



Planning and Borough Development Monitoring Report 2017

January 2018



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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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 2016 to 30 September 2017.
- 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.

Methodology

- 1.5 Whilst the monitoring period for the purposes of this report runs to 30 September 2017, 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 2016 to 31 March 2017). 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 years 2010/11 to 2016/17.
- 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:
 - **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 August 2017 and looks at the permissions granted before the 31st March 2017.
- **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 Environmental Services.

2. The Local Development Scheme

- 2.1 All Councils are required to publish a Local Development Scheme (LDS).¹ 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.²
- 2.3 The Council's latest LDS was published in May 2017³ and replaces the previous May 2016 version.
- 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 was that by the beginning of 2018 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 2017 LDS and provides an update as to the progress being made.

¹ Section 15(1), Planning and Compulsory Purchase Act 2004 (as amended).

² Section 34, [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) As amended.

³ <https://www.rbkc.gov.uk/sites/default/files/atoms/files/17-04-21-LDS%202017.pdf>

Local Plan Documents

Title, subject matter and geographical area	Timetable for preparation and revision					Monitoring report 2017 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>Local Plan Partial Review⁴ Borough-wide</p> <ul style="list-style-type: none"> • Vision and strategic objectives • Places • Site allocations • Infrastructure and planning contributions • Shops and centres • Business uses • Hotels • Arts and cultural uses • Rail infrastructure • Housing (including housing target, affordable housing, housing standards) • Gypsy and Traveller accommodation • Flooding and drainage • Waste • Air quality • Impact assessments • Proposals Map 	<p>15 December 2015 – 9 February 2016</p> <p>Completed ✓</p>	<p>28 October 2016 – 11 December 2016</p> <p>Completed ✓</p>	<p>2 February 2017 – 16 March 2017</p> <p>Completed ✓</p>	<p>May – October 2017</p> <p>Pending</p> <p>The Council will submit the Local Plan to the Secretary of State via the Planning Inspectorate</p> <p>A Planning Inspector will examine the document to check for compliance with the legislation and tests of ‘soundness’</p> <p>The Council may need to consult on Proposed Modifications</p>	<p>December 2017 – January 2018</p> <p>Pending</p> <p>The Council will adopt the changes to the Local Plan following consideration of the Inspector’s recommendations following the examination</p>	<p>The Council submitted the Local Plan to PINS in May 2017 as per the LDS.</p> <p>However, the tragic events of Grenfell meant it was not appropriate to hold the examination as planned in the Autumn of 2017. Following discussions with the appointed inspector the examination will be taking place in February 2018.</p> <p>Adoption is expected later in 2018.</p>

Table 2.1: Progress on preparation of Local Plan Documents 2017

Other documents

⁴ 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 or www.rbkc.gov.uk/planningpolicy

Title, subject matter and geographical area	Timetable for preparation and revision			Monitoring report 2017 progress update
	First consultation	Second consultation	Adoption	
<u>Kensal Gasworks SPD</u> Kensal Canalside Opportunity Area SPD	Issues and Options Paper 12 June 2012 – 23 July 2012 Completed ✓	September 2017 Pending	December 2017 Pending	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 2018
<u>Revised Planning Obligations SPD / Planning Contributions SPD</u> Borough-wide	June 2017 Completed ✓	September 2017 Pending	November 2017 Pending	<p>The tragic events of Grenfell meant it was not appropriate publish the SPD as originally planned in June 2017.</p> <p>The SPD was consulted on in Sept/Oct 2017. The second consultation and ultimate adoption have also been delayed accordingly.</p>

Table 2.2: Progress on preparation of other documents 2017

3. Strategic Objectives & Setting the Scene

- 3.1 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.
- 3.2 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
- 3.3 The following sections of the Monitoring Report are structured according to these strategic objectives.

Duty to Cooperate: Regulation 34(6)

- 3.4 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.'
- 3.5 The Borough engages 'constructively, actively and on an ongoing basis'⁵ with other local planning authorities and the 'prescribed bodies'⁶ 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'.⁷ 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 matters⁸ and 'whether to agree...to prepare joint local development documents.'⁹
- 3.6 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.'¹⁰

⁵ 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.

⁶ S33A(1).

⁷ S33A(1)-(3); see also paras.002; 011; 013 NPPG Duty to Cooperate.

⁸ S33A(6)(a).

⁹ S33A(6)(b).

¹⁰ S33A(4).

3.7 Strategic matters are further defined by the NPPF as 'planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities'.¹¹ Strategic priorities are defined as including policies to deliver:¹²

- 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.

3.8 The 'prescribed bodies' for the purposes of the Duty to Cooperate relevant to the Borough are:¹³

- 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:¹⁴

- Local Enterprise Partnership
- Local Nature Partnership

3.9 Over the monitoring period, the Borough has continued to fulfil the Duty to Cooperate over a number of topic areas, including (but not limited to):

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

¹¹ Para.178, NPPF.

¹² Para.156, NPPF.

¹³ R4(1) The Town and Country Planning (Local Planning) (England) Regulations 2012; para.005 NPPG Duty to Cooperate.

¹⁴ 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.

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
	<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	<p>General liaison with GLA officers on all Local Plan topics, particularly Kensal Canalside Opportunity Area, Crossrail 1 and 2, (Affordable) Housing and Viability</p> <p>Initial letter of conformity from GLA received March 2017. Further letter of conformity, following the further modifications consultation, received November 2017.</p>	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> <p>Consulted on Duty to Cooperate question on the Regulation 19 Publication Policies consultation February 2017.</p>	General consultation including LPAs, the 'prescribed bodies' and the London Enterprise Panel.

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
	Consulted on Duty to Cooperate question on the Further Modifications Consultation October 2017.	
Fostering Vitality: Shops and Centres	Seeking comments on the Borough's updated Retail and Leisure Needs Study from neighbouring Borough April 2016. Contributing to emerging GLA Comparison Goods Retail Need Study.	Neighbouring LPAs Mayor of London
Fostering Vitality: Business Uses	Seeking comments on the Borough's Employment Land Need and Availability (ELNA) Background Paper August 2016.	Neighbouring LPAs
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

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
Diversity of Housing: Gypsy and Traveller accommodation	<p>Joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA)</p> <p>Site Appraisal Study methodology</p> <p>Responded to LBHF Proposed Submission Local Plan policy on Gypsy and Traveller accommodation</p> <p>Attended examination</p>	LBHF
Respecting Environmental Limits: Climate Change	<p>Referring to London Plan standards in the LPPR</p> <p>Setting up carbon offsetting scheme</p>	Mayor of London
Respecting Environmental Limits: Flooding and Drainage	<p>Strategic Flood Risk Assessment (SFRA); Surface Water Management Plan (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>	Mayor of London (inc. Drain London); Environment Agency; London Boroughs; Marine Management Organisation (MMO), DEFRA, OPDC, TfL and LU, London Councils

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
	<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>	
Respecting Environmental Limits: Waste	Joint WRWA WPAs Waste Technical Paper	Western Riverside Waste Authority (WRWA) Waste Planning Authorities (WPAs): LBHF; Wandsworth; Lambeth; and Old Oak Park Royal Development Corporation (OPDC)
	Attendance and contribution to London Waste Planning Forum (LWPF), contribution to London Waste Map	LPAs; Mayor of London; Environment Agency
	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	<p>Quarterly liaison meetings</p> <p>Response to LBHF Retail Study.</p> <p>Response to Regulation 19 Proposed Submission Local Plan</p>	LBHF
London Borough of Wandsworth	<p>Response to Local Plan Employment and Industry Review</p> <p>Response to Local Plan Integrated Impact Assessment (IIA) Draft Scoping Report</p>	LB Wandsworth
Westminster City Council	Response to City Plan Revision Special Policy Areas and Policies Map Publication Draft	Westminster City Council

Topic	Action(s)	LPA(s) and/or 'prescribed bodies'
	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.	
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 3.1: Duty to co-operate by topic area

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

- 3.10 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'¹⁵ (Article 10(1)). This has been undertaken throughout this Monitoring Report as standard.

¹⁵ 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).

4. 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

- 4.1 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 peaking at nearly £5,500 per square foot,¹⁶ 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.
- 4.2 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.'
- 4.3 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

- 4.4 Social and community uses fall principally into two parts of the use classes order; D1 'non-residential institutions' and D2, 'assembly and leisure'. 2016/17 has seen a significant net increase in D1 floorspace, or 6,614 sq m, whilst net D2 floorspace has remained unchanged.
- 4.5 The increase has been largely due a large number of minor applications, which when taken together allow for the incremental increase. However, there have been two permissions which have resulted in the net increase of more than 1,000 sq m of D1 floorspace:
 - an extension to an existing medical use at the Chelsea and Westminster Hospital; and

¹⁶ Strategic Housing Market Assessment, Cobweb Consulting, December 2015.

- a change of use of the former post office on Exhibition Road associated with the expansion of Imperial College.

4.6 The single greatest addition to D1 floorspace was the consent which included the relocation of the North Kensington Library and associated redevelopment of the Lancaster Road youth Centre. This resulting in the creation of 4,500 sq m of floorspace. However, this proposal will no longer be taken forward.

4.7 The largest loss relates to the loss of the nominal D1 uses (688 sqm) of the “White Eagle Lodge” in St Mary Abbot’s Place. This D1 use had, in reality long ceased to function.

4.8 Both D class uses have seen modest increases being built out (completed) over the monitoring period.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	5,495	12,109	6,614
D2 Assembly and Leisure - approvals	4,934	4,849	-85

Table 4.1: D1 and D2 floorspace permissions 1 October 2016 to 30 September 2017

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	1,594	3,310	1,716
D2 Assembly and Leisure – completions	3,079	5,715	2,360

Table 4.2: D1 and D2 floorspace completions 1 April 2016 to 30 March 2017

4.9 All permissions which include a net change of more than 300 sq m of D1 and D2 uses are shown in figure 4.1.

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

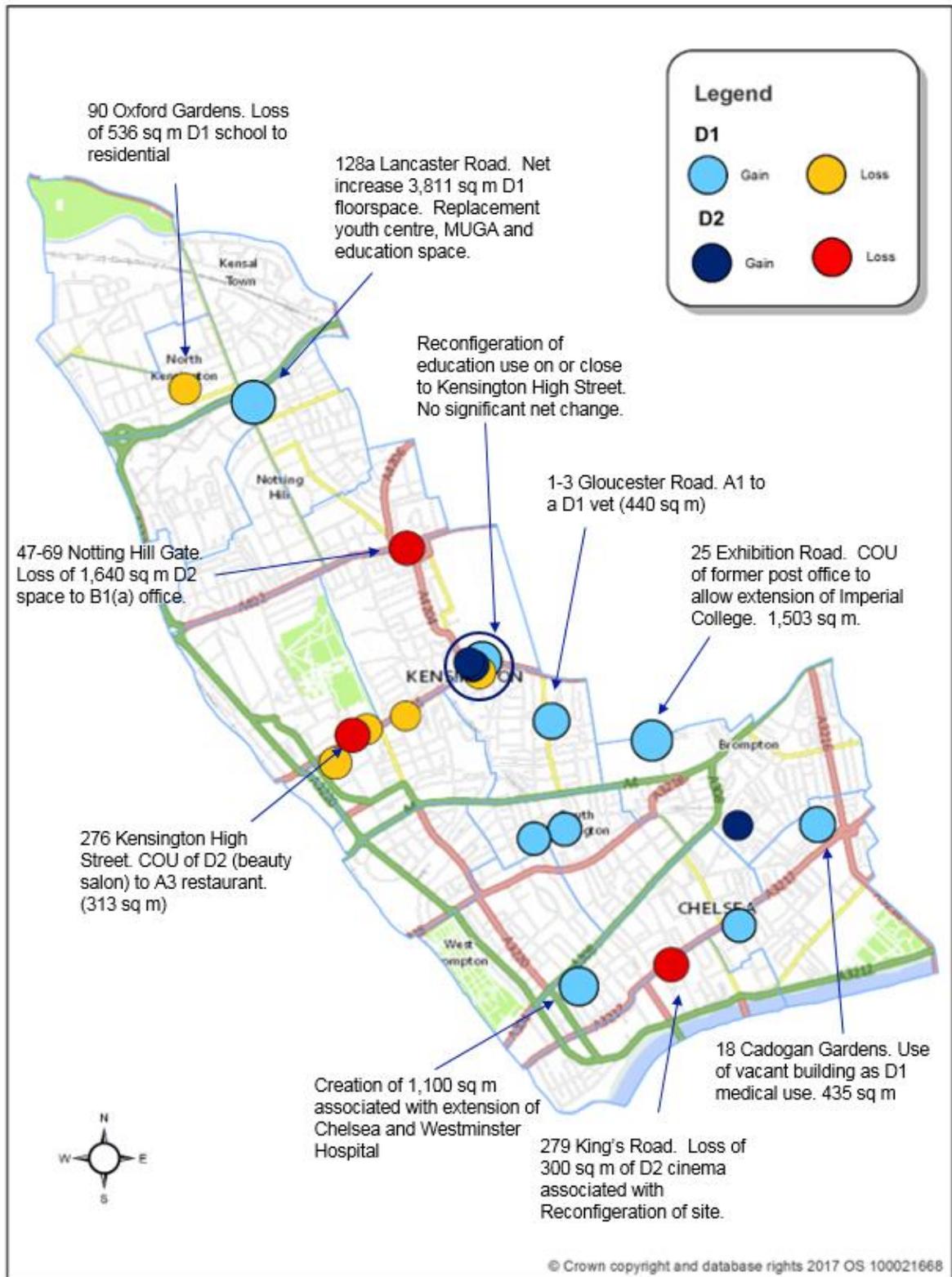


Figure 4.1: Permissions including a net change of more than 300 sq m of D class use, 2016/17

Public Houses

- 4.11 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 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.
- 4.12 The policy has now had four years to bed down and has proved effective in reversing the longer term trend for the loss of public houses in the Borough. No planning permissions were granted over the monitoring period which resulted in the loss of any A4 floorspace.

Local Shopping Facilities

- 4.13 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.
- 4.14 The Local Plan identifies three areas of deficiency – Latimer, Kensal (east of Ladbroke 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

- 4.15 Development has been completed on the Silchester Garages site, including the creation of 315 sq m of retail floorspace. Occupation by a small format supermarket is imminent.
- 4.16 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 19 Publication Policies of the Local Plan Partial Review. We expect adoption later in 2018. The extent of the proposed designation is set out in Figure 4.2 below.

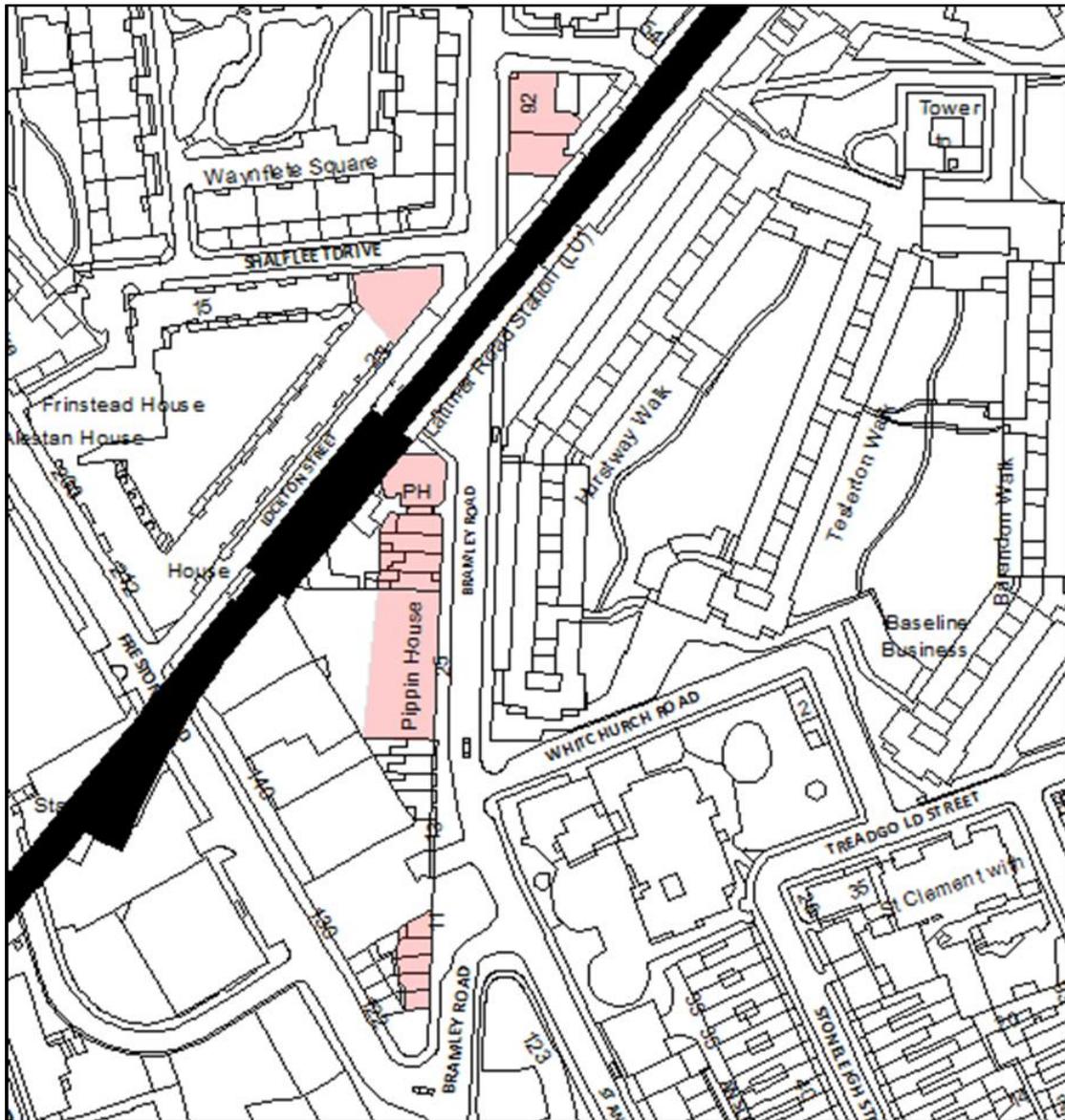


Figure 4.2: Proposed Latimer Road Neighbourhood Centre

Kensal

- 4.17 There remains a degree of uncertainty with regards to the future of the site, uncertainty which is unlikely to be resolved in the immediate future. The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail Station. We have yet to have a definitive answer in this regard. Any redevelopment, and the creation of a neighbourhood centre, would be unlikely until the building programme of Crossrail has been completed and has vacated the site. The allocation within the Publication Policies Consultation includes an allocation of 2,000 sq m of new non-residential floorspace, including social and community and local shopping facilities in addition to the re-provision of the supermarket.

Earl's Court

- 4.18 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.

Vacancy rates within Neighbourhood Centres

- 4.19 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 4.3 below.

Neighbourhood Centre	Total Units	% Vacant units 2014	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017
All Saints' Road	42	8	3	3	2
Barlby Road	7	16	17	33	43
Chelsea Manor Street	10	0	20	10	0
Clarendon Cross	18	11	11	11	6
Cromwell Road Air Terminal	23	0	0	0	0
Earl's Court Road	144	3	2	4	4
Earl's Court Road (North)	17	11	0	6	0
Elystan Street	45	4	9	7	4
Fulham Road (Brompton Cemetery)	18	15	10	5	11
Fulham Road (Old Church Street)	34	9	3	13	15
Gloucester Road (North)	61	3	3	2	2
Gloucester Road (South)	48	3	3	0	0
Golborne Road	107	9	10	12	12
Golborne Road (North)	14	7	0	7	2
Holland Park Avenue	52	5	0	2	2
Holland Park	13	0	8	8	8
Ifield Road	4	33	33	60	60
Kensington High Street (West)	6	17	17	0	0
Ladbroke Grove (North)	17	19	6	6	0
Ladbroke Grove Station	46	3	4	4	11
Lower Sloane Street	35	6	6	9	14
Lowndes Street	12	0	8	0	0
Napier Road	7	13	0	0	0
North Pole Road	24	13	17	17	17

Neighbourhood Centre	Total Units	% Vacant units 2014	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017
Old Brompton Road (East)	24	4	0	4	0
Old Brompton Road (West)	79	5	7	9	8
Pembroke Road	14	0	7	7	7
Pont Street	12	8	8	0	0
Sloane Avenue	12	9	8	0	8
St. Helen's Gardens	12	25	17	17	17
Stratford Road	19	0	0	5	11
Thackery Street	24	5	5	0	8
The Billings	13	14	14	20	15
Walton Street	18	0	5	5	17
Westbourne Park Road	10	20	45	45	34
World's End	50	5	5	10	2
Total – Neighbourhood Centres	1091	6.0%	5.9%	7.2%	7.2%

Table 4.3: Vacancy rates in Neighbourhood Centres 2014-2017

- 4.20 Whilst vacancy rates have increased in some centres, they have dropped in others, with the overall vacancy rate across the Borough's neighbourhood centres unchanged at 7.2%. This compares to a national average for shopping centres across the UK of 12.2%, or a London average of 7.5%¹⁷. This figure is higher for some of 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.
- 4.21 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 may be 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.
- 4.22 At 17% the vacancy rates in the St Helen's Gardens, Walton Street and North Pole Road Neighbourhood Centres remain higher than the Borough average. Concern about the health of St Helen's Gardens 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). Whilst the policies within it are being given considerable weight when determining applications there were no relevant applications within the monitoring period.

¹⁷ Local Data Company (April 2016)

- 4.23 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 Plan may prove a model which could be transplanted to other centres with high vacancy rates, centres such as the Billings (15% vacancy rate), Westbourne Park Road (34% vacancy rate) and Barlby Road (43%).
- 4.24 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 19 Publication Policies of the Local Plan Partial Review. 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

- 4.25 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.
- 4.26 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.
- 4.27 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%.
- 4.28 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

- 4.29 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.’
- 4.30 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.

- 4.31 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. This follows on from 2016 when no applications were made and 2015 when only a single application had been made.
- 4.32 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

- 4.33 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.
- 4.34 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.
- 4.35 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 4.36 The Borough's list of Assets of Community Value (as of 30 November 2017) is set out in Table 4.4 below. This includes the Notting Hill Police Station, an asset added after the end of the current monitoring period.

Name of property	Address	Nominating Community Interest Group	Date added to list
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
North Kensington Library	108 Ladbroke Grove, W11 1PZ	Supporters of North Kensington Library as an asset of community value	16/02/17

Kensington and Chelsea College	Wornington Road, W10 5QQ	Supporters of Kensington and Chelsea College	26/06/17
Notting Hill Police Station	101 Ladbroke Road, W11 3PN	The Kensington Society	08/11/17

Table 4.4: List of Assets of Community Value

Conclusion

- 4.37 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. Indeed there has been a significant increase in D1 uses permitted over the monitoring period. There has also been a modest increase in both D1 and D2 uses, completed, over the period.
- 4.38 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, with the newly created ground floor retail unit soon to be occupied by a small supermarket. In addition, construction of the new centre 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 uses.
- 4.39 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 or A4 floorspace.

5. 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

- 5.1 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.
- 5.2 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.
- 5.3 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

- 5.4 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 was needed in the south and about 650 sq m needed in the north and centre of the Borough.¹⁸ Predicted need rose dramatically to 2028, when 145,000 sq m of comparison need was modelled.
- 5.5 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 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

¹⁸ RBKC, Retail and Leisure Needs Study, NLP, 2008.

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.

- 5.6 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.
- 5.7 The Monitoring Report considers net changes in all A1 class floorspace permitted, and completed, for 2016/17. These are set out in tables 5.1 and 5.2 below.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	21,145	19,495	-1,650

Table 5.1: Retail (Class A1) floorspace permissions October 1 2016 to September 30 2017

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	5,912	4,815	-1,097

Table 5.2: Retail (Class A1) floorspace completions April 1 2016 to March 30 2017

- 5.8 Applications which involve a net change of more than 150 sq m are shown on figure 5.1. The applications are typical in that they largely relate to reconfiguration and movement within the town centre uses, often above or below ground floor level. The single largest loss granted is within Kensington High Street, a loss to a composite Japanese cultural centre/ retail use, a use which is likely to make a significant contribution to draw of the centre.
- 5.9 The most significant applications for a net increase in A1 floorspace are Nos. 33-35 Brompton Road in Knightsbridge which involves a net increase of nearly 2,000 sq m of new A1 floorspace; and No. 60 Sloane Avenue, and a net increase of 1,930 sq of A1 class use. These are both applications including the reconfiguration for a property within (or immediately adjoining) a major town centre. Indeed figure 5.1 below does show that the majority of applications which create A class floorspace do lie within a town centre. The sole exception is No. 53 Kensal Road, an application which allows the creation of A class floorspace within the Kensal Employment Zone.

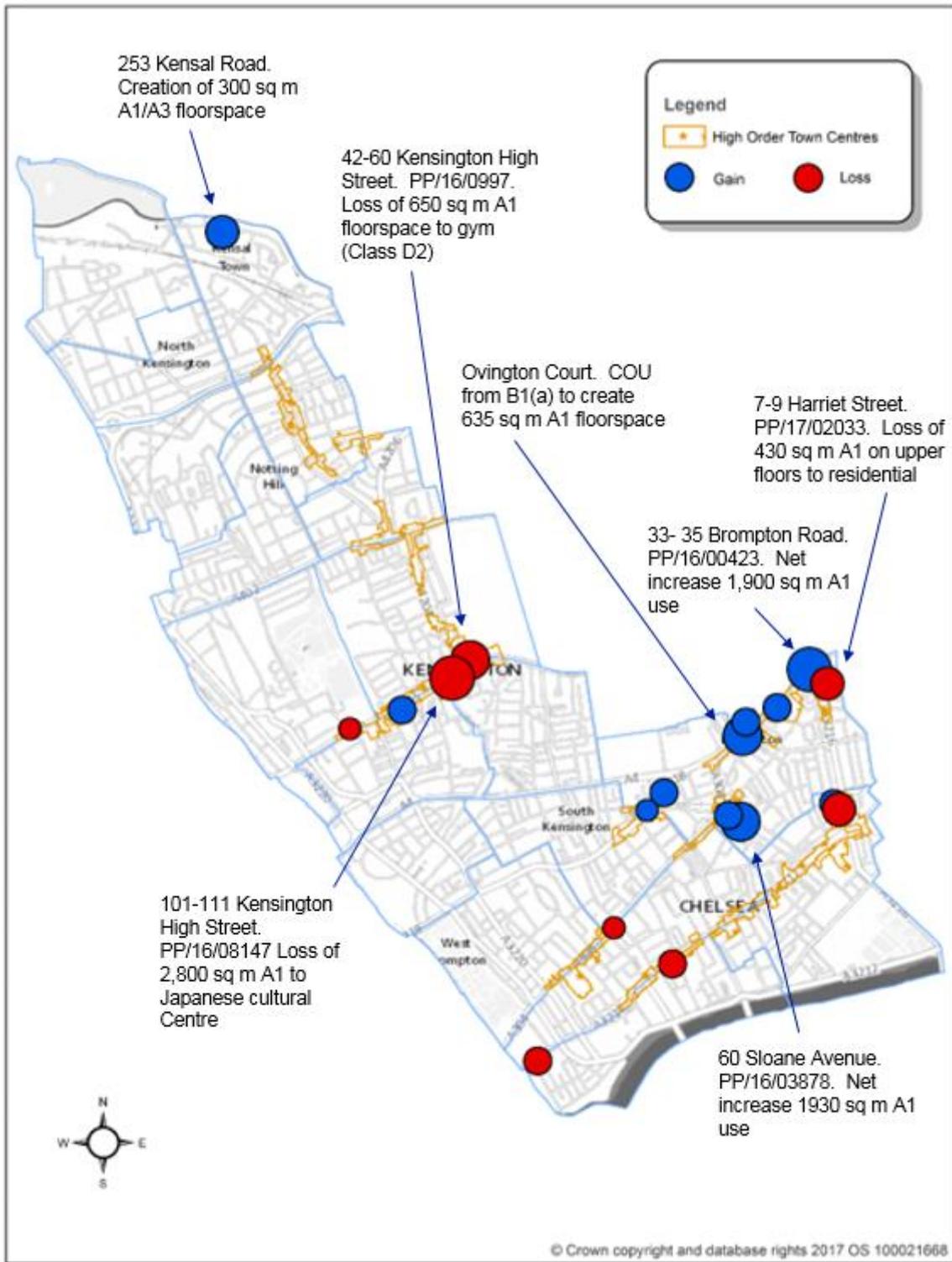


Figure 5.1: Permissions which include a net change in A1 (retail) use 2016/17
Source LDD.

5.10 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

suggest a climate where land owners are looking to expand retail offer across the Borough.

- 5.11 Appendices A and B provide the full list for permissions and completions relating to class A1 uses.
- 5.12 In previous Monitoring Reports we have considered the provision of new A1 floorspace over time. There has been a historic mismatch, with changes in floorspace not meeting the “need” predicted in the local and regional retail need assessments. This mismatch continues, with the increase in A1 floorspace completed since 2009 being just 2,160 sq m. This is modest and sits more comfortably with the need predictions of the 2016 update to the RLNS than the 2008 study used to inform the 2010 Core Strategy. This does suggest that the Borough’s centres only have a limited need for additional retail floorspace as are broadly in equilibrium.
- 5.13 The net completions since 2009 are set out in table 5.3 and figure 5.2 below.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Net change	2,870	-1,123	1,000	-2,442	-2,891	-769	6,613	-1,097

Table 5.3: Retail (Class A1) completions square metre floorspace 2008/9 to 2016/17

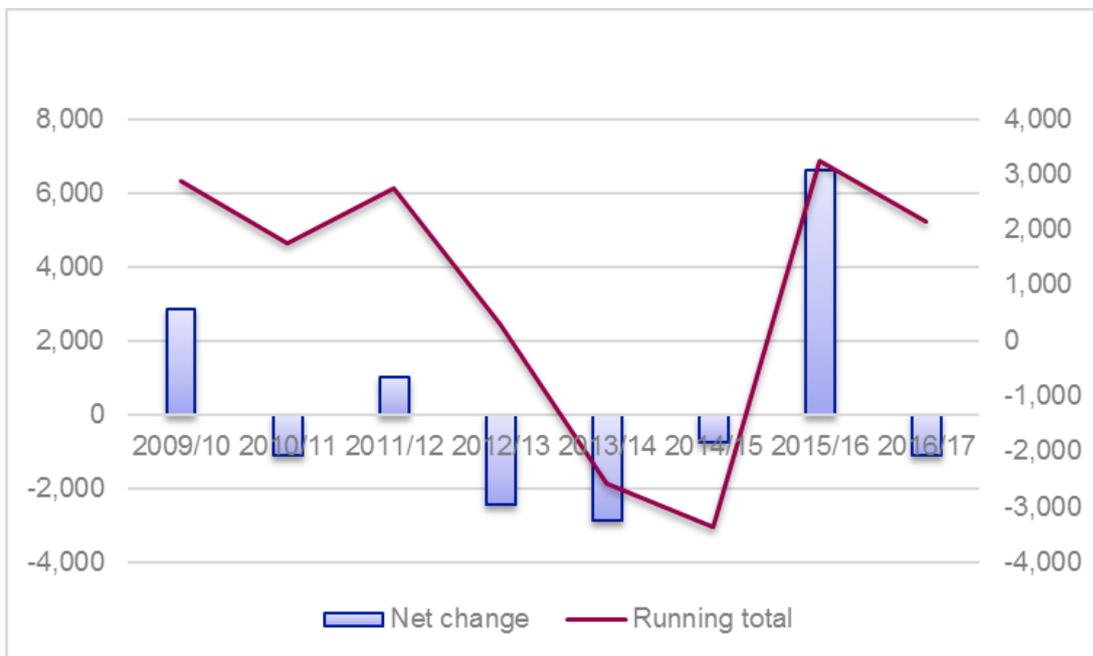


Figure 5.2: Retail (Class A1) completions, 2008/9 to 2016/17

- 5.14 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 original 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.

- 5.15 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 5.4.

Type of centre	2010	2011	2012	2013	2014	2015	2016	2017
Higher Order	NA	4.9%	5.2%	5.9%	7.1%	7.4%	7.8%	8.7%
Neighbourhood	NA	6.7%	7.2%	8.2%	6.0%	6%	7.2%	7.2%
Total	6.5 %	5.6 %	5.8%	6.7%	6.7%	6.9%	7.5%	8.3%

Table 5.4: Vacancy rates in designated centres (ground floor units) 2010 to 2017

- 5.16 Some scope remains to provide more retail floorspace by continuing to reduce vacancy rates.

Retail development within town centres

- 5.17 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.

- 5.18 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.

- 5.19 Vacancy rates are a useful indication of the health of a town centre. Table 5.5 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 (12.2%), although are now a little above the London average (7.5%). This reflects a modest increase in vacancy across the borough. This is, however, at odds with the national picture, which shows a modest reduction in national vacancy rates. This is shown in Figure 5.3 below.

