



# Planning and Place Monitoring Report 2019

January 2020



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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## 1.0 Introduction

- 1.1 Under the Planning regulations<sup>1</sup> a local planning authority must publish a monitoring report. The issues that must be reported on are narrow, namely it must:
- set out the progress that is being made with regard the preparation of all its planning policy documents;
  - set out the delivery of housing over time;
  - provide up-to-date information on the production of neighbourhood plans;
  - report any activity relating to the duty to cooperate; and
  - report on the level of contributions collected through the Community Infrastructure Levy.
- 1.2 This Monitoring report addresses these requirements. It also goes further in considering:
- the progress that is being made in achieving a number of the Local Plan's key strategic objectives;
  - the level and nature of s106 contributions, both in terms of the contributions themselves, and the level of spend; and
  - planning and enforcement performance.
- 1.3 This report is a public document and is available on the planning pages of the Council's website at [www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy).

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<sup>1</sup> Regulation 34, Town and Country Planning (Local Plan) 2012 Regulations (as amended)

## 2.0 Methodology

2.1 Whilst the monitoring period for the purposes of this report runs to 30 September 2019, 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 reports of s106 payments where the data used is that from the last financial year, or 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019. The monitoring report is clear when a different date is used.

2.2 To collate information covering the range of topics in the Local Plan, the Monitoring Report relies on several data sources. These include, but are not limited to:

- [London Development Database \(LDD\)](#); planning permissions database managed by the Greater London Authority. It provides London-wide data on both residential and non-residential development granted planning permission and completed. It allows reports to be run for a specified time period. The data is initially provided by the boroughs themselves but is available to the public through the GLA's own website.
- **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 May 2019 and looks at the permissions granted before the 31<sup>st</sup> March 2019.
- **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 Borough's shopping centres. The 2019 survey was carried out in September/October 2019. Maps of land uses, based on these surveys, are available on the [Council's website](#).

## 3.0 Planning policy documents

- 3.1 Councils are required to publish a Local Development Scheme (LDS), a project plan where they set out the timescales for the planning documents that they are producing. An LDS will change as and when documents are completed, or as the Council's priorities change. The [Council's current LDS](#) was published in May 2017.
- 3.2 One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of this LDS.
- 3.3 The Council completed the ongoing partial review of its Local Plan (LPPR) with the adoption of its new Local Plan in September 2019. We have already started the review of the Plan, with submission expected in 2022. We will be publishing a new LDS shortly, where we will set out the timetable for the new Plan's production.

Title, subject matter and geographical area	Timetable for preparation and revision					Monitoring report 2019 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	
<b>Local Plan Partial Review<sup>2</sup></b> Borough-wide <ul style="list-style-type: none"> <li>• Vision and strategic objectives</li> <li>• Places</li> <li>• Site allocations</li> <li>• Infrastructure and planning contributions</li> <li>• Shops and centres</li> <li>• Business uses</li> <li>• Hotels</li> <li>• Arts and cultural uses</li> <li>• Rail infrastructure</li> <li>• Housing (including housing target, affordable housing, housing standards)</li> <li>• Gypsy and Traveller accommodation</li> <li>• Flooding and drainage</li> <li>• Waste</li> <li>• Air quality</li> <li>• Impact assessments</li> <li>• Proposals Map</li> </ul>	15 December 2015 – 9 February 2016  <b>Completed</b> ✓	28 October 2016 – 11 December 2016  <b>Completed</b> ✓	2 February 2017 – 16 March 2017  <b>Completed</b> ✓	May – October 2017/2018  <b>Completed</b> ✓	December 2017 – January 2018  <b>Completed</b> ✓	The Council completed its LPPR in September 2019. All the current policies, including those brought forward by the LPPR and the earlier reviews, are included in the Council's Local Plan (2019).

Figure 3.1: Progress on preparation of Local Plan

<sup>2</sup> For the detailed topics and policies covered by the Local Plan Partial Review, see the full documents at [www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan](http://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan) or [www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy)

Title, subject matter and geographical area	Timetable for preparation and revision			Monitoring report 2019 progress update
	First consultation	Second consultation	Adoption	
<b><u>Kensal Gasworks SPD</u></b> Kensal Canalside Opportunity Area SPD	<a href="#">Issues and Options Paper</a> 12 June 2012 – 23 July 2012 <b>Completed ✓</b>	September 2017 <b>Pending</b>	December 2017 <b>Pending</b>	The Council continues to work with the land owners and others to gather evidence before drafting the SPD. Consultation on the draft SPD will take place in the Spring of 2020.
<b><u>Revised Planning Obligations SPD / Planning Contributions SPD</u></b> Borough-wide	June 2017 <b>Completed ✓</b>	September 2017 <b>Completed ✓</b>	November 2017 <b>Completed ✓</b>	The Council adopted the Planning Contributions SPD in September 2019.

Figure 3.2: Progress on preparation of other documents 2019

## 4.0 Partnership working and Duty to co-operate

### Duty to co-operate

- 4.1 Under the Localism Act 2011, councils are required to “*engage constructively, actively and on an ongoing basis*” with other local planning authorities and with a number of ‘prescribed bodies’ in the preparation of development plans and other local development documents concerning matters of strategic significance.
- 4.2 Strategic matters are further defined by the NPPF as “*planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities*”.<sup>3</sup> Strategic priorities are defined as including policies to deliver:<sup>4</sup>
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure;
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 4.3 The ‘prescribed bodies’ for the purposes of the Duty to Cooperate relevant to the Borough are:
- 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
- Local Enterprise Partnership
  - Local Nature Partnership

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<sup>3</sup> Para.178, NPPF

<sup>4</sup> Para.156, NPPF

4.4 Although the hearing part of the examination ended in March 2018 the preparation of the Local Plan continued until September 2019 and its adoption. On submission, in May 2017, we summarised the actions we have carried out under our duty to cooperate.

- The Council has had regard to all the relevant strategies, plans and policies of the relevant prescribed bodies. This includes the LEAP and the relevant Local Nature Partnership;
- The Council has consulted all the prescribed bodies on the Issues and Options (December 2015 to February 2016); Regulation 18 Draft Policies (October to December 2016); Regulation 19 Publication Policies (February to March 2017);
- Regular liaison meetings with officers from the GLA on the Council's LPPR, on emerging SPG and the emerging New London Plan;
- Ongoing contributions to the London Development Database;
- Liaison meetings with GLA to discuss draft housing policies;
- Quarterly liaison meetings with our colleagues at LBHF;
- Ongoing liaison meetings with LBHF to consider Joint Gypsy and Traveller Accommodation Needs Assessment and Site Appraisal Study;
- Interview with ORS to inform the Hillingdon Gypsy and Traveller Accommodation Needs Assessment;
- Response to LBHF about their Retail and Leisure Need Study;
- Responses to each of the Brent's, Wandsworth's and WCC's iterations/ consultations of their emerging Local Plans/DPDs/ Integrated Impact Assessments (as appropriate);
- Consultation with neighbouring boroughs (as well as Camden and Islington) on scope of RBKC Strategic Housing Market Assessment;
- Responses to each of the LBHF iterations/ consultations of their emerging Local Plan. The issues of particular interest have included flooding and water use, Sustainable Urban Drainage, Strategic Waste Management, Imperial Wharf, Crossrail station, links with the Old Oak Regeneration Area;
- Regular meetings with the OPDC Project team and with the ODPC alone;
- Response to the OPDC Integrated Water Management Strategy;
- Response to OPDC for Victoria Road Framework;
- Regular liaison with the GLA/TfL on the Kensal Canalside Opportunity Area and Crossrail 1 and 2 and associated stations;
- Discussions with the Mayor of London/TfL re South Kensington Station;

- Meetings with Historic England to mitigate the impact of the development of the Kensal Canalside OA on Kensal Green Cemetery;
- Drafting the Infrastructure Schedule and Infrastructure Delivery Plan updates with the West London CCG, NHS England, TFL and with shared services within LBHF and WCC;
- Discussions with GLA officers to discuss GLA Comparison Retail Need and Hotel Need study;
- Quarterly meeting with TfL and other central London Boroughs as part of the Central London Sub Regional Transport Partnership Panel Meetings;
- Monthly meetings with the Central London Grid Partnership Meetings concerned with delivery of cycle infrastructure;
- Quarterly meetings Drain London and with Central London North Flood Risk Partnership, Lead Local Flood Authorities to discuss the implementation of the Lead Local Flood Authority duties and planning policy on flood risk;
- Response to Marine Management Organisation to the MMO consultation on the South East Marine Plan Areas;
- Response to the Environment Agency regarding Thames Estuary 2100 Plan;
- Contact with GLA Officers to provide input and advice on Waste Technical Paper Brief in respect of determining maximum capacity at existing waste management sites, determining waste management capacity gap and application of the GLA kilo tonnes per hectare;
- Provide technical advice to Environment Agency into Waste Technical Paper;
- Regular meetings with the Western Riverside Waste Authority, OPDC and other relevant Waste Planning Authorities to agree joint waste evidence base;
- Attend quarterly London Waste Planning Forum;
- Response to Waste Planning Authorities is waste movements etc. These include on the North London Waste Plan, the South East London Authorities, Essex and Southend on Sea, Surrey County Council and Suffolk County Council; and
- Ongoing liaison meetings with LBHF concerning joint working on waste evidence base.

4.5 This interaction continues.

## Neighbourhood Planning

- 4.6 Neighbourhood plans are planning documents, prepared by the community, supported by the Council, which are intended to influence the future of an area. They set out the vision of a community and provide the planning policies which will shape development in a neighbourhood.
- 4.7 Neighbourhood plans have to be in line with the overall strategic approach in Kensington and Chelsea's existing adopted plans and of national policy.
- 4.8 As of December 2019, there were three neighbourhood plans and/or neighbourhood forums. These are shown in figure 4.1 below.

### The St Quintin and Woodlands Neighbourhood Plan

- 4.9 [The St Quintin and Woodlands Neighbourhood Plan](#) was drafted in 2015 by the SQW Neighbourhood Forum and passed a referendum early in 2016. The plan was confirmed in July 2018.
- 4.10 The original designation of the forum expired in July 2018. This designation was remade in September 2018 and will last a further five years.

### The Courtfield Neighbourhood Forum

- 4.11 In September 2017 the Council designated the Courtfield Neighbourhood Area and the associated Courtfield Neighbourhood Forum. The new Neighbourhood Forum is now the responsible body for bringing forward a neighbourhood plan for the Courtfield Neighbourhood Area.

### The Norland Neighbourhood Plan

- 4.12 The Norland Neighbourhood Plan was made in March 2014 and is now used to help determine planning applications in the Norland area.
- 4.13 The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, chose not to apply for a re-designation once their initial designation had expired. The status of the Plan, as part of the area's development plan, remains.



## 5.0 Development Management Statistics

### Enforcement

- 5.1 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. Figure 5.1 shows the number of enforcement cases opened and closed in 2018/19. Figure 5.2 sets out the nature of these enforcement cases
- 5.2 Government guidance recognises that “*addressing breaches of planning control without formal enforcement action can often be the quickest and most cost-effective way of achieving a satisfactory and lasting remedy*”.
- 5.3 For most cases, the Council would seek to resolve breaches of planning control informally. In this period, 42 breaches have been resolved through officer negotiation without the need for formal enforcement action.
- 5.4 Where it has not been possible to resolve informally, we have taken formal action and have served 76 enforcement notices in this period.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed
2017/18	1,434	+5%	1,276
2018/19	1,499		1,411

Figure 5.1: Enforcement cases 2017/18 and 2018/19

Complaint types	No of cases 10/2018 – 10/2019	%
Building works	298	21%
Breach of condition	61	4%
Change of use (including short-term lets)	97	7%
Proactive licensing-related investigations	199	14%
Listed building works	99	7%
Advertisements	80	6%
Deviation from approved plans	89	6%
Untidy sites	46	3%
Air conditioning plant	61	4%
Terraces/balconies	29	2%
Untidy sites	46	3%
Construction Traffic Management Plans	283	20%

<b>Complaint types</b>	<b>No of cases 10/2018 – 10/2019</b>	<b>%</b>
Miscellaneous including works to trees, tables and chairs and requests from solicitors	81	6%
<b>Total</b>	<b>1418</b>	

*Figure 5.2: Break down of enforcement cases 2018/19*

- 5.5 Following the success of the cross-departmental and pro-active monitoring of construction sites pilot scheme, led by planning enforcement, the scheme was formerly adopted by the Council and a dedicated team (the Construction Management Team) established. A revised [Code of Construction Practice](#) was also adopted in April 2019.
- 5.6 The team have applied the practice of close, cross-departmental working to short term letting, which has caused inconvenience and disruption to residents and businesses. We share information with officers in Community Safety, Noise and Nuisance, Business Rates, Council Tax and Fraud, Street scene Enforcement and Waste Management, to tackle the problem by using all the appropriate Council resources in the most efficient way.
- 5.7 The team have surveyed all the unowned historical assets in the borough (such as mews arches, fountains and statues) recording their condition and heritage status. We have produced and will maintain the database of historic assets.

## **Development management**

- 5.8 There are a number of performance indicators which can be used to benchmark the Council's performance against other local planning authorities. All this data relates to the period 1 October 2018 – 30 September 2019. This period saw 2,980 planning/ listed building applications being made, of a total of 5,536 applications or pre-applications. This continues a pattern of an ongoing reductions since 2013/14.

