size of its garden, to allow a proposal which is contrary to Policy CL7. The appeal decision therefore concluded that the appeal scheme would give rise to construction works which would, by virtue of their nature, intensity and duration, have an unacceptable effect on the living conditions of neighbours, and in the absence of an acceptable CTMP, given the likely duration of the works would result in unreasonable disruption on the adjacent highway, inconveniencing the day to day lives of those living and working in the locality.	Two storey basement, CTMP
Feb and Mar 2016	PP/154/01377 and PP/15/03499	25 Ossington Street W2	Appeal A Dismissed, Appeal B Allowed and costs awarded against Council	Two applications, both for excavation of basement under house and part of garden, with rear extension. - Appeal A was dismissed because the Inspector agreed with the Council's stance that there was too much glazing in the rear extension and no reflection of the existing outrigger form, which would be lost, failing to preserve the character of the conservation area. Appeal B was allowed because it did not have the extension proposed in A, and a final CTMP could be required through a condition. The Council's stance had been that the CTMP was not acceptable; the Inspector agreed that it wasn't, but was satisfied that the final CTMP could include satisfactory revisions. The Inspector awarded costs against the Council because instead of allowing revisions to the CTMP, or securing these through a condition, the Council simply refused it.	CTMP

Jun - Sep 2016	PP/15/04740	4 and 5 Powis Mews, W11	Allowed (Costs application dismissed)	The appellants presented a revised Draft CTMP with their appeal documents which the Council pointed out should not be accepted as it had not been subject to public consultation. Inspector agreed that it should not be accepted and approved through the appeal process. However, she noted that the 'wait and load' methodology and other details in the revised Draft would address the Council's concerns, and that there was no reason why these details could not be incorporated within the final CTMP reserved by condition as per usual under policy CL7.	CTMP
Jun - Sep 2016	PP/16/00208	3 Campden Hill Place W11	Dismissed	Excavation to form basement extension to front of basement flat - it would not be a positive feature for the locality, would take no design cues from its context and would not be seen as suitably subservient or sympathetic to the host property. The large flank of 4 Campden Hill Gardens would help to reduce the apparent scale of the planned structure but not sufficiently to allow such an unfortunate, prominent, bulky and unsympathetic intrusion into the streetscene.	Character and appearance
Jun - Sep 2016	PP/16/00644	6 Balliol Road, W11	Allowed	Proposal: Addition of front lightwell to approved scheme for new basement - To the Council the lightwell at the front failed to accord with policy CL7(g) which requires that lightwells not be introduced to the front of the property where they would seriously harm the character and appearance of the locality, particularly where they are not an established and positive feature of the streetscape. The Inspector considered that the only readily visible aspect of the new lightwell would be a black painted metal grille which would sit flush with the surrounding paving, which "would be a modest, neatly set out, good quality addition to the frontage of the building. Although it would partially wrap around a full height bay, it would not interfere with or detract from that important architectural feature. Light spillage through the grille at night would be so minor as to be insignificant in the context of this illuminated urban street".	Lightwell, Character and appearance

Jun - Sep 2016	PP/15/06921	Flat 1, 22 Elm Park Gardens, SW10	Allowed	Rear basement extension into part of rear lightwell and new staircase to front lightwell. The rear lightwell extension, given its below ground location, would only be perceptible from directly above or immediate neighbours. It would be less prominent than the link walkway and balustrade which have planning permission. Any cumulative impact from the proposed development other planning approvals would be acceptable in the context.	Lightwell, Character and appearance
Jun - Sep 2016	PP/15/08073 & LB/16/08074	Flat A, 91 Cornwall Gardens, SW7	Dismissed	Lowering of floor and installation of steps to front vaults to accommodate plant equipment along with replacement doors to vaults 1 and 3 and bricking up of doorway to vault 2. Insertion of boiler flue exit. The Inspector found that lowering the vaults to make the space usable would erode their character and their humble standing in the hierarchy of the house. Because the proposal would damage the form and character of the vaults, it would unacceptably erode the hierarchy within the house that contributes positively to its significance, and to the significance of the terrace.	Listed Building

Jun - Sep 2016	PP/16/01758	9 Onslow Mews West, SW7	Allowed	Erection of single storey basement under footprint of building and the mews. Creation of rooflight to rear pitch roof and high level windows to garage door. The key issue in this appeal was the CTMP. The appellants had included in their appeal submission the revised CTMP submitted to the Council in respect of another planning application at No 9 (LPA Ref: PP/16/01737). This revised document set out to address the concerns of the Council in respect of the draft CTMP and the inspector was satisfied that it demonstrated that the defects of the original document identified by the Council and interested persons are capable of rectification in the full CTMP and are not fundamental to the principle of development. Consequently, this matter is capable of being resolved by condition.	CTMP
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## Appendix Q: Housing: List of Completed Units 2015/16

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/07/01345	0	145	145	49	Site B At 321-337 Kensal Road, Grand Union Centre, Bounded By Ladroke Grove, West Row And Southern Row W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/08/03623	1	5	4		2 St Ann's Villas W11 4RX	Change of use involving conversion of a single dwelling unit into 5 self-contained units, together with the erection of a rear extension at lower ground floor level.
PP/09/00839	0	62	62		Commonwealth Institute, 224-238 Kensington High Street W8 6NQ	Refurbishment and alteration of the property (including removal of the administration building and extension of the basement) for D1 (non-residential institution), retail, restaurant and café, office, storage and ancillary uses; the erection of two residential buildings and one mixed use building containing 62 residential units, retail and ancillary D1 uses together with basement storage, car, motorcycle and cycle parking, and cinema, fitness centre, swimming pool and spa facilities; works of hard and soft landscaping; removal and replacement of trees; installation of plant and machinery; vehicle access arrangements; and associated works. MAJOR APPLICATION.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/09/02317	5	4	-1		25 Cadogan Square SW1X 0HU	Erection of rear extensions at second, third and fourth floor levels in connection with conversion from five flats to four flats.
PP/09/03009	3	6	3		21 Harrington Road SW7 3EU	Construction of new mixed use building including Language School on ground floor and basement with 5 flats and a maisonette on floors one to seven.
PP/10/01861	0	2	2		Leonard Court Edwardes Square W8 6NN	Construction of two penthouse flats at roof level (Extension of time for implementation of planning permission PP/05/01399 dated 07/08/2007.)
PP/10/03130	0	50	50	9	205 Holland Park Avenue W11 4XB	Redevelopment of site to provide replacement building comprising part 4, part 5, part 8 and part 10 storey building plus basement to provide 50 residential units (Use Class C3) and affordable workspace (Class B1), works of hard and soft landscaping and other associated works.
PP/10/03633	1	1	0		76 Ladbrooke Grove W11 2HE	Erection of a three storey dwelling with lower ground and basement floors (Extension of Time Limit to planning permission ref. PP/07/01986).
PP/11/00154	1	2	1		9-11 Melbury Road W14 8LL	Conversion of the existing house back to 2 separate dwellings; associated internal alterations; external alterations including basement excavation & extensions at lower ground level; demolition of the existing rear conservatory and erection of a 2 storey rear extension at lower ground & ground floor levels; demolition of existing 2 storey side extension