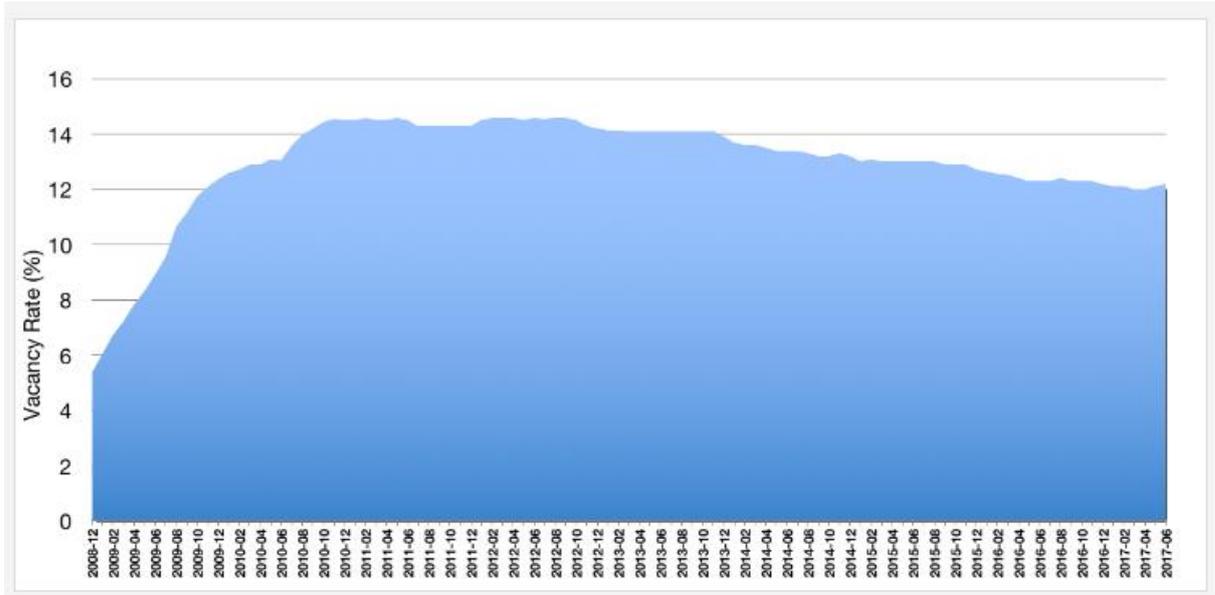


Figure 5.3: National town centre vacancy rates
Source: the Local Data Company¹⁹

Centre	2012	2013	2014	2015	2016	2017
Brompton Cross	5.1%	7.1%	7.7%	12.3%	11.1%	15.9%
Fulham Road (West)	4.3%	3.6%	2.7%	5.4%	2.7%	4.5%
Kensington High Street	6.1%	6.7%	6.7%	9.7%	13.6%	10.8%
King's Road (East)	4.7%	7.7%	8.3%	7.6%	6.7%	7.2%
King's Road (West)	6.8%	7.7%	7.6%	8%	5%	7.9%
Knightsbridge	3.4%	5.3%	7.2%	9%	9.4%	16.1%
Notting Hill Gate	3.8%	5.9%	8.3%	5.6%	6.6%	9%
Portobello	8.8%	6.2%	6.6%	3.6%	5%	5.8%
South Kensington	3.7%	3.1%	5.4%	4.9%	4.4%	2.4%
Westbourne Grove	5.4%	6.4%	7%	6.9%	7.1%	5%
Average	5.2%	5.9%	7.1%	7.4%	7.8%	8.7%

Table 5.5: Vacancy rates in Higher Order Town Centres 2012- 2017

¹⁹ Local Data Company (September 2017)

- 5.20 In a dynamic market it is perfectly normal for centres to see fluctuations in vacancy rates. 2016/2017 has, however, seen increases in vacancy rates for all but three of the Borough's larger centres. Some of these increases may relate to changes in the wider retail market, or investment and development of the borough's stock of shops. However, some will be due to a softening of the market, and increasing pressure on the borough's centres. Whilst vacancy rates have not increased dramatically, continued monitoring will be required to help inform any future revision the Council's town centre policies.
- 5.21 Last year concern was raised about the increase in vacancy rates within Kensington High Street, with a vacancy rate of 13.6%. This has dropped to 10.8% but remains at a level higher the majority of other larger centres in the borough.
- 5.22 The Council doesn't underestimate the challenges facing a centre such as Kensington High Street and careful monitoring will need to continue. However, the high level of vacancy does appear to be an anomaly as it includes two large, and long term development sites: the units which made up the former Lancer Square, and the Odeon Cinema site on the High Street. Taken together these two sites account little under a half the vacant units in the centre as a whole. The Council will continue to work with the Kensington Business Forum to address these challenges.
- 5.23 The vacancy rate with Knightsbridge would also appear to be alarmingly high at 16.1%. However, as with Kensington High Street, many of the vacancies relate to the ongoing redevelopment of a large site. In this case it is the redevelopment of the K2 site on Brompton Road, a site containing some twenty vacant units. Once again the high vacancy rate is a sign of growth and investment within the centre, rather than as a symptom of decline.

Mix of uses within town centres

- 5.24 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.
- 5.25 Table 5.6 sets out the proportion of different A class uses within the Borough's designated centres in 2017. There has been no significant change in the last year. The only exception has been a reduction in A2 uses from 8.2% to 6%. This will reflect the removal of bookmakers from Class A2 of the Use Class Order rather than any changes to the uses themselves.
- 5.26 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.

	2016	2017
A1 Shops	57.7%	57.2%
A2 Finance and professional services	8.2%	6%
A3 Restaurants/ Cafes	14.5%	14.5%
A4 Drinking Establishments	2%	1.6%
A5 Hot Food take-away	1.3%	0.6%

Table 5.6: A class ground floor units within designated centres (2016 and 2017)

Character and diversity

- 5.27 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 5.8, 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.
- 5.28 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.
- 5.29 Table 5.7 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, whilst 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. An update to the GLA's TCHC is expected in 2018. It is not known whether the multiple retailer indicator will be reintroduced.

Centre	Multiples (% of occupied ground floor units)							GLA Multiples as % of total centre Floorspace (2007)
	2011	2012	2013	2014	2015	2016	2017	
Brompton Cross	22%	23%	24%	22%	19%	18%	18%	22%
Fulham Road (West)	28%	32%	33%	28%	28%	29%	27%	27%
Kensington High Street	50%	45%	53%	50%	49%	47%	45%	51%
Kings Road East	57%	56%	55%	47%	46%	47%	49%	53%
Kings Road West	29%	28%	30%	25%	24%	24%	22%	33%
Knightsbridge	41%	41%	41%	42%	38%	37%	34%	52%
Notting Hill Gate	30%	29%	30%	28%	26%	26%	23%	24%
Portobello Road	15%	14%	15%	15%	14%	14%	13%	16%
South Kensington	29%	29%	32%	30%	25%	25%	27%	11%

Westbourne Grove	-	-	-	-	31%	32%	33%	-
Total	36%	33%	36%	35%	34%	32%	31%	

Table 5.7: Percentage of ground floor units within Higher Order Centres made-up by multiple retailers

Temporary Uses

- 5.30 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.²⁰
- 5.31 Over 2016/17 the Council has been notified of just one change of use; the use of the ground floor on No. 273 Fulham Road as an A3 rather than an A1 use. (NOT/17/01019). The very limited take up may reflect two matters: the limited value of these short term uses to the occupiers; and the opportunities now available for changes of use now permitted under other changes to planning regulations.

A2 uses

- 5.32 The changes to planning regulations²¹ 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 it is no longer possible to use the London Development Database to determine the net change of estate agents, or A2 floorspace over the borough.
- 5.33 However, a search of the Council's town centre survey indicates that there are 143 estate agents within the Borough's designated centres, an increase of four since 2016. This is modest and does not suggest a rapid growth of estate agents to the detriment of A1 retail uses.
- 5.34 The absolute number of A2 uses has dropped significantly across the borough. However, this is not a reflection of actual changes or use. It is more a consequence of bookmakers, a former key component of this use class, now being classed as a sui generis rather than an A2 use.

Launderettes

- 5.35 In April 2016 the Government enacted a statutory instrument which replaced the need for planning permission for changes of use of launderettes (outside of conservation areas) to residential uses, with a system of prior approval. (Class M, Part 3 of Schedule 2 of the GPDO.)

²⁰ Class D, Part 4, Schedule 2 of the TCP (GPD) Order 2015.

²¹ Class D, Part 3, Schedule 2 of the TCP (GPD) Order 2015.

5.36 The Council was concerned that this could greatly weaken the protection which the Council's Local Plan offers to the affected launderettes. As such on 31 March 2017 the Council confirmed a non-immediate Article 4 direction removing these newly granted permitted development rights for the following launderettes:

- 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

5.37 The Article 4 came into force on 24 July 2017.

5.38 To date, no permissions have been granted allowing the change the use of any launderette within the Borough.

Restaurants, cafes and drinking establishments

5.39 Table 5.8 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.

	Net completions (sq m) 04/2015 - 03/16	Net permissions (sq m) 10/2016 - 09/2017
A3 Restaurants/cafés	-210 sq m	778 sq m
A4 Drinking establishments	0 sq m	64 sq m

Table 5.8: Net change of Class A3 and A4 uses

5.40 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.

5.41 For completions:

- 158 to 166 Brompton Road: PP/10/00257, loss of 417 sq m of A3 use associated with COU to A1 and residential as part of a major redevelopment.
- 209 Westbourne Park Road: PP/15/01229, loss of 299 sq m of A23 on upper floors to residential.
- 14 Elgin Crescent: PP/16/00627, creation of 240 sq m A3 use from COU from A1.

5.42 For permissions:

- 43 Thurloe Street: PP/16/05437, Creation of 416 sqm of A3 use through change of use from nightclub within a town centre.
- 276-280 Kensington High Street: PP/16/05546, COU of 315 sq m from beauty spa to restaurant.
- 76-86 Sloane Avenue: PP/16/07621, COU of 441 sq m of A3 use to A1 and residential.

5.43 It should be noted that planning permission is not normally required for a change to a use lower down within the A class, for example A2 to A1 or A5 to A3.

5.44 In addition 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.²² 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.

5.45 Prior approval for a change of use from A1 to A3 was sought for just two properties in the monitoring period. These are set out in table 5.9 below. The single approval “given” was for a proposal which was considered to be policy compliant.

Reference	Address	Description	
PA/16/07307	23 Pembridge Road	Change of use of A1 use (retail) to A3 use (restaurant/cafe).	Granted
PA/16/08189	9 Kenway Road	Change of use of basement and ground floor from Class A1 unit (vacant shop) into Class A3 restaurant.	Refused

Table 5.9: A1 to A3 allowed under prior approval

Street markets

5.46 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 has not will relocated yet to the school playground of Instituto Español Vicente Cañada Blanch in 2017 due to continuing redevelopment discussions.

²² Class C, Part 3 of Schedule 2 of the GDPO 2015 (as amended)

5.47 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.
- Joined with the Westway Trust and private landlords to pursue options for a destination website. This would be the link to full utilisation of the installing free public internet connectivity along the market streets.
- Golborne Road public realm improvements have created a positive environment to live and work in and so supports further the development of the market here.
- 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 other stakeholders to provide Operation Teacup to allow those affected by the Grenfell fire to have access to on the street engagement with those that can help. This was furthered by Rugby Portobello having a presence on the markets to provide further support over the winter of 2017.
- Worked with Dementia Alliance on a Dementia Awareness Day as part of a project to make the market more dementia friendly.
- A Christmas lights switch-on ceremony for the local community where the winner of an annual road safety art contest for local school children switches on the market Christmas lights with the Mayor and participants in local school choirs carol singing.
- Worked with Westway Trust, Countrywide Markets, Epic CIC and Acklam Village Market on the Portobello Winter Festival taking place over 9 and 10 December 2017.
- 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 2017)
- 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.
- 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.
- Worked with stakeholders to consider opportunities for further dedicated storage space for market traders and/or infrastructure such as tables or pop-up gazebos.

5.48 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. Will Pascall and Vice Chairman Cllr. Monica Press, met four times per year to discuss issues of concern to the markets, market streets and adjacent areas. Support for this meeting is shared amongst the Council and other local stakeholder

groups. 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

- 5.49 Macro forecasting carried out for the London Plan²³, and fine-tuned for this Borough ²⁴, concluded 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.
- 5.50 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.
- 5.51 This target was amended in 2017 with the publication of the London Office Policy Review. This concludes that there is a need for 45,000 sq m of office floorspace for the 12 years to 2028.
- 5.52 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.
- 5.53 Tables 5.10 and 5.11 sets out the completions and the permissions for the monitoring period.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
B1 use	31,250	42,745	11,495

Table 5.10: Business (B1) floorspace permissions 1 October 2016 – 30 September 2017

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
B1 use	7,846	5,695	-2,151

Table 5.11: Business (B1) floorspace completions 1 April 2016 – 30 March 2017

²³ London Office Policy Review, Ramidus Consulting Limited, 2012 and GLA Economics, Working Paper 51, 2013

²⁴ RBKC Commercial Property Study, Peter Brett Associates, 2013

- 5.54 Figure 5.4 shows the net change in B1 floorspace granted and completed since the adoption of the Core Strategy in 2010.
- 5.55 This does indicate that there has been a steady, and encouraging, increase in permissions for additional B class floorspace. This suggests that the borough's office market remains vibrant, with an increasing number of proposals including a significant amount of new office floorspace. Coupled to this is a reduction in loss of office floorspace being completed, a reduction which suggests that the "tanker" of the legacy of pre-2010 applications has turned. Few future completions will now relate to permissions granted under a policy regime where offices were not protected.
- 5.56 However, the Council does recognise that previous consents have yet to have been translated into net gains on the ground. Figure 5.4 shows that this has been the case since at least 2010 and the adoption of the current Core Strategy (now Local Plan). Despite net increases in office floorspace being granted in 2013/14, 2015/16 and 2016/17 the borough has yet to have seen any net increase in office floorspace being delivered. Whilst the increase in consents is encouraging, the Council can only wait to see if and when these schemes are implemented.

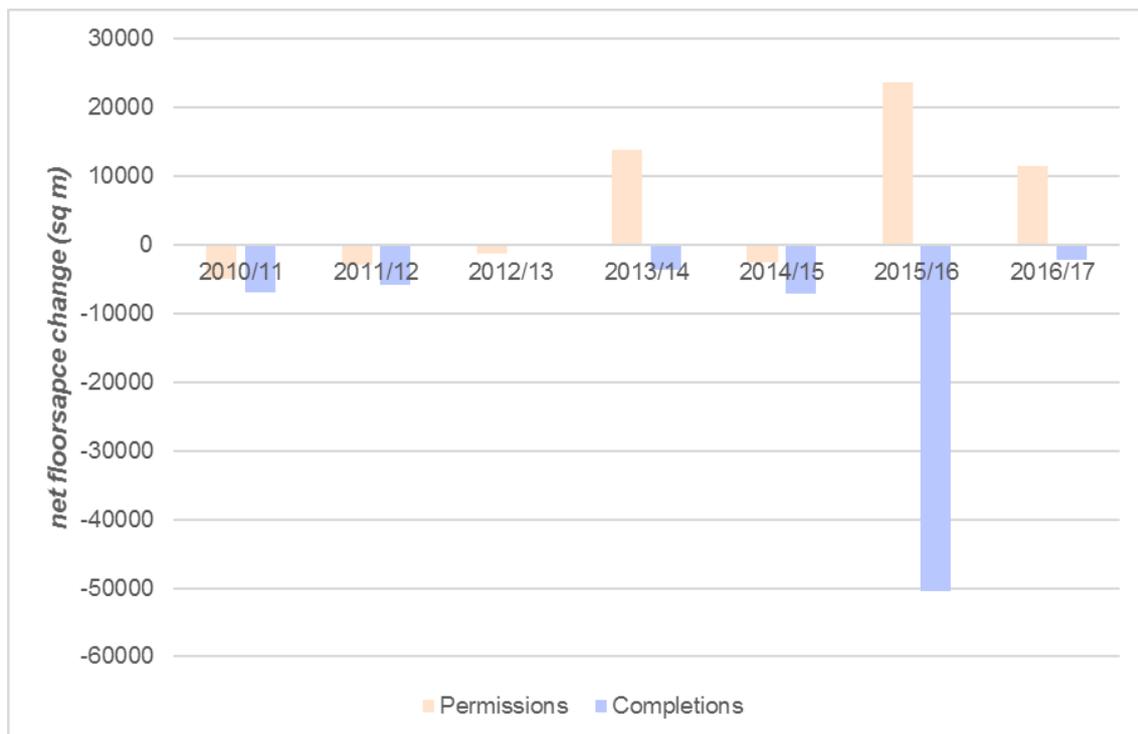


Figure 5.4: Net change in B1 floorspace permissions and completions, 2010/11 to 2016/17

Location of new offices

- 5.57 Permissions for new larger offices continue to relate to sites within the Borough's Employment Zones and its larger town centres (see figure 5.5). In particular there have been a number of applications which have permitted significant increase in business floorspace within the Kensal Employment Zone and the Notting Hill Gate District Centre.

These are both locations supported within the Local Plan as being appropriate business locations.

Loss of offices

5.58 Whilst the monitoring period has seen a significant net increase in applications for office floorspace, the year is typical in that it also includes a number of applications which have resulted in the net loss of floorspace. 18 permissions fall into this category. However, it is telling that all but one of these applications was “policy compliant” in that the loss was either to an alternative town centre uses; to a social and community or cultural use; or it was part of a larger land swap, which resulted in the net increase in business floorspace overall. The only exception (PP/17/0116) is small in scale at just 72 sq m, and related to an ancillary office used to manage short term lets within the same building.

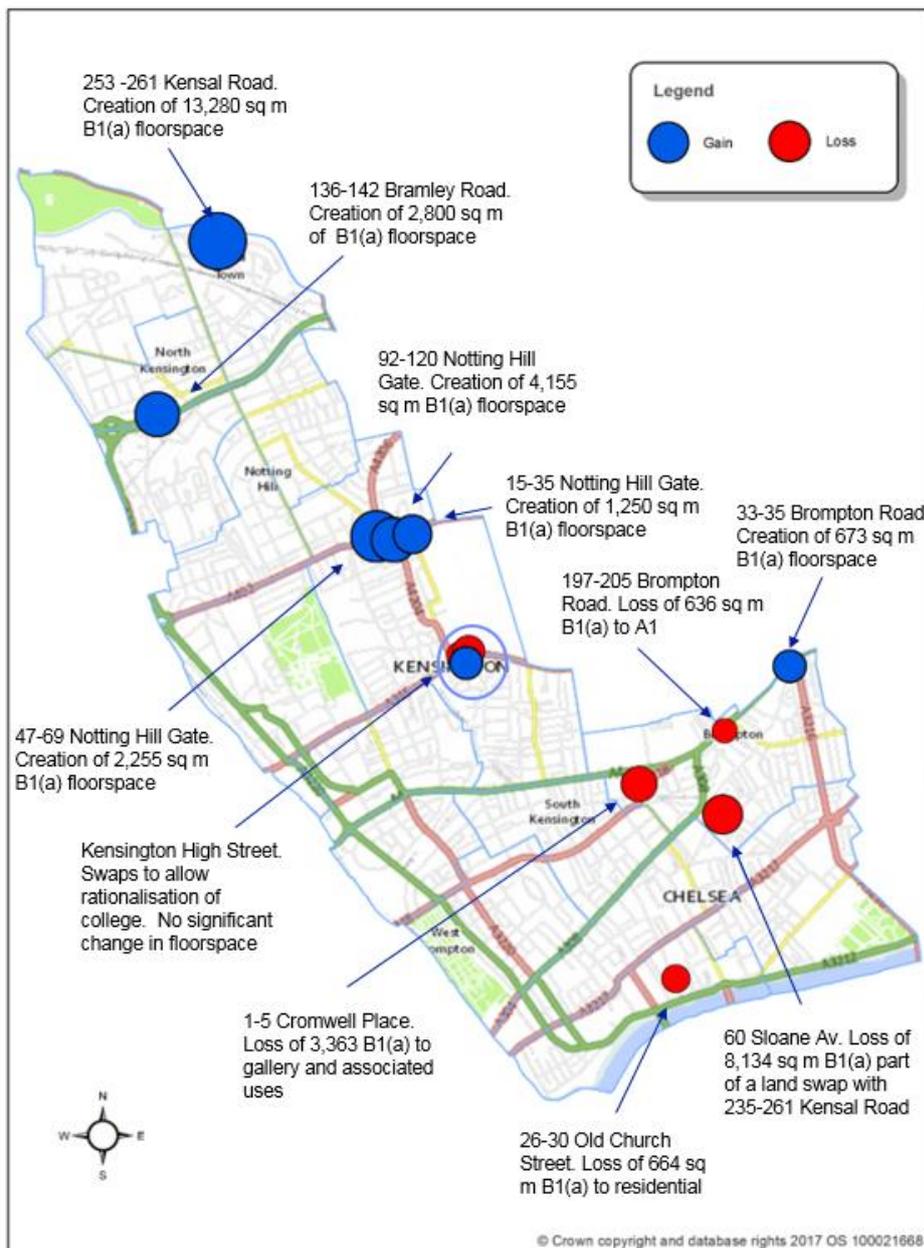


Figure 5.5: Planning permission resulting in net change of <500 sq m of B1 Office floorspace. 2016/17

Office Vacancy Rates

- 5.59 Office vacancy rates across the Borough remain very low, at just 2.2%.²⁵ For reference, the natural level of voids (a similar but not identical measure as vacancy) is normally considered 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.
- 5.60 As such the conclusions made by Frost Meadowcroft in its report on the Borough's office stock remain valid²⁶:
- 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.
 - 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

- 5.61 The Council currently has an exemption from national permitted development rights which allow the change of use from office to residential uses through a system of prior approval. However, this exemption is due to expire in May 2019.
- 5.62 In order to ensure that planning permission will continue to be required from May 2019 the Council has started the process of implementing an Article 4 Direction. We "made" a borough-wide Direction on 12 September 2017. We now have some time to consider the representations received and to decide if, or how, we should take the Direction forward. This "confirmation" must take place at least a year hence if the Council is not to be liable for the payment of compensation associated with the removal of the permitted development right.
- 5.63 In the monitoring period the Council has also finalised the Article 4 Direction intended to protect much of the Borough's light industrial premises. Initially "made" in September 2015 it was confirmed on 23 September 2016, before coming into force on 1st October 2017. This means that planning permission will continue to be required for changes of use from light industrial to residential uses for the area set out in figure 5.6 below. This includes the Employment Zones, four northern wards and a number of named car repair garages. This area will include some 84% of all of the Borough's light industrial floorspace.

²⁵ Frost Meadowcroft, Market Update Q3 2017.

²⁶ Frost Meadowcroft, Market and Viability Assessment 2014.

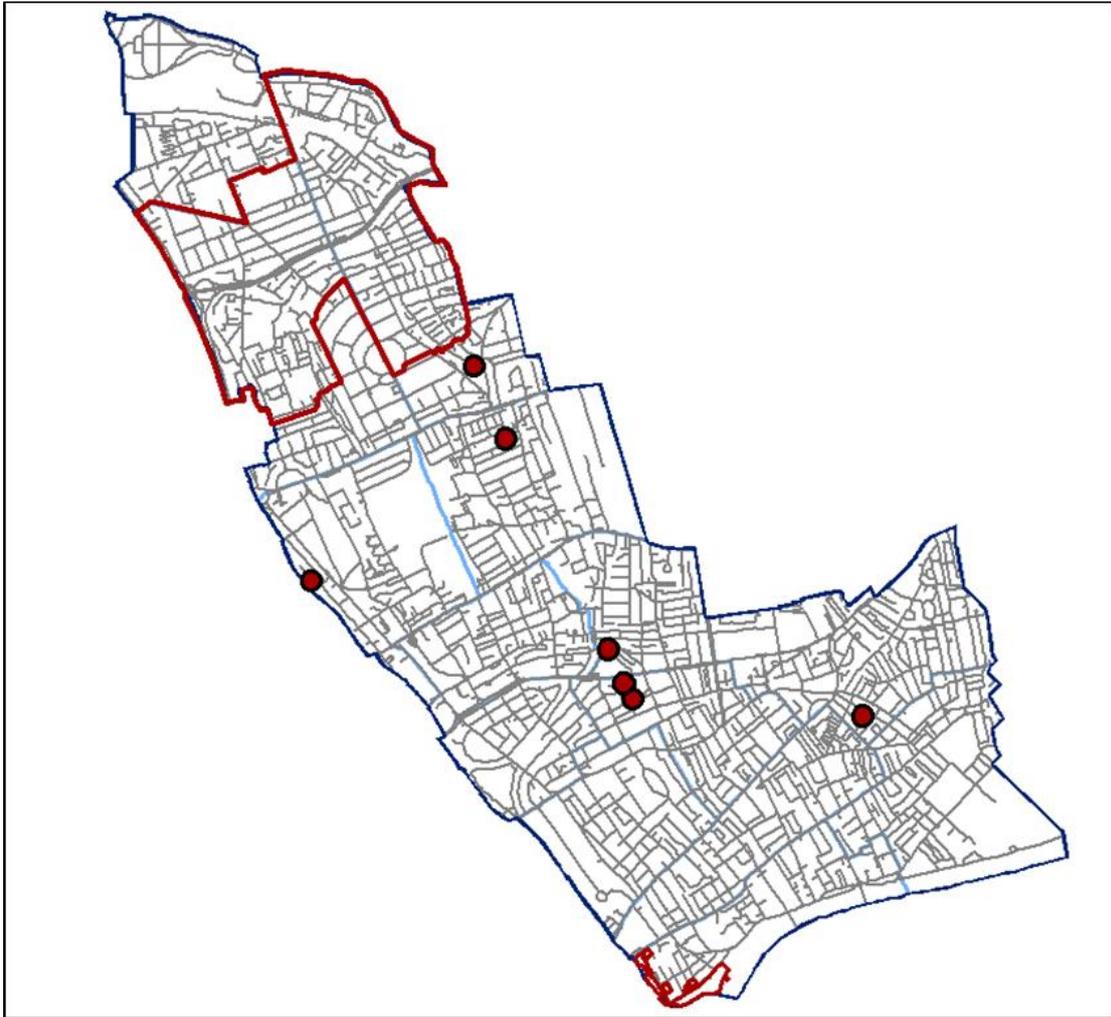


Figure 5.6: Areas and locations for Article 4 direction for B1(c) light industrial use.

Hotels

- 5.64 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.
- 5.65 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.
- 5.66 The need for additional hotel bed spaces is supported by the GLA, with its hotel study of 2013²⁷ suggesting that the Borough potentially needs 2,700 additional rooms by 2036 to

²⁷ GLA Economics, Working Paper 58, Understanding the demand and supply of visitor accommodation in London to 2016. (August 2013).

meet the increasing need. The GLA’s 2017 projections²⁸, reduce the “need” within the Borough significantly. It does, however, remain positive, suggesting that any loss must be made up by permissions.

5.67 The Council monitors the net change of hotel bedrooms permitted and completed. Table 5.12 and 5.13 show the number of permissions granted and completed during the monitoring period. There was very little activity, with two permissions granted resulting in the net increase of just 18 bedrooms, and completions resulting a net loss of 21 bedrooms. This compares to the estimated stock of “serviced accommodation room supply” of 15,151 bedrooms.²⁹

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
Hotel bedrooms	10	28	18

Table 5.12: Class C1 (Hotel) bedrooms permissions October 2016 to September 2017

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
Hotel bedrooms	24	3	-21

Table 5.13: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2016 – 30 March 2017

5.68 The two losses are set out below:

- PP/17/000967: 256 Kensal Road. Loss of a small (10 bed) hotel, within the Kensal Employment Zone. Business uses are favoured in such locations.
- PP/15/03731: 10 Vicarage Gate. COU of hotel (17 bed) to single dwelling. In this case the Council was satisfied that the existing hotel did not have a viable long term future.

Conclusion

5.69 The retail (class A1) market continues to be in a broad equilibrium with a net decrease of some 1,650 sq m A1 floorspace permitted and a net loss of 1,100 sq m completed. This means that just 2,161 sq m of additional A1 floorspace has been built since 2010. This continues to chime 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.

5.70 A lack of growth in retail floorspace does not mean that our centres are in decline. To the contrary, our centres continue to provide a valued service to our residents and to many visitors from outside the borough. Vacancy rates remain relatively low, significantly below

²⁸ GLA Economics, Working Paper 88, Projections of demand and supply for visitor accommodation in London to 2050. (April 2017).

²⁹ *ibid*

the national average. However, the Council cannot afford to be complacent, with vacancy rates having now edged up to a little above the London average. The nature of vacancy must be considered carefully.

- 5.71 The monitoring period has seen the Council progress a number of Article 4 directions to ensure that we can continue to assess/ determine the loss of launderettes, of light industrial and of office uses, against our own policies.
- 5.72 The Borough's office market continues to remain strong with vacancy rates remaining very low. At 2.2%, they are well below the natural level of 8% considered appropriate for the market to work effectively.
- 5.73 Whilst 2016/17 has seen a further net loss of offices floorspace completed across the Borough (2,151 sqm) the encouraging signs continue for new office floorspace in the pipeline. The monitoring period saw a net increase in 11,495 sqm of office floorspace permitted. We can only wait and see if and when these schemes are implemented.

6. 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

- 6.1 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.
- 6.2 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?
- 6.3 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.
- 6.4 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

- 6.5 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.
- 6.6 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.
- 6.7 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.

- 6.8 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.
- 6.9 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. Figures 4.1, 5.1 and 5.5 do indicate that new major trip generating uses are largely being located within town centres or within other accessible areas.

Permit Free Residential properties

- 6.10 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.³⁰ As of November 2017 2,266 properties are “permit free.”

Use of Public Transport

- 6.11 TfL produces annual statistics for the modes of transport used by the Borough. This is set out in Table 6.1 below. The table refers to trips per person per day.
- 6.12 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.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Public Transport	0.9	1.1	1	1	1	0.9
Private Transport	0.7	0.5	0.6	0.5	0.6	0.4
Walk/Cycle	1.2	1.2	1.5	1.1	1	1.4
All	2.8	3.1	3.1	2.5	2.6	2.7

Table 6.1: Trips per person per day 2010/11 to 2016/17³¹

³⁰ 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>

³¹ TFL, Mode of transport data, 2016

S106 Contributions of Highways and Transport Issues

- 6.13 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 2016 and March 2017, approximately £5.4 million was secured for highways and transport purposes.

New and Enhanced Rail Infrastructure

Crossrail 1

- 6.14 Network Rail carried out a "GRIP1" study making a preliminary assessment of the feasibility of a station on the Elizabeth Line to serve the Kensal Canalside Opportunity Area. Early design work focuses on the concept of an island platform station served by between 4 to 6 trains per hour, which would link the Opportunity Area to Central London, Canary Wharf and the major transport interchange at Old Oak Common.
- 6.15 Work is also well underway to integrate emerging designs for a station and a road bridge across the railway into the landowners' plans for the northern section of the Opportunity Area. To the south, the North Pole Depot is no longer proposed for a Heathrow Express Depot and the Department for Transport is investigating releasing the site for development.
- 6.16 The Development Infrastructure Study for Kensal 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.

Crossrail 2

- 6.17 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 delivery of the line. Once more details become available the Council's Leadership Team will consider the issue. The Council's final position will be informed by extensive consultation with residents, businesses and other stakeholders.

Conclusions

- 6.18 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, almost entirely, been restricted to town centres or other 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.
- 6.19 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.

6.20 The Council is continuing to work with partners to increase public transport accessibility across the Borough.

7. 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

- 7.1 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.
- 7.2 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.”
- 7.3 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.

Planning Enforcement

- 7.4 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 7.1 below shows the types of cases the planning enforcement team received during the monitoring period and the same monitoring period in the previous year.

Complaint types	No. of cases (10/2015 – 09/2016)	% of cases (10/2015 – 09/2016)	No. of cases (10/2016 – 09/2017)	% of cases (10/2016 – 09/2017)
Building works	556	36%	335	24%
Breach of condition (including construction traffic management)	225	15%	180	13%

Complaint types	No. of cases (10/2015 – 09/2016)	% of cases (10/2015 – 09/2016)	No. of cases (10/2016 – 09/2017)	% of cases (10/2016 – 09/2017)
Change of use (including short-term lets)	136	9%	164	12%
Proactive licensing-related investigations	161	10%	259	18%
Listed building works	77	5%	73	5%
Advertisements	134	9%	68	5%
Deviation from approved plans	91	6%	75	5%
Miscellaneous (including correspondence)	92	6%	215	15%
Untidy sites	70	5%	44	3%
Total	1,542	100%	1,413	100%

Table 7.1: Enforcement cases 2015/16 to 2016/17

- 7.5 The Council received and investigated 1,413 enforcement complaints and enforcement related enquires in the monitoring period compared to 1,542 in the previous year. This is a decrease of 8%.
- 7.6 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 126 enforcement related notices were served compared to 156 for the same period in the previous monitoring period.

Trees and Landscape

- 7.7 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.
- 7.8 In 2016, the Council made seven new Tree Preservation Orders (TPOs). In addition, 172 street trees were planted in the winter of 2016/17.

Conclusions

- 7.9 The Council continues to take an active role with regards to breaches of planning control. It continues to undertake proactive investigations. 1,413 enforcement cases were opened and 126 enforcement related notices served in the monitoring period.
- 7.10 The Council made seven new Tree Preservation Orders whilst 172 street trees were planted in the winter of 2016/17.

8. 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.

- 8.1 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.
- 8.2 '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.
- 8.3 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)

- 8.4 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.
- 8.5 The AAP is made up of distinguished and experienced architectural professionals who willingly give their time. It meets regularly 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, 2016/17, a total of 11 design appraisals have been carried out by the panel.

Basement Development

Policy CL7

- 8.6 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.
- 8.7 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.

- 8.8 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

- 8.9 The monitoring period for basements for the purposes of this report is from 1 January until 31 October 2017. 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.
- 8.10 This is the third year where the impact and effectiveness of the new Policy CL7 can be monitored. Table 8.1 and Figure 8.1 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 registered, and those granted, have both seen a year on year fall at just 75 and 51 respectively. This is the lowest figure since at least 2008.
- 8.11 This would suggest that the 2015 basement policy have proved effective. It is also perhaps telling that the number of applications being refused has declined dramatically, from a peak in 2014 of 111 to just 6 in 2017. This would suggest that applicants are becoming more aware the policies and are tailoring their applications accordingly.