	Applications	Conditions	Advice	Tree works	Total
<b>2010/11</b>	3976	639	542	950	6107
<b>2011/12</b>	5613	699	882	974	8168
<b>2012/13</b>	5174	1007	1230	938	8349
<b>2013/14</b>	5809	1096	1287	967	9159
<b>2014/15</b>	5508	1269	1238	898	8913
<b>2015/16</b>	4714	1382	1142	823	8061
<b>2016/17</b>	4161	1323	979	887	7350
<b>2017/18</b>	<b>3632</b>	<b>983</b>	<b>763</b>	<b>824</b>	<b>6202</b>
<b>2018/19</b>	<b>2980</b>	<b>854</b>	<b>773</b>	<b>929</b>	<b>5536</b>

Figure 5.3: Nature of applications/ advice 2010/11 to 2018/19

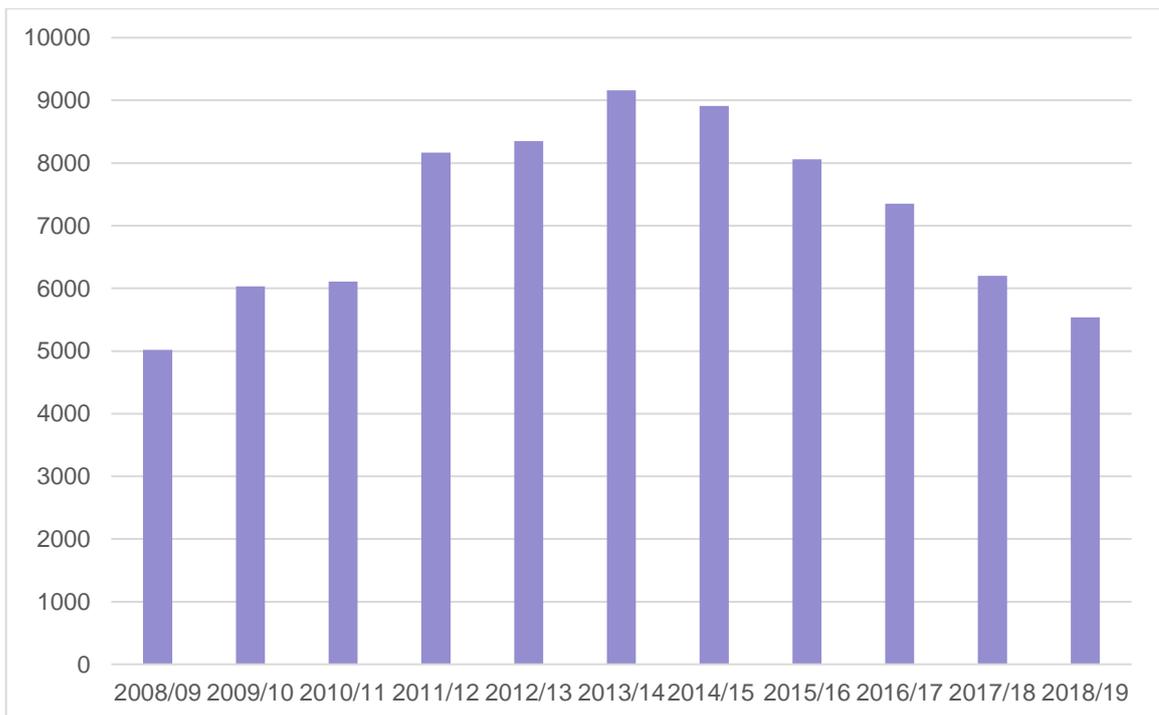


Figure 5.4: Total applications/ advice 2008/9 to 2018/19

5.9 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. 81% of all “minor” applications have been decided within 8 weeks. These make up the large majority of planning applications considered by the Council. This is a decrease from the 95% last year, but just a little lower than the recent average.

	Minors (8 weeks)	Majors (13 weeks)	Others (8 weeks)
2008/9	87	63	87
2009/10	75	45	78
2010/11	56	41	56
2011/12	61	28	59
2012/13	78	75	79
2013/14	73	95	73
2014/15	84	80	82
2015/16	85	68	82
2016/17	86	97	84
2017/18	95	61	81
2018/19	81	81	80

Figure 5.5: Speed of determining applications 2008/10 to 2018/19

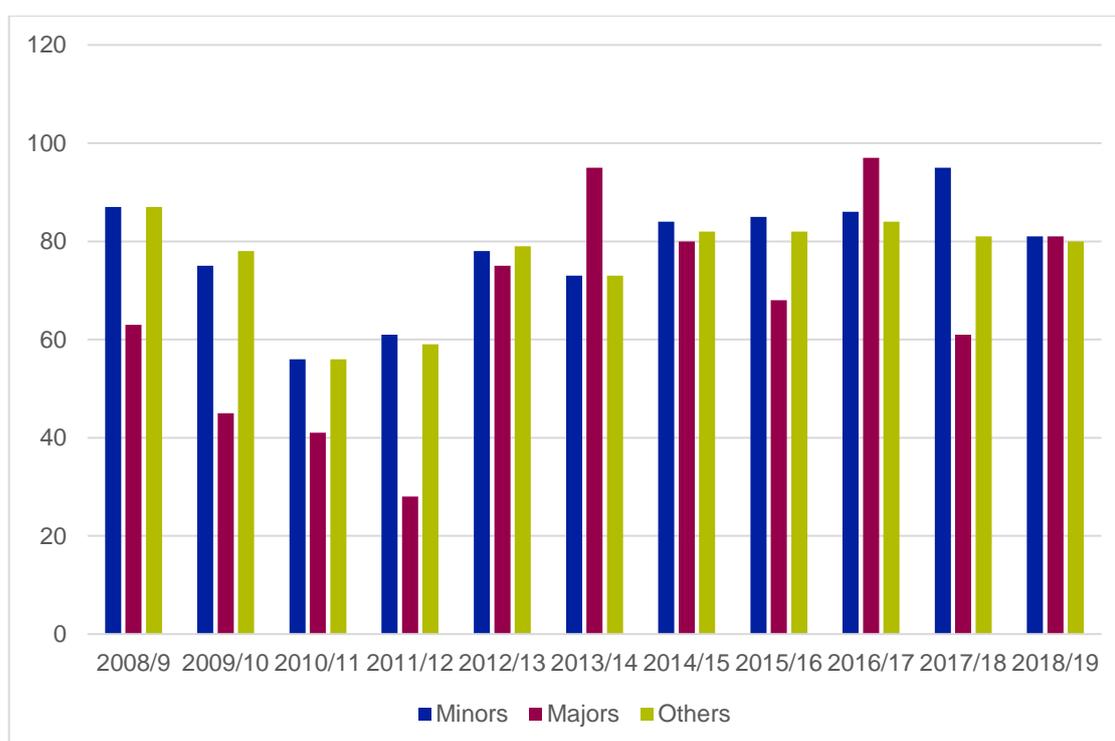


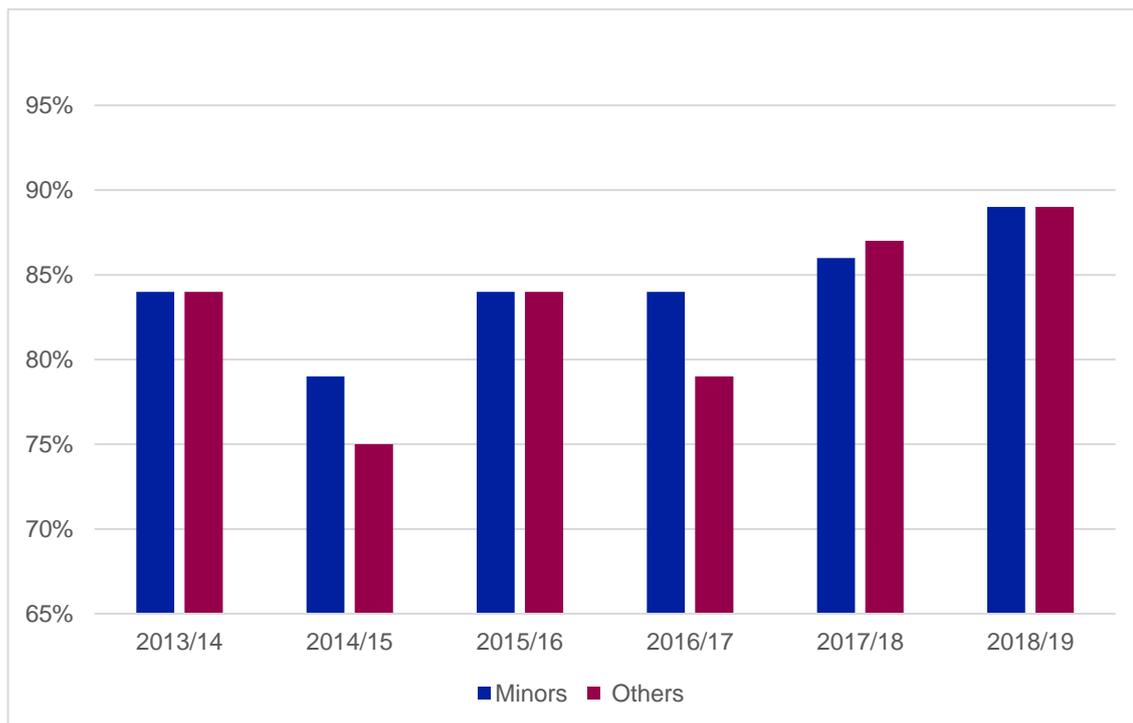
Figure 5.6: Speed of determining applications 2008/10 to 2018/19

5.10 The percentage on major<sup>5</sup> applications (where a decision was made) granted is 81%. This is a significant improvement from last year's 61%, and a return to the norm.

<sup>5</sup> A "major" application is set out in Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are: development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more; or

5.11 The speed of determining minor applications has fallen. However, annual fluctuations are expected and the drop to 81% does not appear, on these figures alone, to reflect a long-term trend. The Council does recognise the importance of timely decision making and needs to ensure that the resources are in place to ensure that this can continue.

5.12 The proportion of application made which are granted planning permission is also interesting. At 89% for both minors and “others”. This differs little from previous years.



*Figure 5.7: Approvals granted: Minor and “other” applications (2013/14 to 2018/19)*

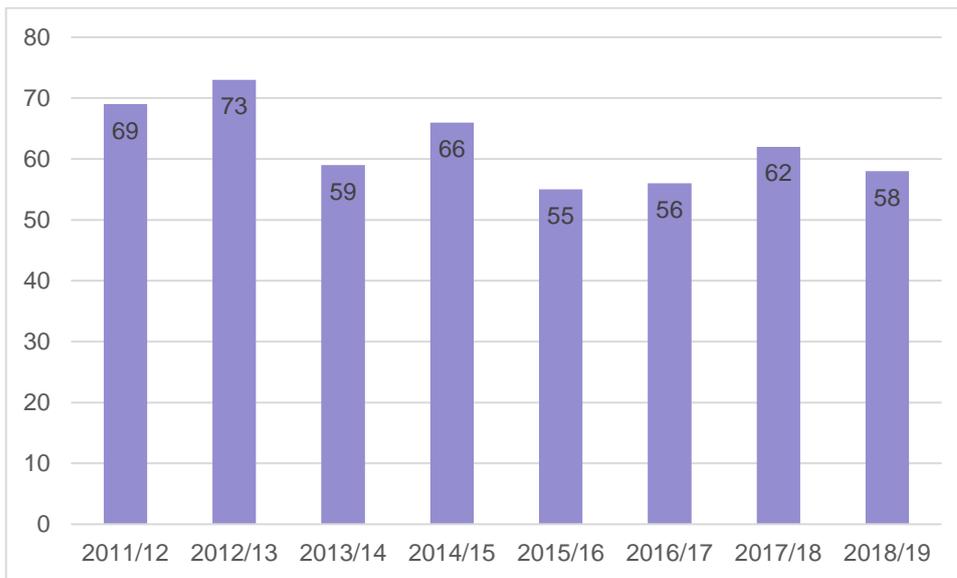
5.13 This measure is less useful for major applications, given their small number and given that the majority will have been subject to ongoing discussions. However, for completeness it should be noted that 81% of majors determined last year were granted planning permission.

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

5.15 The Council received 144 appeals this year. 42% of appeals were allowed, 56% dismissed and 2% withdrawn.

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development of other uses, where the floor space is 1,000 square metres or more, or the site area is 1 hectare or more.



*Figure 5.7: Appeals dismissed/withdrawn 2011/12 to 2018/19*

## 6.0 Land Use Policies

### The policies considered by this AMR

- 6.1 One of the purposes of the AMR is to report on the effectiveness of the policies within a Council's own Local Plan. This AMR will be the last to report on the policies within the Council's Consolidated Local Plan of 2015. This includes some elements which date to the original 2010 Core Strategy, and others which have been reviewed since 2010.
- 6.2 Given the reporting period, this AMR does not report on the effectiveness of the policies which were formally adopted as the Local Plan in September 2019. It is these policies which are now being used to determine planning applications and it will be the success of these policies which will be reported in future AMRs.

### Housing

- 6.3 The Consolidated Local Plan seeks to make full use of Kensington and Chelsea's capacity for housing, to ensure that there is a diverse mix which will cater for a variety of housing needs.
- 6.4 Our housing targets are set out in our CLP Policy CH1. These are set by the Mayor of London through the London Plan. Whilst initially they were 600 dwellings a year, this increased in March 2015 to 733 dwellings per year through the adoption of the Further Alteration to the London Plan (FALP).
- 6.5 The New Draft London Plan proposed to reduce this target to 488 dwellings based on the GLA's latest evidence of capacity. Following the examination, the Inspector has recommended that this target is further reduced to 448. The GLA have confirmed that this recommendation will be accepted.