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						and the erection of a 2 storey side extension; changes to fenestration of the east elevation of the building; demolition of an existing garage and the erection of a new single storey garage. (Extension of Time Limit to Planning Consent ref: PP/07/03403)
PP/11/01166	0	1	1		Garage Adjacent To 246 Latimer Road W10 6QY	Demolition of existing garage and creation of new two storey terraced house (Extension of Time Limit to planning permission ref. PP/07/03139)
PP/11/01691	0	15	15		Vicarage Gate House Vicarage Gate W8 4AQ	Demolition of Vicarage Gate House and erection of new building comprising basement, ground and 5 upper floors to accommodate 14 private residential units (1 x 1 bed, 1 x 2 bed, 5 x 3 bed, 5 x 4 bed & 2 x 5 bed), 14 car parking spaces with car lift from ground to basement, and 26 secure cycle spaces at basement level
PP/11/01729	7	0	-7		127-135 Sloane Street, 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						excavation; Plant and equipment; retention of façades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/01774	4	1	-3		59 South Edwardes Square W8 6HW	Erection of rear extensions at basement and ground floor levels, alterations to rear elevation, remodelling of main roof together with the change of use to provide a single family dwelling (Extension of Time Limit to planning permission ref. PP/08/03633)
PP/11/02566	0	3	3		88 Sloane Street SW1X 9PQ	Change of use of ground, 1st and 2nd floors of 88 Sloane Street from temporary sleeping accommodation to residential accommodation (Use Class C3) to provide 3 flats together with erection of rear conservatory at basement level and rear roof terrace at ground floor level and other associated works (APPLICATION E)
PP/11/03125	0	1	1		Campbell Court, 1-7 Queen's Gate Gardens SW7 4PD	Roof alterations and extension of former plant room for creation of new self-contained dwelling at existing 9th floor level including modification to internal layout of flat 68 on 8th floor, replacement of all windows and curtain walling.
PP/11/03869	3	1	-2		37 Courtfield Road SW7 4DB	Installation of metal spiral staircase, narrow platform and railings to rear lightwell and fenestration alterations at rear lower ground floor level in association with the amalgamation of three existing residential flats at lower ground and ground floor levels into one residential maisonette.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/11/03875	3	1	-2		22 Petersham Mews, & 13 Queens Gate Gardens SW7 5NR	Re-erection of non-listed premises at 22 Petersham Mews incorporating elevational alterations, alterations at main roof level and the excavation and provision of a new basement extension below the entire footprint of the property to also extend below part of the rear courtyard area of the listed property at 13 Queen's Gate Gardens.
PP/12/00124	3	2	-1		353 Kensington High Street W8 6NW	Erection of a first floor level rear extension incorporating a small side roof terrace area, in connection with the amalgamation of three residential units to two residential units.
PP/12/00472	1	11	10		294 Old Brompton Road SW5 9JF	Demolition of existing public house and night club. Construction of new retail and residential premises comprising eleven flats and small supermarket (MAJOR APPLICATION)
PP/12/00633	6	3	-3		275-277 Fulham Road SW10 9QA	Change of use of part of the ground floor from residential (Class C3) to retail (A1), for the erection of a new shop front, for the conversion of six residential units into three residential units, alteration to the rear closet wing profile of no.277, new staircase to the rear of the site and the creation of two terraces at rear first floor level.
PP/12/00662	15	5	-10		18 Elvaston Place SW7 5QF	Internal and external alterations. Additional mezzanine floor and reduction in number of units. Minor rearrangement of windows at rear. New fourth floor mansard.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/12/01177	1	3	2		18 Collingham Road SW5 0LX	Demolition of external stair to Courtfield Gardens. Construction of new internal stair and habitable space over 4 storeys including basement. Provision of bin stores. Reworking of existing access from Courtfield Gardens. External stair and retaining walls. Original vicarage entrance re-instated. 2 new 1-bed flats to be created. Existing Parsonage and children's nursery to be retained.
PP/12/01823	1	1	0		24 Carlyle Square SW3 6EY	Demolition of existing lower ground floor extension. Excavation of basement and sub-basement extension; erection of rear extension at lower ground level with terrace at rear ground floor level; installation of solar photovoltaic slates to western roof slope and associated works.
PP/12/02178	0	1	1		40 41 & 42 Cadogan Place SW1X 9RU	Erection of a mansard roof extension across all three properties to provide one x three bedroom self-contained flat (Extension of Time Limit to planning permission ref. PP/09/01464)
PP/12/02646	0	1	1		14 Kensington Square W8 5HH	Change of use from office (B1) to residential (C3) and associated internal and external alterations.
PP/12/02673	2	1	-1		15 Kensington Gate W8 5NA	Demolition of garage building; excavation of new basement beneath garden and mews building to rear and construction of replacement garage building.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/12/03015	1	1	0		16 Sloane Avenue SW3 3JE	Demolition of dwelling behind retained front facade; development of single family dwelling to incorporate excavation of single storey basement; formation of associated lightwells and roof lights.
PP/12/03114	0	4	4		145 Kensington Church Street W8 7LP	Redevelopment of site to provide five storey building with three storey basement comprising flexible B1, A1 or A2 space at ground floor level, B1 (office) floorspace at basements, first and second floor levels and four residential units above including off-street parking and associated landscaping and works to the highway.
PP/12/03919	2	1	-1		32 Pont Street SW1X 0AD	Refurbishment works and internal alterations including replacement of existing rear lantern with walk-on glazed floor in connection with the amalgamation of two dwelling units at ground and lower ground floor level.
PP/12/04101	0	3	3		6 Marloes Road W8 5LJ	Change of use and conversion of existing hostel at 1st, 2nd and 3rd floor levels into two self-contained one bedroom flats and one self contained two bedroom maisonette, involving erection of additional storey at 4th floor level with roof terrace at rear, and erection of rear extension at 2nd floor level.
PP/12/04471	2	3	1		Post Office, 220a & 222-224 Westbourne Grove W11 2RH	Change of use from post office (A1) and sorting office (sui generis) to retail and 3 residential units and associated alterations including: excavation of a single storey basement; roof