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 (to Nov)	Av per year (to 2015)	Total
Cases Registered	186	129	182	181	307	450	393	252	153	75	233	2,326
Permissions Granted	204	121	150	132	242	259	295	158	128	51	175	1753
Applications Refused	17	10	14	25	53	73	111	95	32	6	43	434

Table 8.1: Planning applications with a basement element, 2008 –Nov 2017

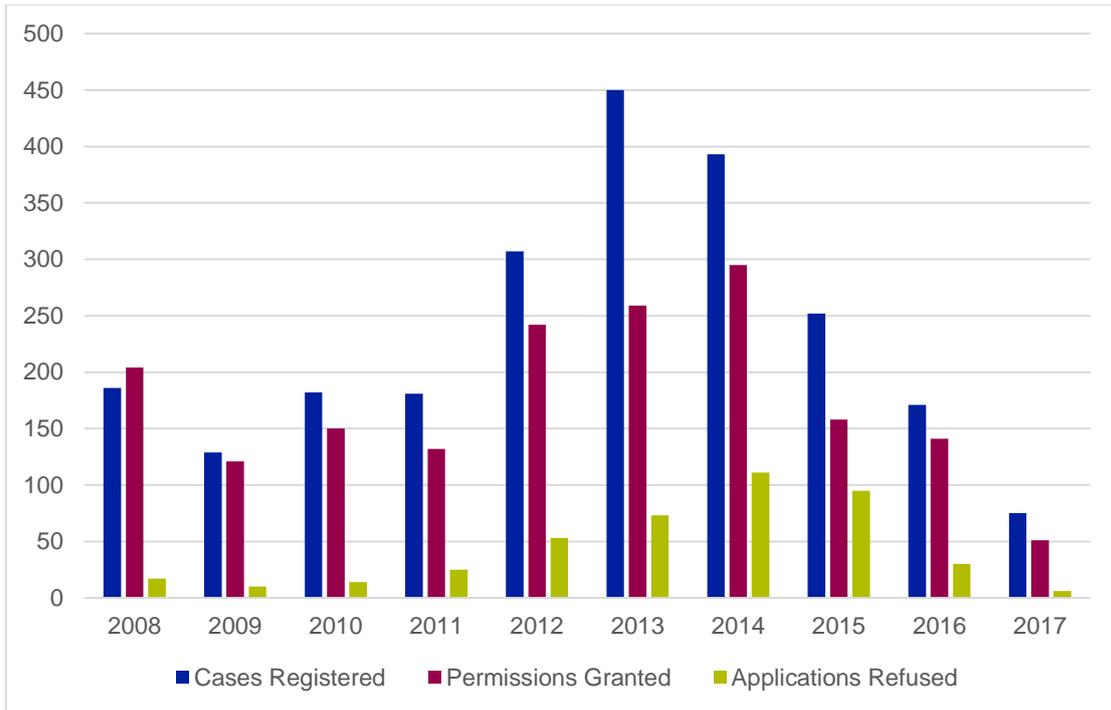


Figure 8.1: Planning applications with a basement element, 2008 - 2017

- 8.12 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. There were 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.
- 8.13 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 8.3 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, Ladbrooke and Holland Park.

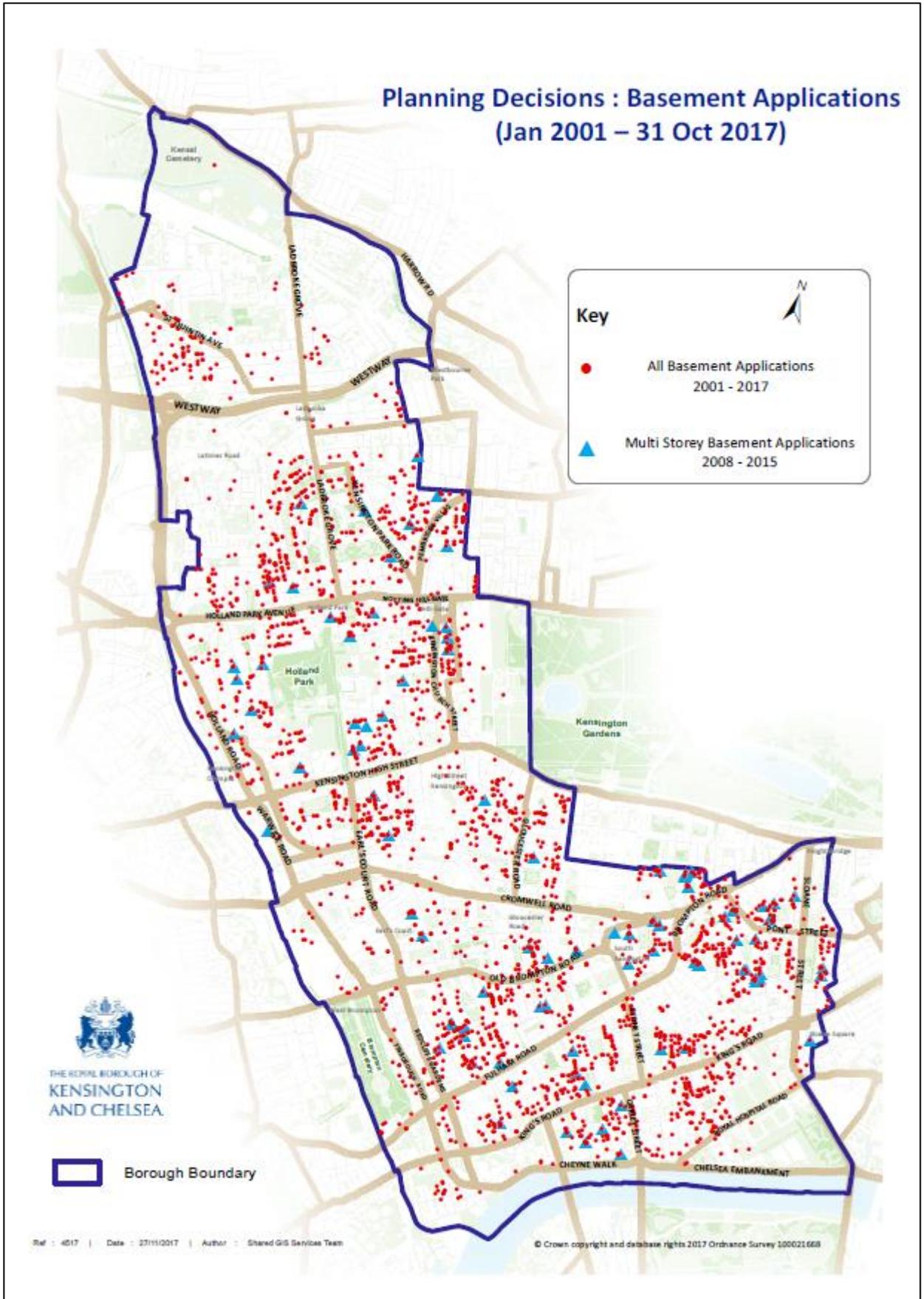


Figure 8.2: All basement applications 2008 – 2017

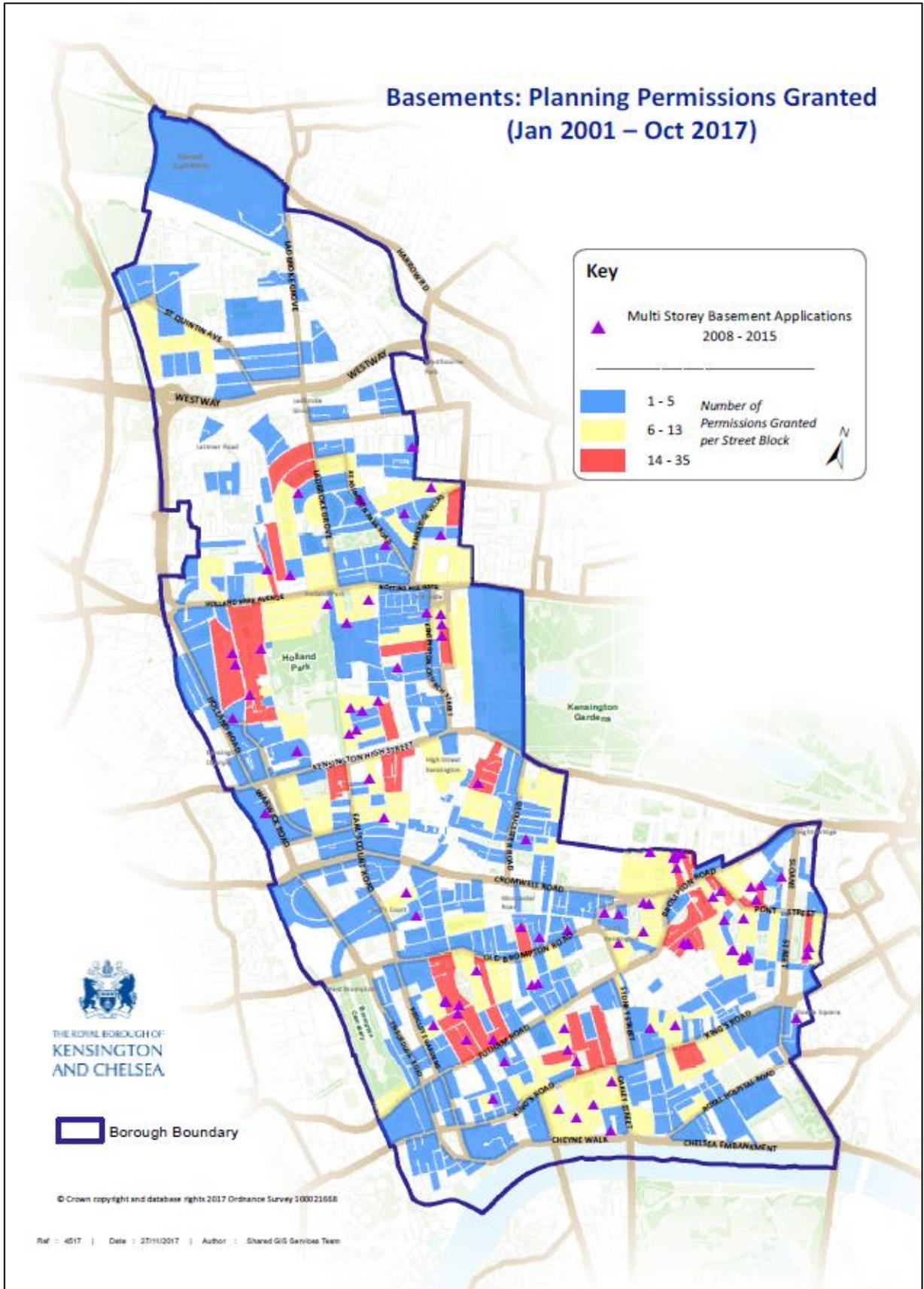


Figure 8.3: Density of basement applications 2008-2017

Basement Appeals

- 8.14 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.
- 8.15 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.
- 8.16 There were just five appeals in 2017 against refusals of planning permission/ listed building consent, where the creation of the basement was in dispute. This is a significant reduction from last year's tally of fifteen, which in itself had been a significant reduction since 2015. All of these appeals are set out below.

Planning Ref	Address	Appeal Outcome	Description	Reason for Inspector's decision
PP/16/03116	9 Seymour Walk, SW10 9NE	Allowed	Demolition of derelict property whilst retaining portion of flying freehold over neighbouring property. Rebuilding 2 bedroom residence with basement, light well and parking at ground floor level.	Condition to require Construction Method Statement would allow structural matters to be addressed satisfactorily.
PP/16/07742	5 St James's Gardens, W11 4RB	Allowed	Creation of single storey rear basement room with associated alterations to lower ground floor and rear courtyard garden.	The basement would not have a harmful impact on the special character of the listed building.
PP/16/08469	Flat 1A, 26 Hans Place, SW1X 0JY	Allowed	Single storey extension at basement level within internal courtyard and relocation of internal flat entrance door.	The basement would not have a harmful impact on the special character of the listed building.

PP/16/05817	18 Upper Cheyne Row, SW3 5JN	Dismissed	Internal alterations at second floor level and external alterations at lower ground floor level, including conversion of front pavement vault and creation of link with main dwelling.	The basement/ link would fail to preserve the special interest of the listed building.
PP/16/06002	Flat 47, Leonard Court, Edwardes Square, W8 6NN	Dismissed	Creation of lightwell to form entry into basement flat (flat already approved). Creation of windows and door to basement. Alteration to pedestrian and vehicular access (not highway land).	The absence of a desk based assessment would mean that the propose basement would cause harm to the heritage asset of archaeological interest.

Table 8.2: Basement Appeals (2017)

Basements Article 4 Direction

- 8.17 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.
- 8.18 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. The Direction came into force on 28 April 2016.

Conservation Area Appraisal Review

- 8.19 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.

- 8.20 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.
- 8.21 As of the end of November 2017 twenty-six new CAAs have been adopted. Eleven remain. Of the remaining, consultation has been undertaken on four and work in on-going on three CAAs.

Listed buildings, scheduled ancient monuments and archaeology

Heritage at Risk Register

- 8.22 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.
- 8.23 44 'buildings' within the Borough are on the 2017 register. The vast majority of these are monuments and tombs in Kensal Green Cemetery. The entries on the 2016 Register are:
- Kensal Green Cemetery W10
 - Church of St John the Baptist, Holland Road, Kensington W14
 - All Saints Church, Clydesdale Road, Kensington W11
 - Church of St Augustine, Queen's Gate, Kensington SW7
 - Church of St Michael and All Angels, Ladbroke Grove, Kensington W10
 - Kensal Green (All Souls) Cemetery W10
 - Arcade forming circle and avenue, Brompton Cemetery, Old Brompton Road SW10
 - The North Colonnade, Harrow Road, Kensal Green Cemetery W10
 - The Anglican Chapel, Harrow Road, Kensal Green Cemetery W10
 - 1 Campden Hill W8
 - 31 Brompton Square, South Kensington SW3
 - Boundary wall to Kensal Green Cemetery, Harrow Road W10
 - 25-26, Pembridge Square W2
 - Blumberg Mausoleum, Harrow Road, Kensal Green Cemetery W10
 - Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery W10
 - Tomb of Frederick Tillson, Harrow Road, Kensal Green Cemetery W10
 - Mausoleum of Martha Ross, Harrow Road, Kensal Green Cemetery W10
 - Tomb of James Poole, Harrow Road, Kensal Green Cemetery W10
 - Tomb of General James Perry and Sir Patrick O'Brien, Harrow Road, Kensal Green Cemetery W10
 - Tomb of Sir Charles Newton, Harrow Road, Kensal Green Cemetery W10
 - Tomb of John Lucas, Harrow Road, Kensal Green Cemetery W10
 - Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery W10

- Tomb of John Gibson, Harrow Road, Kensal Green Cemetery W10
- Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery W10
- Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery W10
- Monument to Joseph Allmond Cropper, Harrow Road, Kensal Green Cemetery W10
- Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery W10
- Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery W10
- Tomb of Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery NW10
- Mausolea of Isabella Gregory and Hall, Harrow Road, Kensal Green Cemetery NW10
- Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery W10
- Tomb of WH Kent, Harrow Road, Kensal Green Cemetery NW10
- Mausoleum of James Morison, Harrow Road, Kensal Green Cemetery W10
- Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery W10
- Tomb of Duke of Somerset, Harrow Road, Kensal Green Cemetery W10
- Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery W10
- Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery W10
- Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery W10
- Entrance Arch From Courtfield Gardens, Gaspar Mews SW5
- Enclosing walls to Moravian Burial Ground, King's Road SW10
- Tomb of Major General Sir William Casement, Knight Commander of the Bath, Harrow Road, Kensal Green Cemetery W10
- Tomb of Robert Coombes, Brompton Cemetery, Old Brompton Road SW10
- Mausoleum of Joseph Hudson, Harrow Road, Kensal Green Cemetery W10

8.24 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

8.25 There has been two new listing in 2017 (both grade II):

- 86 Golborne Road
- 1-13 Pembroke Studios

8.26 One building has be de-listed, 74 Addison Road.

Conclusions

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

8.28 2016/17 has seen another significant drop in the number of basement applications, to just 75. The tentative conclusions for last year's AMR appear to be correct and that this

level is the “new normal” and that the peaks of 2013 and 2014 may be over. This is reflected in the reduction of refusals and the reduction in the associated appeals.

- 8.29 On 28th April 2016 the Council confirmed an Article 4 direction which means that all basement development within the Borough will now require planning permission.
- 8.30 The Council continues to update its Conservation Area Proposal Statements, with twenty-six new Conservation Area Appraisals being adopted by November 2017.

9. 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

- 9.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices. The average price paid for a property in the Borough, for the 12 months to November 2017 was £2.275 million some five times the London average.³² Whilst the average price of a property has increased by 32% in the last five years it has slowed down recently, with an increase of just 0.67% in the last 12 months.³³ The extraordinary property prices reflect the insatiable demand for all types of housing in the Borough. We do recognise that despite houses being 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.
- 9.2 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.
- 9.3 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 Further Alterations to the London Plan (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
- 9.4 Policy CH1(c) requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

³² Zoopla, 2017

³³ *ibid*

Net additional dwellings

- 9.5 Since the Local Plan was adopted (as the Core Strategy) in 2010 2,119 new homes have been built equating to 54% of the 4,216 target for the same period. This includes the 190 net completions of 2016/17. Completions rely on developers bringing these homes forward.
- 9.6 Whilst this is an under delivery, the Borough has performed better in terms of the approvals which add to 5,193 new homes over the same period. This is shown in table 9.1 and figure 9.1 below. Net permissions for 2016/17 are 459 units. This figure is based on conventional supply (C3 use class). The combined approvals must, however, be treated with some caution as may include schemes with a number of consents over a number of years. The future supply is shown in the following section.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total
Housing Supply Target	350	600	600	600	600	733	733	4,216
Net residential completions	175	102	65	264	982	341	190	2,119
New residential approvals	783	860	244	1292	1303	252	459	5,193

Table 9.1: Net residential approvals and completions 2010/11 – 2016/17

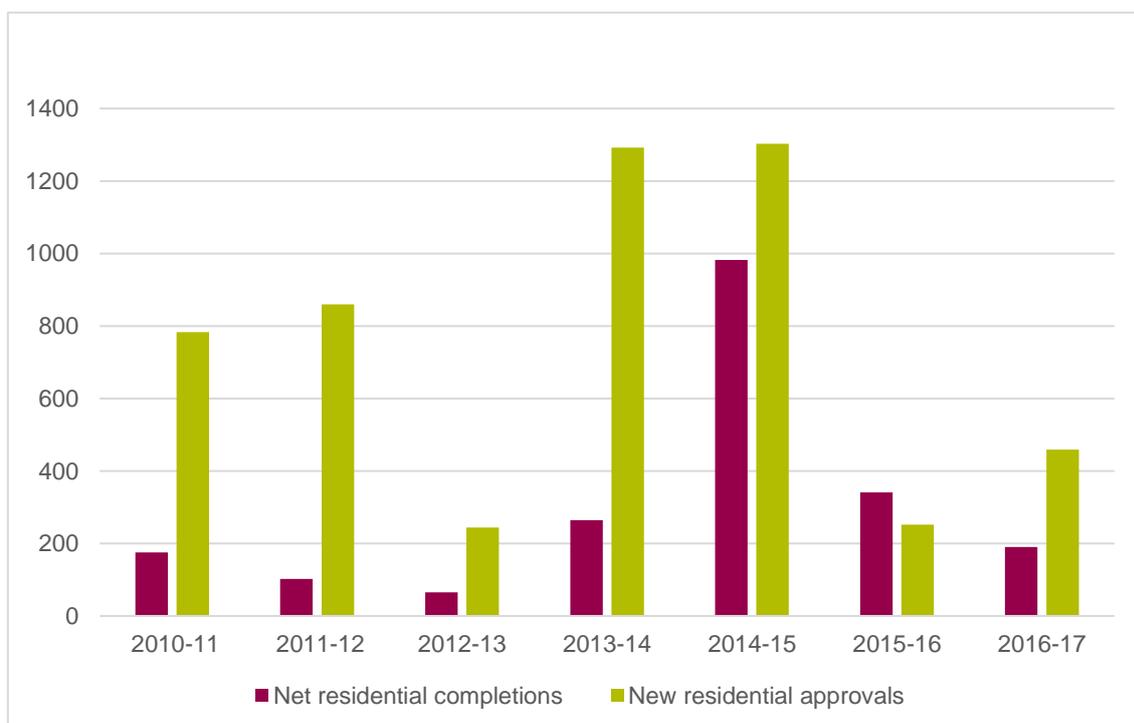


Figure 9.1: Net residential approvals and completions 2010/11 – 2016/17

Five years' housing supply

- 9.7 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing.
- 9.8 The Borough's housing target of 300 units per annum rising to 600 as set out in Policy CH1 of the Local Plan has been superseded by the Further Alterations to the London Plan (2015) which have raised the Borough's target to 733. This target is above the objectively assessed need for housing identified by the Borough's SHMA 2015 of 575 new homes each year.
- 9.9 The London Plan target of 733 units per annum is for ten years between 2015 and 2025 and has been rolled forward³⁴ to 15 years resulting in an overall target of 10,995 units.
- 9.10 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% 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.
- 9.11 The sites that make up the land supply for each year consist of the following components:
1. Units under construction (at 1 April 2017) 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. Assumptions were made that schemes of between 1 and 24 units would complete in three financial years from 01/04/2017 and are therefore all included as completions within FY2018/19 and 2019/20. On sites of 25 units or more the best available information has been used to estimate the timing of completions.

³⁴ Policy 3.3D Increasing Housing Supply, London Plan 2016 (as amended)

3. A small sites estimate was used to inform the land supply for the years 2020/21 and 2021/22. The figure of 152 pa 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 2017/18 (also identified in Annex 4 of the London Plan).
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.

Five Year Housing Land Supply (2017/18 to 2021/22)

- 9.12 The housing supply requirement from 1 April 2017 to 31 March 2022 is 4,398 dwellings. This is made up of five years of the borough's annual supply target of 733 new homes, plus a 20% buffer brought forward from later in the plan period as 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 4,410 dwellings based on those sites assessed as deliverable in the housing trajectory. This information is provided in the table below. Detailed breakdown of the 5 year supply is included in Appendix R.
- 9.13 The housing trajectory (figure 9.2) currently shows a total development pipeline of 10,651, net additional units for the 15 year period 2017/18 to 2031/32. The total target over the same period is 10,995 units. Therefore the total capacity is 344 units below the borough target over the same period.

Year	Projected Completions	Small Sites Estimate	Vacant Units	Total
2017-18	461	0	46	507
2018-19	389	0	46	435
2019-20	1,083	0	46	1,129
2020-21	1,003	152	46	1,201
2021-22	940	152	46	1,138
Total	3,876	304	230	4,410

Table 9.2: Sources of Five Year Housing Supply

Estimated Year of Completion	Site Allocations and Large Sites (25 units or more) (includes allocations in St Quintin and Woodlands Neighbourhood Plan)	Small Sites (less than or equal to 24 units) with Planning Permission	Small Sites Estimate (from SHLAA 2013)	Vacant Units coming back to use (from SHLAA 2013)	Total from all Sources
FY 2017-18	257	204	0	46	507
FY 2018-19	290	99	0	46	435
FY 2019-20	973	110	0	46	1,129
FY 2020-21	1,003	0	152	46	1,201
FY 2021-22	940	0	152	46	1,138
Total	3,463	413	304	230	4,410

Table 9.3: Sources of Five Year Housing Supply

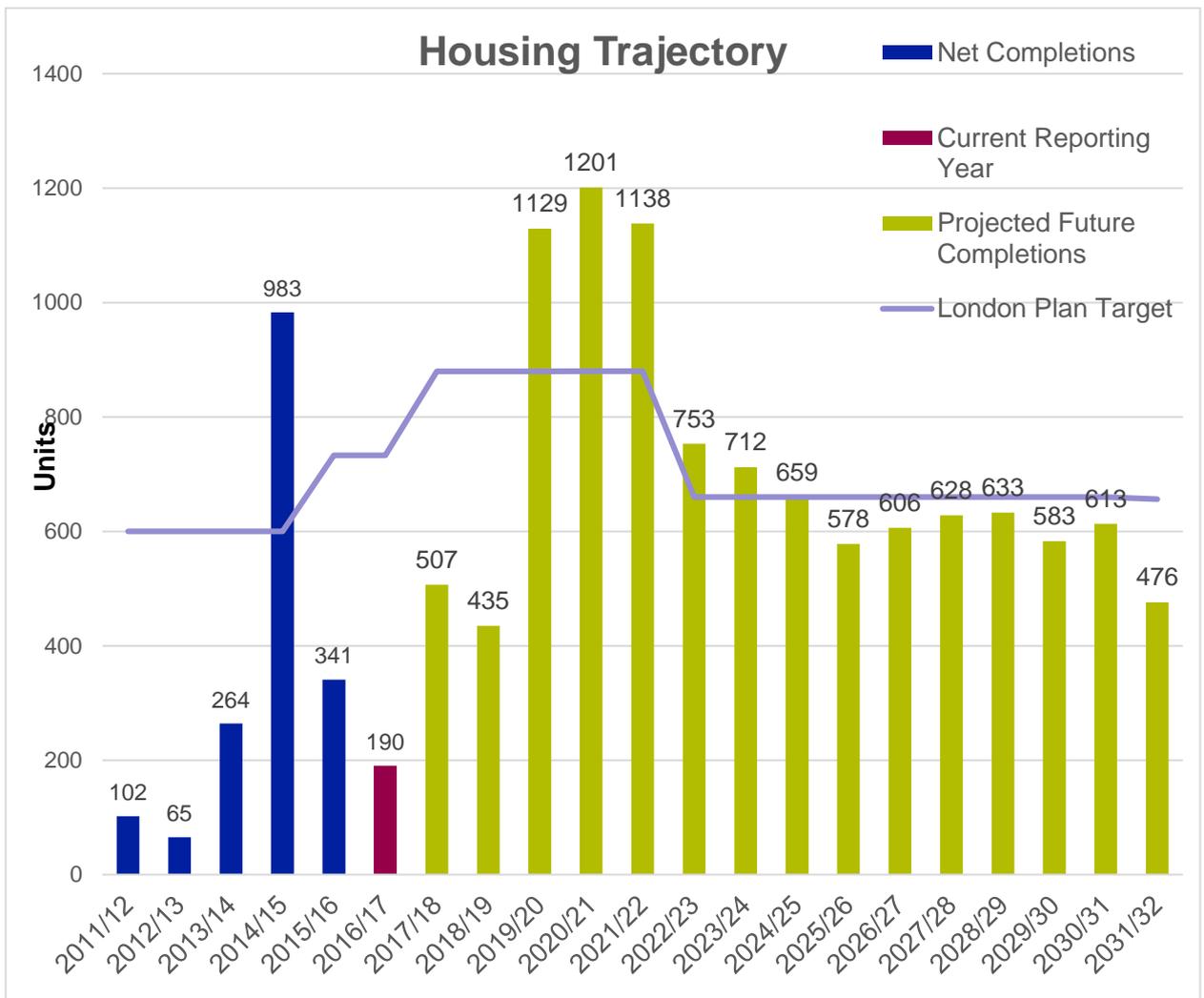


Figure 9.2 : Housing Trajectory 2016-17

Second and third five year period (2022/23- 2031/32)

- 9.14 The NPPF requires that for this period a supply of specific, developable sites or broad locations for growth are identified. Whilst this is specific for years 6 to 10; for years 11-15 the requirement is to demonstrate this only where possible³⁵. The sites which make up this element of supply are strategic sites allocated in the Local Plan (with and without planning permission) together with other sites the Council has become aware of but which are not progressed enough to include in the first five years.
- 9.15 The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.
- 9.16 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the plan period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements.

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11-15
CA1	Kensal Canalside	Further Alterations to the London Plan in 2015 increased the capacity of the site to 3,500 homes.	3,516	0	1,718	1,798
CA3	Wornington Green Phases 2 and 3	Planning permission granted for Phase 2, Planning application expected for Phase 3	281	281	0	0
CA4	Land Adjacent to Trelick Tower	Supplementary Planning Document prepared for site	80	80	0	0
CA6	Earl's Court Exhibition Centre	Planning permission granted scheme will take 15 years to complete	930	580	350	0
CA7	Former Territorial Army site	Planning permission granted	255	185	70	0
CA7	Empress Telephone Exchange	Planning permission granted – scheme under construction.	163	163	0	0

³⁵ NPPF para 47

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11-15
CA7	Homebase Site	Planning permission granted – scheme under construction.	375	375	0	0
CA7	100/ 100A West Cromwell Road	Planning permission expired	450	450	0	0
CA9	Lots Road Power Station	Planning permission granted – under construction	420	420	0	0
CA10	Site at Lots Road	Team appointed, pre-application to commence early 2017	60	60	0	0
CA11	Harrington Road	Not known	50	0	50	0
CA12	Chelsea Farmer's Market	May be required for Crossrail 2 construction	50	0	0	50
	Total number of dwellings		6,630	2,594	2,188	1,848

Table 9.4: Housing Supply from Site Allocations in the LPPR

Fifteen Year Housing Land Supply

- 9.17 The total 15 year housing supply (2017/18 to 2031/32) is made up of the first five year supply of 4,410 (sources of supply as shown above) plus the anticipated supply from site allocations (shown above) and other large sites for years 6 to 10 (2,318) and 11 to 15 (1,943). In addition, the assumptions for 152 small sites estimate and 46 vacant units returning to use each year need to be added for years 6 to 15 (10 years). This results in a 15 year supply of 10,651 against a target of 10,995 over the same period giving a deficit of 344 units. Detailed breakdown of the 15 year supply is included in Appendix R.

Affordable Housing Completions

- 9.18 The Council's Planning Policy CH2 seeks affordable housing for proposals which include a net increase of 800 sq m or more residential gross external area (GEA) floorspace. On-site provision of affordable housing is sought where the net floorspace gain is 1,200 sq m (GEA) or more. There were only 2 schemes which were above the threshold of 1,200 sq m on-site provision in the monitoring year (a 10 unit net gain has been used as a proxy for this) - Land South Of Carlyle Building Hortensia Road and Holland Park School. There were further 2 schemes – 45 Fernshaw Road and 91 Tavistock Crescent which were below this threshold. The provision at 45 Fernshaw Road was part of a linked application with the Sloane School Building, Hortensia Road and 91 Tavistock Crescent was a

Kensington and Chelsea TMO development. Table 9.5 presents the information on these four sites.

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description
PP/13/04728	0	31	31	12	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/10/03018	0	69	69	0	Holland Park School Holland Park School Southern Site Campden Hill W8 7AF	Demolition of existing buildings and redevelopment of site for residential use (Class C3) comprising 69 units together with provision of new hard and soft landscaping, ancillary leisure facilities, car parking, new vehicular access with other associated and enabling works. (MAJOR APPLICATION)
PP/13/05207	1	3	2	3	45 Fernshaw Road SW10 0TN	Demolition of parts of property, erection of 3 two storey mews houses (3 x 3 bedroom) to

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description
						create 3 new affordable dwellings as part of a linked application with the Sloane School Building, Hortensia Road. Includes the provision of hard and soft landscaping, and a refuse and recycling store
PP/16/00240	0	8	8	8	91 Tavistock Crescent W11 1AD	Refurbishment and conversion of existing 16 no. bedsits and 4 no. self-contained flats to provide 8 no. self-contained flats and external alterations
Total			110	23		

Table 9.5: Schemes of a scale to trigger the requirement to provide affordable housing units.

- 9.19 The redevelopment of the Holland Park School site did not include the provision of any affordable housing on that site. In this case the affordable housing was provided on two donor sites, Ifield Road and the Silchester Garages site. These homes were provided in an earlier monitoring year, and as such are not included in the 2016/17 figures.
- 9.20 Over the monitoring period (as of 31 March 2017) the Hortensia Road site provided twelve affordable homes. However, following the tragic events at Grenfell Tower the Council has bought the remaining (nineteen) homes for use as affordable housing. These additional units will be reported in next year's Monitoring Report.
- 9.21 The 45 Fernshaw Road development included the provision of three affordable homes. This was a donor site to provide off-site affordable housing for the Sloane School Building, Hortensia Road. (PP/13/05421). The development was not of a scale itself that would have otherwise required an affordable housing contribution.

- 9.22 The 91 Tavistock Crescent development was by the Kensington and Chelsea Tenant Management Organisation. It was to convert a vacant building into eight self-contained residential units. All of these are affordable.
- 9.23 The 2016/2017 monitoring period does not include the 68 affordable homes provided at Kensington Row (within the former Telephone Exchange site), Warwick Road. These were completed after the 31 March 2017 completions cut-off and will be reported in next year's AMR.

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Net Residential Approvals	783	860	244	1292	1303	252	459
Net affordable approvals	63	244	99	169	286	25	17
% of affordable approvals of all residential approvals	8%	28%	41%	13%	22%	10%	3.7%
Net Residential Completions	175	102	65	264	982	341	190
Net affordable completions	61	23	4	46	196	67	23
% of affordable completions of all residential completions ³⁶	35%	23%	6%	17%	20%	20%	12%

Table 9.5: Affordable housing approvals and completions 2010/11 to 2016/17

- 9.24 The level of affordable housing granted in the monitoring period falls significantly below the 20% figure. At 17 units it equates to just 3.7% of the total number of homes permitted over the period. As with the completions, this percentage relates to all new homes, and not merely those which were of a scale that would trigger the need for affordable housing. However, in this case, the two figures are similar, with 335 of the 459 homes granted (net) being part of larger schemes. This reflects the nature of housing delivery across the borough. Over the same time period (April 2016 to March 2017) £55.25 million was agreed as a contribution for affordable housing delivery. The principal sites contributing the majority of these contributions are included in table 9.6, below.