### Housing supply

- 6.6 In July 2019 the Council received the Inspector's Report to the examination of the review of the Local Plan. In this report he confirmed that the Council could demonstrate a five-year housing supply. The Council will be producing a housing trajectory once the Local Plan has been published.

Objective:	To meet the housing needs of the Borough's population
Target	733 homes between 2015/16 and 2019/20 448 between 2020/21 and 2028/29
Related Policies	CH1 Housing Targets CH2 Housing Diversity CH3 Protection of Residential Uses.

### Net additional dwellings

- 6.7 Residential completions and permissions since 2010/11 are shown in figures 6.1 and 6.2. The full list of applications is included in Appendices A and B.
- 6.8 Since the Local Plan was adopted (as the Core Strategy) in 2010, 2,569 new homes have been built. This includes the 115 new homes (net) completed in the monitoring period 2018/19.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
<b>Target</b>	600	600	600	600	600	733	733	733	733	5,932
<b>Net residential completions</b>	175	102	65	264	982	341	190	335	115	2,569
<b>New residential approvals</b>	783	860	244	1292	1303	252	459	177	296	5,666

Figure 6.1: Residential completions and approvals (net) 2010/11 to 2018/19

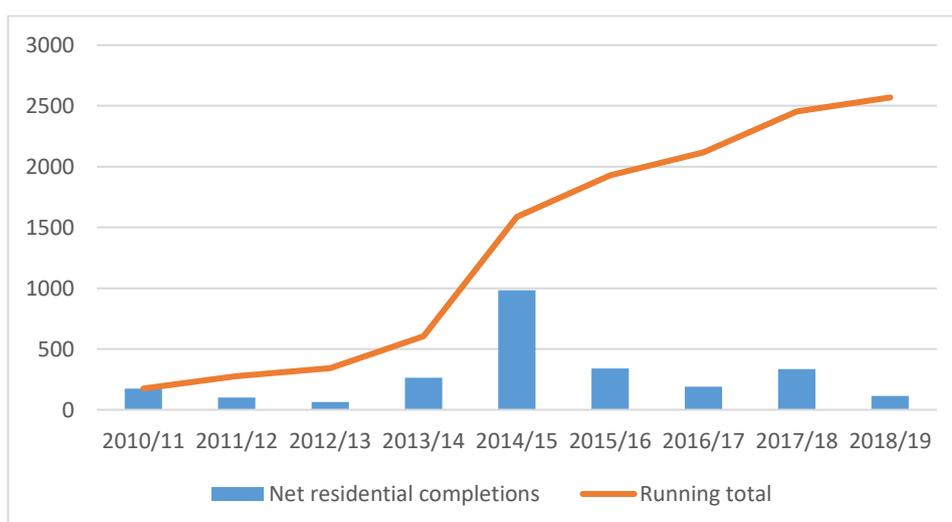


Figure 6.2: Residential completions (net) 2010/11 to 2018/19

6.9 This completion figure is modest and reflects the nature of the sites which have been built out in this monitoring period. Only two sites have delivered a net gain of more than ten new homes.

- Nos. 108-110 Gloucester Road (PP/14/08378) (12 units).
- No. 2 Queensberry Place (PP/17/01675) (15 units).<sup>6</sup>

6.10 Approvals are a little more positive with 296 additional homes (net) being approved in 2018/19. However, the Council does recognise that it is the completed, or “delivered” homes which are of prime importance, as these are the homes which will increase the diversity of housing in the borough. There is no certainty that permitted homes will be built out.

6.11 The location of the new homes (completed and approved) is set out in figures 6.4 and 6.5 below. Whilst these are scattered throughout the borough there is a concentration across the central part of the borough.

#### Non-conventional supply

6.12 The completion and permitted figures are those that are reported by the GLA’s Local Development Database. They are concerned with houses and flats and not the “non-conventional” housing supply. In this borough the main component of this supply will be “communal accommodation”, and in particular bed-sits within larger houses in multiple occupation (HMO). It should be noted that any losses of communal accommodation are picked up separately within the LDD. These figures are passed to the MHCLG who will carry out a reconciliation exercise as part of calculating net change and the Housing Delivery Test.<sup>7</sup>

6.13 Over this monitoring period we have seen the (completed) loss of one large HMO, No. 2 Queensberry Place (PP/17/01675). The change of use within this property was of 20 bed-sits to 15 self-contained flats. With the government equating 1.8 bed-sits to 1 self-contained unit,<sup>8</sup> this would represent an overall net gain of 4 units.

6.14 Three applications have been permitted which will result in the change of use of large HMOs if implemented. These are:

- No. 81 Warwick Road, (PP/17/07144), 20 bed-sits to 10 res units;
- Nos. 47-49 Chesterton Road, (PP/18/00931), 12 bedsits to 8 flats; and
- No. 43 Claricarde Gardens, (PP/18/01063), 21 HMO to 10 flats.

6.15 Whilst these would suggest a net increase in 28 self-contained flats, the actual impact on accommodation, in terms of the housing delivery test, will be a net loss of a unit.

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<sup>6</sup> This application related to the change of use of an HMO. Further commentary is provided in the section on “non-conventional supply” below.

<sup>7</sup> Full details of how the Government will consider bed-sits and other forms of communal accommodation are set put in the [Housing Delivery Test Measurement Rule Book, MHCLG \(July 2018\)](#).

<sup>8</sup> As per para 11 of the Housing Delivery Test Measurement Rule Book, MHCLG (July 2018).

6.16 The Council recognises that the loss of these “non-conventional” units is significant and can undermine the Council’s ability to deliver housing. This will continue to be closely monitored.

#### Net change in residential floorspace

6.17 This is the first year when the Council has gone beyond monitoring the net changes of residential units, but also considers the net changes in residential floorspace.

6.18 There was a net increase in 14,566 sq m on residential floorspace (completed). With a net increase of 115 residential units, this would translate to an average floorspace of 127 sq m per new unit. This figure is an indicator of how successful we have been in the optimisation of housing sites. We will continue to record this figure, so we can assess how it changes over time.

6.19 We have seen a net increase of 296 new homes, or 39,286 sq m of additional residential floorspace, permitted over the monitoring period. This equates to 132 sq m per new unit. This includes the 33,100 sq m for the Homebase site on Warwick Road. Whilst nominally a “permission” it is a modest amendment to an earlier permission.

6.20 There has been a significant amount of new residential permission/completions over the monitoring period. However, as discussed below, it is made up of a large number of small developments, very few of which are of a size which would trigger a need for affordable housing. This is illustrated by figure 6.3 below. Each dot represents the net increase in residential floorspace for every completed permission. The orange line shows the 800sqm threshold for the provision of affordable housing.

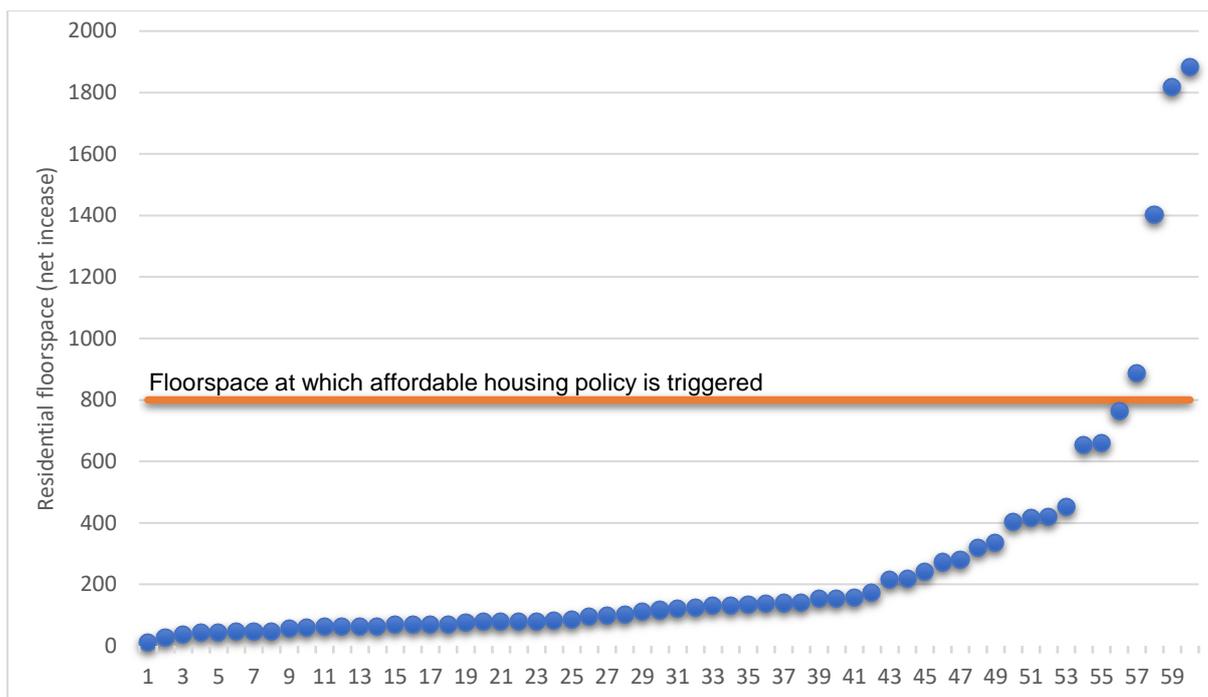


Figure 6.3: Net increase in residential floorspace (completed) 2018/19

- 6.21 The monitoring of changes in floorspace is also useful as it can identify any small and incremental losses to our housing stock, losses which would run counter to our overarching ambition to increase housing supply.
- 6.22 Over the monitoring period 24 completions resulted in the loss of either residential units or floorspace. In total, these completions resulted in the loss of 33 units.
- 6.23 The six completions which included the loss of any residential floorspace had resulted in the loss of nine units and 625 sq m of residential floorspace
- 6.24 33 residential units were also lost over the monitoring period. Of these 33 units:
- 23 units were lost as a result of amalgamation
  - four units lost were the result of certificates of lawful existing use, whereby the Council confirmed that the loss of the residential unit has already occurred and did not require planning permission,
  - three units were loss to retail uses.
  - two units were lost to a restaurant use
  - one was loss to an office use.
- 6.25 All these completed permissions are set out in figure 6.6 below. The figure also includes a brief explanation of why the amalgamation was considered to be appropriate, be this by the Council or the Planning Inspectorate. There were three main reasons: that the principle of the loss had already been established by an earlier (and still extant) permission; that the loss of unit was outweighed by the benefits to a listed building; and that the units lost were

substandard/ and/ or of a nature which contributed little to the borough's housing stock. In addition, two applications were allowed by the planning committee, against the advice of officers. In both cases the benefits of creating a larger unit were considered to outweigh the disbenefits associated with the loss of a smaller unit. Both applications relate to decisions determined some time before the policies in the then emerging Local Plan were being given significant weight.

- 6.26 Two permissions were the results of successful appeals. In one case the inspector decided to give the policies within the existing Core Strategy greater weight than the impact that the loss of the unit would have upon the borough's housing stock. In the other, the Inspector took the view that the improvement of the quality of the newly created unit outweighed any disbenefits associated with the loss of a single unit.





**Net Additional Dwellings Approvals in 2018/19 – Source LDD**

Figure 6.5: Residential approvals 2018/19

Ref	Address	Description	Existing Units	Proposed Units	Net gain	Existing Floorspace	Proposed Floorspace	Net floorspace	Notes
CL/17/01911	Avenue Studios Sydney Close	Confirmation that the use of Flat 3 as a dwelling house is lawful.	2	1	-1	97	97	0	Certificate. Council satisfied that the amalgamation did not require planning permission
CL/18/01855	29 Thurloe Square,	Use of property as single residential dwellinghouse	2	1	-1	145	145	0	
CL/18/03634	St John's Gardens	Confirmation that the lawful use of this property is one single residential unit	2	1	-1	120	120	0	
CL/18/06044	60 - 61 Glebe Place	Use of 60 and 61 Glebe Place as a single dwelling	2	1	-1	297	297	0	
PP/13/07572	3.01-35 Chesham Street	Amalgamation of three flats into single dwelling.	3	1	-2	288	288	0	Predates change of approach
PP/15/03696	25 Cadogan Place and 4 Cadogan Lane	Conversion of building into 2 dwellings	8	2	-6	416	416	0	Benefits to listed building.
PP/14/04591	31 And 35 Chesham Street	Reduction in number of residential units from 8 to 6.	8	6	-2	680	556	-124	Committee overturn. Loss to larger high-quality unit appropriate.
PP/15/04906	34 To 38 Pont Street	Amalgamation of Flats 4, 5 and 8	3	1	-2	147	147	0	Quality of existing units poor.
PP/15/06345	28 Victoria Road	Re-combine a ground floor flat with uppers to restore the house a single-family dwelling.	2	1	-1	370	370	0	Allowed at appeal. Increase in floorspace and in quality of remaining unit outweighed the loss.
PP/15/06611	2 Walton Street	Amalgamation of flats at ground floor to third floor level to create single dwelling	3	1	-2	168	168	0	Benefits to listed building.
PP/15/06652	134 Kensington Park Road	conversion of property from three flats to two self-contained maisonettes	3	2	-1	180	180	0	Quality of existing units poor.
PP/15/07041	50 Sloane Street	Change of use of ground floor and basement flats from residential to retail.	2		-2	330	0	-330	N/A. Loss to retail.