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						extension to the Lonsdale Road building; alterations to elevations including provision of garage fronting Lonsdale Road; extension and alterations to the former sorting office shed; and alterations to Westbourne Grove shopfront.
PP/12/05177	0	5	5		Glen House, 125-133 Old Brompton Road SW7 3RP	Partial demolition and redevelopment of Glen House to provide a mixed use commercial and residential development, comprising B1(a) office space on the lower ground, ground, 1st and 2nd floors, and 5 new residential dwellings (2x1 bed, 1x2 bed and 2x3 bed) on the 3rd to 5th floors. Provision of an additional storey, and expansion of the existing building envelope at the 1st - 4th floors. Retention of existing car showroom at the ground floor level.
PP/13/00182	3	1	-2		46 Brunswick Gardens W8 4AN	Excavation of two storey basement beneath property and garden area with associated external alterations in connection with conversion to single dwelling.
PP/13/01299	1	3	2		322 Portobello Road W10 5RU	Change of use from retail storage on ground floor to bedsit flat; alterations on 1st and 2nd floors to form 1 one bed flat and 1 bedsit flat from flat; alterations to shopfront following removal of residential entrance corridor.
PP/13/02036	3	1	-2		49 Lennox Gardens SW1X 0DF	Erection of a rear side infill extension at basement and ground floor level for the excavation of a subterranean extension under the existing basement level the reconfiguration of the existing basement rear extension to

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						incorporate two open courtyard areas and for the amalgamation of three residential units into one residential unit at ground and basement level.
PP/13/02569	1	1	0		5 Shafto Mews SW1X 0JT	Partial demolition and rebuilding including construction of subterranean extension external alterations to front elevation and installation of rooflights in rear roofslope
PP/13/02685	2	1	-1		6 Redcliffe Square SW10 9JZ	Alterations to amalgamate flats 2 and 3 to form one residential unit via new staircase.
PP/13/03773	2	1	-1		28 Tregunter Road SW10 9LQ	Conversion of two self-contained maisonettes into single dwelling two storey basement extension under house rear garden and rear garages (including a lift rear garden landscaping & subterranean car parking and car stacker) and fenestration alterations to the rear and side elevations of the building.
PP/13/03818	2	3	1		2 St Lawrence Terrace W10 5SX	Creation of three self-contained residential units and external alterations to windows.
PP/13/04190	1	1	0		341 Latimer Road W10 6RA	Demolition of existing 2 storey house and construction of 3 storey plus basement 4 bed single residential dwelling
PP/13/04285	2	1	-1		6 Palace Gate W8 5NF	Combining already consented and implemented apartments 1 and 2 into single dwelling by connecting one opening at each level through non-original walls and removal of one kitchen

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/13/04325	0	1	1		90 Elsham Road W14 8HH	Demolition of 3 no 1-storey garages and rear extension of Public House; erection of 2-storey with lower ground floor building for a single dwelling unit.
PP/13/04809	2	1	-1		14 C & 14 D Pembridge Crescent W11 3DU	Excavation of new basement and erection of replacement 3 bed dwelling above with shallow pitched roof (Works have commenced)
PP/13/05202	1	2	1	2	42 Edith Grove SW10 0NJ	Conversion of property to provide 2 affordable homes (1 x 3 bed, 1 x 4 bed) as part of a linked application with Sloane School, extension of building at lower ground and upper ground floor level to rear, alterations to front elevation and provision of cycle and refuse store
PP/13/05371	0	4	4		3-4 Ashburn Gardens SW7 4DG	Alterations on third and fourth floor converting 8 x 1 bed apartments into 4 x 2 bed apartments.
PP/13/05416	2	10	8		77 - 79 Southern Row W10 5AL	Demolition of existing buildings and erection of 6 commercial units and 10 residential units in new 3-storey and replacement 4-storey block with basements (MAJOR APPLICATION)
PP/13/05594	2	1	-1		12 - 13 Thistle Grove SW10 9RZ	Erection of single storey rear extension at lower ground floor level erection of three storey side extensions at lower ground ground and first floor levels installation of Juliet balconies at rear at ground floor level and elevational alterations at front and rear all in association with amalgamation of the two properties to form one single dwelling house