³⁶ Note. This % of total completions, and not of completions which are of a scale that would normally trigger an affordable housing contribution.

Reference	Address	Amount due
PP/16/01350	15-17 Hewer Street	£800,000
PP/15/05484	18-20 Chelsea Manor Street and 232 King's Road	£5.1 million
PP/16/00423	Site K1, bounded by Brompton Road, Sloane Street, Basil Street	£6.1 million
PP/16/03878 & 03873	Land at 60 Sloane Avenue & 253- 261 Kensal Road	£10 million
PP/16/03878 & 03873	Land at 60 Sloane Avenue & 253- 261 Kensal Road	£2 million
PP/16/02222	9 St Mary Abbots Place	£664,000
PP/16/07310	Land at the Clearings, Draycott Avenue	£8 million
PP/16/07740/45	195 Warwick Road	£1.75 million
PP/16/08625	Dukes Lodge, Holland Park (1-28 Dukes Lodge and 80 Holland Park)	£ 6,48 million
PP/16/01881	49 Bassett Road	£1 million

Table 9.6: Affordable housing contributions (Agreed) April 2016 to March 2017.

Amalgamations

- 9.25 The Council has collated evidence to demonstrate the impact of amalgamations on achieving the Borough's housing supply targets (Table 9.7). Quantifying the total loss of units that has occurred through amalgamations prior to August 2014 is difficult given that in this time the Council took the view that planning permission was not required. However, lawful development certificates within the period have been used as an indicator subject to the caveat that as there is no compulsion to submit a certificate so it may not represent the whole picture. Further evidence for the 2014/15 financial year has also been sourced from Council tax records which indicate a further 93 units were lost through amalgamations. This is a definitive source showing losses and corroborates the scale of losses indicated by the large numbers of certificates issued in previous years. From the year 2015/16 amalgamations form part of the regular monitoring of residential completions (as the Council considers they need planning permission).
- 9.26 In 2016/17 there were 14 planning permissions completed for schemes that resulted in a net loss of residential units through amalgamation. This results in a combined loss of 23 residential units. The fall in numbers is a reflection of the existing policy framework resisting the loss of all amalgamations as the starting point. Together this adds up to 482 dwellings since 2009/10. This is more than the Borough's combined net completions (431 units) over three years from 2011/12 to 2013/14.

	Certificates of Lawful Use or Development Issued					Data from Council Tax	Housing completions		Total
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	
Net residential losses	-47	-58	-72	-80	-40	-93	-69	-23	-482

Table 9.7: Certificates for Lawful Use or Development - Net residential losses

Gypsy and Traveller accommodation

- 9.27 The Council is responsible for the Traveller site at Stable Way which is jointly managed by the Council and the London Borough of Hammersmith and Fulham 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.
- 9.28 There has been no loss of pitches at Stable Way over the monitoring period.
- 9.29 The Council's commitment in the adopted 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.
- 9.30 Joint working has continued and the Council has prepared a Joint Site Appraisal Methodology with Hammersmith and Fulham which sets out an agreed approach to identify and consider sites for potential additional Gypsy and Traveller pitch provision in both boroughs. RBKC has undertaken a site appraisal study covering its borough to support the Local Plan Partial Review. The study establishes that there are limited opportunities for new pitch provision, the council is undertaking further work to establish the availability of sites identified.
- 9.31 LBHF are currently in the process of completing the same study for their borough.

Conclusions

- 9.32 The monitoring period saw the completion of 190 residential units. Whilst this figure falls well below the current target, 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.

- 9.33 Over the same period 23 affordable homes were provided, or 12% of the total. This percentage increases to 21% if one considers only those schemes which were of a size which would trigger the need for the provision of affordable housing units themselves and those schemes where affordable housing was provided for other reasons.
- 9.34 Planning permission was granted for 459 homes, but only 17, or 3.7%, were affordable in nature. £55.25 million was agreed as a contribution for affordable housing (between April 2016 and March 2017.)

10. 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

- 10.1 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

- 10.2 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).
- 10.3 Following the Housing Standards Review, the Government policy³⁷ 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'³⁸.
- 10.4 The Mayor's Housing SPG, March 2016 (Paragraph 2.3.57) confirms, however, that the London Plan policy on 'zero carbon' homes³⁹ 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)."*

³⁷ Announced in the Written Ministerial Statement of 25 March 2015

³⁸ Fixing the foundations: creating a more prosperous nation, HM Treasury, July 2015

³⁹ London Plan Policy 5.2: Minimising Carbon Dioxide Emissions

- 10.5 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)."
- 10.6 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 guidance⁴⁰.
- 10.7 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 price⁴¹ of £60 per tonne of carbon dioxide for a period of 30 years will be used. Between October 2016 and September 2017 £107,000 was agreed for the Carbon Offset fund through s106 payments.
- 10.8 Both the Code for Sustainable Homes and the future need for zero carbon homes have been withdrawn.
- 10.9 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.
- 10.10 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.
- 10.11 The process by which the standards for commercial buildings are considered remain un-altered.
- 10.12 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.

⁴⁰ Mayor of London, Energy Planning, GLA guidance on preparing energy assessments, GLA, 2015

⁴¹ Evidenced by the Mayor's Housing Standards Viability Assessment, 2015

10.13 Table 10.1 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 2017 but relate to estimates for 2015.

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
2015	416,600	781,200	155,700	1,390,700	8.3

Table 10.1: CO2 emissions the RBKC (from Local and Regional CO2 estimates for 2005-2013, DECC published June 2017)⁴²

10.14 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 8.3 tonnes of CO2 carbon emissions per capita, the Borough is significantly higher than the London average of 6.3.

10.15 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.

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

⁴² <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

Air Quality

- 10.17 The whole of the Borough has been declared an Air Quality Management Area (AQMA)⁴³ due to the exceedence of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). 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.
- 10.18 Estimates for 2012 based on the latest London inventory show that 906 tonnes per annum (t/a) of NO_x (oxides of nitrogen) and 76 t/a of PM₁₀ are emitted from sources within the Borough. The most significant sources of NO_x emissions continue to be road transport (439 t/a of NO_x) and gas burning in commercial and domestic buildings (245 t/a), while the most significant source of PM₁₀ is road transport (39 t/a).⁴⁴ The contribution of diesel trains has been found to be less significant than was estimated in previous Monitoring Reports.
- 10.19 It is estimated that around 67 t/a (7.4%) of the Boroughs NO_x emissions and 7 tonnes (10%) of the Borough's PM₁₀ emissions are from construction sites and associated non-road mobile machinery.⁴⁵ The Council continues to require environmental management plans from major construction sites to ensure that they reduce their impact on local air quality.
- 10.20 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.

Flooding and Sustainable Drainage Systems (Policy CE2)

Flooding

- 10.21 Policy CE2 aims to reduce both the risk of flooding and its consequences by requiring development to adapt to flooding and mitigate its effects. 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.
- 10.22 The Borough experienced flooding events, for which the principal reason is the inability of Counters Creek, the Victorian sewer system, to cope with the

⁴³ 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.

⁴⁴ Data taken from the London Atmospheric Emissions Inventory 2010, produced by the GLA in 2013

⁴⁵ Ibid

amount of surface and foul water entering the system during significant rainfall events. There were no reports of flooding events to the Council between October 2016 and September 2017.

10.23 The Council has been working with Thames Water to address this problem. Ofwat approved the funds needed to undertake the Counters Creek Sewer Alleviation Scheme in December 2014. 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.

10.24 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 last consultation event was for Phase 2 consultation: 12 January 2016 to 5 April 2016. The planning application was expected in January 2017 but has not yet been submitted. Further information, along with the Council's responses to the consultations can be found in the Council's Counters Creek webpage^[1]. The Council is also working with other London Boroughs located 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 sewer system. Any flow increase will reduce further the capacity of the sewer system which serves the Borough.

10.25 As a Lead Local Flood Authority (LLFA), the Council has a Local Flood Risk Management Strategy (LFRMS) in place to manage all sources of flood risks. The Strategy can be accessed in the [Council's website](#) and has a series of objectives to address flood risk and an action plan to realise these objectives. The following actions have been undertaken:

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^[1] <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/counters-creek-project>

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- 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 2016 and September 2017 the LLFA representative responded to 45 planning applications (some outside our Borough) in regards to Sustainable Drainage Systems and flood risk. FLIPS are included in planning applications for basements as requested by policy 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 was finalised on the 31 May 2017 (objective 3).
- The Council has responded to the Draft Local Plan of the Old Oak and Park Royal Development Corporation and has responded to upstream development consultations. (objective 3).
- Maintenance of road gullies occurs twice a year (objective 3).
- A feasibility study for implementing SuDS in the borough has been completed. The next stage is to secure the necessary funding (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.

^[1] <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/counters-creek-project>

Sustainable Drainage Systems (SuDS)

- 10.29 The LLFA became a statutory consultee on planning applications in April 2015. For the October 2016- September 2017 period, the LLFA has responded to 28 major planning applications and provided pre-application advice to a number of other applications.

Thames Tideway Tunnel Project

- 10.30 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 Foreshore. The construction phase at Cremorne Wharf is likely to start early spring 2018 and at Chelsea Embankment Foreshore the construction phase is likely to start late autumn 2018 and run for approximately 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 around 2022/2023). A dedicated [webpage](#) has been created to increase transparency and keep interested parties informed.

Waste

- 10.31 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.
- 10.32 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.

- 10.33 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.
- 10.34 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.
- 10.35 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, beyond the Local Plan Partial Review period.
- 10.36 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.
- 10.37 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.
- 10.38 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.

	2016	2021	2026	2031	2036
RBKC London Plan Apportionment	138,000	160,000	190,000	194,000	198,000
RBKC Apportionment Gap Total	-107,340	-129,340	-159,340	-163,340	-167,340

Table 10.2: RBKC Waste Apportionment Gap

10.39 The Council is working hard to reach agreement on pooling apportionments with the other Waste Planning Authorities in the WRWA area.

Conclusions

10.40 Per capital CO2 levels in the Borough are similar to those in 2011 and 2012 although do appear to have increase slightly from the 2014 level. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.

10.41 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.

10.42 In terms of waste, the Council continues to engage with other London WPAs to address the Waste Authority's shortfall within London. This will be carried out as part of the Local Plan Partial Review.

11. Places

- 11.1 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.
- 11.2 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.
- 11.3 Following the Grenfell Tower tragedy the Council has decided to suspend current estate regeneration projects across the borough. This will have implications of some of the Borough's places, in particular Kensal, Earl's Court, Latimer and Barby-Treverton.

Kensal

- 11.4 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail station.
- 11.5 Network Rail carried out a "GRIP1" study making a preliminary assessment of the feasibility of a station on the Elizabeth Line to serve the Kensal Canalside Opportunity Area. Early design work focuses on the concept of an island platform station served by between 4 to 6 trains per hour, which would link the Opportunity Area to Central London, Canary Wharf and the major transport interchange at Old Oak Common.
- 11.6 Work is also well underway to integrate emerging designs for a station and a road bridge across the railway into the landowners' plans for the northern section of the Opportunity Area. To the south, 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.
- 11.7 The Development Infrastructure Study for Kensal 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.

Golborne/Trellick

- 11.8 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.
- 11.9 Construction of phase 1 is complete and phase 2 is underway. 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.
- 11.10 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.
- 11.11 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.

Portobello / Notting Hill

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

Portobello	2011	2012	2013	2014	2015	2016	2017
Vacancy rate	8%	9%	6%	7%	5%	5%	8%
% of ground floor units multiples ⁴⁶	15%	14%	15%	14%	14%	14%	14%
Mix of ground floor uses							
A1	76%	77%	72%	68%	70%	70%	67%
A2	3.5%	3%	4%	4%	4%	4%	3%
A3	12%	12%	11%	12%	13%	13%	15%
A4	3%	3%	4%	4%	3%	3%	3%
A5	2%	2%	1%	1%	1%	1%	1%

Table 11.1: Ground floor data for Portobello Road centre

⁴⁶ In all cases, this is the percentage of class A uses which are multiples.



Figure 11.1: Land use map: Portobello Road
 Source. Land use survey August 2017

Notting Hill Gate

- 11.13 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.’
- 11.14 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.

- 11.15 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, with the subsequent appeal being dismissed in 2017.
- 11.16 Planning permission was granted for three of the main sites on Notting Hill Gate, Nos. 15-36, 92-120 and 47-69. Combined, these proposals included a net increase of 6,660 sq m of B1(a) office floorspace.
- 11.17 The Coronet Printroom has new owners who have plans to refurbish and fully modernise the building. It is now being used as a theatre and event space.
- 11.18 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the monitoring period.

Notting	2011	2012	2013	2014	2015	2016	2017
Vacancy	6%	4%	5%	8.5%	6%	7%	9%
% of ground floor units multiples	30%	29%	29%	28%	25%	26%	25%
Mix of ground floor uses							
A1	62%	57%	57%	57%	57%	56%	51%
A2	14%	14%	12%	11%	13%	13%	12%
A3	13%	13%	13%	11%	12%	13%	13%
A4	4%	3%	4%	3%	3%	3%	3%
A5	2%	2%	2%	2%	2%	2%	2%

Table 11.2: Ground floor data for Notting Hill Gate

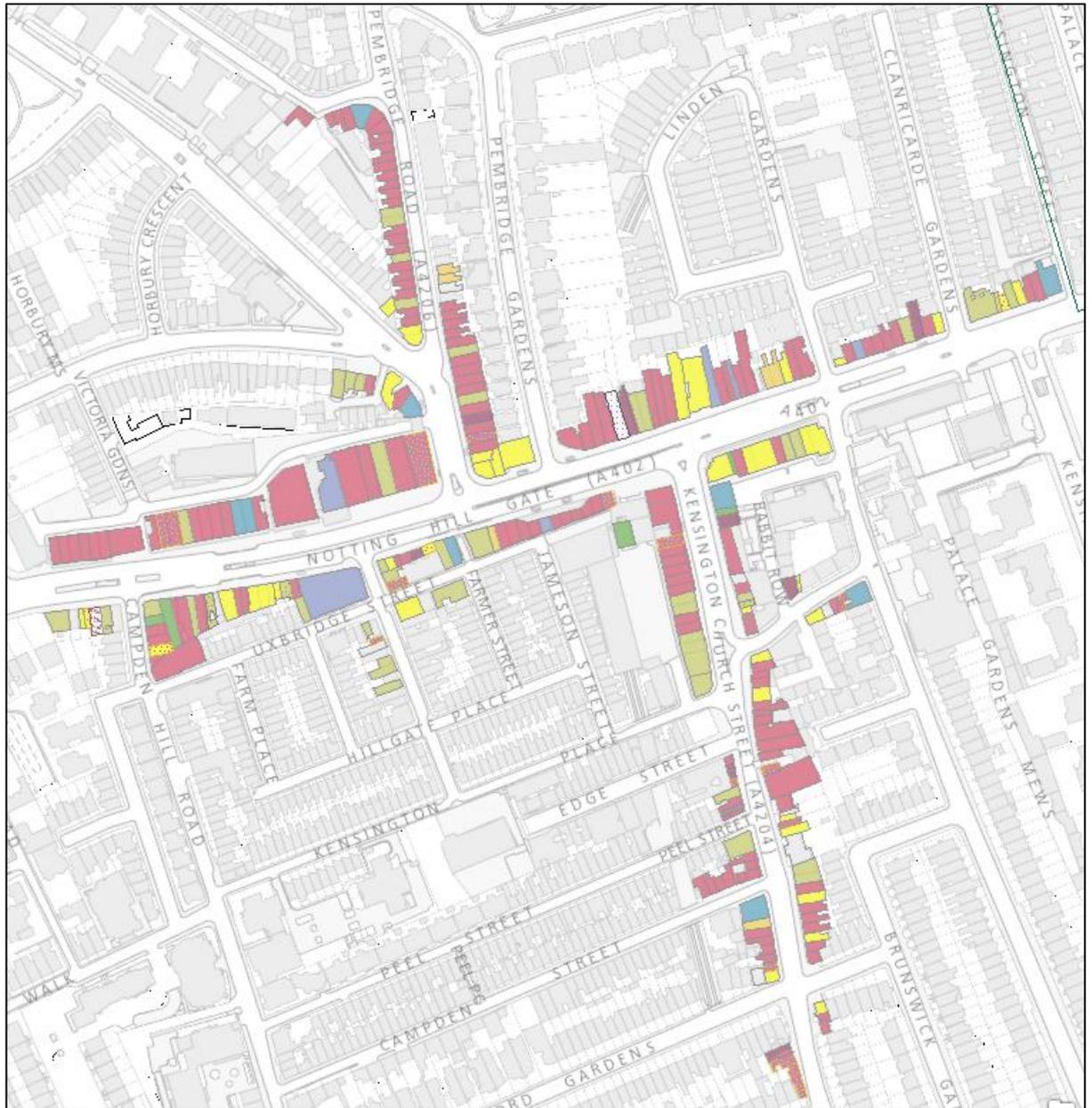


Figure 11.2: Land use map: Notting Hill Gate
 Source. Land use survey August 2017

Kensington High Street

11.19 Vacancy rates in Kensington High Street have increased, and is now a little above the London average for town centres. However, 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, with the reduction in A1 uses being a reflection of the loss of the A1 units to “vacancy” as part of the redevelopment schemes rather than any real significant change in the nature of the unit mix within the centre.

Kensington High Street	2010	2011	2012	2013	2014	2015	2016	2017
Vacancy rate	6%	6%	6%	7%	7%	9%	14%	11%
% of ground floor units multiples		50%	45%	53%	50%	41%	37%	42%
Mix of ground floor uses								
A1	71%	71%	63%	62%	60%	60%	59%	54%
A2	6%	7%	7%	7%	8%	8%	9%	9%
A3	13%	13%	13%	13%	15%	14%	14%	14%
A4	2%	2%	2%	1%	1%	1%	1%	1%
A5	1%	1%	1%	1%	1%	1%	1%	1%

Table 11.3: Ground floor data for Kensington High Street Centre

- 11.20 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.
- 11.21 Building work on the former Commonwealth Institute site is complete and the Design Museum opened in late 2016.

A4	2%	3%	2%	4%	2%	1%	1%	1%
A5	2%	2%	2%	2%	1%	1%	1%	1%

Table 11.4: Ground floor data for South Kensington Centre

11.23 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 is only one permission in the monitoring period which has resulted in the “loss” of A1 floorspace within South Kensington. This was not to an A3 use.

- 1-5 Cromwell Place (PP/16/06637). Creation of art gallery and associated uses. Loss of 122sq m of A1 floorspace.

11.24 Planning permission was also granted for the change of use is an A1 to and A3 uses (140 sq m) for No. 44 Harrington Road. This property lies close too, but not within, the South Kensington Town Centre.

11.25 Looking at the absolute figures for the differing A class units within the centre confirms this position. These are set out in table 11.5 below. A1 uses have remained stable, with the 2017 figure of 90 units, just one below the figure for 2011, and 4 greater than in 2010.

Use Class	2010	2011	2012	2013	2014	2016	2017
A1	87	91	89	88	87	87	90
A2	19	16	18	17	18	19	13
A3	57	54	61	57	55	60	64
A4	3	5	4	4	3	5	3
A5	4	4	4	3	2	2	2

Table 11.5: Ground floor uses within South Kensington District Centre



Figure 11.4: Land use map: South Kensington
 Source. Land use survey August 2017

Brompton Cross

11.26 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	2017
Vacancy rate	10%	10%	5%	7%	8%	7%	11%	16%
% of ground floor units multiples		22%	23%	24%	22%	18%	18%	20%

Mix of ground floor uses								
A1	65%	66.9%	63%	65%	66%	62%	64%	60%
A2	7%	7%	7%	8%	6%	6%	6%	5%
A3	15%	13%	13%	12%	11%	12%	12%	9%
A4	3%	3%	2%	3%	3%	2%	2%	2%
A5	0%	0%	0%	0%	0%	0%	0%	0%

Table 11.6: Ground floor data for Brompton Cross Centre



Figure 11.6: Land use map: Brompton Cross
Source: Land use survey August 2017

Knightsbridge

- 11.27 The centre appears to have seen a significant reduction in the proportion of A1 uses between the summers of 2016 and 2017. However, as with Kensington High Street, this is more a reflection of the temporary “loss” of A1 units to a major development than any real and long term change in the nature of the centre. In this case the some 20 A1 units form part of the redevelopment of the “K2” site on Sloane Avenue/ Brompton Road.

Knightsbridge	2010	2011	2012	2013	2014	2015	2016	2017
Vacancy rate		3%	3%	5%	7%	9%	9%	16%
% of ground floor units multiples		41%	41%	41%	43%	38%	38%	40%
Mix of ground floor uses								
A1	72%	72%	66%	65%	64%	63%	63%	54%
A2	8%	8%	8%	8%	8%	7%	7%	5%
A3	13%	14%	13%	13%	12%	12%	12%	13%
A4	3%	3%	3%	2%	2%	2%	1%	1%
A5	-	1%	1%	1%	1%	1%	1%	1%

*Table 11.7: Ground floor data for Knightsbridge
Source. Land use survey August 2017*



Figure 11.6: Land use map: Knightsbridge
 Source. Land use survey August 2017

King's Road/ Sloane Square

11.28 The Council has established the King's Road Retail Forum to take forward a Town Centre Action Plan.

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

Kings Road (East)	2011	2012	2013	2014	2015	2016	2017
Vacancy rate	1%	5%	8%	10%	8%	7%	7%
% of ground floor units multiples	57%	56%	55%	52%	47%	48%	48%

Mix of ground floor uses							
A1	87%	82%	75%	74%	70%	71%	68%
A2	4%	4%	4%	4%	4%	4%	4%
A3	6%	6%	6%	6%	8%	9%	9%
A4	1%	1%	1%	1%	1%	1%	1%
A5	1%	1%	1%	1%	1%	1%	1%

Table 11.8: Ground floor data for Kings Road (East)

Kings Road (West)	2011	2012	2013	2014	2015	2016	2017
Vacancy rate	8.6%	7%	7.5%	10.7%	8.3%	5%	8%
% of ground floor units multiples	29%	28%	30%	28%	24%	24%	25%
Mix of ground floor uses							
A1	67%	58%	63%	58%	60%	63%	61%
A2	4%	4%	4%	6%	3%	3%	2%
A3	18%	20%	19%	19%	21%	22%	20%
A4	2%	1%	1%	1%	1%	1%	1%
A5	0%	0%	0%	0%	0%	0%	0%

Table 11.9: Ground Floor data for King's Road (West)



*Figure 11.7: Land use map: King's Road (East)
Source. Land use survey August 2017*



*Figure 11.8: Land use map: King's Road (West)
Source. Land use survey August 2017*

Latimer

- 11.30 Development of the Silchester Garages site is now complete although the new retail floorspace is not yet occupied.
- 11.31 The Latimer Road Station has been designated within the submission version of the Local Plan as a new neighbourhood shopping centre.

Earl's Court

- 11.32 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.

- 11.33 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.
- 11.34 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.



*Figure 11.9: Land use map: Earl's Court
Source. Land use survey August 2017*

Fulham Road

11.35 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 significant change in the proportion of the centre being occupied by A3 uses between the 2016 and 2017 town centre surveys, an increase from 18.4% to 18.9%.



*Figure 11.10: Land use map: Fulham Road (West)
Source. Land use survey August 2017*

Lots Road/World's End

11.36 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))

- 11.37 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'.
- 11.38 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.
- 11.39 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'.
- 11.40 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.
- 11.41 A Neighbourhood Plan⁴⁷ 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. However, the decision to make the plan is currently subject of a judicial review. The Council expects this to be resolved, one way or the other, early in 2018.
- 11.42 The Courtfield Neighbourhood Forum and Area were designated in July 2017. The Forum are in the process of initiating the drafting of the Neighbourhood Plan.

⁴⁷ <http://stqw.org/draft/>

12. Infrastructure Delivery and Planning Contributions

Section 106 agreements ('s106s')

- 12.1 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.
- 12.2 The table of monies agreed and received (Table 12.1) is categorised by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put to. 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.
- 12.3 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.
- 12.4 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.

Table 12.1: s106 payments 2016/17

Category	Amount (£000s) <i>Agreed = Italics</i> Received = Bold								
	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	April- Mar 16/17	Oct – Sept 16/17
Affordable Housing	4,278k 1,391k	7,879k 559k	4,649k 5,196k	10,941 5,506k	11,998k 1,637k	15,420k 1,656k	22,978k 7,022k	55,255k 7,969k	44,604k 9,078k
Air Quality	42k 4k	65k 19k	98k 48k	42k 47k	6k 39k	8k 26k	35k 35k	124k 37k	124k 50k
Facilities for Local Community Groups & Young People	35k 58k	48k 11k	174k 25k	142k 39k	9k 267k	8k 242k	4k 7k	75k 10k	77k 20k
Education Contributions	140k 577k	26,886k 334k	27,886k 406k	1,169k 471k	89k 20,893k	55k 20,568k	10k 10k	735k 258k	744k 249k
Employment & Training Initiatives	104k 170k	527k 366k	591k 285k	1,334k 1524k	1,267k 1,525k	129k 192k	406k 105k	1,830k 123k	1,952k 106k
Healthcare	214k 146k	230k 376k	552k 373k	459k 178k	80k 227k	32k 165k	7k 7k	395k 64k	2,740k 162k
Transport	358k 500k	621k 421k	910k 678k	584k 1069k	294k 555k	613k 75k	2,412k 62k	5,119k 209k	3,620k 420k
Libraries	37k 42k	60k 10k	153k 41k	102k 46k	6k 44k	12k 26k	7k 7k	103k 21k	105k 28k
Parks & Open Space / Children & Young Person's Play	194k 45k	289k 14k	385k 151k	137k 370k	25k 528k	5k 232k	30k 30k	527k 67k	540k 133k
Public Art	58k 52k	119k 154k	124k 107k	180k 215k	116k 284k	51k 72k	17k 17k	0k 17k	6k 6k
Public Realm / Streetscape	23k 8.6k	82k 1k	99k 15k	20k 25k	3k 30k	11k 10k	43k 43k	77k 46k	182k 13k
Sport & Leisure Facilities	95k 137k	193k 161k	298k 142k	133k 157k	18k 140k	38k 85k	23k 23k	130k 72k	139k 90k
Trees		6.7k 0k	6k 0k	79k 79k	79k 79k	0 0	7k 7k	0k 7k	1k 0k
Carbon Offset	-	-	-	-	-	-	-	0 0	107k 10k
Total	5,577k 3,129k	37,006k 2,426k	35,927k 7,470k	15,321k 9,726k	13,990k 26,246k	16,382k 23,349k	25,978k 7,375k	64,451k 8,900k	54,941k 10,365k

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

- 12.5 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)⁴⁸ of those Regulations.’
- 12.6 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 second year of its operations on the 31st March 2016 the total amount of money raised through the Borough’s CIL is £764,378.
- 12.7 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.
- 12.8 The Council has been a collecting authority for the Mayor of London’s CIL since 1 April 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.
- 12.9 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. Details on how the ‘Neighbourhood’ proportion of CIL will be spent are being developed.

Regulation	Community Infrastructure Levy (CIL) Report 2016/17	
62(4) (a)	(a) The total CIL receipts for the reported year	£764,378
62(4) (b)	(b) The total CIL expenditure for the reported year	£38,218
62(4) (c)	Summary of CIL expenditure	
	(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

⁴⁸ <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/62>

	(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	£38,218 (5%)
62(4)(ca)	The amount of 15% CIL passed to: -	
	(i) Any local Council under regulation 59A or 59B	n/a
	(ii) Any person under regulation 59(4)	n/a
62(4)(cb)	Summary details of the receipt & expenditure of the 15% CIL to which regulation 59E or 59F applied during the reported year including:-	
	(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)	Summary details of any notices served in accordance with regulation 59E, including:-	
	(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	£765,159
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 5F applied	£385,378
	(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 12.2 Community Infrastructure Levy (CIL) Report

13. Planning Service Performance

Introduction

- 13.1 This section reports on planning service performance related to various aspects of development management (i.e. planning applications) within the monitoring period.
- 13.2 There are a number of performance indicators which are used to benchmark the Council's performance against other local planning authorities.
- 13.3 The majority of the Monitoring Report reports on the period 1 October 2016 – 30 September 2017.
- 13.4 There has been a fall in all types of application, except for tree works, this year. The levels of work still remain significantly increased since 2008/9. This is shown in Table 13.1 and Figure 13.1.

	Applications	Conditions	Advice	Tree works	Total
2008/09	2988	450	658	923	5019
2009/10	3895	587	509	1043	6034
2010/11	3976	639	542	950	6107
2011/12	5613	699	882	974	8168
2012/13	5174	1007	1230	938	8349
2013/14	5809	1096	1287	967	9159
2014/15	5508	1269	1238	898	8913
2015/16	4714	1382	1142	823	8061
2015/17	4161	1323	979	887	7350

Table 13.1: Number of applications and casework 2008-2017

- 13.5 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.

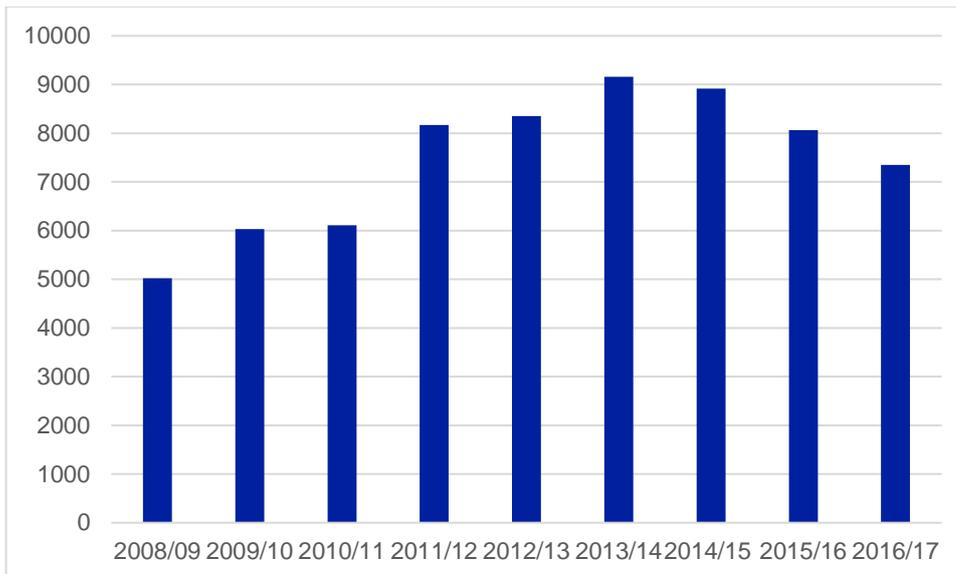


Figure 13.1: Total casework applications and advice 2008/09 – 2016/17

Advice service

- 13.6 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.
- 13.7 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.
- 13.8 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.
- 13.9 Last year saw a modest reduction in the use of the planning advice service from 1,142 queries to 979.

Planning decisions

13.10 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. 97% of major applications have been decided within 13 weeks, 86% of minors and 84% of "others" have decided within 8 weeks.

13.11 Our speed in decision making has improved for all categories of case.

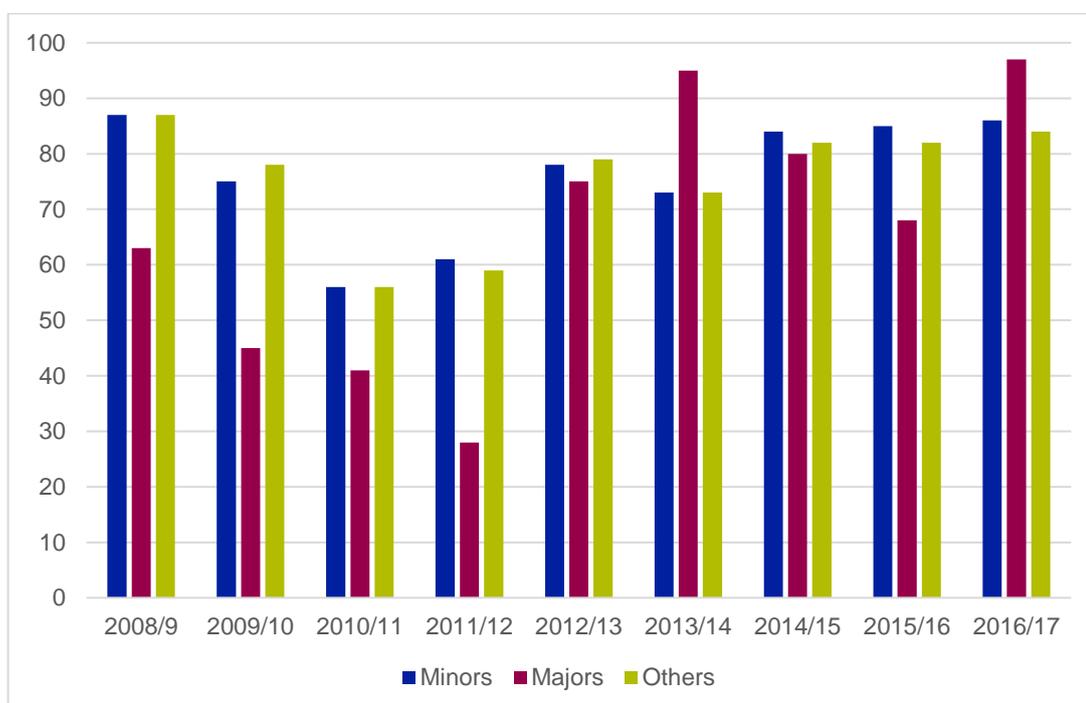


Figure 13.2: Speed of decision making 2008 to 2017

13.12 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 an increase to an impressive 98%.