PP/16/00530	12 Burnaby Street	Amalgamation of two flats into a single-family residential dwelling	2	1	-1	147	147	0	Committee overturn. Loss to house appropriate.
PP/16/02432	7 Campden Hill Road	Amalgamation to form single dwelling.	2	1	-1	210	210	0	Principle of loss established by extant permission.
PP/16/03453	179 -180 Sloane Street	Change of use of first floor from residential to retail.	1		-1	157	0	157	N/A. Loss to retail.
PP/16/08526	3 Observatory Gardens Flat 1, 2 Observatory Gardens	Amalgamation of no. 3 Observatory Gardens with Flat 1	2	1	-1	254	210	-44	Allowed at appeal. Proposal complied with adopted policy within CS. New approach not appropriate.
PP/17/02709	17 Cromwell Road SW7 2JB	Amalgamation of lower ground floor/ basement flats.	2	1	-1	132	132	0	Quality of existing units poor.
PP/17/05319	43 Lansdowne Road W11 2LQ	Amalgamation of two units to provide one dwellinghouse	2	1	-1	415	375	-40	Benefits to listed building.
PP/17/06008	4 Harriet Street SW1X 9JR	Change of use of first floor from residential to a restaurant.	2		-2	124	0	-124	N/A, Change of use to restaurant.
PP/18/02509	78 St Quintin Avenue W10 6PA	Change of use from two residential flats to single dwelling house.	2	1	-1	219	219	0	Creation of a large flat for meet specific need of Grenfell recovery.
PP/18/04144	85 Holland Park W11 3RZ	Amalgamation of flat with non-self-contained bedsit unit to form single self-contained flat.	2	1	-1	148	148	0	Loss of flat which was not self-contained.
PP/19/00100	41 Collingham Place SW5 0QF	Change of use of Lower Ground Floor flat from residential use only to mixed use (office/residential)	1	0	-1	120	0	-120	N/A Loss to office
<b>Total</b>							-33 units	-625 sq m	

Figure 6.6: Completions which have resulted in either the loss of a residential unit or floorspace 2018/19

## Housing Delivery Test

- 6.27 In 2016 the Government introduced a Housing Delivery Test to evaluate the success of Councils in delivering housing over time.
- 6.28 This test measures the number of homes built (completed) against the authority's housing target. Currently this target is 733 units pa. but this will drop to 448 unit later in 2020, with the adoption of the New London Plan.
- 6.29 To pass the test a local planning authority must see a given percentage being met. This percentage increases over time as the transitional arrangements are worked through. These transitional arrangements come to an end in 2020.
- 6.30 Looking forward:
- *“the authority should publish an action plan if housing delivery falls below 95%;*
  - *a 20% buffer on the local planning authority's five-year land supply if housing delivery falls below 85%; and*
  - *application of the presumption in favour of sustainable development if housing delivery falls below 75%”,<sup>9</sup>*
- 6.31 The test is concerned with consecutive three-year periods.
- 6.32 These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. Should delivery meet or exceed 95%, no consequences will apply.
- 6.33 The “*presumption in favour of sustainable development*” is significant. It means that planning permission should be granted unless:
- *“the application of policies in [the NPPF] that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole<sup>10</sup>.*
- 6.34 We have yet to see how this “tilted balance” works in practice, but it does seem likely that any borough with a consistent record of under-delivery will find it increasingly difficult to resist proposals which include significant amounts of new housing.
- 6.35 This Council passed the Housing Delivery Test, as published in December 2019. Over the last three-year period we had a delivery rate of 137% of our housing requirement. It should be noted that whilst this calculation was made using the methodology set out within the Government's Housing Delivery Test

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<sup>9</sup> The NPPG “Housing Supply and delivery” Paragraph 68-042-20190722

<sup>10</sup> Para 11 of the [NPPF \(2019\)](#), “Presumption in favour of sustainable development”

Measurement Rule Book<sup>11</sup>, it was that set out under the transitional arrangements. As such our requirement was not simply our housing target, but an assessment based upon past household projections. This methodology will change as the transitional arrangements come to an end.

#### Affordable Housing

6.36 The Council recognises the prime importance of the provision of affordable housing. This section considers how much affordable housing is being delivered. This will take two forms; as actual homes, be these provided on or off the development site; or through a financial contribution.

#### *Financial contributions*

6.37 Between April 2018 and March 2019 £13,490,991 were received to contribute to the Borough's stock of affordable housing. This is money that can be used to provided new units themselves. This money was that which was agreed through legal agreements before the current monitoring period but paid during the monitoring period. Payment was normally on commencement of permission. £19,676,871 was agreed over the same time period. As of 31<sup>st</sup> September 2019, none of this sum had been received as the trigger points set out in legal agreements had not been reached. Figure 6.7 sets out all the proposals where financial contributions were agreed and/or received between April 2018 and September 2019.

6.38 It should be noted that these contributions will have been determined using the policies within the Consolidated Local Plan and the s106 Supplementary Planning Guidance, both of which date to 2010.

6.39 In essence:

- The Council only seeks a contribution for affordable housing for a scheme which results in a net increase of more than 800 sq m.
- Where a development is between 800 and 1,200 sq m the Council will require the affordable housing provision to be in the form of a financial contribution. This has been set at a level of £2,500 per sq m for each sq m over the first 800 sq m.
- Where a development includes a net increase of 1,200 sq m of residential floorspace, the Council will expect the provision of affordable homes on the development site itself.
- A departure from on-site provision will be allowed in "*exceptional circumstances*"
- The level of financial contribution will be the "*maximum reasonable amount*".

6.40 It should also be noted that the Council now takes a different approach. The current Local Plan (adopted September 2019) sets a threshold of just 650 sqm and a renewed emphasis on the provision of affordable units themselves. The contribution will be expected on all of the floorspace provided within the scheme, and not only the net increase. This is further elaborated with the recently adopted [Planning Contributions SPD](#) (September 2019.)

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<sup>11</sup> [Housing Delivery Test Measurement Rule Book, MHCLG \(July 2018\)](#)

	PP Reference	Date S106 Agreed	Date Payment Received	Amount Due*	When Due	Amount Received**	Amount Spent	Amount Allocated to Projects	Details of Expenditure
Dukes Lodge, Holland Park (1-28 Dukes Lodge And 80 Holland Park)	PP/16/08625	24/03/2017	15/03/2018	£6,481,200	Received	£6,913,780	£6,913,780	N/A	Acquisition of Street Properties
Site K1, Bounded by Brompton Road, Sloane Street, Basil Street	PP/18/02459	26/10/2016	17/07/2018	£6,100,000	Received	£6,477,651	£0	£0	N/A
1, 1a, 2 & 2a Logan Place	PP/09/02927	03/12/2010	20/02/2019	Indexation amount recovered	Received	£99,559	£0	£0	N/A
9 St Mary Abbots Place	PP/16/02222	06/02/2017	02/05/2019	£664,000	Received	£712,963	£0	£0	N/A
195 Warwick Road	PP/19/00148 PP/19/00152	18/04/2019	16/05/2019	£1,000,000	Received	£1,058,670	£0	£0	N/A
23 Pembridge Square	PP/18/08415	05/04/2019	12/06/2019	£350,000	Received	£353,922	£0	£0	N/A
18-20 Chelsea Manor Street And 232 King's Road	PP/18/00189	14/06/2018	N/A	£8,020,000	To be paid in three equal installments. 1. Prior to implementation 2. Within one calendar year of implementation 3. Prior to first occupation of any residential unit within the development.	N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£1,500,000	Prior to commencement	N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£4,500,000		N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£5,656,871		N/A	N/A	N/A	N/A
1 Cluny Mews And 51-63 Philbeach Gardens	PP/18/00599	12/04/2019	N/A	£1,795,819		N/A	N/A	N/A	N/A
			<b>Totals</b>	<b>£36,067,890</b>		<b>£15,616,548</b>	<b>£6,913,780</b>	<b>£0</b>	

Figure 6.7: Affordable housing contributions agreed and/ or received between April 2018 to September 2019

*New affordable homes*

- 6.41 No new affordable homes were either granted permission or completed in the monitoring period.
- 6.42 This reflects the nature of housing development in the monitoring period with a very modest number of proposals coming forward which are of a scale which could be expected to provide actual affordable homes.

*Completions*

- 6.43 95 planning applications which included the creation or loss of any residential units were completed in the monitoring period. Of these just four included the creation of a net increase of more than 800 sq m or were of a scale that would have required any form of affordable housing contribution. Of these only three included a net increase in 1,200 sqm or more, or were of a size which would require the provision of affordable units themselves. This is illustrated by figure 6.3. (above)
- 6.44 The completion of the development of the Jamahiriya School site included the net increase of 1,883 sq m of residential floorspace, in the form of seven new self-contained homes. (PP/12/03707). This permission is a modification to that granted in 2009 and implemented in 2012 (PP/08/02299). The original application provided off-site affordable units at Nos. 155-157 Cromwell Road. These have been reported in an earlier AMR.
- 6.45 Nos. 108-110 Gloucester Road was a change of use from a residential hostel to 12 self-contained units, with a floor area of 1,819 sq m. (PP/14/08378). The Council recognised that the proposal was of a scale that triggered the requirements to provide affordable housing. However, the Council was also satisfied that proposal was such that the provision of affordable housing was not viable. To quote the officer's report:

*"The applicant has submitted an assessment of the viability of the proposals to demonstrate that the maximum reasonable amount of affordable housing would be to provide no affordable housing, as the viability of the proposal is calculated to be minus £1.53million. This has been independently assessed by the Council, which has confirmed this assessment. It has therefore been proven that the 'maximum reasonable amount of affordable housing' for this site with this scheme is to provide no affordable housing, either on-site, off-site or via a commuted sum. The proposals comply with CS Policy CH2."*

- 6.46 This assessment was largely based on the particularly high benchmark and alternative land value of the property.
- 6.47 The third completion, No, 459 Fulham Road included the creation of an additional 1,404 sq m of residential floorspace (PP/15/04724). In this case the Council took the view that an affordable housing contribution was more appropriate than the provision of the units on site. This reflected the site including a listed chapel, an "exceptional circumstance". The Council was satisfied that the contribution of £960,000 was the "*maximum reasonable*

amount” possible. This proposal was a variation of an earlier permission, with the s106 payment made during an earlier monitoring period.

#### *Permissions*

- 6.48 Over the monitoring period 54 residential applications were granted planning permission. Of these, four were of a scale that would be expected to trigger the need for affordable units.
- 6.49 However, two of these consisted of a change of use of a house in multiple occupation to self-contained flats. In both cases 10 new self-contained flats were being created, but with an overall loss of units. (No. 43 Clanricarde Gardens, PP/18/1063 and No. 81 Warwick Road, PP/17/07144.) In both cases officers took the view that the provision of affordable housing would not be appropriate. It should be noted that the newly adopted Local Plan makes it clear that affordable housing should be provided on such sites. The impact of the loss of these HMOs in terms of the housing delivery test is discussed above, in the section relating to “non-conventional supply”.
- 6.50 The Homebase site, Warwick Road, was the single largest permission. It included the provision of 278 units. (PP/18/01416). However, the 2018 permission was merely to allow a change on the mix of the units already being provided. The 2018 permission did not include the provision of affordable housing as this provision was the subject of the earlier application, an application outside the scope of this monitoring report. It should be noted that this provision cannot be double counted as whilst a site can enjoy multiple permissions a proposal can only be “completed” the once.
- 6.51 The permission at the Chelsea Delivery office, Nos. 18-20 Chelsea Manor Street (PP/18/00189) included a net increase of 3,573 sq m of residential floorspace, or 23 new homes. This was of a size which triggered the need for affordable housing. Officers were of the view that it was more appropriate to have a financial contribution than to provide affordable homes on site. To quote the officers report:

*“In this instance it has been demonstrated that affordable housing can be delivered more effectively and in a larger quantity off-site through the provision of a commuted sum (as agreed as the appropriate contribution under the extant 2015 permissions). It has been demonstrated that a commuted sum of £8.02m in lieu of the on-site provision is the maximum reasonable amount in accordance with policy CH2.”*

## Employment

### Employment floorspace

Objective:	To provide the business floorspace necessary to meet the objectively assessed need
Target	The creation of 47,100 sq m of additional B class business floorspace by 2028
Related Policies	CF5 Location of Business uses CF6 Creative and Cultural Businesses

- 6.52 The Council defines business uses to be those within Class B of the Use Classes Order. It includes offices, light industrial and storage uses.
- 6.53 There is a net demand for additional B1(a) office floorspace between 2016/17 and 2028/29 of 47,118 sq m.
- 6.54 The monitoring period 2018/2019 has seen a modest net loss of 1,995 sq m of B1 floorspace on the ground (completions). This is a loss that is widening rather than narrowing the gap between office supply and demand. Taken with the modest net increase in B class floorspace of 2,042 sqm in 2017/18, there remains a “need” of some 47,070 sq m of business floorspace to 2028.
- 6.55 Permissions for new net office floorspace paint a more positive picture, with a net increase in 13,932 sq m of office floorspace granted over the monitoring period. This does appear to be an ongoing pattern, with figure 6.9 showing that we have seen a net increase in B class floorspace (permitted) since 2015/16. It must, however, be noted that many of these permissions have yet to have been translated into completions. It should also be noted that several sites benefit from multiple permissions each of which include increases in floorspace. Only one permission on a given site could be completed. One cannot aggregate all the net increases in floorspace over time to estimate future supply.
- 6.56 The 2018/19 data is summarised in figure 6.8 below. The full data set is included in Appendices I and J.