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/13/05665	2	1	-1		33 Tite Street SW3 4JP	Excavation of subterranean development under rear garden.
PP/13/05888	1	1	0		25 Campden Grove W8 4JQ	Partial demolition and rebuild of single dwelling house
PP/13/06526	1	1	0		19 Paradise Walk SW3 4JL	Demolition of the property with the exception of the rear facade and construction of a new three storey building behind the retained facade.
PP/13/06991	3	1	-2		14 Lansdowne Road W11 3LW	conversion of three existing flats into single dwelling house (certificate of proposed use).
PP/13/07630	2	1	-1		18 Harcourt Terrace SW10 9JR	Amalgamation of two self-contained flats to create single dwelling new fenestration and re-configuration to lightwell at lower ground and ground floor levels
PP/13/07676	2	1	-1		11 Chelsea Embankment SW3 4LE	Variation of condition 2 (The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans) of planning permission 12/03906 (Internal and external alterations to 4th 5th and 6th floors associated with the conversion of flats 5 & 6 to single apartment including replacement of 4th floor extension)
PP/14/00217	5	3	-2		30 Pont Street SW1X 0AB	Internal alterations at all floor levels in connection with the amalgamation of residential units from 5 to 3 units; Slimlite double glazing to rear windows and secondary glazing to front windows; work to front entrance steps and rear ground floor roof light glazing.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/14/00243	0	2	2		166 Notting Hill Gate W11 3QT	Change of use and refurbishment of Flats 21 and 22 from offices (B1) to Class C3 dwellinghouses
PP/14/00274	1	1	0		9 Boyne Terrace Mews W11 3LR	Demolition of existing two storey property and erection of three storey mews house with single storey basement and rear lightwell (Modification to PP/13/03413 to change positions of glazed and brick rear extensions and excavate additional garden storage space).
PP/14/00295	2	1	-1		185 Old Brompton Road SW5 0AN	Amalgamation of two first floor level flats into a single larger residential property.
PP/14/00473	1	2	1		57 Pelham Street SW7 2NJ	Sub-division of existing house to provide self contained flat at lower ground floor level with self contained maisonette above at ground and first floor level and excavation and formation of basement under front garden to provide additional accommodation for proposed lower ground floor flat.
PP/14/00510	0	1	1		123 Clarendon Road W11 4JG	Creation of 2 bedroom flat at ground and basement levels reconfiguration of shop unit provision of pavement lights and associated external alterations.
PP/14/01087	0	1	1		Land R/O 133-137 Portland Road W11 4LW	Redevelopment of service yard storage area and rear upper parts of restaurant (Class A3) to create a single dwelling house (Class C3)
PP/14/01538	1	5	4		80 Fulham Road SW3 6HR	Change of use from flats use class (C3) to flats in multiple occupation use class (sui generis).

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						Alterations to fenestration including new double glazing.
PP/14/01539	2	0	-2		94 -96 Fulham Road SW3 6HS	Amalgamation of 94 and 96 and change of use from flats use class (C3) to flats in multiple occupation use class (sui generis). Erection of new refuse and cycle storey to rear. Alterations to fenestration to include new double glazing.
PP/14/01542	1	5	4		90 Fulham Road SW3 6HR	Change of use from flats use class (C3) to flats in multiple occupation use class (sui generis). Alterations to fenestration including new double glazing.
PP/14/01771	0	8	8		215 Brompton Road, 6, 8, 8a Egerton Gardens Mews SW3 2EJ	Conversion to 8 studio units additional storey to garage and alteration to ground floor access.
PP/14/01982	0	1	1		1 Phillimore Terrace Allen Street W8 6BJ	In rear garden demolition of garage and felling of two trees to be replaced by a three bedroom three storey building comprising a residential annexe to 1 Phillimore Terrace and associated works
PP/14/02157	2	1	-1		2 Oakfield Street SW10 9JB	Erection of rear extension at lower ground floor level and glazed infill extension at rear at first floor level formation of enlarged balcony at rear at ground floor level enlargement of existing lightwell area at front to allow for provision of bin store and boiler room partial reduction of level of garden at rear and installation of two rooflights at main roof level all in association with the conversion of the property into a single dwelling house.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/14/02342	1	2	1		13 Vicarage Gate W8 4AG	Creation of an additional residential unit and associated external alterations.
PP/14/02366	1	1	0		108 Lexham Gardens W8 6JQ	Alterations including part demolition of upper floor premises to accommodate purpose built 2 bedroom apartment.
PP/14/02386	4	1	-3		41-42 Cadogan Place SW1X 9RU	Internal and external alterations to 42 Cadogan Place including subterranean basement storey closet wing extension housing a lift and mansard roof extension demolition of rear garden extension and 2nd floor extension in connection with the amalgamation of 4 flats to create a single family dwelling. Air conditioning unit to rear.
PP/14/02550	2	3	1		24 Princedale Road, 9-11 Pottery Lane W11 4NJ	Conversion of two dwellings into single dwelling. Demolition of 9-11 Pottery Lane and construction of two replacement buildings; construction of single storey subterranean extension beneath 24 Princedale Road and 9-11 Pottery Lane; construction of front lightwell at 24 Princedale Road; alterations to front elevation of 24 Princedale Road; replacement of staircase enclosure at 24 Princedale Road an
PP/14/02582	0	11	11		16 Collingham Place SW5 0PZ	Proposed change of use from House in Multiple Occupation (HMO) to eleven studio apartments lower ground, ground, second and third floor rear extensions roof extension and associated works (MAJOR APPLICATION)

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/14/02847	2	1	-1		301 Westbourne Park Road W11 1EE	Consolidation of lower ground flat and upper maisonette into a single family dwelling, reconstruction of roof profile and rear elevations and closet wing.
PP/14/02976	1	2	1		Pentland House, 188 Cromwell Road SW5 0SJ	Conversion of three bedroom flat (d) into 2 separate self-contained dwellings of one and two bedrooms and installation of one obscurely glazed window on the flank elevation.
PP/14/03149	1	2	1		322 Portobello Road W10 5RU	Change of use of rear part of retail unit on ground floor level to form studio flat erection of rear second floor closet wing extension installation of terrace at first floor level and alterations to shopfront and rear elevation.
PP/14/03290	1	1	0		3 Napier Place W14 8LG	Demolition of dwelling and construction of three storey dwelling including excavation and formation of basement floor level
PP/14/03632	2	1	-1		31 Cadogan Square SW1X 0HU	Alterations of interior linking Flats 3 (2nd and 3rd floor) and 4 (4th and 5th floor) to 2nd and 3rd floors and stair connecting to 4th floor. Reinstatement of original window to 2nd floor rear facade.
PP/14/03920	0	8	8		3 And 4 Ashburn Gardens SW7 4DG	Change of use of basement, part ground and fifth floor levels from use as 7 x two bedroom and 1 x one bedroom serviced apartments (Sui Generis) into 7 x two bedroom and 1 x one bedroom flats (Use Class C3) plus the erection of two dividing glass screens within the northern