Year	Applications registered, validated and commencement of public consultation within five days	+/-
2013/14	91%	+6%
2014/15	97%	
2015/16	95%	-2%
2016/17	98%	+3%

Table 13.3: Administrative performance indicator

13.13 The percentage of minor planning applications granted last year remained at a high level of 84%. 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%
2016/17	84%	16%

Table 13.4: 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%
2016/17	79%	21%

Table 13.5: Approvals granted for other applications

Appeals

13.14 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.

13.15 The Council received just 161 appeals this year, a significant drop from the 284 last year. The proportion of appeals dismissed is very similar to last year at 56%. Whilst the Council is satisfied that the quality of decision making is sound, this figure remains lower than it has been over the last 10 year or so and 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%
2016/17	56%

Table 13.6: Proportion of appeals dismissed

Increasingly robust enforcement

- 13.16 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 119 or 7% over the 2015/16 year.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed	Enforcement notices issued	+/-
2015/16	1,542	-7%	1,655	156	-19%
2016/17	1,413		1,173	126	

Table 13.7: Enforcement performance

Consultation on planning applications

- 13.17 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.
- 13.18 As an indication of the resources the Council dedicates to the public consultation of planning applications, last year the Council sent out 71,712 notification letters adjoining neighbours of application sites. In addition over 114,019 electronic notifications were sent to people signed up to 'MyRBKC' and the Planning Bulletin.

Website

- 13.19 Planning pages were viewed 2.81 million times in 2016/17.

Conclusion

- 13.20 The number of applications received over the monitoring period has dropped from the 8061, but remains high with a total of 7,350 applications. This is nearly double that determined in 2008/9.
- 13.21 The department continues to offer an high level of service, and continues to improve performance in key service areas.

Appendices

Appendix A: A1 floorspace m² in permissions granted Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/00423	7,609	9,526	1917	K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/01412	543	737	194	201 To 207 Kensington High Street W8 6BA	Redevelopment of site involving retention and restoration of front facade erection of two additional storeys and alteration and extensions to rear first and second floor levels to provide 14 residential units (4 x 1 bed 9 x 2 beds and 1 x 3 beds) creation of additional basement level to provide for a gym

					alteration of existing basement level to provide improved retail floorspace; provision of
PP/16/03852	127	45	-82	Ground And Basement 78 Royal Hospital Road SW3 4HN	Change of use of part of ground floor and basement to self-contained flat; retention of retail shop in part of ground floor and basement. Removal of existing lantern light to rear and replacement with two rooflights with associated provision of a light well. Alterations to existing front vaults and openings.
PP/16/03873		293	293	253-261 Kensal Road W10 5DE	Demolition of existing commercial laundry and residential buildings and erection of part 4, part 5 commercial (Class B1) building with a small ancillary A1/A3 unit, with new entrances on to Kensal Road, Conlan Street and Middle Row (MAJOR APPLICATION).
PP/16/03878	1,712	2,646	934	60 Sloane Avenue SW3 3DD	Demolition behind part retained facades and redevelopment of the site to provide a 7 storey (ground plus 6 upper floors) mixed use residential (49 units) retail and leisure development inclusive of 3 additional part width basement storeys to provide off street car parking leisure and retail space plant and cycle parking (MAJOR APPLICATION).
PP/16/04479	84		-84	130 Bramley Road W10 6TJ	Change of use from Class A1 (retail) to Class A3 (cafe/restaurant)
PP/16/04669	247		-247	Ground Floor 281- 285 Fulham Road SW10 9PZ	Change of use of basement area of commercial unit below footprint of nos. 281 to 285 from A1 use (retail) to A1 / D1 use (retail and non-residential institutions)
PP/16/05236	1,207	1,187	-20	47 To 69 Notting Hill Gate W11 3JS	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations (MAJOR DEVELOPMENT)

PP/16/05318		170	170	24 - 26 Old Brompton Road SW7 3DL	Change of use of basement and part ground floor from photographic studio (Use Class B1) to shop (Use Class A1); infilling of lightwell to rear ground floor to provide additional shop floorspace; replacement of metal gate at main entrance of No 26 with panelled door; and installation of air conditioning plant with acoustic screening on flat roof at first floor level to rear with new access door to
PP/16/05360	123		-123	163 Kensington High Street W8 6SU	Construction of one storey mansard roof extension containing 1 x apartment; conversion of 2 x apartments into 4 x apartments; replacement of one storey rear portion of property with 1 x mews house; alterations to ground and basement floor slabs to allow level access from pavement to mews house; improvements to bomb damaged rear elevation; alterations to side access to basement and residential flat
PP/16/05397		80	80	Basement And Ground Floor 496 King's Road SW10 0LE	Change of use for basement and ground floor to its original A1 classification
PP/16/05472	70		-70	93 Golborne Road W10 5NL	Change of use from A1 (retail) to A3 (Restaurant)
PP/16/05537	209		-209	270-272 Kensington High Street W8 6ND	Change of use of ground and basement of 270 Kensington High Street from Class A3 (cafe) to Class A1 (retail) change of use of the ground and basement of 272 Kensington High Street from sui-generis to Class A1 (retail) amalgamation of both units to create a single retail unit installation of a new fire escape at rear and installation of a new shopfront to both properties.
PP/16/05543		207	207	158, 160, 162, 166, 168 And 170 Pavilion Road SW1X 0AW	Change of use of ancillary hotel (Class C1) storage of nos. 164-170 Pavilion Road to retail (Class A1) with associated external works
PP/16/05671	104	34	-70	134-136 King's Road SW3 4XB	Renovation and extension of upper floors to form 3 apartments

PP/16/05741	93		-93	37 Brompton Road SW3 1DE	Change of use of ground floor to marketing suite (Sui Generis) and alterations to shopfront.
PP/16/05753	73		-73	Richmond House 141-145 Earl's Court Road SW5 9RH	Demolition of single storey ancillary buildings used by retail unit at 145 Earl's Court Rd and erection of two storey dwelling house fronting and accessed from Child's Place
PP/16/05898		62	62	14 Holland Street W8 4LT	Continued use of ground floor shop for A1 retail use purposes (Retrospective Application)
PP/16/05978	36		-36	2 Golborne Mews W10 5SB	Change of use of ground floor from Class B8 to residential in association with conversion to a single family dwelling home.
PP/16/06516		200	200	Harrods 87 Brompton Road SW1X 7XL	Removal of storage facilities at sixth floor level and relocation of external ducts to accommodate an extension to provide 6 retail units.
PP/16/06637	371	249	-122	1 To 5 Cromwell Place SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/16/06718	71		-71	260 And 262 Kensington High Street W8 6ND	Change of use retail (Class A1) and restaurant (Class A3) to dentist (Class D1) use amalgamation of ground and basement of 260/262 with installation of new shopfront to both properties.

PP/16/06943		103	103	Basement And Ground Floors 37 Thurloe Street SW7 2LQ	Change of use of the lower ground and ground floor from an office use (Class B1) to a flexible retail (Class A1) and/or office use (Class B1)
PP/16/07621	200	419	219	76-86 Sloane Avenue SW3 3DZ	Refurbishment of existing buildings at 76-86 Sloane Avenue, comprising up to 6 retail units (A1) and 9 x residential apartments (C3), including consolidation of basement floor, upper floor and rear extensions, and associated works
PP/16/08015	735	440	-295	Cineworld Cinema 279 King's Road SW3 5EW	Demolition of existing building and structures and construction of mixed use building comprising four storeys over ground and basement levels and including retail (Use Class A1) cinema (Used Class D2) and 11 no. residential units (Use Class C3) along with ancillary car and cycle parking plant and other associated works (MAJOR APPLICATION)
PP/16/08028	23		-23	7 Old Brompton Road SW7 3HZ	Proposed Change of Use of part of unit No 7 from Carluccio's retail display/delicatessen area (A1) to restaurant use (A3) in association with the Carluccio's restaurant use at numbers 1 - 5.
PP/16/08147	2,817		-2817	101-111 Kensington High Street W8 5SA	Change of use to A1 and Japanese cultural centre (sui generis) composite use to showcase and promote Japanese Culture along with associated internal and external alterations including: installation of partitions at basement ground and first floors installation of combined stair / lift core and additional passenger lift adjustment to internal fire escape stair installation of plant machinery an
PP/16/08332		200	200	27 Thurloe Street SW7 2LQ	Change of use of basement and ground floor from office (Class B1) to flexible shop (Class A1) and/or office (Class B1)
PP/16/08514	127		-127	86-88 Fulham Road SW3 6HR	Change of use of upper floors from ancillary and storage floorspace to flats in multiple occupation (Use Class Sui Generis) with lateral connection between two buildings and a new access created at ground

					floor level in No.86. Alterations to fenestration including new double glazing.
PP/16/08564		636	636	Ovington Court 197-205 Brompton Road SW3 1LA	Amalgamation of five shop units at basement and ground floors and change of use from office (Class B1) to shop (Class A1) use at first and second floor levels to create one flagship store; installation of main entrance on Brompton Road facade corner entrance on junction of Brompton Road and Ovington Gardens and secondary entrances to Ovington Gardens and Yeoman's Row facades; installation of lift
PP/16/08670	140		-140	44 Harrington Road SW7 3ND	Permanent Change of Use to A3 use at the end of a 2 year temporary change of use to A3 from A1.
PP/16/08734	80		-80	Ground Floor Lucerne Chambers 8 Kensington Mall W8 4EA	Change of use from shop (Use Class A1) to beauty clinic (Sui Generis)
PP/17/00527	117		-117	17 Beauchamp Place SW3 1NQ	Change of use from wedding dress shop (Use Class A1) to A1/sui generis use as showroom at ground floor and facial treatment area at lower ground floor
PP/17/00997	941	290	-651	42 - 60 Kensington High Street W8 4PP	Change of use of parts of the basement first floor and part of the ground floor from retail (Class A1) to a gymnasium (Class D2) reconfiguration of ground floor retail units to provide three units (Class A1). Associated works including creation of gym entrance on Old Court Place facade alterations to ground floor elevation and replacement of new plant.
PP/17/01089	64	125	61	274 Portobello Road W10 5TE	Erection of ground to second floor rear extension, reconfiguration of internal layout to create two flexible Use Class A3/A4/A5 units at ground and basement levels with lowering of basement floor by 1m, replacement of residential units with two 2-bedrooms flats and relocation of entrance to residential units at first and second floor, ground floor alterations to form openable glazed frontage to Cambridge Gardens and changes to artwork on side
PP/17/01165		199	199	Basement And Ground Floor 150-152 Brompton Road SW3 1HX	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe).

					Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/01535	309	326	17	253 Portobello Road W11 1LR	Rear extension at first-floor level including internal alterations in association with Class A1 (retail) on ground and lower ground floors and A3 (restaurant) on first and second floors and other associated works.
PP/17/02033	432		-432	7 To 9 Harriet Street SW1X 9JS	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor levels of 7-7A Harriet Street from retail (Use Class
PP/17/02063	24		-24	118 Dalgarno Gardens W10 6AA	Change of use of premises from hairdressers (Use Class A1) to Tanning and Beauty shop (sui generis)
PP/17/02319	135		-135	25 Walton Street SW3 2HU	Change of use of existing retail (Class A1) unit (at basement and ground floor levels) to a mix of retail (Class A1) and non-residential institution (Class D1) use and installation of two air-conditioning units within side basement lightwell
PP/17/02437	100		-100	Ground Floor Front 113 Clarendon Road W11 4JG	Change of use from A1 (retail) to Sui Generis (Veterinary Practice)
PP/17/03082	38		-38	97c Kensington Church Street W8 7LN	Change of use from Retail (A1) Use to Nails & Beauty Bar (Sui Generis) Use.
PP/17/03442		48	48	76-86 Sloane Avenue SW3 3DZ	Refurbishment of buildings at 76-86 Sloane Avenue comprising up to 6 retail units (A1/A3) and 7 x residential apartments (C3) including consolidation of basement floor upper floor and rear extensions and associated works
PP/17/03450	76		-76	114 Ladbrooke Grove W10 5NE	Demolition of ground floor rear extension erection of rear extension at basement level and internal alterations to allow for change of use of basement

					floor from ancillary storage space for ground floor A1 chemist to a self-contained residential studio flat unit
PP/17/03492	60		-60	24 Powis Terrace W11 1JH	Change of use of part of basement and ground floors from retail (A1) to business use (B1) with associated works including change of shopfront and replacement of asphalt behind railings to glass.
PP/17/03600	641	752	111	123b Kensington High Street W8 5SF	Subdivision of 123B Kensington High Street (currently used as mobile phone store) to create two ground floor retail units (Class A1 Use) and third unit comprising new entrance stair and lift access associated with change of use of first floor to restaurant and cafe unit (Class A3 Use); associated shopfront and ancillary works
PP/17/03793	609	219	-390	241a Pavilion Road SW1X 0BP	Change of use of 241A Pavilion Road (lower ground and basement levels) from Class A1 retail to Class A1/D1 flexible retail/health and medical use
PP/17/04160	76		-76	Flat 5 Bridgeman House 1 Radnor Terrace W14 8AZ	Change of use from Class A1/A2/A3/A4 to Flexible mixed-use of Class D1/D2.
PP/17/04440	63		-63	307 Fulham Road SW10 9QH	Change of use of ground floor (Class A1 - retail) and basement (Class D1 - medical) to a single mixed use (A1 and D1) unit over ground and basement level
PP/17/04703	659	302	-357	First Floor 531 - 533 King's Road SW10 0TZ	Change of use of retail space at ground and first floor level (Class A1) to business use (Class B1) at first floor whilst keeping ground floor as A1. Internal layout reconfigurations including addition of fire door at ground floor rear.

Appendix B: A1 floorspace m² in permissions completed
Between 01/04/2016 – 31/03/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	address	Description
CL/16/01877	40		-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	50		-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.
PP/10/00257	546	742	196	158-166 Brompton Road 35 Cheval Place SW3 1HW	Demolition of all existing structures and buildings on the site to facilitate the erection of part nine, part three storey building to provide twelve residential units and ground floor retail (Class A excluding food store) together with a three tier basement, provision of roof top plant, landscape proposals and ancillary work. (Amendment to planning permission ref : PP/09/00377 dated 22 May 2009, for alterations comprising : Removal of one car lift and one passenger lift, relocation of plant from roof level to basement level, layouts of residential units revised and the removal of one swimming pool)
PP/12/02415	354		-354	1st - 4th Floors 143 Kensington High Street W8 6SU	Change of use of 1st - 4th floors from ancillary retail floorspace to provide 4 x 1 bed residential units and associated alterations at rear ground floor level to facilitate access.
PP/12/02643	45	17	-28	Basement And Upper Floors 4-5 Victoria Grove, W8 5RW	Formation of dental surgery (Use Class D1) in part basement level with retention of ground floor front retail use (class A1) rear basement, ground and first floor extensions and alterations, new front and rear dormers to form two self-contained residential units.
PP/13/02182	600	635	35	241-245 King's Road SW3 5EL	Removal of access door at ground floor level and change of use of ground floor entrances from residential (C3) use to form part of retail units (Class A1). Installation of shopfronts creation of communal residential entrance from Bramerton Street.

					Amalgamation of retail units at ground floor Installation of rooflight at first floor to rear and pavement lights to front.
PP/13/04728		108	108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/05941	157	53	-104	Ground Floor 23 Walton Street SW3 2HX	Conversion of rear ancillary retail area and excavation of basement to create 1 x 3 bedroom dwelling with courtyard amenity space.
PP/13/05948		39	39	213 Westbourne Park Road W11 1EA	Change of use of the ground floor and lower ground floors from workshop (B1 use) to 1no self contained retail unit (A1 use) at ground floor and 1no residential apartment (C3 use) at lower ground floor together with creation of a lightwell, railings at street level around lightwell and a single storey rear extension.
PP/13/07494	44	105	61	158 Walton Street SW3 2JL	Construction of basement extension to rear at ground floor level sash windows to front rooflights use of basement ground first floors for retail (change of use of first floor from office to retail)
PP/13/07638	498	144	-354	143 To 145 Kensington High Street W8 6SU	Internal alterations to create 9 self-contained residential units in addition to mansard roof extension and associated alterations.
PP/14/00148	214	379	165	202-206 Walton Street SW3 2JL	Construction of shop front at ground floor level (in association with amalgamation of 3 units into larger retail unit) and change of use of flats 1 and 2 at second floor level to provide additional retail floor space (use class A1)
PP/14/01310	108	88	-20	11 Powis Mews W11 1JN	Demolition of 1st floor studio flat and ground floor storage space on the site and construction of a new mews house with lower ground ground first and second floors.
PP/14/01663	88		-88	45 Earl's Court Road W8 6ED	Conversion and change of use of rear part of basement and ground floor Retail Shop (Class A1) into residential accommodation, excavation and formation of basement under rear part of property adjacent to 85 Abingdon Villas, partial demolition of existing back

					addition to form lightwells and an external terrace area, and external alterations to Abingdon Villas elevation and rear, all in association with the provision of a 3 bedroom self contained maisonette at the rear at ground floor and basement level, and a self contained studio flat at the rear at basement level.
PP/14/03423		110	110	74 Golborne Road W10 5PS	Change of use of the ground and basement levels of the property from B1 to A1 two storey rear lightwell infill extension and alterations to the shopfront.
PP/14/04149	382	694	312	158-166 Brompton Road SW3 1HW	Construction of rear extension at ground and first floor levels, creation of seventh floor level and excavation of two storey basement.
PP/14/04649		80	80	310 Old Brompton Road SW5 9JQ	Conversion and change of use at first and second floor levels to form two residential apartments (C3). Conversion and change of use of lower ground and ground floors to retail (A1). Replacement shop front and general refurbishment.
PP/14/06515		656	656	1 Cadogan Place SW1X 9PU	Part change of use to Carlton Tower Hotel secondary entrance at 163A Sloane Street for Use Class A1 (retail) together with works for a new shopfront and internal amalgamation works linked to 1 Cadogan Place
PP/14/06886		80	80	Miranda Barry Day Care Centre 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.
PP/14/08805		86	86	34 Harrington Road SW7 3ND	Change of use from Laundrette (Use Class Sui Generis) to Retail (Use Class A1)
PP/15/00394	104		-104	496 King's Road SW10 0LE	Change of use of 1st and 2nd floors from ancillary retail use (A1) to two self-contained flats erection of single storey 1st floor extension together with partial demolition of pitched roof to create flat roof and roof terrace
PP/15/01144	68		-68	139 Kensington High Street W8 6SU	Change of use and re-configuration of first to fourth floors from ancillary retail space to 8 studio flats; roof top extension/loft conversion to create 1 x 1 bedroom flat; internal re-configuration of basement and ground

					floor retail areas; associated bin and cycle stores; and changes to fenestration to rear.
PP/15/01229	86		-86	226 Westbourne Grove W11 2RH	change of use of existing A1/A3 retail unit to A3 use class
PP/15/01295	340	140	-200	222 And 224 Westbourne Grove W11 2RH	Change of use of retail unit (Use Class A1) to retail and fitness studio (Use Class A1/D2) at basement and ground floor levels
PP/15/01450	200	74	-126	90 And 100 Sydney Street SW3 6NJ	Conversion of existing property and ancillary works to provide residential accommodation (comprising 8 units within class C3) and use class A1 (Shop) at ground floor level.
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/15/02826	180		-180	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)
PP/15/02829		84	84	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
PP/15/06825	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		91	91	273 Fulham Road SW10 9PZ	Change of use of basement from medical (Class D1) to retail (Class A1) use
PP/15/07079	128		-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/15/07922		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/16/00627	240		-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	61		-61	264 Old Brompton Road SW5 9HR	Change of use from A1 (dry cleaner) to Nail Salon (sui generis).
PP/16/01903	242		-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		34	34	96 Fulham Road SW3 6HS	Change of use of basement level from veterinary surgery to retail use (A1)
PP/16/03240	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 Ifield Road.
PP/16/03723	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/16/03960	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/16/05472	70		-70	93 Golborne Road W10 5NL	Change of use from A1 (retail) to A3 (Restaurant)
PP/16/05978	36		-36	2 Golborne Mews W10 5SB	Change of use of ground floor from Class B8 to residential in association with conversion to a single family dwelling home.
PP/16/08028	23		-23	7 Old Brompton Road SW7 3HZ	Proposed Change of Use of part of unit No 7 from Carluccio's retail display/delicatessen area (A1) to restaurant use (A3) in association with the Carluccio's restaurant use at numbers 1 - 5.

PP/16/08670	140		-140	44 Harrington Road SW7 3ND	Permanent Change of Use to A3 use at the end of a 2 year temporary change of use to A3 from A1.
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Appendix C: A2 floorspace m² in permissions granted

Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/07963	72		-72	155 Notting Hill Gate W11 3LF	Change of use from an Money Exchange/Transfer services (use within Use Class A2) to a Beauty Salon (Sui Generis).
PP/16/08511	200		-200	138 Brompton Road SW3 1HY	Change of use of first and second floor for A3 use refurbishment of shopfront and replacement of rear flat roof and roof light.
Total	272		-272		

Appendix D: A2 floorspace m² in permissions completed

Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/13/04728		108	108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)

PP/14/06515	607		-607	1 Cadogan Place SW1X 9PU	Part change of use to Carlton Tower Hotel secondary entrance at 163A Sloane Street for Use Class A1 (retail) together with works for a new shopfront and internal amalgamation works linked to 1 Cadogan Place
PP/15/02829	117		-117	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
PP/16/07963	72		-72	155 Notting Hill Gate W11 3LF	Change of use from an Money Exchange/Transfer services (use within Use Class A2) to a Beauty Salon (Sui Generis).

Appendix E: A3 floorspace m in permissions granted

Between 01/10/2016 – 30/09/2017

Ref	Existing A3 Floorspace	Proposed A3 Floorspace	Net A3 Approved	Address	Description
CL/17/02050	0	200	200	Basement And Ground Floor, 150-152 Brompton Road SW3 1HX	Confirmation use of part ground floor and part basement of No.150-152 as a restaurant is lawful. (Certificate of Lawful Existing Use)
PP/16/04479	0	84	84	130 Bramley Road W10 6TJ	Change of use from Class A1 (retail) to Class A3 (cafe/restaurant)
PP/16/05437	0	416	416	43 Thurloe Street SW7 2LQ	Change of use from nightclub (sui generis) to restaurant (Class A3) with ancillary takeaway and associated installation of ventilation system and condenser units
PP/16/05472	0	70	70	93 Golborne Road W10 5NL	Change of use from A1 (retail) to A3 (Restaurant)
PP/16/05537	0	87	87	270-272 Kensington High Street W8 6ND	Change of use of ground and basement of 270 Kensington High Street from Class A3 (cafe) to Class A1 (retail) change of use of the ground and basement of 272 Kensington High Street from sui-generis to Class A1 (retail) amalgamation of both units to create

					a single retail unit installation of a new fire escape at rear and installation of a new shopfront to both properties.
PP/16/05546	0	315	315	276-280 Kensington High Street W8 6NG	Change of use of the ground and basement of 276-280 Kensington High Street from Class D2 (beauty spa) to Class A3 (restaurant) use installation of air conditioning unit at rear of property and installation of louvres into side elevation windows.
PP/16/06718	102	0	-102	260 And 262 Kensington High Street W8 6ND	Change of use retail (Class A1) and restaurant (Class A3) to dentist (Class D1) use amalgamation of ground and basement of 260/262 with installation of new shopfront to both properties.
PP/16/06725	0	346	346	240-244 Kensington High Street W8 6ND	Change of use from dentist (Class D1) to restaurant (Class A3) use amalgamation of ground and basement 240/242 and 244 to create a single restaurant (Class A3) unit; the installation of a new shopfront to 244 and external alterations comprising alterations to rear windows and replacement a/c units within the rear lightwell.
PP/16/07621	441	0	-441	76-86 Sloane Avenue SW3 3DZ	Refurbishment of existing buildings at 76-86 Sloane Avenue, comprising up to 6 retail units (A1) and 9 x residential apartments (C3), including consolidation of basement floor, upper floor and rear extensions, and associated works
PP/16/07769	0	74	74	14-15 Beauchamp Place SW3 1NQ	Formalise use of second floor level as Class A3 (restaurant and cafes) purposes to facilitate creation of lounge bar customer WC facilities and other associated restaurant facilities (boiler area and storage)
PP/16/08028	0	23	23	7 Old Brompton Road SW7 3HZ	Proposed Change of Use of part of unit No 7 from Carluccio's retail display/delicatessen area (A1) to restaurant use (A3) in association with the Carluccio's restaurant use at numbers 1 - 5.
PP/16/08122	538	399	-139	50 Cheyne Walk SW3 5LR	Conversion of back of house areas to self-contained flat including first floor rear extension, creation of

					access to Cheyne Row, new mechanical services and internal alterations.
PP/16/08511	0	200	200	138 Brompton Road SW3 1HY	Change of use of first and second floor for A3 use refurbishment of shopfront and replacement of rear flat roof and roof light.
PP/16/08514	255	0	-255	86-88 Fulham Road SW3 6HR	Change of use of upper floors from ancillary and storage floorspace to flats in multiple occupation (Use Class Sui Generis) with lateral connection between two buildings and a new access created at ground floor level in No.86. Alterations to fenestration including new double glazing.
PP/16/08670	0	140	140	44 Harrington Road SW7 3ND	Permanent Change of Use to A3 use at the end of a 2 year temporary change of use to A3 from A1.
PP/17/00367	440	0	-440	Ground Floor 1-3 Gloucester Road SW7 4PP	Change of use from restaurant (Use Class A3) to veterinary practice (Use Class D1)
PP/17/01165	179	0	-179	Basement And Ground Floor 150-152 Brompton Road SW3 1HX	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe). Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/01535	137	150	13	253 Portobello Road W11 1LR	Rear extension at first-floor level including internal alterations in association with Class A1 (retail) on ground and lower ground floors and A3 (restaurant) on first and second floors and other associated works.
PP/17/02385	0	200	200	76 And 78 Tavistock Road W11 1AN	Amalgamation of Nos 76 and 78 to 'mixed use' (Sui generis) retaining existing Class A3 cafe/restuarant and launderette with shared facilities
PP/17/02831	0	38	38	1 And 1a Kensington High Street W8 5NP	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street. Internal alterations to create doorway between 1 and 1a at rear ground floor level.
PP/17/03442	441	0	-441	76-86 Sloane Avenue SW3 3DZ	Refurbishment of buildings at 76-86 Sloane Avenue comprising up to 6 retail units (A1/A3) and 7 x

					residential apartments (C3) including consolidation of basement floor upper floor and rear extensions and associated works
PP/17/03600	0	476	476	123b Kensington High Street W8 5SF	Subdivision of 123B Kensington High Street (currently used as mobile phone store) to create two ground floor retail units (Class A1 Use) and third unit comprising new entrance stair and lift access associated with change of use of first floor to restaurant and cafe unit (Class A3 Use); associated shopfront and ancillary works
PP/17/03895	0	59	59	96 Golborne Road W10 5PS	Change of use from A1 use (retail) to provide mixed A1 use (Greengrocers) and A3 (cafe including limited alcohol sales ancillary to the A3) including ground and first floor extension over rear courtyard and onto terrace roof space. Access to main roof from second floor to proposed roof garden accessed by homeowners only as part of residential property and erection of railings to main roof terrace
PP/17/03979	110	144	34	11 Bramley Road W10 6SZ	Demolition of rear building & link block. Replacement with 2 storeys high building including glazed rooflight and replacement of casement window to rear elevation at ground floor level with sash window in enlarged opening. Installation of additional pavement light over front vault.

Appendix F: A3 floorspace m² in permissions completed
Between 01/04/2016 – 31/03/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/01877		40	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)
PP/10/00257	417		-417	158-166 Brompton Road, 35 Cheval Place SW3 1HW	Demolition of all existing structures and buildings on the site to facilitate the erection of part nine, part three storey building to provide twelve residential units and ground floor retail (Class A excluding food store) together with a three tier basement, provision of roof top plant, landscape proposals and ancillary work. (Amendment to planning permission ref : PP/09/00377 dated 22 May 2009, for alterations comprising : Removal of one car lift and one passenger lift, relocation of plant from roof level to basement level, layouts of residential units revised and the removal of one swimming pool)
PP/11/04292	90		-90	275 Portobello Road W11 1LR	Refurbishment of ground floor shop unit and conversion of vacant upper floors into two 1 bedroom flats, new balustrade at first floor level and removal of an existing window. Reconfiguration of shop front to allow for a shared entrance to the flats above.

PP/14/06886		47	47	Miranda Barry Day Care Centre, 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.
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/15/00887	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/15/01229	61	147	86	226 Westbourne Grove W11 2RH	change of use of existing A1/A3 retail unit to A3 use class
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/15/06067	542	243	-299	Upper Floors, 209 Westbourne Park Road W11 1EA	Change of use of upper floors from restaurant (Use Class A3) to residential (Use Class C3) to form 6 flats with extension/infilling on Ledbury Road to provide separate access to the flats and extension/infilling on Powis Mews elevation
PP/15/07079		128	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/16/00627		240	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/16/01521	120		-120	King's Road, 383 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 external plant and associated alterations

PP/16/05472		70	70	93 Golborne Road W10 5NL	Change of use from A1 (retail) to A3 (Restaurant)
PP/16/08028		23	23	7 Old Brompton Road SW7 3HZ	Proposed Change of Use of part of unit No 7 from Carluccio's retail display/delicatessen area (A1) to restaurant use (A3) in association with the Carluccio's restaurant use at numbers 1 - 5.
PP/16/08670		140	140	44 Harrington Road SW7 3ND	Permanent Change of Use to A3 use at the end of a 2 year temporary change of use to A3 from A1.
Total	1,405	1,195	-210		

Appendix G: A4 floorspace m² in permissions granted Between 01/10/2016 – 30/09/2017

Ref	Existing A4 Floorspace	Proposed A4 Floorspace	Net A4 floorspace	Address	Description
PP/16/08494	98	162	64	The Queen's Head Public House 25-27 Tryon Street SW3 3LG	Change of use of first and second floors to residential use; Incorporation of 1a Elystan Place into the site and alterations to provide 1No. dwelling at ground to third floor level and rear extension at basement and ground floor to create additional pub floorspace; Change of use of 25 Tryon St to create 1No. dwelling, including excavation of basement and improvements to front elevation to match the rest of the terrace along Tryon St; Mansard roof on the Queen's Head pub to provide 1No. dwelling; Installation of plant and associated ducting; Rear extensions at first and second floor levels and other associated alterations.