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
Completions (April 2018 to March 2019)			
	4,457	2,462	-1,995
Permissions (October 2018 to September 2019)			
	4,111	17,943	13,832

Figure 6.8: Business (B1) floorspace completions and permissions

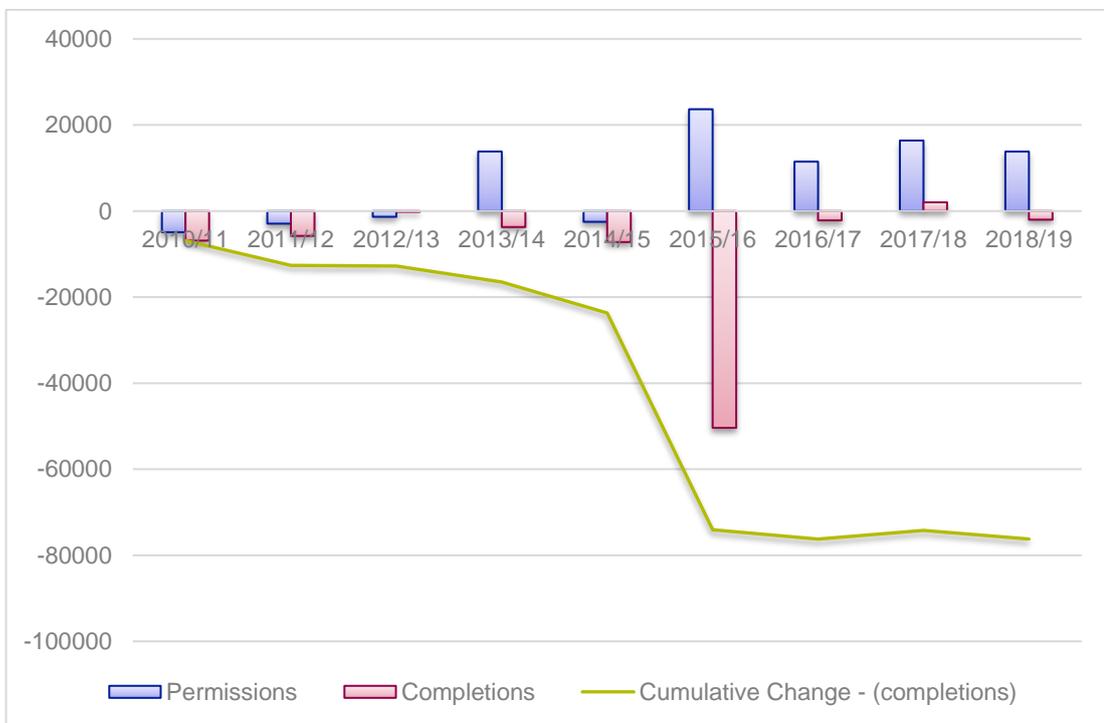


Figure 6.9: Net change in B1 floorspace permissions and completions, 2010/11 to 2018/19

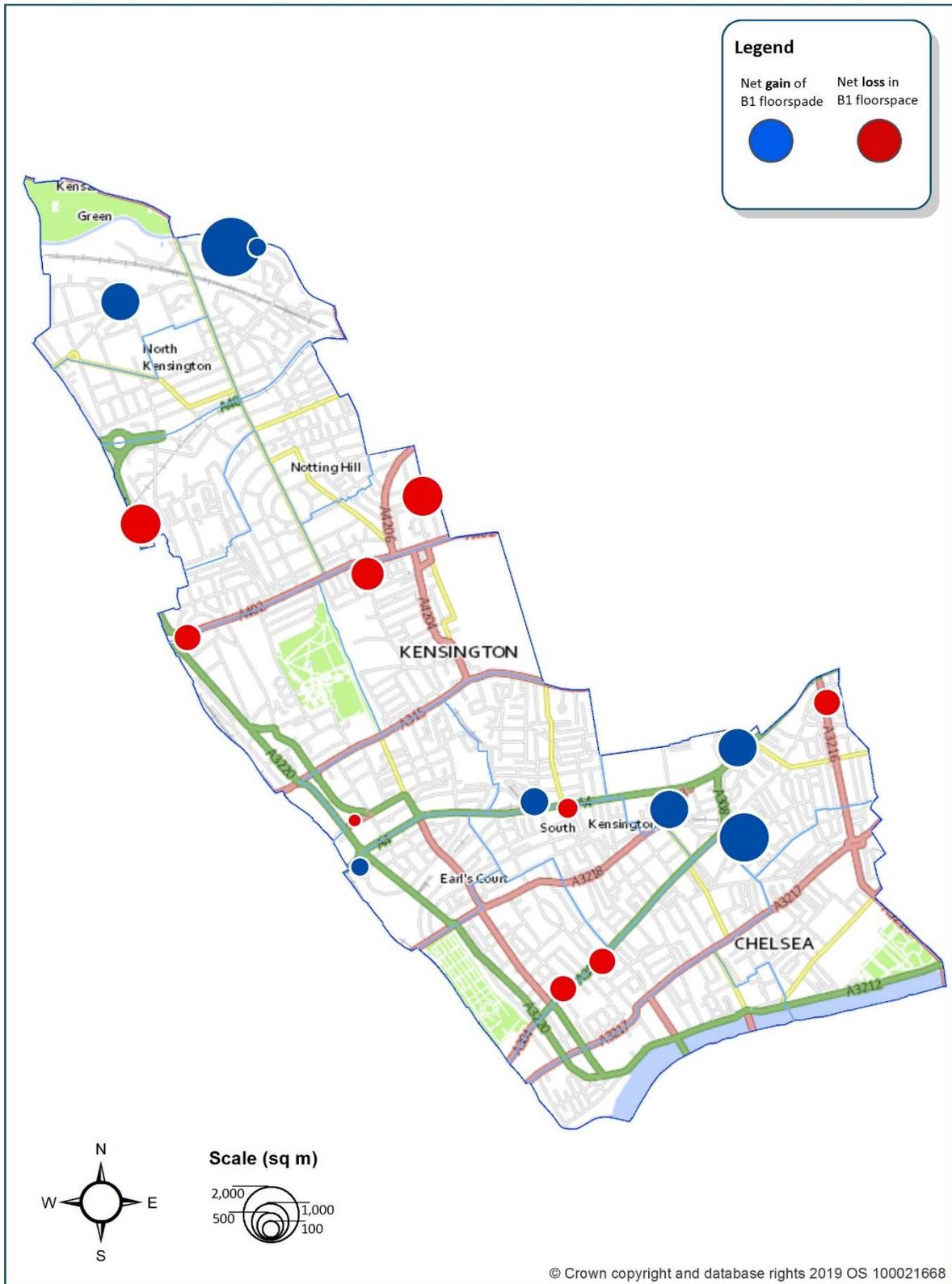
- 6.57 This monitoring period is the last when we will be considering the effectiveness of the policies within the CLP (2015). However, the newly adopted Local Plan takes a similarly generally restrictive approach to the protection of B class floorspace.
- 6.58 In terms of completions, 11 developments have been built out. These include a (gross) loss of 3,440 sq m of office floorspace. 2,100 sq of this loss has been to “town centre” uses. This includes changes to mixed office/ non-

residential institutions, to shops, or gyms or sports related social and community uses. These are all “policy compliant” changes of use.

- 6.59 The completions include two losses to residential uses. One, Nos. 311-313 Fulham Road (PP/16/1505), relates to a wider land use swap, and as such does not result in the net loss of office floorspace overall. However, No. 32 Hans Road (PP/14/07864) does allow a change of use of an office to three new residential units. In this case the Council took the view that the applicant had successfully demonstrated that the existing office floorspace had no long-term future, and that the residential use was of greater value.

#### Location of approvals allowing the net change of B1 office floorspace

- 6.60 Figures 6.10 and 6.11 show the location of applications, both permitted and completed, where there has been a net change of at least 150 sq m of office floorspace. These changes are generally distributed throughout the borough, although do illustrate the strengthening position of the business sector in the Kensal area.
- 6.61 New offices outside the Kensal area are centred on existing town centres.



**B1 (Business use class) Approvals floorspace  $\geq$  150 sq m net changes in 2018/19 - source LDD**

Figure 6.10: B1 approvals 2018/19



**B1 (Business use class) Completed floorspace  $\geq$  150 sq m net changes in 2018/19 - source LDD**

Figure 6.11: B1 completions 2018/19

### Vacancy rates

6.62 Office vacancy rates across the Borough remain very low, at just 2.3%.<sup>12</sup> 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. As such the current vacancy rate indicates that there is a significant under supply of office floorspace in the borough as a whole.

### Business uses and Article 4 Directions

6.63 The Council had an exemption from the national permitted development rights which allowed the change of use from office to residential uses through a system of prior approval. However, this exemption expired in May 2019. To ensure that planning permission continues to be required the Council has made and confirmed a borough-wide Article 4 direction. The Direction was confirmed on 14 December 2018.

6.64 In October 2017 the Council confirmed an Article 4 direction intended to require planning permission for changes of use of B1(c) uses (light industrial) to residential. This related to the Borough's four northernmost wards as well as a small number of named car repair garages. (Figure 6.12)

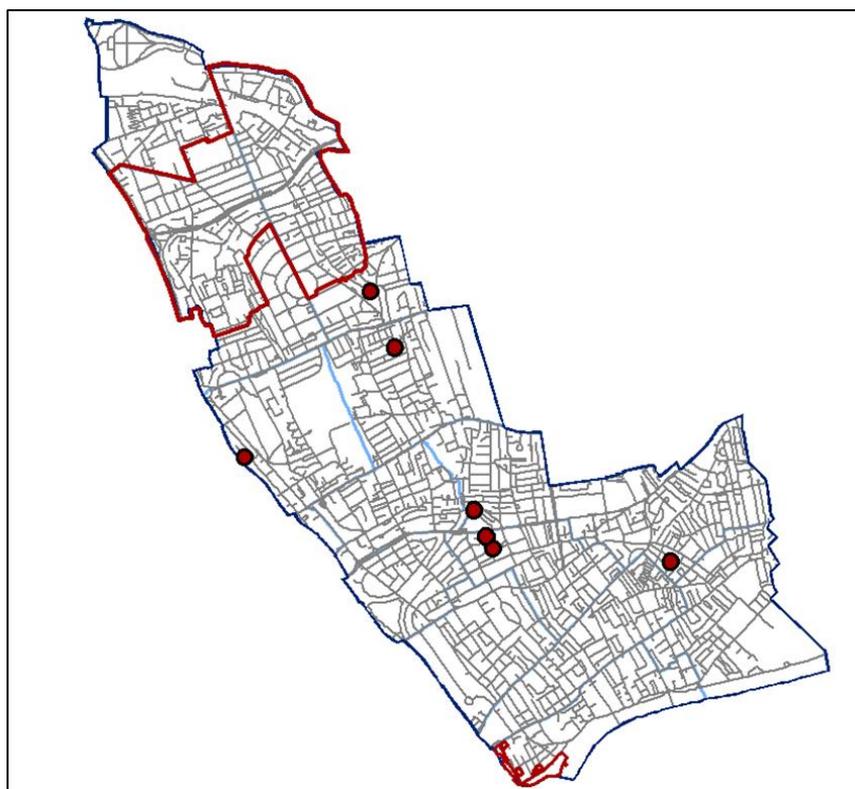


Figure 6.12: Areas and locations for Article 4 direction for B1(c) light industrial use

<sup>12</sup> Frost Meadowcroft Market Update Q3 2019

## Retail and other Town Centre uses

Meeting the need for new retail and other A class floorspace

Objective:	To provide the retail and other A class floorspace necessary to meet the objectively assessed need
Target	The creation of 17,750 sq m of additional A class use floorspace across the borough by 2028
Related Policies	CK2 Local Shopping and other facilities which Keep Life Local CF1 Location of New Shop Uses CF2 Retail Development within Town Centres

6.65 There is an estimated demand for an additional 9,700 sq m of A1 retail floorspace between 2017 and 2023. There is also an estimated demand for an additional 7,863 sqm of “food and beverage” floorspace. Taken together there is a need for 17,563<sup>13</sup> A class floorspace. The Council intends to meet this need.

Between 2016/17 and 2017/18 there was a net loss of 3,535 sq m of A class use. This translates to a “need” of 21,098 sq m of A class floorspace by the beginning of this monitoring period.

6.66 The Monitoring Report considers net changes in all A class floorspace permitted, and completed, for 2018/19. These are set out in tables 6.13 and 6.14 below.

Use	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	4,342	1,735	-2,607
A2	1,833	432	-1,401
A3	1,225	1,415	190
A4	0	0	0

*Figure 6.13: Retail (Class A1) floorspace permissions October 2018 to September 2019*

<sup>13</sup> RBKC, Update to Retail and Leisure Needs Study, NLP, (2016)

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	9,404	2,931	-6,473
A2	763	200	-563
A3	1,113	2,826	1,713
A4	0	0	0

Figure 6.14: Retail (Class A1) floorspace completions April 2018 to March 2019

6.67 There has been a net loss of 3,818 sq m of A class floorspace permitted, including a net loss of 2,607 sq m of A1 use. The net loss of A class uses completed is 5,323 sq m. The loss of A class floorspace since 2016/17 is shown in figure 6.15 below. This 2016/17 start date is useful as it is the “baseline” set in the Council’s Retail and Leisure Needs Assessment (RLNA) in 2017.