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						and southern light-well areas to the rear of the site.
PP/14/04028	0	7	7	7	Whistler Walk Childrens Home World's End Estate SW10 0EP	Change of Use from Use Class C2 (residential institution) to Use Class C3 (residential dwellings) providing 7no. self-contained dwellings and alterations including creation of communal entrance to building, provision of 1no. disabled parking bay, bicycle storage with canopy for 10no. bicycles and wall mounted lighting outside the new communal entrance
PP/14/04085	2	1	-1		41 Park Walk SW10 0AU	Demolition of existing garden buildings; construction of closet wing and infill extension at rear; general internal refurbishment.
PP/14/04378	2	1	-1		25 St Quintin Avenue W10 6NX	Amalgamation of two flats (Flat 3 and 4) to form one flat and alterations to rear roof.
PP/14/04618	0	1	1		128 King's Road SW3 4TR	Change of use of first second and third floors from retail use to single residential unit alterations to shopfront including construction of residential entrance at ground floor level reconfiguration of the roof to create mansard and installation of air conditioning unit to the rear at first floor level.
PP/14/04768	5	1	-4		36 Lansdowne Crescent W11 2NT	Minor rear garden ground floor single-storey extension internal alterations and renovations including the reinstatement of property from separate flats to one single dwelling
PP/14/06298	2	1	-1		9 Linden Gardens W2 4HD	Combination of flats 2 and flat 3 to form a single dwelling

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/14/06476	1	0	-1		4 Queen's Gate Mews SW7 5QJ	Removal of condition 1 (The use hereby permitted shall be retained for a limited period only until 20th December 2014 on or before which date the use shall be discontinued and the premises shall revert to use as a residential dwelling (C004)) following grant of planning permission 11/01808 (Change of use of premises from residential to offices (Use Class B1a))
PP/14/06565	3	1	-2		24 Coleherne Road SW10 9BW	Amalgamation of three self contained studio flats at ground floor level to form one self contained two bedroom flat.
PP/14/07542	1	0	-1		47 De Vere Gardens W8 5AW	Change of use from residential (use class C3) to embassy (Sui generis) (RETROSPECTIVE)DOCUMENTS AND DRAWINGS ARE NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION AS PREMISES IS A EMBASSY - SEE PROTOCOL. PLEASE CALL THE CASE OFFICER.
PP/14/07910	2	1	-1		16 Elgin Crescent W11 2JR	Conversion of two ground floor flats (Flats A and B) to form one self-contained one bedroom flat.
PP/14/08044	1	1	0		1 Vernon Yard W11 2DX	Demolition of existing front rear and side brick elevations reconstruction of property to include elevational changes and new mansard roof in accordance with previous permission PP/14/02107.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/14/08101	2	1	-1		17 Arundel Gardens W11 2LN	Amalgamation of ground floor flat and basement flat to create single three bedroomed dwelling.
PP/15/00412	2	2	0		60 Cadogan Square SW1X 0EE	Works to ground and lower ground floors to create a self-contained maisonette and separate studio flat.
PP/15/01951	2	3	1		21 Kempsford Gardens SW5 9LA	Construction of a mansard roof extension; demolition and reconstruction of rear closet wing with an additional storey and terrace on top; increase in depth of closet wing over lower ground and ground floor levels; construction of a small infill at lower ground floor level; and reconfiguration of accommodation from two flats into three to provide one additional apartment
PP/15/02005	2	1	-1		40 Ifield Road SW10 9AA	Amalgamate flat 2 on first floor with flat 3 on second and third floors. Internal alterations.
PP/15/02380	0	1	1		1 Phillimore Terrace, Allen Street W8 6BJ	Removal of condition 8 (Ancillary floorspace only) of planning permission 14/01982 to use proposed building as a separate residential dwelling.
PP/15/02796	2	1	-1		12 Nevern Square SW5 9NW	Amalgamation of two one bedroom residential units at first floor level to create a single two bedroom residential unit and associated alterations to rear closet wing including the replacement of rear windows (Retrospective).
PP/15/03126	0	1	1		10 Pembridge Road W11 3HL	Change of use of the first floor from bank (Use Class A2) to residential (Use Class C3) to provide a studio flat.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/15/03444	0	1	1		311 Brompton Road SW3 2DY	Conversion and change of use at first and second floor levels to form one new residential apartment (C3). Replacement of shop front window and refurbishment of basement and ground floor levels to retain as retail use (A1)
PP/15/03886	1	2	1		3 Reece Mews SW7 3HE	Subdivision of property to provide two x three bedroom single dwelling houses excavation and formation of basement under whole building erection of mansard roof at second floor level with roof terraces at front and elevational alterations including raised side gable wall enlarged front dormers and front gable provision of air conditioning units behind parapet and revised front fenestration.
PP/15/03936	0	13	13		2 Queensberry Place SW7 2EA	Change of use of the property from houses in multiple occupation (sui generis) to residential use (C3)
PP/15/04294	0	1	1		28 Drayson Mews W8 4LY	Change of use of ground floor from car repair and servicing workshop (class B2) to residential use in connection with upper floors; demolition of existing timber rear extension and erection of replacement; alterations to front and rear elevations.
PP/15/04843	0	1	1		5 Sloane Avenue SW3 3JD	Change of use from former surgery to residential.
PP/15/05438	15	11	-4		17 Cheniston Gardens W8 6TG	Convert 19 residential units to 11 self contained studio flats single storey extension at rear lower

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
						ground floor level and single storey extension to the second floor of existing closet wing.
PP/15/06092	1	2	1		52 Pembroke Road W8 6NX	Change of one residential dwelling (3 bed + study) to two separate units (1 x 1 bed + study 1 x 1bed).
PP/15/06649	0	3	3		1-6 Sloane Square SW1X 8EE	Change of use of first floor from Use Class B1 (office) accommodation to Use Class C3 (residential) accommodation comprising three 1 bed flats and associated external works
PP/15/07518	0	1	1		7 Neville Street SW7 3AR	Change of use from house in multiple occupation (Use Class Sui Generis) to single residential dwelling (Use Class C3). Erection of lower ground floor and ground floor rear extensions with associated rear light well and terrace. Alterations to fenestration and revised access to rear garden. Internal alterations including removal of partitions and reinstate period features
PP/15/07628	2	1	-1		19/20 Queen's Gate Place SW7 5NY	Retrospective application for change of use from two flats to one flat.
PP/15/07721	0	7	7		88 To 90 Fulham Road SW3 6HR	Change of use of upper floors from ancillary workshop and storage floorspace within No.88 to flats in multiple occupation (Use Class Sui Generis) with lateral connection into No.90 allowing for access to street level and shared facilities. Alterations to fenestration including new double glazing.