Appendix H: B1 floorspace m² in permissions granted
Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/02321		48	48	Second Floor Flat 14 Addison Crescent W14 8JR	Confirmation that the use of the second floor flat as an operating centre for a private tour operator is lawful (Certificate of Existing Use)
CL/17/03764	380		-380	43 Harrington Gardens SW7 4JU	Confirmation that the use of the second and third floor as D1 (non-residential institutions) is lawful. (Certificate of Existing Use)
PP/16/00423	10,105	10,778	673	K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/02675	3,747	6,550	2,803	136-142 Bramley Road W10 6SR	Demolition of existing buildings and structures and the development of a seven storey building for office use (Use Class B1(a)) with plant at roof level; single storey structures for associated plant refuse and cycle stores; and associated landscape and access works. (MAJOR APPLICATION)

PP/16/03873		13,280	13,280	253-261 Kensal Road W10 5DE	Demolition of existing commercial laundry and residential buildings and erection of part 4, part 5 commercial (Class B1) building with a small ancillary A1/A3 unit, with new entrances on to Kensal Road ,Conlan Street and Middle Row (MAJOR APPLICATION).
PP/16/03878	8,132		-8,132	60 Sloane Avenue SW3 3DD	Demolition behind part retained facades and redevelopment of the site to provide a 7 storey (ground plus 6 upper floors) mixed use residential (49 units) retail and leisure development inclusive of 3 additional part width basement storeys to provide off street car parking leisure and retail space plant and cycle parking (MAJOR APPLICATION).
PP/16/05165	670		-670	Fourth Floor 17a Old Court Place W8 4PL	Change of use of part of 4th Floor from Office Accommodation (B1 Use Class) to Health Club facilities (D2 Use Class)
PP/16/05212		1,251	1,251	15-35 Notting Hill Gate W11 3JQ	Re-cladding of existing building at first to third floor levels; installation of an additional storey of Use Class B1 (office) floor space at fourth floor level to provide an uplift of 1 251 sq. (GEA) of class B1 office floor space; provision of a new bin and cycle store; installation of plant; and associated alterations (MAJOR DEVELOPMENT)
PP/16/05236		2,555	2,555	47 To 69 Notting Hill Gate W11 3JS	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations (MAJOR DEVELOPMENT)
PP/16/05299		4,155	4,155	92 To 120 Notting Hill Gate W11 3QB	Recladding of United House at first to third floor levels; installation of two additional storeys at fourth and fifth floor levels to provide office (use class B1) floor space; change of use of part ground first second and third floor to office (use class B1) floor space; installation of

					two extensions adjacent to Campden Hill Tower at second floor level to provide additional office (use class B)
PP/16/05317	195		-195	Units 5 8 10, Ivebury Court 323-325 Latimer Road W10 6RA	Change of use from offices (Use Class B1) to flexible use (Use Class A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/16/05318	170		-170	24 - 26 Old Brompton Road SW7 3DL	Change of use of basement and part ground floor from photographic studio (Use Class B1) to shop (Use Class A1); infilling of lightwell to rear ground floor to provide additional shop floorspace; replacement of metal gate at main entrance of No 26 with panelled door; and installation of air conditioning plant with acoustic screening on flat roof at first floor level to rear with new access door to
PP/16/05441	200	400	200	Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios with demolition of studio 9
PP/16/05579		227	227	39-41 Brompton Road SW3 1DE	Change of use of first floor to office (Class B1 Use) and demolition of sheds to rear and internal alterations.
PP/16/06385	310		-310	Unit 5 And 6 The Westway Centre 69 St Mark's Road W10 6JG	Change of use from Use Class B1 (c) to Class B1 (unrestricted) or Use Class B8
PP/16/06637	3,363		-3,363	1 To 5 Cromwell Place SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)

PP/16/06943	103		-103	Basement And Ground Floors 37 Thurloe Street SW7 2LQ	Change of use of the lower ground and ground floor from an office use (Class B1) to a flexible retail (Class A1) and/or office use (Class B1)
PP/16/07067		159	159	3 Munro Terrace SW10 0DL	Change of use of first to fourth floors from residential (Class C3 Use) to office (Class B1 Use) use.
PP/16/07073	664		-664	26-30 Old Church Street SW3 5DA	Demolition and redevelopment of buildings rear of 26-30 Old Church Street and refurbishment mansard roof at 28-30 Old Church Street including change of use from Business (Use Class B1(a)) to residential (Use Class C3) to provide four 2-bedroom flats and two 4- bedroom family houses situated to rear of site retention of ground floor retail unit in 30 Old Church Street along with associated cycle and refuse storage, off-street parking and landscaping.
PP/16/08332	200		-200	27 Thurloe Street SW7 2LQ	Change of use of basement and ground floor from office (Class B1) to flexible shop (Class A1) and/or office (Class B1)
PP/16/08354	87	431	344	25 Thurloe Street SW7 2LQ	Demolition of mansard extensions to roof structures. Erection of single storey mansard extension across terrace to provide additional Class B1 office floorspace and change of use of second floor of 29 Thurloe Street from Class B1 office to Class C3 residential and associated works.
PP/16/08360		125	125	Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	Demolition of single storey extension and construction of three storey extension to eastern side to include 5 x residential apartments. Construction of additional single storey building to rear. External refurbishment including relocation of main entrance to front (Barlby Road) side repair or replacement of windows and doors and repair of railings. Associated internal refurbishment.
PP/16/08498	384		-384	Chelsea Conservative Association 1-1a Chelsea Manor Street SW3 5RP	Change of use B1 (office) to Dual B1/D1 (office / medical) and and replacement of external side staircase with a gated stair and platform lift and associated works

PP/16/08564	636		-636	Ovington Court 197-205 Brompton Road SW3 1LA	Amalgamation of five shop units at basement and ground floors and change of use from office (Class B1) to shop (Class A1) use at first and second floor levels to create one flagship store; installation of main entrance on Brompton Road facade corner entrance on junction of Brompton Road and Ovington Gardens and secondary entrances to Ovington Gardens and Yeoman's Row facades; installation of lift
PP/17/00967		225	225	265 Kensal Road W10 5DB	Change of use at first floor level from Hotel use within Use Class C1 to office use within Use Class B1 lowering of existing basement floor level re-configuration of front facade entrance and windows insertion of planters and outdoor seating addition of 5 rooflights to rear roof addition of rear fire door and creation of rear roof terrace at first floor.
PP/17/01066		64	64	Lower Ground Floor 66 Sloane Street SW1X 9SH	Temporary change of use of lower ground floor from residential (Class C3) to office (Class B1) for a period of 24 months.
PP/17/01137	72		-72	Flat 1 36 And 41 Draycott Place SW3 2SA	Change the use of Flat 1 36 Draycott Place from office (use class B1) to residential (use class C3) and 41 Draycott Place from temporary sleeping accommodation (Sui generis) to C3 (Residential).
PP/17/01165	209	189	-20	Basement And Ground Floor 150-152 Brompton Road SW3 1HX	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe). Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/01826	222	321	99	81 To 83 Cromwell Road SW7 5BW	Formation of fourth floor storey and roof extension to provide additional office accommodation. Reinstatement of lower ground floor party wall between nos. 81 and 83. Creation of one 1-bedroom and one 2-bedroom apartments on ground and lower ground floor of No. 83 Cromwell Road with associated internal and external alterations.

PP/17/02023	199	88	-111	17 Lexham Mews W8 6JW	Change of use from residential (Class C3) to mixed office (Class B1a) and C3 residential use
PP/17/02427		160	160	Units 14 And 15 92 Lots Road SW10 0QD	Change of use from residential (Use Class C3) to commercial (Use Class B1)
PP/17/02506		60	60	25 And 25a Astwood Mews SW7 4DE	Construction of basement underneath footprint of building; and provide additional floor space to residential unit (25A) and reconfiguration of commercial unit (25) to provide new duplex unit.
PP/17/03154		188	188	47c Kensington Court W8 5DA	Change of use of first and second floors from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8
PP/17/03159		650	650	59-61 Kensington High Street W8 5ED	Change of use of first second and part third floor from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8
PP/17/03163	854		-854	17 Old Court Place W8 4PL	Change of use of fifth and sixth floors from office (Class B1a) to education (Class D1) in connection with land use swap with planning applications at 47C Kensington Court and 59-61 Kensington High Street London W8
PP/17/03355	210		-210	Cogent House 20 Canning Place W8 5AD	Change of use from B1 commercial to D1 Medical: internal alterations including installation of partition walls
PP/17/03391	38		-38	74 King's Road SW3 4TZ	Change of use of first floor from office accommodation (Class B1) to residential (Class C3) to create a two-bedroom flat from 1st to 3rd floor. Replacement of shop front at ground floor level associated internal and external alterations to building and roof.
PP/17/03408		74	74	Colette Court 125-126 Sloane Street SW1X 9AU	Change of use of basement level residential (class C3) to office (class B1)
PP/17/03492		60	60	24 Powis Terrace W11 1JH	Change of use of part of basement and ground floors from retail (A1) to business use (B1) with associated

					works including change of shopfront and replacement of asphalt behind railings to glass.
PP/17/03719	100	350	250	Units 3 And 4 The Westway Centre 69 St Mark's Road W10 6JG	Change of use from Class B1c and Class B8 to Class B1 (unrestricted business use) or Class B8 (storage or distribution)
PP/17/04703		357	357	First Floor 531 - 533 King's Road SW10 0TZ	Change of use of retail space at ground and first floor level (Class A1) to business use (Class B1) at first floor whilst keeping ground floor as A1. Internal layout reconfigurations including addition of fire door at ground floor rear.

Appendix I: B1 floorspace m² in permissions completed Between 01/04/2016 – 31/03/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/02314		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	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	44		-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/10/00257	2,390		-2,390	158-166 Brompton Road, 35 Cheval Place SW3 1HW	Demolition of all existing structures and buildings on the site to facilitate the erection of part nine, part three storey building to provide twelve residential units and ground floor retail (Class A excluding food store) together with a three tier basement, provision of roof

					top plant, landscape proposals and ancillary work. (Amendment to planning permission ref : PP/09/00377 dated 22 May 2009, for alterations comprising : Removal of one car lift and one passenger lift, relocation of plant from roof level to basement level, layouts of residential units revised and the removal of one swimming pool)
PP/10/02337		68	68	57 & 58 Kensington Court W8 5DG	Erection of a mansard roof rear extension to rear roof slope at rear fourth and fifth floor levels and the removal of existing rear roof extension at third floor level and erection of a part side and rear mansard roof extension with new raised rear wall and party wall to No 58 and No. 57 Kensington Court.
PP/12/02535	88	170	82	14 Queen's Gate Place Mews SW7 5BQ	Construction of new basement storey extending over entire site footprint (with lightwell at rear) for use as additional car display in conjunction with existing ground floor garage use (display of classic cars)
PP/13/04728		108	108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/05948	86		-86	213 Westbourne Park Road W11 1EA	Change of use of the ground floor and lower ground floors from workshop (B1 use) to 1no self contained retail unit (A1 use) at ground floor and 1no residential apartment (C3 use) at lower ground floor together with creation of a lightwell, railings at street level around lightwell and a single storey rear extension.
PP/13/07232	35		-35	19 Brompton Square SW3 2AD	Reinstatement of property back to original form as single dwelling. Demolition and replacement of non original four storey rear extension. Excavation and formation of two storey basement under rear extension, garage, and courtyard area. Demolition and replacement of existing garage at rear with roof terrace over. Other elevational alterations at front and rear, installation of air conditioning plant (Amendment to

					Planning Permission Ref PP/13/04363 dated 1st October 2013. Amendment involves excavation and formation of two storey basement under rear extension, garage, and courtyard area, and installation of metal clad roof to rear extension in place of sedum roof previously approved).
PP/13/07494	36		-36	158 Walton Street SW3 2JL	Construction of basement extension to rear at ground floor level sash windows to front rooflights use of basement ground first floors for retail (change of use of first floor from office to retail)
PP/14/03423	89		-89	74 Golborne Road W10 5PS	Change of use of the ground and basement levels of the property from B1 to A1 two storey rear lightwell infill extension and alterations to the shopfront.
PP/14/04058	142	233	91	Kensington Square House 12 To 14 Ansdell Street W8 5BN	Partial demolition and redevelopment to provide replacement B1 office accommodation with extension to basement replacement rooftop extension and facade alterations and sloping rooflight at rear second floor level.
PP/14/04149	2,025	2,657	632	158-166 Brompton Road SW3 1HW	Construction of rear extension at ground and first floor levels, creation of seventh floor level and excavation of two storey basement.
PP/14/04649	162		-162	310 Old Brompton Road SW5 9JQ	Conversion and change of use at first and second floor levels to form two residential apartments (C3). Conversion and change of use of lower ground and ground floors to retail (A1). Replacement shop front and general refurbishment.
PP/14/06144	44	154	110	2 And 4 Kimbolton Row SW3 6RQ	Demolition of the existing office building at 4 Kimbolton Row and residential unit at 2 Kimbolton Row and construction of a three-storey building plus two basement levels to provide a new 4-bedroom residential unit and a commercial unit, landscaping and
PP/14/08089	1,670		-1,670	Scorpio House 102 Sydney Street SW3 6NJ	Change of use of the building from Office (B1) to Sui Generis (Medical consulting and diagnostics and office space)

PP/15/02826		25	25	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)
PP/15/04311	200		-200	The Studios Hornton Place W8 4LZ	Removal of condition 3 (use class restriction) from planning permission ref. TP/86/02457 to allow flexible use of premises within Class B1.
PP/15/06648		241	241	Griffin Lodge 45 A Cadogan Gardens SW3 2TB	Change of use from Use Class C3 (residential) to Use Class B1 (office).
PP/15/07690	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/16/01515		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/16/03240	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/16/03960		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.
Total	7,846	5,695	-2,151		

Appendix J: B8 floorspace m² in permissions granted
Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/06240	101	123	22	115 Bramley Road W10 6SS	Relocation and extension of storage use (Use Class B8) to rear of site extension of residential unit within main building to include provision of two dormer windows to rear single storey rear extension at ground floor level with terrace above and associated alterations.
PP/16/06385		310	310	Unit 5 And 6 The Westway Centre 69 St Mark's Road W10 6JG	Change of use from Use Class B1 (c) to Class B1 (unrestricted) or Use Class B8
PP/17/02065	252		-252	605 And 609 Harrow Road W10 4RA	Demolition and reconstruction of section of boundary wall on new foundations; demolition of storage sheds 1-5, and construction of part 3-storey, part 1 storey building with basement comprising 1 commercial unit (Class A1/Sui generis Showroom) at ground floor and 5 residential dwellings (Class C3) at basement to second floor (4 x 2 bed & 1 x 4 bed) together with associated bicycle storage, refuse and recycling storage, and alterations to pedestrian access and removal of vehicle access.
PP/17/03719	250		-250	Units 3 And 4 The Westway Centre 69 St Mark's Road W10 6JG	Change of use from Class B1c and Class B8 to Class B1 (unrestricted business use) or Class B8 (storage or distribution)

**Appendix K: B8 floorspace m² in permissions completed
Between 01/04/2016 – 31/03/2017**

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/08/03657	900		-900	20 Victoria Gardens W11 3PE	Demolition of existing warehouse building and the construction of nine houses with gardens and associated car parking.
PP/14/08887	40		-40	15 Colville Mews W11 2DA	Change of use from B8 distribution and storage to residential including additional openings to rear of mews house new skylights and elevational alterations to front and rear

**Appendix L: C1 hotel bedrooms in permissions granted
Between 01/10/2016 – 30/09/2017**

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/16/06082		28	28	100-106 Queen's Gate SW7 5AG	Reconfiguration, refurbishment and redecoration of basement and ground floors. Alterations and extensions within central lightwell up to third floor to

					provide new lounge, back of house accommodation and hotel rooms. Alterations to lightwell to south to extend to basement and ground floor. Insertion of windows to north elevation. Amendments to entrance steps of No.103 & 104 and doorway of No. 105 to provide emergency access. Replacement and provision of plant and equipment
PP/17/00967	10		-10	265 Kensal Road W10 5DB	Change of use at first floor level from Hotel use within Use Class C1 to office use within Use Class B1 lowering of existing basement floor level re-configuration of front facade entrance and windows insertion of planters and outdoor seating addition of 5 rooflights to rear roof addition of rear fire door and creation of rear roof terrace at first floor.

**Appendix M: C1 hotel bedrooms in permissions completed
Between 01/04/2016 – 31/03/2017**

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/14/01371	7	3	-4	Blakes Hotel 33 To 39 Roland Gardens, 39 Roland Way SW7 3PF	Alterations to 33-39 Roland Gardens involving construction of a roof extension and associated removal of plant room and equipment, reconfiguration of 4th floor involving removal of 7 hotel bedrooms and construction of 1 x 4 bedroom self-contained flat, internal alterations to create 4 new hotel bedrooms, revised fenestration to rear, and new terrace at fourth floor level to rear with metal balustrading; Alterations to 39 Roland Way involving construction of a basement extension under the building to create two new hotel bedrooms, insertion of rooflights, and conversion of the second floor into a hotel bedroom

PP/15/03731	17	0	-17	Vicarage Gate Hotel 10 Vicarage Gate W8 4AG	Change of use from hotel (Use Class C1) to single residential dwelling (Use Class C3) and associated works including air-conditioning plant railings and timber screening at main roof level
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Appendix N: C2 bedrooms in permissions granted

Between 01/10/2016 – 30/09/2017

Ref	Existing C2 Bedrooms	Proposed C2 Bedrooms	Net C2 Bedrooms	Address	Description
PP/16/07740		3	3	Block 01a - Homebase Site 195 Warwick Road W14 8PU	Construction of two new residential blocks (blocks 4 and 5) at 195 Warwick Road to provide up to 132 units (Use Class C3) comprising 11 storeys; Construction of one new block (block 2) to provide up to 92 units (Use Class C2) comprising 11 storeys with associated plant and works to amend parts of the permitted development PP/16/03238.(MAJOR DEVELOPMENT) (EIA development). Amendment of 2016 permission to create 3 additional extra care units created at block 2.
PP/17/00583	42	55	13	Thamesbrook Residential Home, 2 Dovehouse Street SW3 6LA	Demolition of all existing buildings and erection of a part 5 part 6 storey building plus 2 storey basement to provide Extra Care Accommodation (Class C2 Use) comprising 55 units communal and wellbeing facilities back of house and service areas car and cycle parking landscaping and plant. (MAJOR DEVELOPMENT)

Appendix O: Housing - Planning Permissions
Between 01/10/2016 – 30/09/2017

Ref	Existing units	Proposed units	Net	Affordable Units	Address	Description
CL/16/05290		1	1		115 Bramley Road W10 6SS	Confirmation that the use of the first floor as a self-contained residential flat is lawful (Certificate of Existing Use).
CL/16/05970		1	1		38 Rawlings Street SW3 2LS	Confirmation that use of Dental Surgery with ancillary residential accommodation is lawful. (Certificate of Existing Use)
CL/17/00315	1	2	1		Basement Flat 185 Cromwell Road SW5 0SE	Confirmation that the property has been divided into two 1 bedroom flats for more than 4 years.(Certificate of Lawful Existing Use / Development)
CL/17/00416	1	7	6		11 St Lawrence Terrace W10 5SU	Confirmation that the use class of the property (excluding the basement) is Use Class C4 (house in multiple occupation) and not a single dwellinghouse (C3 use) (Certificate of Lawful Existing Use)
CL/17/01478		1	1		133 Portland Road W11 4LW	Confirmation that existing use of whole property as a Class C3 dwellinghouse is lawful
CL/17/01700		18	18		1 Philbeach Gardens SW3 6HW	Confirmation that 18 self-contained flats (Use Class C3) have been the use of the site for in excess of four years (Certificate of Lawful Existing Use)
CL/17/01911	2	1	-1		Flat 3 Avenue Studios Sydney Close SW3 6HW	Confirmation that the use of Flat 3 as a dwelling house is lawful. (Certificate of Lawful Existing Use/Development)
CL/17/01931	2	1	-1		Maisonett 3 4 Arundel Gardens W11 2LA	Confirmation that the use of Flats 2 and 3 have been in use as a single dwelling, known as Flat 3, for more than ten years. (Certificate of Lawful Existing Use)

CL/17/02275	2	1	-1		13 Fernshaw Road SW10 0TG	Confirmation that the use of the ground floor, first floor and south-eastern half of the basement as a single dwellinghouse is lawful (Certificate of Existing Use).
CL/17/02321	1		-1		Second Floor Flat 14 Addison Crescent W14 8JR	Confirmation that the use of the second floor flat as an operating centre for a private tour operator is lawful (Certificate of Existing Use)
CL/17/03375		1	1		100 Redcliffe Gardens SW10 9HH	Confirmation that studio flat 7 units has been in continuous use for 4 years prior to date of this application. (Certificate of Lawful Existing Use).
PP/15/04155	2	1	-1		Flat A 41 Norland Square W11 4PZ	Amalgamation of ground and lower ground floor flats with the installation of an internal stair and associated internal works to property.
PP/15/06345	2	1	-1		28 Victoria Road W8 5RG	Erection of a single storey rear extension at ground floor level with roof terrace above, a glazed extension at first floor, a basement under the footprint of the building and the proposed ground floor extension, upgrading of steel windows to double glazed units and internal alterations to re-combine a ground floor flat with uppers to restore the house a single family dwelling.
PP/15/06440	4	4			4, 5 And 6 Dilke Street SW3 4JE	Demolition of existing residential buildings (no.4, 5 and 6 Dilke Street) comprising of four units and replacement with new residential buildings to provide the same number of residential units
PP/16/00423	11	35	24		K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London

						Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/01412		14	14		201 To 207 Kensington High Street W8 6BA	Redevelopment of site involving retention and restoration of front facade erection of two additional storeys and alteration and extensions to rear first and second floor levels to provide 14 residential units (4 x 1 bed 9 x 2 beds and 1 x 3 beds) creation of additional basement level to provide for a gym alteration of existing basement level to provide improved retail floorspace; provision of
PP/16/01431	4	1	-3		67 Clarendon Road W11 4JE	Amalgamation of four flats to form a single family dwelling and associated internal alterations
PP/16/01711	4	3	-1		58 Penywern Road SW5 9SX	Retrospective permission for the conversion of 3no. HMO units (2no. of which previously occupied by same tenant) to 1 self-contained 1 bedroom flat plus 1 self-contained studio unit together with the associated renovation of an existing studio unit (all units located at second floor level).
PP/16/01881	1	6	5		49 Bassett Road W10 6JR	Change of use to provide 6 residential units creation of single storey basement and associated lightwells and courtyard redevelopment of carriage house including side and rear extension rear extension to main building various alterations to the fenestration and alterations to the treatment of the front of the property including refuse storage new boundary treatment and three parking spaces.
PP/16/02149	1	1			Flat 2 116 Highlever Road W10 6PL	Partial demolition of 116b Highlever Road to rear of No.116 and construction of new dwelling part single storey part two storey with basement.
PP/16/02222	3	5	2		White Eagle Lodge 9 St Mary Abbot's Place W8 6LS	Demolition of the majority of the existing building (with rear and southern existing exterior walls retained) and

						replacement with a residential building comprising 5 flats (MAJOR APPLICATION).
PP/16/03116	3	4	1		9 Seymour Walk SW10 9NE	Demolition of derelict property whilst retaining portion of flying freehold over neighbouring property. Rebuilding 2 bedroom residence with basement, light well and parking at ground floor level.
PP/16/03249	2	1	-1		1 And 2 Pembroke Cottages W8 6PF	Amalgamation of two semi-detached properties (1 and 2 Pembroke Cottages) to form one single dwelling; insertion of new door at ground floor level and at lower ground floor level
PP/16/03852		1	1		Ground And Basement 78 Royal Hospital Road SW3 4HN	Change of use of part of ground floor and basement to self-contained flat; retention of retail shop in part of ground floor and basement. Removal of existing lantern light to rear and replacement with two rooflights with associated provision of a light well. Alterations to existing front vaults and openings.
PP/16/03873	2		-2		253-261 Kensal Road W10 5DE	Demolition of existing commercial laundry and residential buildings and erection of part 4, part 5 commercial (Class B1) building with a small ancillary A1/A3 unit, with new entrances on to Kensal Road ,Conlan Street and Middle Row (MAJOR APPLICATION).
PP/16/03875	1	1			46 Princes Gate Mews SW7 2PR	Demolition of two storey mews house and construction of a two storey mews house with additional basement and mansard roof extension.
PP/16/03878		49	49		60 Sloane Avenue SW3 3DD	Demolition behind part retained facades and redevelopment of the site to provide a 7 storey (ground plus 6 upper floors) mixed use residential (49 units) retail and leisure development inclusive of 3 additional part width basement storeys to provide off street car parking leisure and retail space plant and cycle parking (MAJOR APPLICATION).
PP/16/04150	1	1			5 Princes Gate Mews SW7 2PS	Demolition of two storey mews house and construction of a four storey dwelling behind retained front facade.

						Construction of mansard and basement storey, and associated alterations to front elevation.
PP/16/04199	3	2	-1		2, 4 And 6 Lansdowne Rise W11 2NR	Demolition of three existing buildings and construction of two houses with basements.
PP/16/04594		1	1		27 Bassett Road W10 6LB	Alterations to the building including two storey rear infill extension at lower ground and upper ground level; extension to rear closet wing at first and second floor level; cantilevered side extension at upper ground floor level; rear dormer extension and four rooflights to front roofslope all in connection with change of use of the property from a House in Multiple Occupation (HMO) to a single dwelling house (Use Class C3)
PP/16/04639	5	1	-4		32 Lansdowne Crescent W11 2NT	Internal and external alterations including erection of replacement single storey rear infill extension in connection with conversion of building from five self-contained flats into a single family dwelling house; Erection of bottle balustrade on rear garden boundary wall facing communal gardens.
PP/16/04908	2	1	-1		Flats 2 And 3 15 Cheyne Place SW3 4HH	Amalgamation of Flats 2 and 3 into one residential unit
PP/16/04997	1	2	1		9, 10 And 11 Billing Road SW10 9UJ	Conversion of one dwelling into two with 4 doorways blocked off. (Retrospective Application)
PP/16/05348	2	5	3		230-232 Westbourne Park Road W11 1EP	Erection of full height infill extension into front forecourt and matching windows to both side elevations. Internal layout alterations to allow replacement of 2 No. flats with 5 No. studio flats and extended commercial unit premises.
PP/16/05360	2	6	4		163 Kensington High Street W8 6SU	Construction of one storey mansard roof extension containing 1 x apartment; conversion of 2 x apartments into 4 x apartments; replacement of one storey rear portion of property with 1 x mews house; alterations to ground and basement floor slabs to allow level access from pavement to mews house; improvements to bomb damaged rear elevation;

						alterations to side access to basement and residential flat
PP/16/05441	1		-1		Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios with demolition of studio 9
PP/16/05671	1	3	2		134-136 King's Road SW3 4XB	Renovation and extension of upper floors to form 3 apartments
PP/16/05740	1	1			5 Glebe Place SW3 5LB	Demolition and rebuilding of dwelling behind front facade.
PP/16/05753		1	1		Richmond House 141-145 Earl's Court Road SW5 9RH	Demolition of single storey ancillary buildings used by retail unit at 145 Earl's Court Rd and erection of two storey dwelling house fronting and accessed from Child's Place
PP/16/05791		7	7		29 Rosary Gardens SW7 4NH	Change of use from sui generis to provide seven Class C3 residential units together with associated external alterations including installation of plant.
PP/16/05841		5	5		57 Sloane Gardens SW1W 8ED	Conversion from shared staff accommodation (HMO) into 5 residential flats.
PP/16/05916	1	2	1		2 Linden Gardens W2 4ES	Conversion of existing building to provide 2no. flats (1 x 2 bed at Lower ground / ground floor and 1 x 4 bed at first second and third floor).
PP/16/05931	2	1	-1		16 Pont Street Mews SW1X 0AF	Amalgamation of two properties to create a two bedroom dwelling with a court yard garden and associated alterations
PP/16/05978	1	1			2 Golborne Mews W10 5SB	Change of use of ground floor from Class B8 to residential in association with conversion to a single family dwelling home.
PP/16/06138	36	26	-10		11,13 And 15 Collingham Place SW5 0QE	Conversion into 26 self-contained units comprising 20 studio flats and 6 x 1-bed flats following change of use of part HMO erection of additional storey at 4th floor level erection of rear extensions and elevational alterations at front and rear basement extension to 13 Collingham Place within footprint of building for non-habitable rooms

PP/16/06226		5	5		32 Eardley Crescent SW5 9JZ	Change of use from Doctor's surgery (Use Class D1) to form 3 one bedroom and 2 two bedroom residential flats (Use Class C3) construction of lower ground floor infill extension and an additional storey to rear closet wing projection and cycle parking.
PP/16/06265	1	1			90 Oxford Gardens W10 5UW	Change of use from part school (D1) to full residential (C3)
PP/16/06423	1		-1		18 Draycott Place SW3 2SB	Change of use from residency to office use with no public access.
PP/16/06426	1	2	1		45 Ifield Road SW10 9AX	Formation of one self-contained residential unit and internal alterations
PP/16/06454	5	3	-2		42 Pembridge Villas W11 3EG	Conversion of property into three flats
PP/16/06594	2	1	-1		43 Lansdowne Road W11 2LQ	Amalgamation of two residential flats into one single dwelling house and associated restoration works.
PP/16/06635		1	1		258 Fulham Road SW10 9EL	Removal and variation of condition 5 (Use of roof as terrace precluded) of planning permission 16/03866 to allow for a roof terrace in conjunction with approved extension providing a 1 bed flat
PP/16/06637	7	5	-2		1 To 5 Cromwell Place SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/16/06753		1	1		6 Templeton Place SW5 9LZ	Formation of additional two-bedroom flat at sixth floor roof level.

PP/16/06759		1	1		Garage At 2a Milner Street SW3 2PU	Demolition of single-storey double garage and development of 3-bed family dwelling
PP/16/06979	1	2	1		(Formerly) Hyde Park West Hotel 25-26 Pembridge Square W2 4DR	Excavation under rear part of buildings and part rear garden to provide additional accommodation underground; erection of side and rear extensions following demolition of existing extensions; alterations to main roof; and internal alterations in connection with conversion of buildings back into two single family dwelling houses. Re-alignment of pavement crossover on Pembridge Place elevation.
PP/16/07034	1	1			46a Holland Street W8 4LX	Erection of two storey plus basement dwelling house following demolition of two storey house, retaining west wall; Rebuilding of garden boundary walls; and re-alignment of vehicular crossover.
PP/16/07067	3		-3		3 Munro Terrace SW10 0DL	Change of use of first to fourth floors from residential (Class C3 Use) to office (Class B1 Use) use.
PP/16/07073	2	6	4		26-30 Old Church Street SW3 5DA	Demolition and redevelopment of buildings rear of 26-30 Old Church Street and refurbishment mansard roof at 28-30 Old Church Street including change of use from Business (Use Class B1(a)) to residential (Use Class C3) to provide four 2-bedroom flats and two 4- bedroom family houses situated to rear of site retention of ground floor retail unit in 30 Old Church Street along with associated cycle and refuse storage, off-street parking and landscaping.
PP/16/07138		20	20		117 Warwick Road SW5 9EZ	Internal alterations to create 20 self-contained residential bedsits replacing 17 units that are a mix between self-contained and houses of multiple occupation (HMO) occupied as bedsits. Demolition and replacement of external bin store to provide combined plant and bin store. Alterations to fenestration and roof light.
PP/16/07173	1	1			26 Eldon Road W8 5PT	Demolition of building and construction of a family dwelling to include rear light weight contemporary element at lower ground level opening up to a

						landscaped garden. Reconstruction of front facade on Eldon Road. Construction of flat roof side element to main body of building front bay window to extend to lower ground level mansard roof with dormer windows to the north and south. Excavation an
PP/16/07384		1	1	1	Land Adjacent To 15 Princes Place W11 4QA	Construction of single-storey dwelling with rear courtyard garden.
PP/16/07621	4	9	5		76-86 Sloane Avenue SW3 3DZ	Refurbishment of existing buildings at 76-86 Sloane Avenue, comprising up to 6 retail units (A1) and 9 x residential apartments (C3), including consolidation of basement floor, upper floor and rear extensions, and associated works
PP/16/07666	1	2	1		2a Gore Street SW7 5PS	Excavation of single storey basement below house creating front lightwell. Conversion of single dwelling into two flats at basement/ground floor with separate access from Elvaston Mews and first/second floors retaining main access from Gore Street.
PP/16/07740		2	2		Block 01a, Homebase Site 195 Warwick Road W14 8PU	Construction of two new residential blocks (blocks 4 and 5) at 195 Warwick Road to provide up to 132 units (Use Class C3) comprising 11 storeys; Construction of one new block (block 2) to provide up to 92 units (Use Class C2) comprising 11 storeys with associated plant and works to amend parts of the permitted development PP/16/03238.(MAJOR DEVELOPMENT) (EIA development)
PP/16/07772		3	3		Cameret Court Lorne Gardens W11 4XX	Extension of sixth floor west plant and lift rooms to create two 2-bed flats. Erection of a seventh floor to create a 3-bed flat and a plant room at the south eastern end of the building.
PP/16/07872		1	1		Garage And Former Sub-Station Adjacent 51 Cathcart Road SW10 9DH	Demolition of garage lock-up and disused LEB sub-station and erection of two-storey one-bedroom residential dwelling including basement excavation
PP/16/08015		11	11		Cineworld Cinema 279 King's Road SW3 5EW	Demolition of existing building and structures and construction of mixed use building comprising four storeys over ground and basement levels and

						including retail (Use Class A1) cinema (Used Class D2) and 11 no. residential units (Use Class C3) along with ancillary car and cycle parking plant and other associated works (MAJOR APPLICATION)
PP/16/08044	1	2	1		36 Adam And Eve Mews W8 6UJ	Sub-division of dwelling into two self-contained dwellings
PP/16/08091	2	2			35 Tregunter Road SW10 9LG	Demolition and redevelopment of property.
PP/16/08100		1	1		182 Holland Park Avenue W11 4UJ	Change of use and conversion of lower ground floor from vacant storage to residential (Class C3) one bedroom self-contained flat alterations to rear elevation fenestration to approved extension at lower ground and ground floor levels alterations to street frontage including replacement ground floor shopfront and provision of railings to lightwell
PP/16/08122		1	1		50 Cheyne Walk SW3 5LR	Conversion of back of house areas to self-contained flat including first floor rear extension, creation of access to Cheyne Row, new mechanical services and internal alterations.
PP/16/08169	2	1	-1		Flat A And Flat C 61 Holland Park W11 3SJ	Amalgamation of Flats A and C to form single dwelling and associated internal and external works to building and garden including replacement of basement.
PP/16/08207		7	7		60-62 Walton Street SW3 2HH	Change of use and conversion of vacant police main building 60-62 Walton Street into six (Class C3) self-contained flats and rear cell block on Glynde Mews into one (Class C3) self-contained unit; scheme involves formation of infill extension to rear elevation of main building at second floor level overlooking courtyard
PP/16/08303	6	8	2	2	187 Cromwell Road SW5 0SE	Creation of 2 self-contained flats. Construction of single-storey side extension at basement level. Construction of rear extension at 2nd floor level.
PP/16/08360		5	5		Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	Demolition of single storey extension and construction of three storey extension to eastern side to include 5 x residential apartments. Construction of additional

						single storey building to rear. External refurbishment including relocation of main entrance to front (Barlby Road) side repair or replacement of windows and doors and repair of railings. Associated internal refurbishment.
PP/16/08494	1	5	4		The Queen's Head Public House 25-27 Tryon Street SW3 3LG	Change of use of first and second floors to residential use; Incorporation of 1a Elystan Place into the site and alterations to provide 1No. dwelling at ground to third floor level and rear extension at basement and ground floor to create additional pub floorspace; Change of use of 25 Tryon St to create 1No. dwelling, including excavation of basement and improvements to front elevation to match the rest of the terrace along Tryon St; Mansard roof on the Queen's Head pub to provide 1No. dwelling; Installation of plant and associated ducting; Rear extensions at first and second floor levels and other associated alterations.
PP/16/08497	1	6	5		26 Redcliffe Gardens SW10 9HA	Internal refurbishment works and creation of basement to a single dwelling house to create six apartments.
PP/16/08509	1	3	2		26 Uxbridge Street W8 7TA	Retention of front facade and rebuilding of elevation above 2nd floor; demolition to rear elevation and roof (and part of front elevation above 2nd floor); extension and replacement of rear elevation at basement ground 1st and 2nd floors and a single storey roof extension to provide 3 flats (1x 1 bed and 2 x 2 bed flats) together with other external alterations; excavation of basement by circa 500mm; landscaping works and 1 car parking space.
PP/16/08563	1	2	1		17 Abingdon Road W8 6AH	Construction of single storey rear extension at first floor level and conversion of maisonette into two self-contained flats
PP/16/08634		1	1		1 Neville Street SW7 3AR	Change of use from house in multiple occupation (Use Class Sui Generis) to single residential dwelling (Use Class C3) alterations to fenestration and associated internal alterations

PP/17/00041	1	1			13 Coleherne Mews SW10 9DZ	Demolition of building and retention of principle rear elevation and party walls to Nos 11 and 15 Coleherne Mews. Construction of 3-storey mews house to match existing alterations to window fenestration enlargement of second floor mansard; reduction in size of roof terrace; construction of basement beneath footprint of property
PP/17/00364	4	1	-3		118 Portland Road W11 4LX	Amalgamation of four separate flats within house into one family home demolition of rear extension and building of two storey replacement rear extension at ground and lower ground floor levels alterations to fenestration on front and rear elevations and repair of railings at frontage.
PP/17/00425	1	1			189 Pavilion Road SW1X 0BJ	Demolition and reconstruction of two storey mews house on same footprint with addition of basement (extending beneath 50% of rear courtyard) and mansard extension at 2nd floor level.
PP/17/00802	1	4	3		330 Ladbrooke Grove W10 5AD	Conversion into four apartments including rear extension as well as widening of mansard roof; relocation of front door from Ladbrooke Grove to Southern Row at rear.
PP/17/01137		2	2		Flat 1 36 And 41 Draycott Place SW3 2SA	Change the use of Flat 1 36 Draycott Place from office (use class B1) to residential (use class C3) and 41 Draycott Place from temporary sleeping accommodation (Sui generis) to C3 (Residential).
PP/17/01337		1	1		158 Old Brompton Road SW5 0BA	Infill roof extension including increasing height of ridgeline to front and rear roof slopes; first floor rear extension; installation of rooflights to front and rear roof slopes; relocation/removal of plant to rear at first floor level and creation of studio flat at third floor level
PP/17/01548		1	1		St Luke's Chapel Rose Square Fulham Road SW3 6RS	Conversion from chapel to a single residential unit (Class C3) with associated internal works single storey rear extension landscaping new roof lights replacement roof tiling and removal and relocation of selected internal fixtures and fittings.