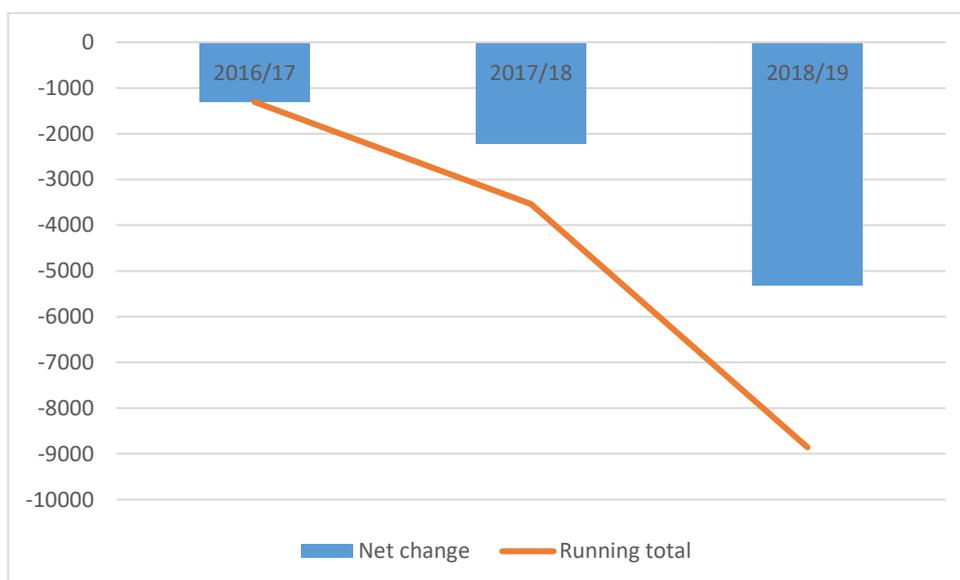


Figure 6.15: Net change in A class 2016/17 to 2018/19

6.68 Whilst this loss is modest, it is perhaps indicative of the changing retail sector and a reduction in the need for bricks and mortar stores. This borough is not immune from these changes. It is clear that whilst the Council may have the policies in place which will seek to maintain the core retail function of our larger centres, the market is not delivering the new class A1 shopping floorspace that the RLNA would suggest is “needed”. This might suggest that the RLNA may have overestimated this need. A new RLNA intended to inform the new Local Plan will be commissioned later in 2020.

6.69 Figure 6.16 summarises the changes of use to/from the A class uses. It includes both permissions and completions. These are gross rather than net figures. This confirms that:

- there has been some movement within the town centre uses. Town centres continue to be the home of a range of uses which benefit from highly accessible locations;
- there has been an increase in “hybrid” uses, so, for example, use of a shop as a shop/health centre or a bottle shop/ bar rather than a conventional A1 shop; and
- there has been some loss of A class uses to residential, with twelve new homes completed in the monitoring period.

6.70 The change of use of some A class floorspace to residential uses is not a new phenomenon. However, this is the first AMR when this has been specifically considered. Such a change of use is not necessarily problematic, with the policies in the CLP supporting such changes of use where the loss of the retail floorspace will not harm the vitality of viability of the centre in which the retail floorspace lies. This illustrates the dual role that our town centres have. They serve the traditional “town centre” function but are also the places where people want to live. The two roles do not have to be incompatible.

6.71 Permissions and completions for the A class town centre uses are included in Appendices C to H.

		Permission (gross) (sq m)								
To	From	A1	A3	A1/A2/ A3	A3/A4	B1	C3	D1	D2	SG
A1		-	259	170	-	1,201	2 units	-	569	508
A2		-	-	562	-	-	-	360	487	-
A3		-	-	364	641	-	-	-	179	-
		Completions (gross) (sq m)								
A1		-	1,061	150	-	499	11units	721	75	448
A2		236	-	-	-	-	1 unit	-	95	34
A3		-	-	561	-	-	-	102	-	113

Figure 6.16: Change of the main town centre uses, permitted and completed 2018/19

#### Location of new town centre A class uses

Objective:	To ensure vital and viable town centres through a town centre first approach to new retail floorspace
Target	None
Related Policies	CF1 Location of New Shop Uses

- 6.72 The location of the newly created floorspace of the A class town centre uses (completed) is shown in figures 6.17 to 6.19 below. These show that, as expected, the majority of changes of A class uses takes place within the borough's town centres.
- 6.73 Figures 6.20 to 6.22 include all permissions of the A class uses over the respective monitoring periods. Once again most A class floorspace is created within the existing town centres.



**A1 (Retail) Completions - floorspace  $\geq$  100 net changes in 2018/19**

Figure 6.17: A1 completions (2018/19)



**A2 Completions net changes in financial and professional services use floorspace 2018/19 - source LDD**

Figure 6.18: A2 completions (2018/19)



**A3 (Restaurants and cafés) Completions floorspace  $\geq$  100 net changes in 2018/19 - source LDD**

Figure 6.19: A3 completions (2018/19)



**A1 (Retail use class) Approvals floorspace  $\geq$  100 sq m net changes in 2018/19 - source LDD**

Figure 6.20: A1 approvals (2018/19)



**A2 Approvals net changes in financial and professional services use floorspace 2018/19 - source LDD**

Figure 6.21: A2 approvals (2018/19)



**A3 (Restaurants and cafés) Approvals floorspace  $\geq$  100 net changes in 2018/19 - source LDD**

Figure 6.22: A3 approvals (2018/19)

## Vitality of town centres

Objective:	To ensure that the Borough's town centres remain vital and viable, containing a diverse mix of town centre uses.
Target	None
Related Policies	CF3 Diversity of uses within town centres

6.74 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.

## Vacancy rates

6.75 Vacancy rates are a useful indication of the health of a town centre. Figure 6.23 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres. The average vacancy rate for our larger centres is 7.3%.

Centre	2015	2016	2017	2018	2019 (Vacant)	2019 (Redev't)
Brompton Cross	12.3%	11.1%	15.9%	11.7%	14%	1.6%
Earl's Court Road	1.3%	2.7%	2.7%	5.5%	7.1%	0.7%
Fulham Road (West)	5.4%	2.7%	4.5%	7.1%	2.7%	0.5%
Kensington High Street	9.7%	13.6%	10.8%	9.1%	8.2%	3.7%
King's Road (East)	7.6%	6.7%	7.2%	3.7%	5.6%	0.7%
King's Road (West)	8%	5%	7.9%	10.3%	4.1%	2.1%
Knightsbridge	9%	9.4%	16.1%	10.1%	12.9%	2.8%
Notting Hill Gate	5.6%	6.6%	9%	6.5%	7.5%	3.6%
Portobello	3.6%	5%	5.8%	6.5%	5.6%	2.3%
South Kensington	4.9%	4.4%	2.4%	5.3%	4.3%	1%
Westbourne Grove	6.9%	7.1%	5%	4.6%	1.4%	2.7%
<b>Average</b>	<b>7.4%</b>	<b>7.8%</b>	<b>8.7%</b>	<b>7.4%</b>	<b>7.3%</b>	<b>2.0%</b>

Figure 6.23: Vacancy rates in Higher Order Town Centres 2015-2019

- 6.76 The Council has taken a slightly different approach when recording vacancy rates since 2018. In order to better reflect the health of a centre we have distinguished between vacant units in the traditional sense of the word and units which are currently under development/ being actively fitted out. The former (when at higher levels) suggest a weakness in a centre. The latter does not. To the contrary active redevelopment suggests investment and growth.
- 6.77 2% of the units within our larger centres are currently being “redeveloped”.
- 6.78 Figure 6.24 sets out the vacancy rates for the Borough’s neighbourhood centres.

Neighbourhood Centre	Total Units	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019
All Saints’ Road	41	3	3	2	5	9
Barlby Road	8	17	33	43	13	14
Chelsea Manor Street	10	20	10	0	0	0
Clarendon Cross	18	11	11	6	6	6
Cromwell Road Air Terminal	23	0	0	0	0	0
Earl’s Court Road (North)	17	0	6	0	0	0
Elystan Street	45	9	7	4	4	11
Fulham Road (Brompton Cemetery)	18	10	5	11	6	17
Fulham Road (Old Church Street)	35	3	13	15	18	9
Gloucester Road (North)	61	3	2	2	3	3
Gloucester Road (South)	50	3	0	0	0	0
Golborne Road	107	10	12	12	11	18
Golborne Road (North)	14	0	7	2	0	14

<b>Neighbourhood Centre</b>	<b>Total Units</b>	<b>% Vacant units 2015</b>	<b>% Vacant units 2016</b>	<b>% Vacant units 2017</b>	<b>% Vacant units 2018</b>	<b>% Vacant units 2019</b>
Holland Park Avenue	54	0	2	2	4	2
Holland Road	13	8	8	8	8	8
Kensington High Street (West)	6	17	0	0	0	0
Kensington High Street/ Warwick Road	6	-	-	-	0	0
Ladbroke Grove (North)	15	6	6	0	0	13
Ladbroke Grove Station	47	4	4	11	7	9
Latimer Road Station	13	-	-	-	23	10
Lower Sloane Street	31	6	9	14	10	7
Lowndes Street	12	8	0	0	0	17
Napier Road	7	0	0	0	0	0
North Pole Road	23	17	17	17	13	13
Old Brompton Road (East)	24	0	4	0	8	4
Old Brompton Road (West)	80	7	9	8	14	14
Pembroke Road	14	7	7	7	0	0
Pont Street	12	8	0	0	0	0
Sloane Avenue	11	8	0	8	0	0
St. Helen's Gardens	12	17	17	17	25	17
Stratford Road	19	0	5	11	11	11
Talbot Road	17	-	-	-	4	-
Thackery Street	24	5	0	8	4	4
The Billings	15	14	20	15	13	21
Walton Street	18	5	5	17	6	5

Neighbourhood Centre	Total Units	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019
Westbourne Park Road	11	45	45	34	27	17
World's End	50	5	10	2	4	2
<b>Total –</b>	<b>1061</b>	<b>5.9%</b>	<b>7.2%</b>	<b>7.2%</b>	<b>6.6%</b>	<b>7.8%</b>

Figure 6.24: Vacancy rates in Neighbourhood Centres 2015- 2019<sup>14</sup>

- 6.79 The national average for vacancy rates for 2019 is 10.3%. London fares better with an overall vacancy rate of 7.9%.<sup>15</sup> The average vacancy rate for our larger centres is 7.3% and for neighbourhood centres it is 7.8%.
- 6.80 The Borough's vacancy rates remain stable. They are at a level which is similar to other parts of London. This headline figure would suggest that the majority of our centres continue to compete successfully in a rapid changing retail climate.
- 6.81 Vacancy rates generally remain low in the smaller centres. This will in part reflect the wealthy hinterland of many of these centres, but is also a recognition that some flexibility is required if these centres are to remain relevant. This flexibility is reflected by the changes of use that the Council has permitted, as set out in table 6.16 above. The Council has been allowing some loss of A1 retail uses to other suitable town centre uses.
- 6.82 North Pole Road, St Helen's Gardens and Barlby Road are centres which lie within the [St Quintin and Woodlands Neighbourhood Plan](#) area. As such any application within these centres will be assessed against StQW Policy S1. This policy allows a greater degree of flexibility and changes of use within the A1/A2/A3, B1 and D1 and D2 use classes. At 17%, vacancy rates in St Helens Gardens remain stubbornly high, although it is a modest drop from last year's figure of 25%. We will continue to monitor the success of the policy and see if it proves a useful model for bringing down vacancy rates elsewhere within the Borough.
- Mix of uses within town centres**
- 6.83 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres has been considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre. Figure 6.25 sets out the proportion of different A class uses by each of the Borough's centres. Figure 6.26 compares this data (by level of centre) over time.

<sup>14</sup> Some centres were only designated in the 2019 Local Plan, and were not surveyed until 2019.