Ref	Existing Units	Proposed Units	Net	Proposed Affordable Units	Address	Description
PP/16/00222	1	2	1		10 Edith Terrace SW10 0TQ	Conversion of existing lower maisonette (upper ground and lower ground floors) into 2 x self contained flats, self contained 1 bedroom flat on upper ground floor and a self contained 2 bedroom flat on lower ground floor. Reinstate access to lower floor front.

## Appendix R: Housing Trajectory – Summary Table

Year	Net Completions	Current Reporting Year	Projected Future Completions	London Plan Target	Cumulative Target	Cumulative Completions
2010/11	175			600	600	175
2011/12	102			600	1200	277
2012/13	65			600	1800	342
2013/14	264			600	2400	606
2014/15	983			600	3000	1589
2015/16		341		733	3733	1930
2016/17			388	880	4613	2318
2017/18			410	880	5492	2728
2018/19			1191	880	6372	3919
2019/20			1330	880	7251	5249
2020/21			1087	880	8131	6336
2021/22			675	733	8864	7011
2022/23			834	733	9597	7845
2023/24			840	733	10330	8685
2024/25			669	733	11063	9354
2025/26			727	733	11796	10081
2026/27			759	586	12383	10840
2027/28			759	586	12969	11599
2028/29			693	586	13556	12292
2029/30			739	586	14142	13031
2030/31			583	586	14728	13614
			<b>11684</b>			

## Appendix S: Five Year Supply (2016/17 to 2020/21)

### Five Year Supply

	Supply from	No. of Net Units
1	Site Allocations and Large Sites	3,531
2	Small Sites (with planning permission)	236
3	Small Sites Estimate (2019/20 and 2020/21) (SHLAA 2013 assumption of 152 units pa)	304
4	Sites in St Quintin and Woodlands Neighbourhood Plan	105
5	Vacant Units Assumption (46 units pa from SHLAA 2013)	230
	<b>Total</b>	<b>4,406</b>

The detailed breakdown of housing supply from 1, 2 and 4 is provided in the tables below.

### Site Allocations and Large Sites

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
	Site Allocation	Kensal Canalside	Kensal Canalside	0	0	0	0	0
	Site Allocation	Barlby/Treverton		0	0	0	0	0
PP/09/02786	Site Allocation	Wornington Green Estate Phase 1	Wornington Road	0	0	0	0	0
PP/14/01242	Site Allocation	Wornington Green Estate Phase 2	Wornington Road	0	60	60	0	0
PP/14/01242	Site Allocation	Wornington Green Estate Phase 3-5	Wornington Road	0	0	0	61	100

<b>Borough Reference</b>	<b>Status</b>	<b>Site Name/Number</b>	<b>Primary Street Name</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>
	Site Allocation	Land adjacent to Trellick Tower		0	0	0	40	40
PP/11/01937	Site Allocation	Earls Court Exhibition Centre And Land Bounded By	Warwick Road	0	0	160	160	24
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	0	0	100	100	136
PP/14/01234	Site Allocation	245 (Former Territorial Army)	Warwick Road	0	0	95	95	91
PP/12/05112	Site Allocation	213-215 (Former Telephone Exchange)	Warwick Road	0	0	50	50	58
PP/10/02817	Site Allocation	Homebase Site, 195	Warwick Road	0	0	110	110	110
	Site Allocation (100A – Proposed Site Allocation)	100/100A Cromwell Road	Cromwell Road	0	0	150	150	150
	Site Allocation	Warwick Road Estate	Warwick Road	0	0	0	0	0
PP/02/01324	Proposed Site Allocation	Lots Road Power Station	Lots Road	0	100	100	100	120
	Site Allocation	Site at Lots Road (Extra Care replacement scheme)	Lots Road	0	0	0	60	60
PP/10/03018	Large Site	Holland Park School Southern Site	Campden Hill	69	0	0	0	0

<b>Borough Reference</b>	<b>Status</b>	<b>Site Name/Number</b>	<b>Primary Street Name</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>
PP/16/01795	Large Site	Clearings 1 & 2	Draycott Avenue	0	0	30	48	0
PP/13/04728	Large Site	Land South Of Carlyle Building	Hortensia Road	31	0	0	0	0
PP/14/02582	Large Site	16	Collingham Place	11	0	0	0	0
PP/12/02862	Large Site	East And North West Part Of Site, Middle Row Primary School	Middle Row	41	0	0	0	0
PP/13/04726	Large Site	Multi-Storey Car Park (Npc), 19-27	Young Street	0	53	0	0	0
PP/13/05341	Large Site	2-18	Lancer Square	0	24	24	0	0
PP/15/02618	Large Site	257-265 (Odeon Cinema)	Kensington High Street	0		0	62	0
PP/14/06419	Large Site	Duke's Lodge, 80 Holland Park	Holland Park	0	-3	0	0	0
PP/15/04338	Large Site	196 To 222	King's Road and 7 Friese Green House Chelsea Manor Street	0	19	20	0	0
PP/15/05730	Large Site	66-70 And 72-74	Notting Hill Gate	0	4	5	0	0