PP/17/01663	2	1	-1		19 And 19a Ansdell Street W8 5BN	Amalgamation of Nos. 19 and 19a Ansdell Street to create one single family dwellinghouse (as approved by PP/15/00658); demolition rebuild and extension to rear of No.19a over courtyard at basement level; removal of emergency staircase in rear courtyard of No.19a; alterations to main facade and extension to basement underneath No.19
PP/17/01675		15	15		2 Queensberry Place SW7 2EA	Change of use from HMO (sui generis) to residential (Use Class C3); addition of residential accommodation at fifth floor with flat-topped mansard by converting unused loft space; rear and side extensions; and replacement of all windows with double glazing units
PP/17/01826	1	2	1		81 To 83 Cromwell Road SW7 5BW	Formation of fourth floor storey and roof extension to provide additional office accommodation. Reinstatement of lower ground floor party wall between nos. 81 and 83. Creation of one 1-bedroom and one 2-bedroom apartments on ground and lower ground floor of No. 83 Cromwell Road with associated internal and external alterations.
PP/17/01871		1	1		16 Beauchamp Place SW3 1NQ	Change of use of first and second floors and associated first floor rear extension to provide self-contained flat (C3) at first floor level and office space (B1) at second floor level
PP/17/02033		6	6		7 To 9 Harriet Street, 47 Lowndes Square SW1X 9JS	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor levels of 7-7A Harriet Street from retail (Use Class
PP/17/02065		5	5		605 And 609 Harrow Road W10 4RA	Demolition and reconstruction of section of boundary wall on new foundations; demolition of storage sheds 1-5, and construction of part 3-storey, part 1 storey building with basement comprising 1 commercial unit (Class A1/Sui generis Showroom) at ground floor and

						5 residential dwellings (Class C3) at basement to second floor (4 x 2 bed & 1 x 4 bed) together with associated bicycle storage, refuse and recycling storage, and alterations to pedestrian access and removal of vehicle access.
PP/17/02153		1	1		144 Lexham Gardens W8 6JE	Material Change of Use to single dwellinghouse (Class C3)
PP/17/02427	2		-2		Units 14 And 15 92 Lots Road SW10 0QD	Change of use from residential (Use Class C3) to commercial (Use Class B1)
PP/17/02527	2	1	-1		12 And 13 Powis Mews W11 1JN	Removal of ancillary status with 15 Powis Mews and the amalgamation of 12 Powis Mews to 13 Powis Mews by means of internal link. Replace front doorway with window to match existing building fenestration.
PP/17/02588	1	1			17 Ladbroke Walk W11 3PW	Demolition of 2 storey mews building and construction of 3 storey house.
PP/17/02709	2	1	-1		Basement Flats A And B 17 Cromwell Road SW7 2JB	Amalgamation of lower ground floor/ basement flats A and B (to form one single Class C3 residential unit) involving internal alterations addition of glass link corridor.
PP/17/02831	1		-1		1 And 1a Kensington High Street W8 5NP	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street. Internal alterations to create doorway between 1 and 1a at rear ground floor level.
PP/17/03024		1	1		15 Onslow Square SW7 3NJ	Alterations to basement fenestration from access doors to window; change of use from Sub-station (Sui generis) to habitable accommodation (C3) to be incorporated as part of flat. Internal alterations at basement level.
PP/17/03376	4	2	-2		51 Sydney Street SW3 6PX	Renovation of property and internal works to ground first second and third floors to revert to historic form as one dwelling from three residential flats with single residential flat to remain at basement level. Rear alterations to remove modern extension and reinstate historic closet wing plan form

PP/17/03391		1	1		74 King's Road SW3 4TZ	Change of use of first floor from office accommodation (Class B1) to residential (Class C3) to create a two-bedroom flat from 1st to 3rd floor. Replacement of shop front at ground floor level associated internal and external alterations to building and roof.
PP/17/03408	1		-1		Colette Court 125-126 Sloane Street SW1X 9AU	Change of use of basement level residential (class C3) to office (class B1)
PP/17/03442	4	7	3		76-86 Sloane Avenue SW3 3DZ	Refurbishment of buildings at 76-86 Sloane Avenue comprising up to 6 retail units (A1/A3) and 7 x residential apartments (C3) including consolidation of basement floor upper floor and rear extensions and associated works
PP/17/03450		1	1		114 Ladbrooke Grove W10 5NE	Demolition of ground floor rear extension erection of rear extension at basement level and internal alterations to allow for change of use of basement floor from ancillary storage space for ground floor A1 chemist to a self-contained residential studio flat unit
PP/17/03495	1	1			10 Queensdale Walk W11 4QQ	Demolition reconstruction and extension of building excavation and construction of basement storey below house with light well to rear.
PP/17/03955		1	1		7 Radnor Walk SW3 4BP	Change of use from D1 medical use to C3 residential use with excavation of single storey basement and extensions to rear with associated alterations to terrace building
PP/17/04264	3	3			25 Wetherby Gardens SW5 0JR	Reconfiguration of Flat 1 2 and 3 at lower ground ground first second and third floors to create 2 no. one bedroom 1 no. six bedroom residential unit together with addition of skylight to the roof
PP/17/04694	4	2	-2		237 King's Road SW3 5EJ	Amalgamation of four dwellings to provide two consolidated units at first and second floors
PP/17/05230	1	1			2 Napier Place W14 8LG	Demolition of mews house and erection of one single dwellinghouse comprising ground first and second (mansard) floors.

Appendix P: Housing - Completions Between 01/04/2016 – 31/03/2017

Residential units completed between 01/04/2016 and 31/03/2017

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description
CL/13/06991	3	1	-2	0	14 Lansdowne Road W11 3LW	conversion of three existing flats into single dwelling house (certificate of proposed use).
CL/16/01822	6	6	0	0	35 Munro Mews W10 5RZ	Confirmation that the use of the building for six self-contained flats as single dwellings is lawful (Certificate of Existing Use).
CL/16/01957	1	3	2	0	40 Fernshaw Road SW10 0TF	Confirmation the use of the property as 3 self contained flats is lawful.
CL/16/04758	1	1	0	0	12 Colville Mews W11 2DA	Confirmation that use of property is used as a single dwelling house for four years (Certificate of existing use)
CL/16/04782	1	1	0	0	12 West Row W10 5SJ	Use of part of third floor apartment as chauffeur business including use of one office table, one chair and laptop. Hours of operation will be 8AM to 6PM.
CL/16/04985	2	1	-1	0	29 And 31 Egerton Terrace SW3 2BU	Confirmation that the use of the building is as a single dwellinghouse. (Certificate of Lawful Existing Use)
CL/16/05077	1	2	1	0	93-95 Moscow Road W2 4EL	Confirmation that Flat 11 and Flat 12 at 4th floor are lawfully used as self-contained dwellings (Use Class C3) (Certificate of Lawful Existing Use)
CL/16/05290	0	1	1	0	115 Bramley Road W10 6SS	Confirmation that the use of the first floor as a self-contained residential flat is lawful (Certificate of Existing Use).

CL/16/05970	0	1	1	0	38 Rawlings Street SW3 2LS	Confirmation that use of Dental Surgery with ancillary residential accommodation is lawful. (Certificate of Existing Use)
CL/17/00416	1	7	6	0	11 St Lawrence Terrace W10 5SU	Confirmation that the use class of the property (excluding the basement) is Use Class C4 (house in multiple occupation) and not a single dwellinghouse (C3 use) (Certificate of Lawful Existing Use)
CL/17/01478	0	1	1	0	133 Portland Road W11 4LW	Confirmation that existing use of whole property as a Class C3 dwellinghouse is lawful
PP/08/00276	0	1	1	0	16 Albert Mews W8 5RU	Erection of a single dwelling containing 3 bedrooms (2 at first floor and 1 at attic room at second floor), all above ground level living accommodation with additional habitable space in the basement, arranged around a patio/lightwell at the rear.
PP/08/03657	0	9	9	0	20 Victoria Gardens W11 3PE	Demolition of existing warehouse building and the construction of nine houses with gardens and associated car parking.
PP/10/00257	3	12	9	0	158-166 Brompton Road 35 Cheval Place SW3 1HW	Demolition of all existing structures and buildings on the site to facilitate the erection of part nine, part three storey building to provide twelve residential units and ground floor retail (Class A excluding food store) together with a three tier basement, provision of roof top plant, landscape proposals and ancillary work. (Amendment to planning permission ref : PP/09/00377 dated 22 May 2009, for alterations comprising : Removal of one car lift and one passenger lift, relocation of plant from roof level to basement level, layouts of residential units revised and the removal of one swimming pool)
PP/10/01315	0	1	1	0	152 Holland Park Avenue W11 4UH	Change of use of entire building from health/leisure (sui generis) use to residential use as one single dwelling house
PP/10/01417	9	5	-4	0	49 Hans Place SW1X 0LA	Excavation of a basement level, erection of a rear extension at lower ground floor level, extension to existing rear brick side projection at second, third and

						fourth floor level, enlargement of hip roof at roof level, fenestration and glazing alteration on front and rear elevation, insertion of skylight at roof and at first floor level, access into new widened lightwell including balconies and terraces and alterations to the front lightwell.
PP/10/02337	3	1	-2	0	57 & 58 Kensington Court W8 5DG	Erection of a mansard roof rear extension to rear roof slope at rear fourth and fifth floor levels and the removal of existing rear roof extension at third floor level and erection of a part side and rear mansard roof extension with new raised rear wall and party wall to No 58 and No. 57 Kensington Court.
PP/10/03018	0	69	69	0	Holland Park School Holland Park School Southern Site Campden Hill W8 7AF	Demolition of existing buildings and redevelopment of site for residential use (Class C3) comprising 69 units together with provision of new hard and soft landscaping, ancillary leisure facilities, carparking, new vehicular access with other associated and enabling works. (MAJOR APPLICATION)
PP/10/03239	4	1	-3	0	2 Herbert Crescent SW1X 0HA	Infilling of approved lightwell at sub basement levels of approved subterranean basement below existing lower ground floor.
PP/11/04222	0	1	1	0	36 Earl's Court Road W8 6EJ	Erection of rear extension to office at second floor level, additional residential unit, to be contained within new third floor and mansard roof extension.
PP/11/04292	0	2	2	0	275 Portobello Road W11 1LR	Refurbishment of ground floor shop unit and conversion of vacant upper floors into two 1 bedroom flats, new balustrade at first floor level and removal of an existing window. Reconfiguration of shop front to allow for a shared entrance to the flats above.
PP/12/02415	0	4	4	0	143 Kensington High Street W8 6SU	Change of use of 1st - 4th floors from ancillary retail floorspace to provide 4 x 1 bed residential units and associated alterations at rear ground floor level to facilitate access.
PP/12/02643	1	2	1	0	4-5 Victoria Grove, W8 5RW	Formation of dental surgery (Use Class D1) in part basement level with retention of ground floor front retail

						use (class A1) rear basement, ground and first floor extensions and alterations, new front and rear dormers to form two self-contained residential units.
PP/12/02656	1	1	0	0	71 Princes Gate Mews SW7 2PP	Alterations and extensions to existing 2 storey dwelling including a 2 storey subterranean extension, mansard roof extension, 2 storey front/side extension, rear first floor level infill extension and external fenestration alterations.
PP/12/04617	1	1	0	0	1 Elm Park Road SW3 6BD	Demolition of existing dwelling. Erection of new 2 and 3 storey 6 bedroom dwelling with 2 basement levels including retention of off-street parking.
PP/13/00888	2	1	-1	0	18 Upper Addison Gardens W14 8AP	Conversion of lower ground floor flat and upper ground floor flat into 3 bedroom residential unit with associated external alterations including replacement of rear lower ground floor extension, external staircase and alterations to detached garden structure.
PP/13/00918	2	1	-1	0	4 Inverness Gardens W8 4RN	Excavation to create basement storey with subterranean area to rear garden with 2 glazed lids set in base of existing front lightwell and 1 lightwell with black grille cover to rear, upper floor refurbishment works to convert 2 maisonettes back to single dwelling.
PP/13/01526	1	1	0	0	Thurloe Lodge, 17 Thurloe Place SW7 2SA	Demolition of building with retention of northern flank wall and erection of 3- storey dwelling construction of 2-storey subterranean development beneath property and part of rear garden; demolition and reconstruction of garage and studio with associated alterations.
PP/13/02460	1	2	1	0	32 Lower Addison Gardens W14 8BQ	Conversion of the upper floors to provide 2 no. self contained 3 bedroom 6 person units over raised ground first second and additional third floor.
PP/13/03205	0	1	1	0	33 Chepstow Villas W11 3DR	Creation of self-contained 1 bedroom flat within lower ground floor and basement of property within existing building and extensions approved under planning permissions refs. PP/10/03341 and PP/12/04724

PP/13/03878	2	2	0	0	140-142 Pavilion Road SW1X 0AX	Demolition and rebuild of residential dwellings (including retention of middle party wall and parts of rear elevation).
PP/13/04193	1	3	2	0	233 Earl's Court Road SW5 9AH	Change of use and conversion of 2nd and 3rd floors from HMO (house-in-multiple-occupation) floorspace to 2 no. studio apartments with formation of fourth floor mansard roof extension to incorporate a third studio apartments and external alterations and provision of rear roof terrace and relocation of existing flue system
PP/13/04228	6	3	-3	0	24 - 26 Hereford Square SW7 4TS	Erection of three stucco fronted single dwelling houses to match existing terrace following demolition of existing post war residential apartment building. Each house to comprise six storeys including basement lower ground floor and slate clad mansard roof.
PP/13/04476	1	1	0	0	40 Clabon Mews SW1X 0EH	Demolition of house and construction of double basements below ground and 2 storeys above ground with 1 further mansard storey.
PP/13/04728	0	31	31	12	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/04818	5	4	-1	0	27 Linden Gardens W2 4HH	Conversion and extension of 5 storey terrace house into 4 apartments including rear extension at first floor level.
PP/13/04974	0	1	1	0	Lamda Theatre 1-2 Logan Place W8 6QN	Variation of Condition 2 (amendment to consented drawings to allow for minor amendments) of PP/09/02927 (Change of use from theatre to residential use, erection of part three, part four storey building (plus lower ground floor) to provide nine flats with associated car and cycle parking, following demolition of existing building). Variation seeks internal changes to the layout of the flats to provide for an additional unit and a change in the mix (1x 1 bed, 3x 2 bed, 5 x 3 bed, 1 x 4 bed now proposed), the insertion

						of a rooflight, alterations to cycle parking, alterations to windows on the rear elevation, reduction in the building envelope, alterations to the refuse store, new sloped roof at third floor level, insertion of an A/C plant room at third floor level and alterations to balconies.
PP/13/05207	1	3	2	3	45 Fernshaw Road SW10 0TN	Demolition of parts of property, erection of 3 two storey mews houses (3 x 3 bedroom) to create 3 new affordable dwellings as part of a linked application with the Sloane School Building, Hortensia Road. Includes the provision of hard and soft landscaping, and a refuse and recycling store
PP/13/05318	2	1	-1	0	69-71 Harcourt Terrace SW10 9JP	Replacement of existing projecting bay window to the rear elevation of 69 Harcourt Terrace with a new lower ground floor level extension and associated conversion of two lower ground floor flats (provided at numbers 69 and 71 Harcourt Terrace) into a single residential unit.
PP/13/05392	1	1	0	0	60 Campden Street W8 7EL	Demolition and re-development of existing mews house behind retained front facade and associated works
PP/13/05422	2	1	-1	0	16a And Flat B 42 Pont Street Mews SW1X 0AF	Creation of single dwelling house through amalgamating 16A Pont Street Mews and Flat B 42 Pont Street. Construction of basement extension and other internal alterations.
PP/13/05941	0	1	1	0	23 Walton Street SW3 2HX	Conversion of rear ancillary retail area and excavation of basement to create 1 x 3 bedroom dwelling with courtyard amenity space.
PP/13/05948	0	1	1	0	213 Westbourne Park Road W11 1EA	Change of use of the ground floor and lower ground floors from workshop (B1 use) to 1no self contained retail unit (A1 use) at ground floor and 1no residential apartment (C3 use) at lower ground floor together with creation of a lightwell, railings at street level around lightwell and a single storey rear extension.
PP/13/06817	1	6	5	0	144 Lexham Gardens W8 6JE	Creation of four studio one 1-bed and one 2-bed residential units lower ground floor rear extension changes to fenestration new bin store to front lightwell

						new terrace to rear cycle parking re-landscaping of front and rear gardens and associated works.
PP/13/06848	2	1	-1	0	42 Tregunter Road SW10 9LQ	Conversion of two residential flats into single dwelling. Construction of subterranean extension underneath rear garden and associated amendments at lower ground floor level to create access to subterranean level and the creation of rooflight. Insertion of an escape door on front elevation at lower ground floor level.
PP/13/07023	1	2	1	0	14 Elgin Crescent W11 2HX	Conversion from 2 flats to 1 maisonette including rear 2 storey extension and rear balcony with French doors.
PP/13/07119	2	1	-1	0	5 Inverness Gardens W8 4RN	Creation of basement storey with subterranean area to rear garden with 2 glazed lids set in front lightwell and 1 lightwell with black grille. Upper floor refurbishment works to convert 2 maisonettes back to single dwelling.
PP/13/07232	6	1	-5	0	19 Brompton Square SW3 2AD	Reinstatement of property back to original form as single dwelling. Demolition and replacement of non original four storey rear extension. Excavation and formation of two storey basement under rear extension, garage, and courtyard area. Demolition and replacement of existing garage at rear with roof terrace over. Other elevational alterations at front and rear, installation of air conditioning plant (Amendment to Planning Permission Ref PP/13/04363 dated 1st October 2013. Amendment involves excavation and formation of two storey basement under rear extension, garage, and courtyard area, and installation of metal clad roof to rear extension in place of sedum roof previously approved).
PP/13/07638	1	9	8	0	143 To 145 Kensington High Street W8 6SU	Internal alterations to create 9 self-contained residential units in addition to mansard roof extension and associated alterations.
PP/13/07751	3	1	-2	0	49 Lennox Gardens SW1X 0DF	Amalgamate flats 1 2 3 into one residential unit. Erection of rear side infill extension at basement and ground floor level. Reconfigure rear basement

						extension for two open courtyard areas. Air conditioning units within rear light well.
PP/13/07764	5	1	-4	0	4 Stanley Gardens W11 2ND	Conversion from 5 flats to one dwelling internal alterations reinstate basement stair replace roof with crown top mansard.
PP/14/00179	0	1	1	0	Nell Gwynn House Sloane Avenue SW3 3AX	Convert former tank room into two bedroom mezzanine flat with small roof terrace. Installation of lights and air conditioning unit.
PP/14/00265	2	1	-1	0	23 Queen's Gate SW7 5JE	Amalgamation of Flats 10 and 11 to create a single residential unit remodelling of rear mansard facade and associated works
PP/14/00636	2	1	-1	0	32 Pont Street SW1X 0AD	Amalgamation of ground and lower ground floor dwellings. Replacement of lantern at the rear with a walk-on glazed floor. Refurbishment and internal alterations to both dwellings.
PP/14/00926	3	2	-1	0	34 Ladbroke Gardens W11 2PX	Conversion from three flats to four storey dwelling and lower ground floor flat.
PP/14/01247	0	6	6	0	28-32 Pembridge Gardens Pembridge Road W2 4DX	Demolition of building and construction of six three storey residential dwellings (use class C3) tree removal and associated works.
PP/14/01308	1	2	1	0	6 Colbeck Mews SW7 4LX	Subdivision to provide two three bedroom single dwelling houses excavation and formation of basement under whole building installation of dormer windows at front and rear at second floor level and elevational alterations at front and rear.
PP/14/01310	1	1	0	0	11 Powis Mews W11 1JN	Demolition of 1st floor studio flat and ground floor storage space on the site and construction of a new mews house with lower ground ground first and second floors.
PP/14/01365	2	1	-1	0	10/12 Pembridge Villas W11 2SU	Amalgamation of two dwellings (10 and 12) into one with associated internal alterations including demolition and erection of single storey rear extensions creation of basement extension lightwell entrance porch removal of garden wall creation of access to front.

PP/14/01371	0	1	1	0	Blakes Hotel 33 To 39 Roland Gardens 39 Roland Way SW7 3PF	Alterations to 33-39 Roland Gardens involving construction of a roof extension and associated removal of plant room and equipment, reconfiguration of 4th floor involving removal of 7 hotel bedrooms and construction of 1 x 4 bedroom self-contained flat, internal alterations to create 4 new hotel bedrooms, revised fenestration to rear, and new terrace at fourth floor level to rear with metal balustrading; Alterations to 39 Roland Way involving construction of a basement extension under the building to create two new hotel bedrooms, insertion of rooflights, and conversion of the second floor into a hotel bedroom
PP/14/01407	0	10	10	0	41 Clanricarde Gardens W2 4JN	Change of use from houses in multiple occupation (Sui Generis) to Residential use of 10 x 1 bedroom flats (C3).
PP/14/01660	2	1	-1	0	13 Queen's Gate Gardens SW7 5LY	Retention of amalgamation of Flat 1 (lower ground flat) and 2 (ground and first floor maisonette) to form one self contained maisonette at lower ground ground and first floor levels.
PP/14/01663	0	1	1	0	45 Earl's Court Road W8 6ED	Conversion and change of use of rear part of basement and ground floor Retail Shop (Class A1) into residential accommodation, excavation and formation of basement under rear part of property adjacent to 85 Abingdon Villas, partial demolition of existing back addition to form lightwells and an external terrace area, and external alterations to Abingdon Villas elevation and rear, all in association with the provision of a 3 bedroom self contained maisonette at the rear at ground floor and basement level, and a self contained studio flat at the rear at basement level.
PP/14/02149	2	1	-1	0	28 Kensington Gate W8 5NA	Internal alterations including extension at lower ground floor and ground floor level in association with use as single dwelling house.
PP/14/02809	2	1	-1	0	42 Upper Addison Gardens W14 8AJ	Erection of an additional storey in the form of a mansard, rear infill extension at second floor level, erection of full width lower ground floor extension,

						erection of a half width rear conservatory extension and terrace at rear ground floor level, insertion of window within the canted side of the front bay window at lower ground floor level bay and a window at rear first floor level, and the reconfiguration of the front garden lightwell
PP/14/03098	1	1	0	0	18 Cathcart Road SW10 9NN	Demolition of building and erection of part 3 part 2 storey single family dwelling house including off street parking and new subterranean development and plant
PP/14/03647	3	6	3	0	156 Holland Park Avenue W11 4UH	Conversion of the property from three flats (one two bed flat one three bed flat and one four bed flat) to six one person flats and alterations to the fenestration of the property.
PP/14/03837	0	9	9	0	Wisley Court, 37 Beaufort Gardens SW3 1PW	Conversion of property from 17 bed sits into 9 self-contained studios with associated mansard roof extension and rear first to fourth floor extensions and internal and external alterations (Amended description)
PP/14/03856	2	1	-1	0	12 Pembridge Place W2 4XB	Reconfiguration of units; demolition of rear elevation and replacement with rear extension over ground and lower ground floor level side extension to first floor; front bay window to lower ground and ground floors; glazed entrance canopy and excavation of basement level extension
PP/14/04090	1	1	0	0	11 Manresa Road SW3 6NB	Demolition of existing and erection of new dwellinghouse with associated works
PP/14/04649	0	2	2	0	310 Old Brompton Road SW5 9JQ	Conversion and change of use at first and second floor levels to form two residential apartments (C3). Conversion and change of use of lower ground and ground floors to retail (A1). Replacement shop front and general refurbishment.
PP/14/06011	2	1	-1	0	4 Phillimore Terrace, Allen Street W8 6BJ	Reinstating one flat and one maisonette into the original family house
PP/14/06144	1	1	0	0	2 And 4 Kimbolton Row SW3 6RQ	Demolition of the existing office building at 4 Kimbolton Row and residential unit at 2 Kimbolton Row and construction of a three-storey building plus two

						basement levels to provide a new 4-bedroom residential unit and a commercial unit, landscaping and
PP/14/06234	2	1	-1	0	100 Addison Road W14 8DD	Amalgamation of two flats to form one flat at basement level
PP/14/07538	1	9	8	0	49 Bassett Road W10 6JR	Change of use to Class C3 residential use comprising 9 no. units and external alterations
PP/14/07869	2	1	-1	0	295 And 297 King's Road SW3 5EP	Change of use of part ground and upper floors of 295 King's Road from residential (Class C3) to office (Class B1) use and change of use of ground and basement of 297 King's Road from office (Class B1) to residential use to form a single dwelling house (Class C3) and associated internal and external alterations.
PP/14/08294	2	1	-1	0	22 Cadogan Place SW1X 9SA	Amalgamation of Flats 1 and 1A on front ground and lower ground floors. Modifying and extending rooflights to flat roof on ground floors modification of ground and lower ground floor rear french doors.
PP/14/08887	0	1	1	0	15 Colville Mews W11 2DA	Change of use from B8 distribution and storage to residential including additional openings to rear of mews house new skylights and elevational alterations to front and rear
PP/14/08930	2	1	-1	0	22 Princes Gate Mews SW7 2PS	Extension of dwelling including new second floor lightwell and facade at ground floor level. Demolition external walls at ground floor level.
PP/15/00224	1	1	0	0	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/15/00313	2	1	-1	0	42 And 43 Egerton Crescent SW3 2EB	Amalgamation of 42 and 43 Egerton Crescent into a single dwelling house through construction of an internal opening at lower ground floor level between the two buildings at the rear of the properties.

PP/15/00394	0	1	1	0	496 King's Road SW10 0LE	Change of use of 1st and 2nd floors from ancillary retail use (A1) to two self-contained flats erection of single storey 1st floor extension together with partial demolition of pitched roof to create flat roof and roof terrace
PP/15/00498	2	1	-1	0	35 St James's Gardens, W11 4RF	Conversion from 1 basement flat and residence on 4 upper floors to single residence on 5 floors, including changes to fenestration arrangements to rear elevation at lower ground floor level.
PP/15/00714	9	4	-5	0	54 Oakley Street SW3 5HB	Alterations and extensions to include conversion of 9 residential units to 4 residential units new mansard roof lower ground floor rear extension and alterations to front and rear elevations.
PP/15/00759	0	1	1	0	25 Cheyne Place SW3 4HJ	Conversion and change of use of lower ground floor to a single residential unit (C3)
PP/15/00816	6	5	-1	0	116 Edith Grove SW10 0NH	Internal reconfiguration external alterations including alterations to mansard roof and dormers brickwork extension at basement level to create 2 x 1 bedroom and 3 x 2 bedroom apartments.
PP/15/00887	0	1	1	0	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/15/01144	0	9	9	0	139 Kensington High Street W8 6SU	Change of use and re-configuration of first to fourth floors from ancillary retail space to 8 studio flats; roof top extension/loft conversion to create 1 x 1 bedroom flat; internal re-configuration of basement and ground

						floor retail areas; associated bin and cycle stores; and changes to fenestration to rear.
PP/15/01409	3	2	-1	0	52 Tavistock Road W11 1AW	Reversion of 2 x self contained flats into 1 x self contained flat on upper ground first and second floors of the property (retrospective application).
PP/15/01450	0	8	8	0	90 And 100 Sydney Street SW3 6NJ	Conversion of existing property and ancillary works to provide residential accommodation (comprising 8 units within class C3) and use class A1 (Shop) at ground floor level.
PP/15/01509	0	1	1	0	135 Chesterton Road W10 6ET	Erection of mansard roof storey extension to form 3rd floor level to provide self-contained one bedroom studio flat and replacement of rear UPVC windows with timber sash windows
PP/15/01668	1	1	0	0	4 Ivory Place 20a Treadgold Street W11 4BP	Change of use from part live-work (sui generis) unit to a single family dwelling (Class C3)
PP/15/02044	2	1	-1	0	34 Victoria Road W8 5RG	Connection of the upper and lower ground floor levels maisonette together with raised ground floor rear flat to form enlarged maisonette, provision of iron railings to front raised boundary wall plus new metal gate, creation of cantilevered canopy over the lower ground floor level front entrance, new paving throughout front and rear courtyards, rear upper terrace to be lowered to match rear courtyard level, access to be provided from living room via lowered courtyard area
PP/15/02301	0	2	2	0	28 Emperor's Gate SW7 4HS	Construction of rear extension at fourth floor alteration of rear elevation and addition of two extra residential units to form a total of seven residential units.
PP/15/03043	2	1	-1	0	Flats 6 And 7 King's Road SW3 5UW	Conversion of 2 flats at ground and first floor levels to form a maisonette; extension at ground floor level rear and alterations to rear elevation.
PP/15/03178	0	1	1	0	6 And 8 Hillgate Street W8 7SR	Change of use of 6 Hillgate Street from retail to ancillary residential to form part of 8 Hillgate Street, construction of single storey infill extension to 6 Hillgate Street with bauer system sedum roof and 1 x rooflight, replacement of shopfront with sash windows

						at ground and first floor level, installation of air-conditioning unit at roof level, basement extension with pavement lights to front of building and replacement of lightwell glazing and paving to front of no. 8
PP/15/03252	1	2	1	0	16 Horbury Crescent W11 3NF	Excavation below house and part of rear garden to create basement level accommodation complete interior refurbishment and infill of rear garden extension against party wall with 18 Horbury Crescent to change number of units from one to two.
PP/15/03273	2	1	-1	0	55 Sydney Street SW3 6PX	Amalgamation of basement flat and residential dwelling on upper floors to single dwelling together with associated works to the lower ground and upper floors
PP/15/03731	0	1	1	0	10 Vicarage Gate W8 4AG	Change of use from hotel (Use Class C1) to single residential dwelling (Use Class C3) and associated works including air-conditioning plant railings and timber screening at main roof level
PP/15/04343	7	4	-3	0	63 St Quintin Avenue W10 6NZ	Reconfiguration of seven residential flats to create four replacement of infill extension to rear elevation creation of second floor roof terrace above rear closet wing addition of side extension at lower ground floor level with mono-pitch roof replacement of front boundary wall addition of garden outbuilding installation of conservation rooflight to rear roof slope and other external altera
PP/15/04486	2	1	-1	0	56 Elgin Crescent W11 2JJ	Provision of single-storey basement level beneath rear garden and erection of single-storey extension at rear lower ground floor level and conversion of lower ground and ground floor flats into one residential maisonette
PP/15/05741	0	3	3	0	80a Elm Park Gardens SW10 9PD	Change of use of basement to create 3 self contained flats with associated alterations to vaults lightwells and lowering of floor levels; infill extensions at front and rear rooflights in existing bridge area

PP/15/05775	1	1	0	0	6 Manresa Road SW3 6LR	Demolition of building behind retained front and side facade. Rebuilding to include mansard roof extending over side addition with dormer window; excavation under part of rear garden and part of house to extend basement area; erection of replacement conservatory; provision of bike/bin storage area in rear garden; and raise height of side boundary wall.
PP/15/06067	0	6	6	0	209 Westbourne Park Road W11 1EA	Change of use of upper floors from restaurant (Use Class A3) to residential (Use Class C3) to form 6 flats with extension/infilling on Ledbury Road to provide separate access to the flats and extension/infilling on Powis Mews elevation
PP/15/06505	0	1	1	0	25 - 27 Smith Street SW3 4EW	Construction of a single storey rear extension for use as bedroom/office.
PP/15/06648	1	0	-1	0	45 A Cadogan Gardens SW3 2TB	Change of use from Use Class C3 (residential) to Use Class B1 (office).
PP/15/07662	1	5	4	0	52 Cambridge Gardens W10 5UD	Change of use of property from house-in-multiple-occupation (HMO) comprising 8 units and self-contained caretaker's flat at basement level to 4 studio flats and retention of self-contained 1 bedroom flat at basement level
PP/15/07722	3	0	-3	0	82 To 84 Fulham Road SW3 6HR	Change of use of upper floors from ancillary storage space and temporary hospital family accommodation (3 units) to flats in Multiple Occupation (Use Class Sui Generis). Alterations to fenestration including new double glazing
PP/15/07755	1	1	0	0	341a Latimer Road W10 6RA	Demolition of one bedroom two-storey house and construction of three bedroom three-storey house with replacement of garden building.
PP/15/07849	0	4	4	0	2 Westbourne Grove Mews W11 2RU	Construction of two storey building and associated basement to provide four residential units (2 x 1 bed and 2 x 3 bed)
PP/15/07922	2	0	-2	0	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/15/08141	4	1	-3	0	21 Sumner Place SW7 3EG	Amalgamation of 4 existing flats to single dwelling, installation of stairs to front lightwell, installation of rooflights to main roof level and closet wing roof, alterations to fenestration and associated external and internal alterations.
PP/15/08179	0	1	1	0	27 Bassett Road W10 6LB	Change of use of 27 Bassett Road from HMO (Sui Generis) to a single dwelling house (Use Class C3)
PP/16/00190	3	0	-3	0	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 propertie
PP/16/00240	0	8	8	8	91 Tavistock Crescent W11 1AD	Refurbishment and conversion of existing 16 no. bedsits and 4 no. self-contained flats to provide 8 no. self-contained flats and external alterations
PP/16/00283	2	1	-1	0	37 Cadogan Square SW1X 0HU	Amalgamation of flats 4 and 5 including alterations to fenestration at roof level and provision of air conditioning unit on roof.
PP/16/01160	2	1	-1	0	10 To 14 Old Church Street SW3 5DQ	Retrospective application for amalgamation of two flats into a single residential unit.
PP/16/01205	2	1	-1	0	120 Lexham Gardens W8 6JE	Construction of rear basement extension. Conversion of three bedsitting units to one bedsitting unit and a one bedroom self contained flat
PP/16/01515	1	0	-1	0	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/16/01521	0	2	2	0	383 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 external plant and associated alterations
PP/16/01711	4	3	-1	0	58 Penywern Road SW5 9SX	Retrospective permission for the conversion of 3no. HMO units (2no. of which previously occupied by same tenant) to 1 self contained 1 bedroom flat plus 1 self-contained studio unit together with the associated renovation of an existing studio unit (all units located at second floor level).
PP/16/01903	7	0	-7	0	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/16/02149	1	1	0	0	116 Highlever Road W10 6PL	Partial demolition of 116b Highlever Road to rear of No.116 and construction of new dwelling part single storey part two storey with basement.
PP/16/02256	0	1	1	0	15 Warwick Road SW5 9UL	Mansard extension single storey extension at rear second floor internal alterations to provide 1 no additional flat and associated external alterations.
PP/16/02782	5	7	2	0	55-57 Pont Street SW1X 0BD	Division of 5 existing residential apartments to 7 residential apartments
PP/16/02897	1	2	1	0	31 Cornwall Gardens SW7 4AP	Subdivision of lower ground floor into two dwellings rear ground floor extension reinstatement of light well and removal of glazed infills at lower ground floor level to create amenity space.
PP/16/03235	0	6	6	0	1 Mcgregor Road W11 1DE	Conversion of 4 storey 12 room House of Multiple Occupation (HMO) into 6 self-contained flats with single storey roof extension.