<sup>15</sup> Local Data Company Retail and Leisure Market Update H1 2019,

	A1	A2	A3	A4	A5	B1	C1	C2	C3	D1	D2	SG
<b>Higher Order Town Centre</b>	<b>55.8%</b>	<b>5.8%</b>	<b>15.0%</b>	<b>1.7%</b>	<b>0.8%</b>	<b>1.9%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>2.0%</b>	<b>1.5%</b>	<b>0.7%</b>	<b>5.2%</b>
Brompton Cross	62.1%	2.7%	8.2%	2.2%	0.0%	2.7%	0.0%	0.0%	4.4%	0.0%	0.5%	1.6%
Fulham Road (West)	47.7%	6.3%	21.6%	3.6%	0.0%	1.8%	0.0%	0.0%	3.6%	2.7%	3.6%	6.3%
King's Road (West)	63.4%	3.3%	17.1%	0.8%	0.0%	0.0%	0.0%	0.0%	2.4%	0.8%	0.0%	5.7%
Notting Hill Gate	48.6%	10.4%	12.9%	2.5%	1.4%	1.8%	0.0%	0.0%	2.9%	3.2%	0.7%	4.6%
Portobello Road	66.0%	3.0%	13.5%	2.6%	1.7%	0.7%	0.0%	0.0%	0.7%	1.0%	0.7%	2.3%
South Kensington	41.1%	6.2%	30.6%	1.4%	1.0%	1.9%	1.0%	1.0%	2.9%	0.5%	0.5%	7.7%
Westbourne Grove	85.1%	2.7%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	1.4%
Earl's Court Road	31.2%	11.3%	17.7%	4.3%	3.5%	0.7%	0.0%	0.0%	0.7%	5.0%	0.7%	17.0%
Knightsbridge	53.8%	4.0%	14.9%	0.8%	0.4%	4.4%	0.4%	0.0%	1.2%	0.0%	0.8%	3.6%
Kensington High Street	51.6%	8.5%	15.3%	0.6%	0.3%	1.4%	0.3%	0.0%	1.7%	1.4%	0.8%	6.2%
King's Road (East)	69.2%	3.3%	9.3%	0.7%	0.3%	3.0%	0.3%	0.0%	2.0%	1.7%	0.0%	4.0%
<b>Neighbourhood Centre</b>	<b>50.4%</b>	<b>7.2%</b>	<b>12.8%</b>	<b>2.6%</b>	<b>1.7%</b>	<b>3.0%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>0.3%</b>	<b>6.7%</b>
All Saints Road	41.5%	2.4%	14.6%	2.4%	2.4%	7.3%	0.0%	0.0%	12.2%	4.9%	0.0%	4.9%
Barlby Road	28.6%	0.0%	0.0%	0.0%	28.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.6%
Chelsea Manor Street	70.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%
Clarendon Cross	72.2%	0.0%	0.0%	5.6%	0.0%	5.6%	0.0%	0.0%	11.1%	0.0%	0.0%	0.0%
Cromwell Road Air Terminal	21.7%	13.0%	26.1%	0.0%	0.0%	4.3%	0.0%	0.0%	21.7%	4.3%	0.0%	8.7%
Earl's Court Road (North)	55.6%	11.1%	11.1%	5.6%	0.0%	5.6%	0.0%	0.0%	0.0%	5.6%	0.0%	5.6%
Elystan Street	68.9%	6.7%	8.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%
Finborough Road	20.0%	0.0%	10.0%	10.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%
Fulham Road (Brompton Cemetery)	38.9%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	0.0%	22.2%
Fulham Road (Old Church Street)	80.0%	0.0%	5.7%	5.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Gloucester Road	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Gloucester Road (North)	54.1%	9.8%	19.7%	1.6%	0.0%	0.0%	1.6%	0.0%	1.6%	3.3%	0.0%	4.9%
Gloucester Road (South)	38.8%	18.4%	22.4%	4.1%	4.1%	0.0%	2.0%	0.0%	0.0%	4.1%	0.0%	6.1%
Golborne Road	54.4%	0.0%	14.9%	0.9%	0.0%	4.4%	0.0%	0.0%	0.0%	1.8%	0.9%	2.6%
Golborne Road (North)	35.7%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.6%	0.0%	7.1%
Holland Park Avenue	52.8%	13.2%	11.3%	1.9%	0.0%	7.5%	0.0%	0.0%	9.4%	0.0%	0.0%	1.9%
Holland Road	23.1%	0.0%	23.1%	0.0%	7.7%	0.0%	0.0%	0.0%	0.0%	23.1%	0.0%	15.4%
Kensington High Street/ Warwick Road	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kensington High Street Cromwell Road	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	66.7%
Kensington High Street/Warwick Road	33.3%	33.3%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ladbroke Grove (North)	40.0%	6.7%	6.7%	0.0%	20.0%	6.7%	0.0%	0.0%	0.0%	6.7%	0.0%	13.3%
Ladbroke Grove Station	48.9%	11.1%	13.3%	0.0%	8.9%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%	4.4%
Latimer Road Station	40.0%	10.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%
Ledbury Road	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lower Sloane Street	64.5%	3.2%	12.9%	3.2%	0.0%	0.0%	0.0%	0.0%	6.5%	0.0%	0.0%	3.2%
Lowndes Street	66.7%	8.3%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Napier Road	57.1%	14.3%	0.0%	14.3%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
North Pole Road	47.8%	4.3%	4.3%	0.0%	8.7%	4.3%	0.0%	0.0%	8.7%	0.0%	0.0%	8.7%
Old Brompton Road (East)	25.0%	12.5%	25.0%	12.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%
Old Brompton Road (West)	31.3%	10.0%	12.5%	3.8%	1.3%	6.3%	0.0%	0.0%	6.3%	6.3%	1.3%	7.5%
Pembroke Road	28.6%	35.7%	7.1%	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%	7.1%	7.1%	7.1%
Pont Street	75.0%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sloane Avenue	41.7%	25.0%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
St. Helens Gardens	50.0%	16.7%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	0.0%
Stratford Road	52.6%	10.5%	5.3%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.8%

Talbot Road	37.5%	0.0%	12.5%	0.0%	0.0%	6.3%	0.0%	0.0%	6.3%	6.3%	0.0%	31.3%
Thackery Street	54.2%	12.5%	12.5%	0.0%	0.0%	4.2%	0.0%	0.0%	8.3%	4.2%	0.0%	0.0%
The Billings	35.7%	14.3%	0.0%	14.3%	0.0%	7.1%	0.0%	0.0%	0.0%	7.1%	0.0%	0.0%
Walton Street	66.7%	0.0%	11.1%	5.6%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%
Westbourne Park Road	41.7%	0.0%	16.7%	0.0%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%
Worlds End	75.5%	0.0%	8.2%	2.0%	2.0%	0.0%	0.0%	0.0%	0.0%	6.1%	0.0%	4.1%
	59.3%	6.2%	14.3%	1.9%	1.1%	2.3%	0.2%	0/1%	2.5%	2.1%	0.6%	5.7%

*Figure 6.25: Use class by town centre, 2019.*

	2016	2017	2018	2019
A1 Shops	57.7%	57.2%	55%	54%
A2 Finance and professional services	8.2%	6%	6.4%	6.2%
A3 Restaurants/ Cafes	14.5%	14.5%	14.2%	14.3%
A4 Drinking Establishments	2%	1.6%	1.8%	1.1%
A5 Hot Food take-away	1.3%	0.6%	1.2%	2.3%

Figure 6.26: A class ground floor units within designated centres (2016 to 2019)

- 6.84 The mix of uses has not changed significantly over time.
- 6.85 The Council has mapped the ground floor uses of the units within the Borough's centres. The survey was carried out in August 2019. The maps are published on the Council's [website](#).

#### Character and diversity

- 6.86 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to record the number of independent and multiple retailers within a given centre. This balance does give an indication of the particular character of that centre. Figure 6.27, 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.
- 6.87 This figure has remained broadly static over time, albeit with a modest increase since 2017. This may be a reflection of the survey technique rather than any real increase.

Centre	2013	2014	2015	2016	2017	2018	2019
Brompton Cross	24%	22%	19%	18%	18%	18%	24%
Earl's Court <sup>16</sup>	-	-	-	-	-	32%	33%
Fulham Road (West)	33%	28%	28%	29%	27%	27%	28%
Kensington High Street	53%	50%	49%	47%	45%	37%	42%
Kings Road East	55%	47%	46%	47%	49%	52%	58%
Kings Road West	30%	25%	24%	24%	22%	18%	21%
Knightsbridge	41%	42%	38%	37%	34%	36%	45%
Notting Hill Gate	30%	28%	26%	26%	23%	23%	26%

<sup>16</sup> Earl's Court was only included as a larger centre in 2019. The Council did not report on multiple retailers for smaller neighbourhood centres.

Portobello Road	15%	15%	14%	14%	13%	12%	13%
South Kensington	32%	30%	25%	25%	27%	25%	32%
Westbourne Grove	-	-	31%	32%	33%	30%	34%
<b>Total</b>	36%	35%	34%	32%	31%	30%	34%

Figure 6.27: Multiple retailers by Higher Order Centre, 2013 to 2019

### Estate Agents

- 6.88 The changes to planning regulations<sup>17</sup> made in April 2015 mean that planning permission is no longer required for a shop to be used 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 across the borough.
- 6.89 There was some concern that this freedom could result in the uncontrolled proliferation of estate agents, to the detriment of our town centres. However, there this no evidence that this has occurred.
- 6.90 The Council's town centre survey indicated that in 2015 there were 134 estate agents within the Borough's designated centres. The 2019 survey suggest that there are now 136. This change is negligible.

### Maintain the shops and other uses which meet the day-to-day needs of local residents

Objective:	To maintain walkable neighbourhoods, whereby residents have easy access to the range of shops and services needed to meet their daily needs.
Target	None
Related Policies	CK2 Local Shopping and other facilities CK3 Walkable neighbourhoods CF3 Diversity of uses within town centres

- 6.91 The primary function of the borough's Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/ magazines and confectionery.
- 6.92 Figure 6.28 sets out the proportion of units within each level centre which serve a local convenience function. The town centre wide figure is 7.8%. This figure includes food and other convenience shops. It does not include local

<sup>17</sup> Class D, Part 3, Schedule 2 of the TCP (GPD) Order 2015.

cafes, a use which may also serve a local need. It has not changed significantly since 2018.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	5.9%
Neighbourhood	11.6%
Total	7.8%

*Figure 6.28: Convenience function of the Borough's centres. (2019)*

#### Protection of shops outside of centres

- 6.93 Shops outside of town centres can serve a function in providing for the day-to-day needs of local people. As such the Council was concerned when the planning regulations changed in 2013, replacing planning permission with prior approval for changes of use of shops to housing outside of conservation areas.
- 6.94 This concern continues to be unfounded as no such applications have been made since 2016.

#### Protection of public houses

- 6.95 The Council recognises that many of our pubs are valued community facilities. As such they will be protected unless it can be established that they are no longer valued.
- 6.96 No planning permission or completions have occurred in the monitoring period which have resulted in the loss of any pubs.

#### Hotels

- 6.97 The Borough's hotel sector is important for two reasons. It both helps provide for the needs of those visiting the capital and is an important economic generator. According to data produced on behalf of the GLA the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.
- 6.98 The GLA have attempted to predict the need for new hotels over time. This is not an exact science, particularly given the continued uncertainty over Brexit. However, the GLA estimate that the supply and demand for hotel bedrooms in the Borough is in balance. This is reflected by the policies within the CLP which seek to continue to protect hotels.
- 6.99 Figures 6.29 and 6.30 set out the net change in hotel bedrooms both permitted and completed. The full data set is included in Appendices K and L.

	<b>Existing bedrooms</b>	<b>Proposed bedrooms</b>	<b>Net change</b>
Hotel bedrooms	254	248	-6

*Figure 6.29: Class C1 (Hotel) bedrooms permissions October 2018 to September 2019*

	<b>Existing bedrooms</b>	<b>Proposed bedrooms</b>	<b>Net change</b>
Hotel bedrooms	41	0	-41

*Figure 6.30: Class C1 (Hotel) bedrooms in permissions completed between April 2018 to March 2019*

6.100 The losses (completed) relate to two proposals. One relates to the loss of a hotel within the Earl's Court ward, the one area within the Borough where hotels are not protected. The other is the resubmission of an application granted some years before, but since expired.

6.101 It should be noted that these figures do not include the ongoing application for the Holiday Inn, Cromwell Road.

## Social and community uses

### Change of uses of the D classes

Objective:	Ensure that social and community uses are protected and enhanced throughout the borough.
Target	None
Related Policies	CK1 Social and Community Uses

6.102 Social and community uses fall principally into two parts of the use classes order; D1 'non-residential institutions' and D2, 'assembly and leisure'. Figures 6.38 and 6.39 set out the changes in D class uses both permitted and completed over the monitoring period. The full dataset is included as Appendices M, N, O and P. There is a very modest net increase in 2,501 sq m of D1 floorspace (permitted). This is not the result of any major applications, but a number of smaller scale proposals for the creation and/ or extension of medical or pseudo-medical uses or small-scale fitness studios or gyms. The D1 completions follow a similar pattern.

6.103 Changes in D2 uses are even more modest, with the only significant change being the loss of 3,228 sq m of the former school at the Jamahiriya site in Glebe Place. This was granted in 2013 but only competed in this monitoring period.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	1,108	3,609	2,501
D2 Assembly and Leisure - approvals	482	2,275	1,783

Figure 6.31: D1 and D2 floorspace permissions October 2018 to September 2019

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	4,528	3,451	935
D2 Assembly and Leisure – completions	389	108	-281

Figure 6.32: D1 and D2 floorspace completions April 2018 to March 2019

6.104 The location of D1 and D2 permissions and completions are shown in figures 6.33 and 6.34 below. These are largely concentrated within the town centres.