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
PP/15/08143	Large Site	11 - 13 And 15	Collingham Place	0	0	26	0	0
PP/15/01154	Large Site	4	Glendower Place	0	0	24	0	0
PP/16/00423	Large Site	K1 Site bounded by	Brompton Road, Sloane Street, Basil Street and Hoopers Court, London SW3	0	24	0	0	0
PP/16/02357	Large Site	Car Park, 20-28	Pavilion Road	0	34	0	0	0
PP/16/02150	Large Site	326	Kensal Road	0	25	0	0	0
PP/16/03878	Large Site	60	Sloane Avenue	0	0	23	24	0
PP/15/07602	Large Site	Newcombe House		0	0	46	0	0
		Thamesbrook, 2 Dovehouse Street		0	0	33	34	0
				152	340	1,056	1,094	889
<b>Total</b>				<b>3,531</b>				

### Small Sites (less than or equal to 24 units)

Estimated Year of Completion	No. of Units
FY 2016-17	190
FY 2017-18	24
FY 2018-19	22

Total	236
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**Housing Supply Years 6 to 15 (Second and Third Five Year Period) (2021/22 to 2030/31)**  
**Site Allocations and Large Sites**

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
	Site Allocation	Kensal Canalside	Kensal Canalside	292	295	356	295	353	385	385	385	385	385
	Site Allocation	Barlby/Treverton				70	70	70	70	70	0	0	0
	Site Allocation	Silchester Estates		0	106	106	106	106	106	106	110	106	0
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	100	150	0	0	0	0	0	0	0	0
	Site Allocation	Warwick Road Estate	Warwick Road	85	85	60	0	0	0	0	0	0	0
	Site Allocation	Harrington Road		0	0	50	0	0	0	0	0	0	0
PP/16/04366	Site Allocation	Chelsea Farmer's Market		0	0	0	0	0	0	0	0	50	0
				477	636	642	471	529	561	561	495	541	385
<b>Total</b>				<b>2,755</b>					<b>2,543</b>				

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
<b>Total (Years 6 to 15)</b>													<b>5,298</b>

Small Sites Estimate @ 152 units per annum over 10 years = 1,520 units (based on SHLAA 2013)

Vacant units coming back to use @ 46 units per annum over 10 years = 460 units (based on SHLAA 2013)

**Total for Years 6 to 15 = 5,298+1,520+460 = 7,278**

**Total 15 year housing supply (2016/17 to 2030/31) = 4,406 + 7,278 = 11,684. This is against a target of 10,995 over the same period giving a surplus of 689 units.**

# Appendix T: D1 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/02314	15/06/2016	97	0	-97	Ground Floor 3a Harrington Road SW7 3ES	Confirmation that the use of the second floor as a mini cab office is lawful (Certificate of Existing Use)
PP/15/02618	01/10/2015	88	0	-88	Odeon Cinema 257-265 Kensington High Street, And 4-10 And 24 Earl's Court Road W8 6NA	Demolition of former Post Office delivery office Whitlock House office building and cinema building with retention of cinema facade to Kensington High Street and construction of basement and buildings to provide cinema facilities 62 residential units (including affordable housing units for elderly people) and associated residential facilities retail and office accommodation car parking spaces
PP/15/04843	06/10/2015	56	0	-56	First Floor Flat 5 Sloane Avenue SW3 3JD	Change of use from former surgery to residential.
PP/15/04852	09/10/2015	1,494	200	-1,294	Westway Information And Aid Centre, 140 Ladbroke Grove, W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/15/05391	19/10/2015	0	60	60	Ground Floor 20 North Pole Road W10 6QL	Change of use from cafe (A3 use) to mixed use for clinic (D1 use) retail (A1 use) and ancillary space. Replacement of shopfront Installation of air conditioning plant and window alterations at rear.
PP/15/06840	25/04/2016	0	100	100	307 Fulham Road SW10 9QH	Change of use of basement from storage (Class B8) to medical (Class D1) use.
PP/15/06855	25/04/2016	91	0	-91	273 Fulham Road SW10 9PZ	Change of use of basement from medical (Class D1) to retail (Class A1) use
PP/15/07690	29/01/2016	0	241	241	Cope House Cope Place W8 6AA	Change of Use of ground floor from Use Class B1(a) (office) to Use Class D1 (non-residential institution).
PP/15/08067	25/02/2016	0	20	20	3 Hillgate Street W8 7SP	Change of use of first floor from Class A1 retail use to Class D1 use (hypnotherapy room).

PP/16/00167	23/03/2016	600	970	370	St Marks Orthodox Church Scarsdale Villas W8 6PU	Extension of lower ground floor under footprint of Church
PP/16/00190	04/03/2016	0	314	314	154 To156 Holland Park Avenue W11 4UH	Change of use of upper ground floor first floor second and third floor levels of 156 Holland Park Avenue from residential (Use Class C3) to education (Use Class D1) to facilitate extension of La Scuola Italiana a Londra (Use Class D1) at 154 Holland Park Avenue including provision of pedestrian link between numbers 154 and 156 at first floor level and internal and external works to the properties
PP/16/01214	25/04/2016	367	0	-367	Ground Floor 7 Kendrick Mews SW7 3HG	Change of use from D1 to D2
PP/16/01333	27/04/2016	0	148	148	151 Notting Hill Gate W11 3LF	Change of use of basement and ground floors from laundrette (sui generis use) to medical (D1 use) and retention of residential use at upper floors.
PP/16/01795	13/09/2016	11,731	0	-11,731	The Clearings Site Clearings Draycott Avenue, Denyer Street Warehouse And Depot SW3 2NA	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/02057	06/06/2016	34	0	-34	96 Fulham Road SW3 6HS	Change of use of basement level from veterinary surgery to retail use (A1)
PP/16/02942	09/08/2016	780	809	29	Civic Centre Natural History Museum Cromwell Road SW7 5BD	Redevelopment of museum grounds including new structures demolition of the paleontology building tower creation of civic square with ancillary restaurant and shop below creation of public access via Exhibition road tunnel creation of level access into main entrance alterations to railings creation of pedestrian access to civic square from Exhibition road and other associated works (MAJOR APP
PP/16/03681	04/08/2016	0	125	125	3 To 7 Queen's Gate Terrace SW7 5PE	Change of use from student accommodation (part sui generis) to education use (part D1). internal alterations at lower ground floor level to property to convert 2 x existing bedrooms to 2 x classroom removal of corridor new openings and associated alterations.