PP/16/03240	1	2	1	0	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/16/03529	0	1	1	0	94 Highlever Road W10 6PN	Alterations to first floor flat to create self-contained unit.
PP/16/03964	1	2	1	0	94a And 94-96 Cheyne Walk SW10 0DQ	Reconfiguration of layout at basement and ground floor levels of 94 Cheyne Walk providing two self contained one-bedroom flats. (Amendments to planning permission ref. PP/14/01448 and Listed Building consent ref. LB/14/01449)
PP/16/05978	1	1	0	0	2 Golborne Mews W10 5SB	Change of use of ground floor from Class B8 to residential in association with conversion to a single family dwelling home.
PP/16/06265	1	1	0	0	90 Oxford Gardens W10 5UW	Change of use from part school (D1) to full residential (C3)
PP/16/06423	1	0	-1	0	18 Draycott Place SW3 2SB	Change of use from residency to office use with no public access.
PP/16/07772	0	3	3	0	Lorne Gardens W11 4XX	Extension of sixth floor west plant and lift rooms to create two 2-bed flats. Erection of a seventh floor to create a 3-bed flat and a plant room at the south eastern end of the building.

Appendix Q: Housing Trajectory – Summary Table

Year	Net Completions	Current Reporting Year	Projected Future Completions	London Plan Target	Cumulative Target	Cumulative Completions	
2011/12	102			600	600	102	-498
2012/13	65			600	1200	167	-1033
2013/14	264			600	1800	431	-1369
2014/15	983			600	2400	1414	-986
2015/16	341			733	3133	1755	-1378
2016/17		190		733	3866	1945	-1921
2017/18			507	880	4746	2452	-2294
2018/19			435	880	5625	2887	-2738
2019/20			1129	880	6505	4016	-2489
2020/21			1201	880	7385	5217	-2168
2021/22			1138	880	8265	6355	-1910
2022/23			753	660	8925	7108	-1817
2023/24			712	660	9585	7820	-1765
2024/25			659	660	10245	8479	-1766
2025/26			578	660	10905	9057	-1848
2026/27			606	660	11565	9663	-1902
2027/28			628	660	12225	10291	-1934
2028/29			633	660	12885	10924	-1961
2029/30			583	660	13545	11507	-2038
2030/31			613	660	14205	12120	-2085

2031/32			476	656	14861	12596	-2265
			10651	10995			

Appendix R: Future housing supply

Five Year Supply

	Supply from	No. of Net Units
1	Site Allocations (including sites in St Quintin and Woodland Neighbourhood Plan) and Large Sites (25 units or more)	3,463
2	Small Sites (with planning permission) (0-24 units)	413
3	Small Sites Estimate (2019/20 and 2020/21) (SHLAA 2013 assumption of 152 units pa)	304
4	Vacant Units Assumption (46 units pa from SHLAA 2013)	230
	Total	4,410

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

Site Allocations and Large Sites

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
	Site Allocation	Kensal Canalside	Kensal Canalside	0	0	0	0	0
PP/14/01242	Site Allocation	Wornington Green Estate Phase 2	Wornington Road	0	60	60	0	0

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
PP/14/01242	Site Allocation	Worlington Green Estate Phase 3-5	Worlington Road	0	0	0	61	100
	Site Allocation	Land adjacent to Trellick Tower		0	0	40	40	
PP/11/01937	Site Allocation	Earls Court Exhibition Centre And Land Bounded By	Warwick Road	0	0	100	100	50
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	0	0	115	115	100
PP/14/01234	Site Allocation	245 (Former Territorial Army)	Warwick Road	0	0	0	95	90
PP/12/05112	Site Allocation	213-215 (Former Telephone Exchange)	Warwick Road	163	0	0	0	0
PP/10/02817	Site Allocation	Homebase Site, 195	Warwick Road	0	0	135	130	110
	Site Allocation (100A – Proposed Site Allocation)	100/100A Cromwell Road	Cromwell Road	0	0	150	150	150
PP/02/01324	Site Allocation	Lots Road Power Station	Lots Road	0	100	100	100	120
	Proposed Site Allocation	Site at Lots Road (Extra Care replacement scheme)	Lots Road	0	0	0	0	60

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
PP/16/01795	Large Site	Clearings 1 & 2	Draycott Avenue	0	0	30	48	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	53	0	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	0	62	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
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

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
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
	Large Site	Thamesbrook Extra Care Scheme		0	0	30	25	0
	Large Site	South Kensington Underground Station	Pelham Street	0	0	0	0	10
	Site Allocation	St Quintin Garage	142A Highlever Road	0	0	0	0	10
	Site Allocation	1 to 14	Latimer Road	0	0	37	38	0
PP/15/08132	Site Allocation	3 to 5	Crowthorne Road	0	0	8	0	0
		Chelsea Police Station	Lucan Place	0	0	0	15	0
		Heythrop College	Kensington Square	0	0	0	0	140
				257	290	973	1,003	940

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	
Total				3,463					

Small Sites (less than or equal to 24 units)

Estimated Year of Completion	No. of Units
FY 2016-17	204
FY 2017-18	99
FY 2018-19	110
Total	413

Housing Supply Years 6 to 15 (Second and Third Five Year Period) (2022/23 to 2031/32) Site Allocations and Large Sites

Borough Reference	Status	Site Name/Number	Primary Street Name	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	FY 2031-32
	Site Allocation	Kensal Canalside	Kensal Canalside	335	335	340	340	368	385	385	385	365	278
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	150	154	46	0	0	0	0	0	0	0

Borough Reference	Status	Site Name/Number	Primary Street Name	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	FY 2031-32
PP/14/01234	Site Allocation	245 (Former Territorial Army)	Warwick Road	70	0	0	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
		Holiday Inn Forum Hotel	97 Cromwell Road	0	0	0	40	40	45	50	0	0	0
		1-31	Elkstone Road	0	25	25	0	0	0	0	0	0	0
				555	514	461	380	408	430	435	385	415	278
Total				2,318					1,943				
Total (Years 6 to 15)				4,261									

Summary of 6 to 15 Year Supply by Source

Estimated Year of Completion	Site Allocations and other large sites	Small Sites Estimate (152 units pa from SHLAA 2013)	Vacant Units coming back to use (46 units pa from SHLAA 2013)	Total from all Sources

Years 6 to 10	2,318	760	230	3,308
Years 11 to 15	1,943	760	230	2,933
Total	4,261	1,520	460	6,241

Appendix S: D1 floorspace m² in permissions granted
Between 01/10/2016 – 30/09/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/05970	120	60	-60	38 Rawlings Street SW3 2LS	Confirmation that use of Dental Surgery with ancillary residential accommodation is lawful. (Certificate of Existing Use)
CL/17/03764		380	380	43 Harrington Gardens SW7 4JU	Confirmation that the use of the second and third floor as D1 (non-residential institutions) is lawful. (Certificate of Existing Use)
PP/16/00423	124		-124	K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing

					and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/01412	856	538	-318	201 To 207 Kensington High Street W8 6BA	Redevelopment of site involving retention and restoration of front facade erection of two additional storeys and alteration and extensions to rear first and second floor levels to provide 14 residential units (4 x 1 bed 9 x 2 beds and 1 x 3 beds) creation of additional basement level to provide for a gym alteration of existing basement level to provide improved retail floorspace; provision of
PP/16/02222	688		-688	White Eagle Lodge 9 St Mary Abbot's Place W8 6LS	Demolition of the majority of the existing building (with rear and southern existing exterior walls retained) and replacement with a residential building comprising 5 flats (MAJOR APPLICATION).
PP/16/03404		1,503	1,503	Former South Ken Royal Mail Sorting Office, 25 Exhibition Road, SW7 2DB	Change of use of former South Kensington post office building to D1 (non-residential) use construction of roof top enclosure installation of five extract flues and new pedestrian entrance associated with development of the Dyson School of design engineering at Imperial College. (MAJOR APPLICATION)
PP/16/04669		247	247	Ground Floor 281- 285 Fulham Road SW10 9PZ	Change of use of basement area of commercial unit below footprint of nos. 281 to 285 from A1 use (retail) to A1 / D1 use (retail and non-residential institutions)
PP/16/05579	227		-227	39-41 Brompton Road SW3 1DE	Change of use of first floor to office (Class B1 Use) and demolition of sheds to rear and internal alterations.
PP/16/06088	32	60	28	57 Markham Street SW3 3NR	Change of use of two apartments (lower ground and second floor) and Class D1 uses (ground and first floor) to Class D1 dental surgery (lower ground and ground floor) and two residential apartments (first and second floors); replacement of front elevation lower ground floor door with a window; demolition and replacement of rear closet block to serve both apartments at first and second floors

PP/16/06226	272		-272	32 Eardley Crescent SW5 9JZ	Change of use from Doctor's surgery (Use Class D1) to form 3 one bedroom and 2 two bedroom residential flats (Use Class C3) construction of lower ground floor infill extension and an additional storey to rear closet wing projection and cycle parking.
PP/16/06265	536		-536	90 Oxford Gardens W10 5UW	Change of use from part school (D1) to full residential (C3)
PP/16/06273		76	76	Colville Primary School Lonsdale Road W11 2DF	To expand the school (from one to two forms of entry 393 to 420 pupils and 92 to 100 staff) by remodelling and refurbishing the building internally and by constructing a new front extension for providing additional flexible and specialist spaces including those required for educational needs support intervention and increased community use.
PP/16/06718		173	173	260 And 262 Kensington High Street W8 6ND	Change of use retail (Class A1) and restaurant (Class A3) to dentist (Class D1) use amalgamation of ground and basement of 260/262 with installation of new shopfront to both properties.
PP/16/06725	346		-346	240-244 Kensington High Street W8 6ND	Change of use from dentist (Class D1) to restaurant (Class A3) use amalgamation of ground and basement 240/242 and 244 to create a single restaurant (Class A3) unit; the installation of a new shopfront to 244 and external alterations comprising alterations to rear windows and replacement a/c units within the rear lightwell.
PP/16/07028	149		-149	146 Old Brompton Road SW7 4NR	Change of use of rear ground and basement floors to flexible commercial use including Use Class A1 and/or Class B1a (office) and/or Class A2.
PP/16/07443		435	435	18 Cadogan Gardens SW3 2RP	Use of part of vacant building at ground first second and third floors for D1 medical for a temporary period of 18 months.
PP/16/07892		1,100	1,100	Chelsea And Westminster Hospital 369 Fulham Road SW10 9NH	Redevelopment and extension of Neonatal Intensive Care Unit on 3rd floor including re-configuration of plant room and Intensive Care Unit on 5th floor of

					Chelsea and Westminster Hospital (MAJOR APPLICATION)
PP/16/08360	438	240	-198	Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	Demolition of single storey extension and construction of three storey extension to eastern side to include 5 x residential apartments. Construction of additional single storey building to rear. External refurbishment including relocation of main entrance to front (Barlby Road) side repair or replacement of windows and doors and repair of railings. Associated internal refurbishment.
PP/16/08498		384	384	Chelsea Conservative Association 1-1a Chelsea Manor Street SW3 5RP	Change of use B1 (office) to Dual B1/D1 (office / medical) and replacement of external side staircase with a gated stair and platform lift and associated works
PP/17/00253	714	4,525	3,811	128a Lancaster Road W11 1QS	Demolition of existing youth centre buildings (Class D1 use) and construction of mixed-use four storey building comprising library, replacement youth centre, external multi-use-games-area (MUGA) and education space (Class D1 use), together with associated hard and soft landscaping. (MAJOR APPLICATION)
PP/17/00367		440	440	Ground Floor 1-3 Gloucester Road SW7 4PP	Change of use from restaurant (Use Class A3) to veterinary practice (Use Class D1)
PP/17/01688		400	400	3 Harrington Gardens SW7 4JJ	Continued D1 use of basement and part of ground floor levels at 3 Harrington gardens to provide a range of services including dental surgery pharmacy and reception doctor's consultation and office area.
PP/17/02319		135	135	25 Walton Street SW3 2HU	Change of use of existing retail (Class A1) unit (at basement and ground floor levels) to a mix of retail (Class A1) and non-residential institution (Class D1) use and installation of two air-conditioning units within side basement lightwell
PP/17/03154	188		-188	47c Kensington Court W8 5DA	Change of use of first and second floors from education (Class D1) to office (Class B1a) in

					connection with land use swap with planning application at 17 Old Court Place London W8
PP/17/03159	650		-650	59-61 Kensington High Street W8 5ED	Change of use of first second and part third floor from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8
PP/17/03163		854	854	17 Old Court Place W8 4PL	Change of use of fifth and sixth floors from office (Class B1a) to education (Class D1) in connection with land use swap with planning applications at 47C Kensington Court and 59-61 Kensington High Street London W8
PP/17/03355		210	210	Cogent House 20 Canning Place W8 5AD	Change of use from B1 commercial to D1 Medical: internal alterations including installation of partition walls
PP/17/03955	155	209	54	7 Radnor Walk SW3 4BP	Change of use from D1 medical use to C3 residential use with excavation of single storey basement and extensions to rear with associated alterations to terrace building
PP/17/04181		74	74	62 Pembroke Road W8 6NX	Change of use from Class D2 leisure to Class D1 day nursery.
PP/17/04440		66	66	307 Fulham Road SW10 9QH	Change of use of ground floor (Class A1 - retail) and basement (Class D1 - medical) to a single mixed use (A1 and D1) unit over ground and basement level
Total	5,495	12,109	6,614		

**Appendix T: D1 floorspace m² in permissions completed
Between 01/04/2016 – 31/03/2017**

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/02314	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/16/05970	120	60	-60	38 Rawlings Street SW3 2LS	Confirmation that use of Dental Surgery with ancillary residential accommodation is lawful. (Certificate of Existing Use)
PP/11/01859		455	455	Royal Brompton Hospital Sydney Street SW3 6PY	Development of roof extension along East and South Wings of the hospital to allow for 455 sq.m of new D1 office (non-residential institutions) floorspace and refurbishment of 484 sq.m of existing D1 office floorspace at 4th floor level on West Wing of the hospital
PP/12/02643		45	45	Basement And Upper Floors 4-5 Victoria Grove, W8 5RW	Formation of dental surgery (Use Class D1) in part basement level with retention of ground floor front retail use (class A1) rear basement, ground and first floor extensions and alterations, new front and rear dormers to form two self-contained residential units.
PP/13/04728		108	108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/14/06886	716		-716	Miranda Barry Day Care Centre, 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.
PP/14/08089		1,670	1,670	Scorpio House 102 Sydney Street SW3 6NJ	Change of use of the building from Office (B1) to Sui Generis (Medical consulting and diagnostics and office space)

PP/15/00783		36	36	Flat A 170 Holland Park Avenue W11 4UH	Change of use of part of Flat A to D1 for the purposes of installing a Dental Treatment Room and Decontamination Room.
PP/15/02829		33	33	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
PP/15/04311		200	200	The Studios Hornton Place W8 4LZ	Removal of condition 3 (use class restriction) from planning permission ref. TP/86/02457 to allow flexible use of premises within Class B1.
PP/15/06855	91		-91	273 Fulham Road SW10 9PZ	Change of use of basement from medical (Class D1) to retail (Class A1) use
PP/15/07690		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/16/00190		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 propertie
PP/16/01333		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/16/02057	34		-34	96 Fulham Road SW3 6HS	Change of use of basement level from veterinary surgery to retail use (A1)
PP/16/06265	536		-536	90 Oxford Gardens W10 5UW	Change of use from part school (D1) to full residential (C3)

**Appendix U: D2 floorspace m² in permissions granted
Between 01/10/2016 – 30/09/2017**

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/00423	92		-92	K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/03878	1,632	1,932	300	60 Sloane Avenue SW3 3DD	Demolition behind part retained facades and redevelopment of the site to provide a 7 storey (ground plus 6 upper floors) mixed use residential (49 units) retail and leisure development inclusive of 3 additional part width basement storeys to provide off street car parking leisure and retail space plant and cycle parking (MAJOR APPLICATION).
PP/16/05165		670	670	Fourth Floor 17a Old Court Place W8 4PL	Change of use of part of 4th Floor from Office Accommodation (B1 Use Class) to Health Club facilities (D2 Use Class)
PP/16/05236	1,640		-1,640	47 To 69 Notting Hill Gate W11 3JS	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and

					installation of plant and associated alterations (MAJOR DEVELOPMENT)
PP/16/05546	315		-315	276-280 Kensington High Street W8 6NG	Change of use of the ground and basement of 276-280 Kensington High Street from Class D2 (beauty spa) to Class A3 (restaurant) use installation of air conditioning unit at rear of property and installation of louvres into side elevation windows.
PP/16/08015	1,181	875	-306	Cineworld Cinema 279 King's Road SW3 5EW	Demolition of existing building and structures and construction of mixed use building comprising four storeys over ground and basement levels and including retail (Use Class A1) cinema (Used Class D2) and 11 no. residential units (Use Class C3) along with ancillary car and cycle parking plant and other associated works (MAJOR APPLICATION)
PP/17/00997		696	696	42 - 60 Kensington High Street W8 4PP	Change of use of parts of the basement first floor and part of the ground floor from retail (Class A1) to a gymnasium (Class D2) reconfiguration of ground floor retail units to provide three units (Class A1). Associated works including creation of gym entrance on Old Court Place facade alterations to ground floor elevation and replacement of new plant.
PP/17/03647		200	200	St Mary Abbot's Court Warwick Gardens W14 8RA	Conversion of 2 x basement storage rooms in Block A into gym and changing room with shower and toilet. Construction of timber canopy in courtyard to link gym to changing room. Installation of heat recovery unit and condenser in gym. Installation of two cycle stands in covered courtyard area.
PP/17/04160		76	76	Flat 5 Bridgeman House 1 Radnor Terrace W14 8AZ	Change of use from Class A1/A2/A3/A4 to Flexible mixed-use of Class D1/D2.
PP/17/04181	74		-74	62 Pembroke Road W8 6NX	Change of use from Class D2 leisure to Class D1 day nursery.
PP/17/04447		400	400	62 - 64 Kensington High Street W8 4PE	Change of use of basement; Sui Generis (Betting Office) to Class D2

**Appendix V: D2 floorspace m² in permissions completed
Between 01/04/2016 – 31/03/2017**

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/00923	3,079	5,180	2,101	The Boiler House Yard And Surrounds Victoria & Albert Museum Exhibition Road SW7 2RL	Formation of new entrance from Exhibition Road. Alterations to Aston Webb Screen. Creation of publicly accessible courtyard. Erection of ancillary cafe. Alterations to western range to create new entrance and lobby. Creation of a subterranean gallery to house temporary exhibitions. Ancillary shop and other ancillary staff and visitor facilities. Erection of museum waste management facility. Temporary removal and subsequent replacement of telephone box, together with all associated works, including plant and services necessary to facilitate development. (MAJOR APPLICATION)
PP/15/01295		200	200	222 And 224 Westbourne Grove W11 2RH	Change of use of retail unit (Use Class A1) to retail and fitness studio (Use Class A1/D2) at basement and ground floor levels
PP/16/03723		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).

**Appendix W: Sui Generis floorspace m² in permissions granted
Between 01/10/2016 – 30/09/2017**

Ref	Existing SG Floorspace	Proposed SG Floorspace	Net SG Floorspace	Address	Description
CL/17/02322		4,800	4,800	Highlever Depot 1 Highlever Road W10 6QD	Confirmation that site has been used for the purposes of a nursery, and for storage of goods and materials, ancillary to the business of garden centre operators and landscape contractors for a period in excess of the last ten years (a sui generis mixed use).
PP/16/00423	821	696	-125	K1 33-35 Brompton Road SW3 1ED	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/16/03404	570		-570	Former South Kensington Sort(Royal Mail) 25 , Imperial College RoadExhibition Road SW7 2DB	Change of use of former South Kensington post office building to D1 (non-residential) use construction of roof top enclosure installation of five extract flues and new pedestrian entrance associated with development of the Dyson School of design engineering at Imperial College. (MAJOR APPLICATION)
PP/16/05212		43	43	15-35 Notting Hill Gate W11 3JQ	Re-cladding of existing building at first to third floor levels; installation of an additional storey of Use Class B1 (office) floor space at fourth floor level to provide an uplift of 1 251 sq. (GEA) of class B1 office floor space; provision of a new bin and cycle store; installation of

					plant; and associated alterations (MAJOR DEVELOPMENT)
PP/16/05317		195	195	Units 5 8 10, Ivebury Court 323-325 Latimer Road W10 6RA	Change of use from offices (Use Class B1) to flexible use (Use Class A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/16/05437	416		-416	43 Thurloe Street SW7 2LQ	Change of use from nightclub (sui generis) to restaurant (Class A3) with ancillary takeaway and associated installation of ventilation system and condenser units
PP/16/05537		121	121	270-272 Kensington High Street W8 6ND	Change of use of ground and basement of 270 Kensington High Street from Class A3 (cafe) to Class A1 (retail) change of use of the ground and basement of 272 Kensington High Street from sui-generis to Class A1 (retail) amalgamation of both units to create a single retail unit installation of a new fire escape at rear and installation of a new shopfront to both properties.
PP/16/05741		93	93	37 Brompton Road SW3 1DE	Change of use of ground floor to marketing suite (Sui Generis) and alterations to shopfront.
PP/16/05898	62		-62	14 Holland Street W8 4LT	Continued use of ground floor shop for A1 retail use purposes (Retrospective Application)
PP/16/06423		400	400	18 Draycott Place SW3 2SB	Change of use from residency to office use with no public access.
PP/16/06637		4,202	4,202	1 To 5 Cromwell Place SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3

					Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/16/06973		42	42	63 And 75 To 85 Old Brompton Road SW7 3LD	Construction of basement and ground floor extension and lowering of basement slab to provide ancillary floorspace for Christie's Auction House (A1 and Sui Generis) and Educational (D1) uses
PP/16/07028		149	149	146 Old Brompton Road SW7 4NR	Change of use of rear ground and basement floors to flexible commercial use including Use Class A1 and/or Class B1a (office) and/or Class A2.
PP/16/07443	435		-435	18 Cadogan Gardens SW3 2RP	Use of part of vacant building at ground first second and third floors for D1 medical for a temporary period of 18 months.
PP/16/07769	74		-74	14-15 Beauchamp Place SW3 1NQ	Formalise use of second floor level as Class A3 (restaurant and cafes) purposes to facilitate creation of lounge bar customer WC facilities and other associated restaurant facilities (boiler area and storage)
PP/16/07872	120		-120	Garage And Former Sub-Station Adjacent 51 Cathcart Road SW10 9DH	Demolition of garage lock-up and disused LEB sub-station and erection of two-storey one-bedroom residential dwelling including basement excavation
PP/16/07892		237	237	Chelsea And Westminster Hospital 369 Fulham Road SW10 9NH	Redevelopment and extension of Neonatal Intensive Care Unit on 3rd floor including re-configuration of plant room and Intensive Care Unit on 5th floor of Chelsea and Westminster Hospital (MAJOR APPLICATION)
PP/16/07963		72	72	155 Notting Hill Gate W11 3LF	Change of use from an Money Exchange/Transfer services (use within Use Class A2) to a Beauty Salon (Sui Generis).
PP/16/08147		2,817	2,817	101-111 Kensington High Street W8 5SA	Change of use to A1 and Japanese cultural centre (sui generis) composite use to showcase and promote Japanese Culture along with associated internal and external alterations including: installation of partitions at basement ground and first floors installation of combined stair / lift core and additional passenger lift

					adjustment to internal fire escape stair installation of plant machinery an
PP/16/08207	880		-880	60-62 Walton Street SW3 2HH	Change of use and conversion of vacant police main building 60-62 Walton Street into six (Class C3) self-contained flats and rear cell block on Glynde Mews into one (Class C3) self-contained unit; scheme involves formation of infill extension to rear elevation of main building at second floor level overlooking courtyard
PP/16/08734		80	80	Ground Floor Lucerne Chambers 8 Kensington Mall W8 4EA	Change of use from shop (Use Class A1) to beauty clinic (Sui Generis)
PP/17/00527		117	117	17 Beauchamp Place SW3 1NQ	Change of use from wedding dress shop (Use Class A1) to A1/sui generis use as showroom at ground floor and facial treatment area at lower ground floor
PP/17/00868		80	80	Street Record Thorpe Close W10 5XL	Erection of 8 x temporary units to accommodate Class A1 retail and/or Class B1 business and/or Class D1 non-residential institution and/or market use erection of additional seating landscaping and associated works.
PP/17/00997	91	68	-23	42 - 60 Kensington High Street W8 4PP	Change of use of parts of the basement first floor and part of the ground floor from retail (Class A1) to a gymnasium (Class D2) reconfiguration of ground floor retail units to provide three units (Class A1). Associated works including creation of gym entrance on Old Court Place facade alterations to ground floor elevation and replacement of new plant.
PP/17/01413	141	1,679	1,538	Queen Ann's Orangery Palace Green W8 4PZ	Demolition of structures to rear of the Orangery construction of extension comprising two level basement and single storey above ground and provision of two internal links to extension with associated alterations. New landscaping of Orangery lawn to the south including new gardener's store. Provision of temporary marquee during period of construction. Associated works and landscaping.

PP/17/01548	394		-394	St Luke's Chapel Rose Square Fulham Road SW3 6RS	Conversion from chapel to a single residential unit (Class C3) with associated internal works single storey rear extension landscaping new roof lights replacement roof tiling and removal and relocation of selected internal fixtures and fittings.
PP/17/01688	400		-400	3 Harrington Gardens SW7 4JJ	Continued D1 use of basement and part of ground floor levels at 3 Harrington gardens to provide a range of services including dental surgery pharmacy and reception doctor's consultation and office area.
PP/17/02033	339	409	70	7 To 9 Harriet Street, 47 Lowndes Square SW1X 9JS	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor levels of 7-7A Harriet Street from retail (Use Class
PP/17/02063		24	24	118 Dalgarno Gardens W10 6AA	Change of use of premises from hairdressers (Use Class A1) to Tanning and Beauty shop (sui generis)
PP/17/02065		114	114	605 And 609 Harrow Road W10 4RA	Demolition and reconstruction of section of boundary wall on new foundations; demolition of storage sheds 1-5, and construction of part 3-storey, part 1 storey building with basement comprising 1 commercial unit (Class A1/Sui generis Showroom) at ground floor and 5 residential dwellings (Class C3) at basement to second floor (4 x 2 bed & 1 x 4 bed) together with associated bicycle storage, refuse and recycling storage, and alterations to pedestrian access and removal of vehicle access.
PP/17/02385	200		-200	76 And 78 Tavistock Road W11 1AN	Amalgamation of Nos 76 and 78 to 'mixed use' (Sui generis) retaining existing Class A3 cafe/restuarant and launderette with shared facilities
PP/17/02437		100	100	Ground Floor Front 113 Clarendon Road W11 4JG	Change of use from A1 (retail) to Sui Generis (Veterinary Practice)

PP/17/03024	86		-86	15 Onslow Square SW7 3NJ	Alterations to basement fenestration from access doors to window; change of use from Sub-station (Sui generis) to habitable accommodation (C3) to be incorporated as part of flat. Internal alterations at basement level.
PP/17/03082		38	38	97c Kensington Church Street W8 7LN	Change of use from Retail (A1) Use to Nails & Beauty Bar (Sui Generis) Use.
PP/17/03442		653	653	76-86 Sloane Avenue SW3 3DZ	Refurbishment of buildings at 76-86 Sloane Avenue comprising up to 6 retail units (A1/A3) and 7 x residential apartments (C3) including consolidation of basement floor upper floor and rear extensions and associated works
PP/17/03793		390	390	241a Pavilion Road SW1X 0BP	Change of use of 241A Pavilion Road (lower ground and basement levels) from Class A1 retail to Class A1/D1 flexible retail/health and medical use
PP/17/04447	400		-400	62 - 64 Kensington High Street W8 4PE	Change of use of basement; Sui Generis (Betting Office) to Class D2

Appendix X: Sui Generis floorspace m² in permissions completed Between 01/04/2016 – 31/03/2017

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/16/03691		50	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.
PP/08/00276	300		-300	16 Albert Mews W8 5RU	Erection of a single dwelling containing 3 bedrooms (2 at first floor and 1 at attic room at second floor), all above ground level living accommodation with

					additional habitable space in the basement, arranged around a patio/lightwell at the rear.
PP/08/03657	800		-800	20 Victoria Gardens W11 3PE	Demolition of existing warehouse building and the construction of nine houses with gardens and associated car parking.
PP/10/01315	252		-252	152 Holland Park Avenue W11 4UH	Change of use of entire building from health/leisure (sui generis) use to residential use as one single dwelling house
PP/14/08805	86		-86	34 Harrington Road SW7 3ND	Change of use from Laundrette (Use Class Sui Generis) to Retail (Use Class A1)
PP/15/01668	104		-104	4 Ivory Place, 20a Treadgold Street W11 4BP	Change of use from part live-work (sui generis) unit to a single family dwelling (Class C3)
PP/15/02826		155	155	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)
PP/15/05361	980		-980	Second Floor Daska House, 234 King's Road SW3 5UA	Change of use to part ground floor entrance foyer; part first floor stairwell and entire second floor unit from private maternity unit and post-natal retreat (Sui Generis) to Residential Institution (Use Class C2).
PP/15/07722	130		-130	82 To 84 Fulham Road SW3 6HR	Change of use of upper floors from ancillary storage space and temporary hospital family accommodation (3 units) to flats in Multiple Occupation (Use Class Sui Generis). Alterations to fenestration including new double glazing
PP/16/00956		61	61	264 Old Brompton Road SW5 9HR	Change of use from A1 (dry cleaner) to Nail Salon (sui generis).
PP/16/01333	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/16/04254		1,200	1,200	Car Park, 39-49 Harrington Road, 117 Queen's Gate SW7 3ND	Temporary use of site as a car park (75 spaces) for a 3-year period
PP/16/06423		400	400	18 Draycott Place SW3 2SB	Change of use from residency to office use with no public access.

PP/16/07963		72	72	155 Notting Hill Gate W11 3LF	Change of use from an Money Exchange/Transfer services (use within Use Class A2) to a Beauty Salon (Sui Generis).
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