PP/16/03925	23/08/2016	0	318	318	Second Floor 13 Crescent Place SW3 2EA	Change of use of the second floor to D1 (medical use) from B1 (office use)
PP/16/04359	09/09/2016	72	0	-72	112 Princedale Road W11 4NH	Change of use of vacant doctor's surgery (use class D1) into a 1 bed flat (use class C3)

# Appendix U: D1 floorspace m<sup>2</sup> in permissions completed

Between 01/04/16 – 31/03/16

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/09/00839	400	63	-337	Commonwealth Institute, 224-238 Kensington High Street W8 6NQ	Refurbishment and alteration of the property (including removal of the administration building and extension of the basement) for D1 (non-residential institution), retail, restaurant and café, office, storage and ancillary uses; the erection of two residential buildings and one mixed use building containing 62 residential units, retail and ancillary D1 uses together with basement storage, car, motorcycle and cycle parking, and cinema, fitness centre, swimming pool and spa facilities; works of hard and soft landscaping; removal and replacement of trees; installation of plant and machinery; vehicle access arrangements; and associated works. MAJOR APPLICATION.
PP/09/03009	247	204	-43	21 Harrington Road SW7 3EU	Construction of new mixed use building including Language School on ground floor and basement with 5 flats and a maisonette on floors one to seven.
PP/12/00489	0	89	89	68 Kenway Road SW5 0RD	Change of use to GP practice at ground floor and basement with organic (A1) health retail shop on ground floor.
PP/13/01428	0	805	805	Cardinal Vaughan Memorial School, 89 Addison Road W14 8BZ	Construction of an annex comprising ground floor entrance/ open area with three floors (use class D1) and associated plant at main roof level.
PP/13/07159	0	5,035	5,035	Charles House, 375 Kensington High Street, And The Radnor Arms, 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).
PP/14/02974	0	164	164	24a Radley Mews W8 6JP	Change of use from Recording Studio to Personal Training Studio (Retrospective Application) with opening hours 6am - 10pm Monday - Friday 8am - 8:30pm Saturday, Sunday and Public holidays.
PP/15/04843	56	0	-56	First Floor Flat, 5 Sloane Avenue SW3 3JD	Change of use from former surgery to residential.

PP/15/08067	0	20	20	3 Hillgate Street W8 7SP	Change of use of first floor from Class A1 retail use to Class D1 use (hypnotherapy room).
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## Appendix V: D2 floorspace m<sup>2</sup> in permissions granted

Between 01/10/15 – 30/09/16

Ref	Date	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07843	27/11/2015	1,564	973	-591	279 King's Road SW3 5EW	Demolition of building and structures and construction of mixed use building comprising 4 storeys over ground and basement levels, including retail (Use Class A1), cinema (Use Class D2) and 11 residential units (Use Class C3) along with ancillary car and
PP/15/02618	01/10/2015	4,605	3,819	-786	Odeon Cinema 257-265 Kensington High Street, And 4-10 And 24 Earl's Court Road W8 6NA	Demolition of former Post Office delivery office Whitlock House office building and cinema building with retention of cinema facade to Kensington High Street and construction of basement and buildings to provide cinema facilities 62 residential units (including affordable housing units for elderly people) and associated residential facilities retail and office accommodation car parking spaces
PP/15/04338	04/02/2016	2,105	2,579	474	196 To 222 King's Road, And 7 Friese Green House Chelsea Manor Street SW3 3TW	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation to provide cinema floor space at basement and ground floor level; retail use at ground basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground first second third and fourth floor

						level; roof top bar at basement ground and fifth floor level; public house.
PP/15/05256	03/11/2015	0	91	91	Basement 168 Holland Park Avenue W11 4UH	Change of use of Basement from Commercial Offices (Use Class B1) to Gymnasium (Use Class D2)
PP/16/00504	22/03/2016	315	0	-315	276-280 Kensington High Street W8 6NG	Change of use from Class Use D2: (Assembly and leisure) to Class Use A1: (Shop) involving internal refurbishment of basement and ground floors
PP/16/01214	25/04/2016	0	367	367	Ground Floor 7 Kendrick Mews SW7 3HG	Change of use from D1 to D2
PP/16/01795	13/09/2016	0	1,580	1,580	The Clearings Site Clearings Draycott Avenue, Denyer Street Warehouse And Depot SW3 2NA	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/03723	04/08/2016	0	335	335	Grand Union Centre Site B West Row W10 5DA	Change of use of upper ground and lower ground floor unit of the Grand Union Centre from Class A1-A4 (retail/professional services/restaurant/drinking establishment) to Class D2 (Gym).
PP/16/03902	27/09/2016	0	320	320	124-128 Barlby Road W10 6BL	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of integrated reception area and improvement to cafe facilities at ground floor level. Single storey rooftop extensions to Buildings A B and C and

						4-storey side extension to Block C to provide additional office accommodation
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# Appendix X: D2 floorspace m<sup>2</sup> in permissions completed

Between 01/04/15 – 31/03/16

Borough Reference	Existing D2 Floorspace	Proposed D2 Floorspace	Net D2 Floorspace	Address	Description
PP/11/01729	0	735	735	Liscartan & Granville House 127-135 Sloane Street, 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/15/01468	0	58	58	Basement And Ground Floor 77 And 97 Lonsdale Road W11 2DF	Change of use of basement from Class A1 (retail) to flexible Class A1/ D2 (retail/assembly and leisure) in connection with the occupation by a pilates personal training studio.
PP/15/03682	0	547	547	Kings Walk Shopping Centre, Unit 11 Ground Floor 122 King's Road SW3 4TR	Temporary change of use of Unit G8/G10 and G11 to flexible leisure use (Class D2) or retail (Class A1) for a period of 3 years.
PP/15/05256	0	91	91	Basement 168 Holland Park Avenue W11 4UH	Change of use of Basement from Commercial Offices (Use Class B1) to Gymnasium (Use Class D2)