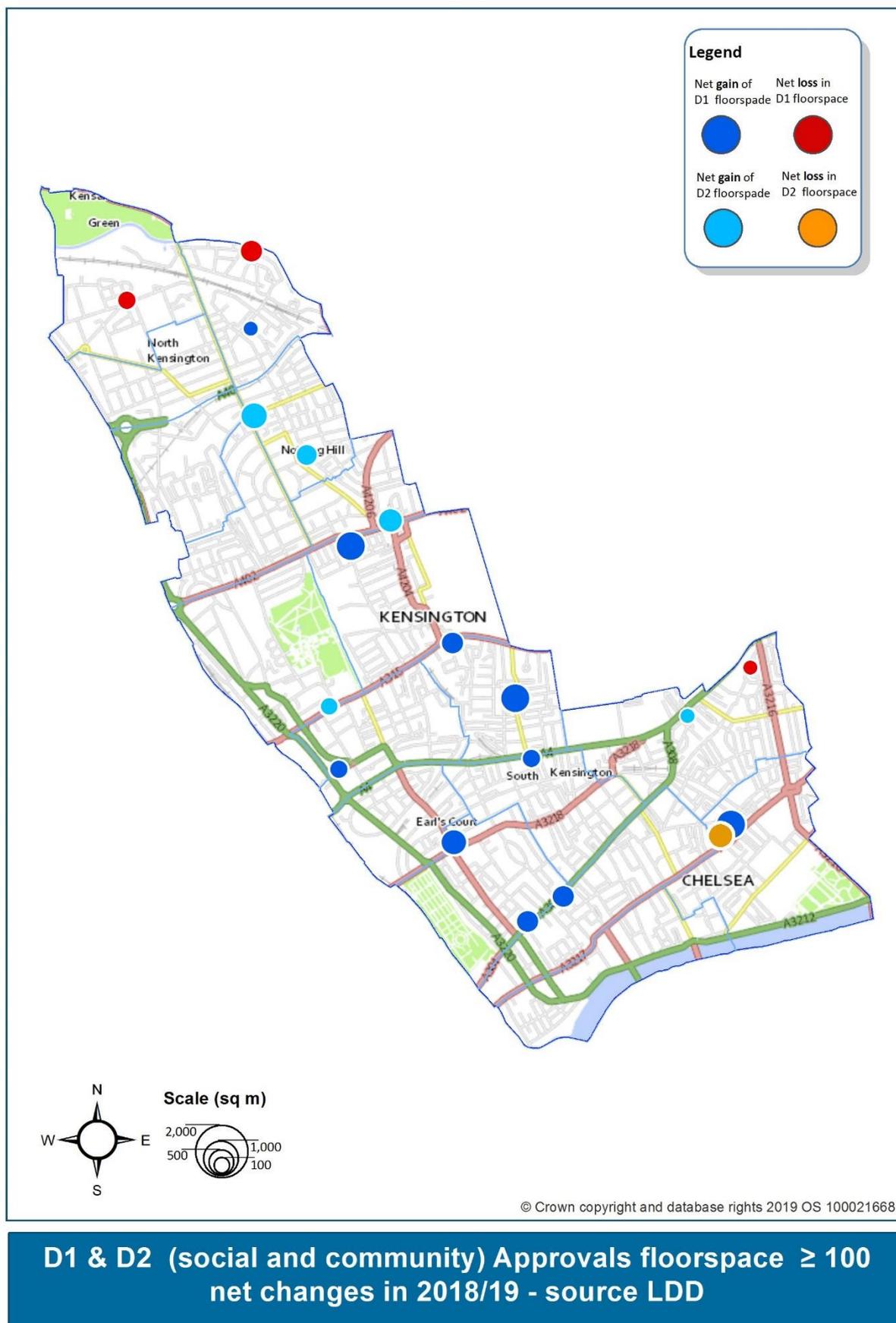


Figure 6.33: D1 and D2 approvals (2018/19)



**D1 & D2 (social and community) Completions floorspace ≥ 100 net changes in 2018/19 - source LDD**

Figure 6.34: D1 and D2 completions (2018/19)

## Assets of Community Value

- 6.105 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.
- 6.106 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.
- 6.107 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 6.108 The Borough's list of Assets of Community Value (as of 31<sup>st</sup> December 2019) is set out in figure 6.35 below.

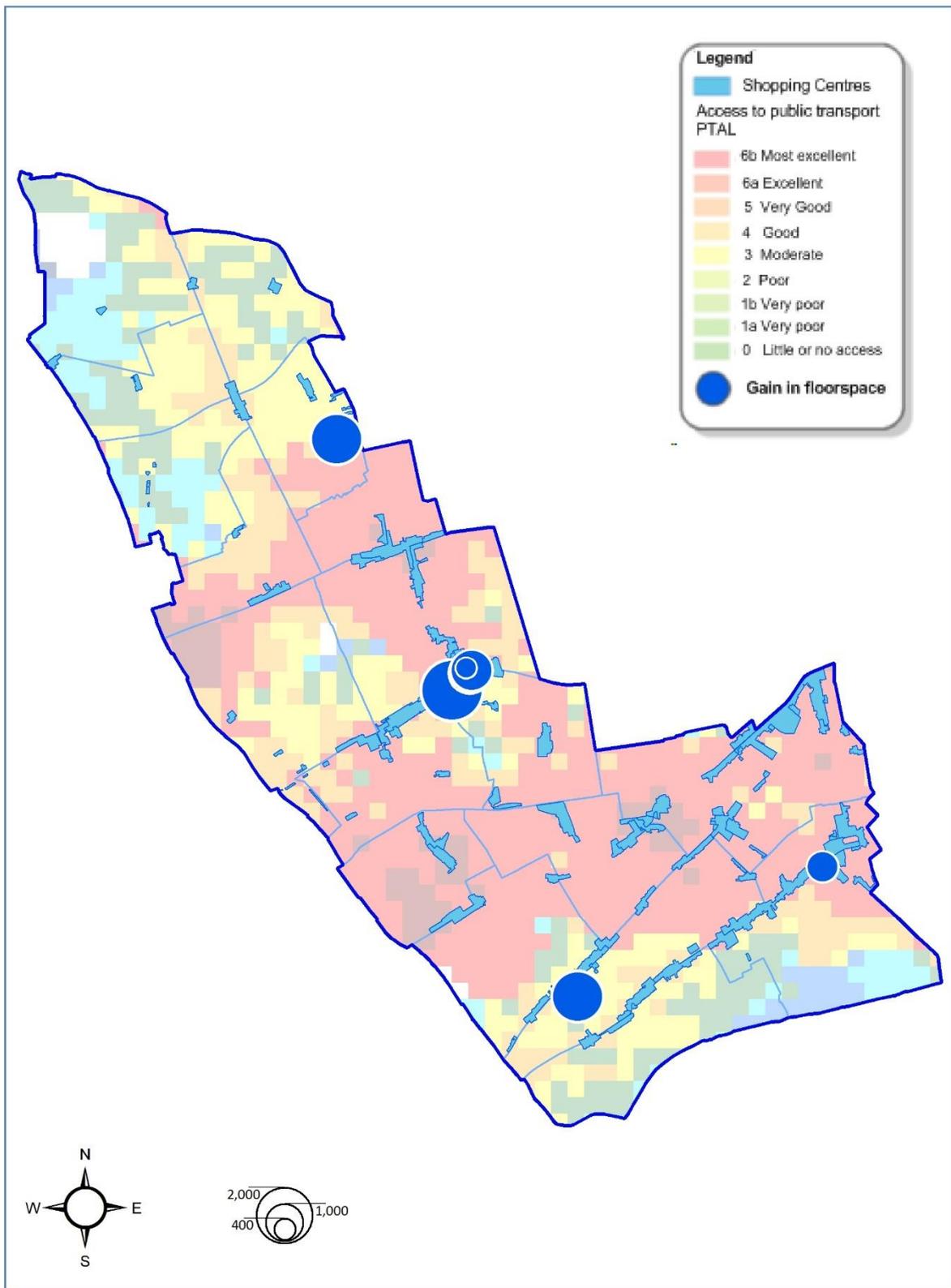
Name of property	Address	Nominating Community Interest Group	Date added to list
Queen's Head	25-27 Tryon Street, London, SW3 3LG	Save Queen's Head Group	10/11/16
North Kensington Library	108 Ladbrooke Grove, W11 1PZ	Supporters of North Kensington Library as an asset of community value	16/02/17
Kensington and Chelsea College	Wornington Road, W10 5QQ	Supporters of Kensington and Chelsea College	26/06/17
Notting Hill Police Station	101 Ladbrooke Road, W11 3PN	The Kensington Society	08/11/17
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	01/04/19
Ground floor community rooms	Kensal House, Ladbrooke Grove, London, W10 5BQ	SPID Theatre Company Ltd	21/08/2019
The Arainde Nektar Public House	274 Latimer Road, London W10 6QW	St Quintin and Woodlands Neighbourhood Forum	23/10/19

Figure 6.35: Assets of Community Value (December 2019)

## Transport

Objective:	To reduce the reliance of the private car and to offer people living within and visiting the borough choices as to how they wish to travel.
Target	None
Related Policies	CT1 Improving alternatives to car use CT2 New and enhanced rail infrastructure

- 6.109 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.
- 6.110 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.
- 6.111 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). Figure 6.36 shows the location of the principle trip generating uses (completed), in relation to public transport accessibility and to the borough's larger town centres. This includes the larger A Class town centre uses, B class business uses as well as the D class social and community uses.



**High trip generating town centre uses completed floorspace  $\geq 400$  sq m in 2018/19 - source LDD**

*Figure 6.36: Location of completed high trip generating uses (2018/19)*

## Basements

Objective:	To ensure that basement development does not cause unacceptable harm to residential living conditions including from construction, drainage, trees and heritage assets.
Target	None
Related Policies	CL7 Basements

6.112 Basement development in the Borough was significantly on the rise with 46 planning applications in 2001, rising to a peak of 450 in 2013. To address the concerns associated with this rapid increase in basement development the Council drafted a specific basements policy. Policy CF7 was adopted in January 2015 following two years of consultation, drafting and examination.

### Basements Development Data

- 6.113 The monitoring period for basements for the purposes of this report is from January to November 2019. 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.
- 6.114 This is the fourth year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 6.37 and 6.38 presents time series data since 2010 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 fallen dramatically.
- 6.115 The 153 applications made in 2018/19 is more than twice that of last year's low. This increase must be seen in context, as is just a third of the 2013 peak of 450.
- 6.116 As important as the raw data and the number of basements permitted, is the impact that these basements have upon those living nearby. Anecdotal evidence would suggest that there are fewer "problem basements" than there have been in the past. All basements must have regard to the Basement SPD, a document which considers the scale of a basement as well as how a basement is designed to ensure that its potential to have an impact on its neighbours is minimised. In addition all basements are now considered by the Council's [Code of Construction Practice](#). Developers implementing basement applications are now aware of what is expected of them, and the Council has the tools it needs for effective enforcement.

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 (to Nov)
Cases Registered	182	181	307	450	393	252	153	75	71	153
Permissions Granted	150	132	242	259	295	158	128	51	65	108
Applications Refused	14	25	53	73	111	95	32	6	7	16

Figure 6.37: Planning applications with a basement element, 2010 – Nov 2019

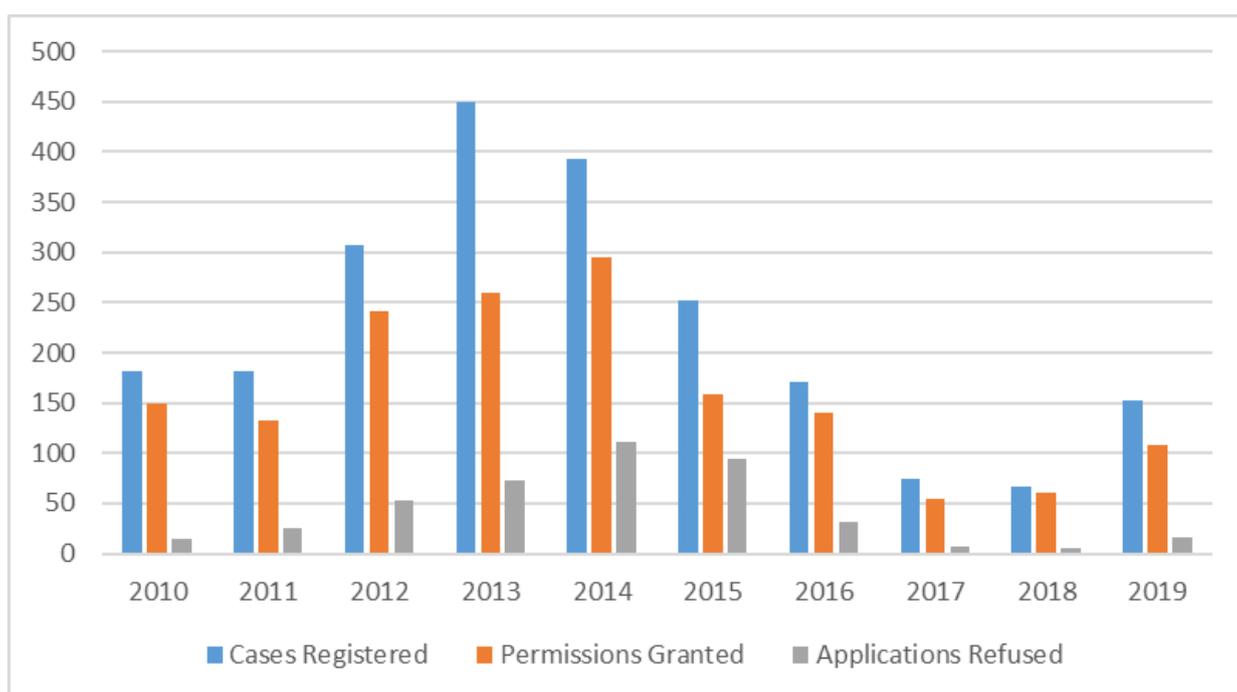


Figure 6.38: Planning applications with a basement element, 2008 – Nov 2019

6.117 There were no applications in the monitoring period for any two storey basements.

6.118 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 6.39 shows the density of applications on a street block basis, and figure 6.40 shows all applications. 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.

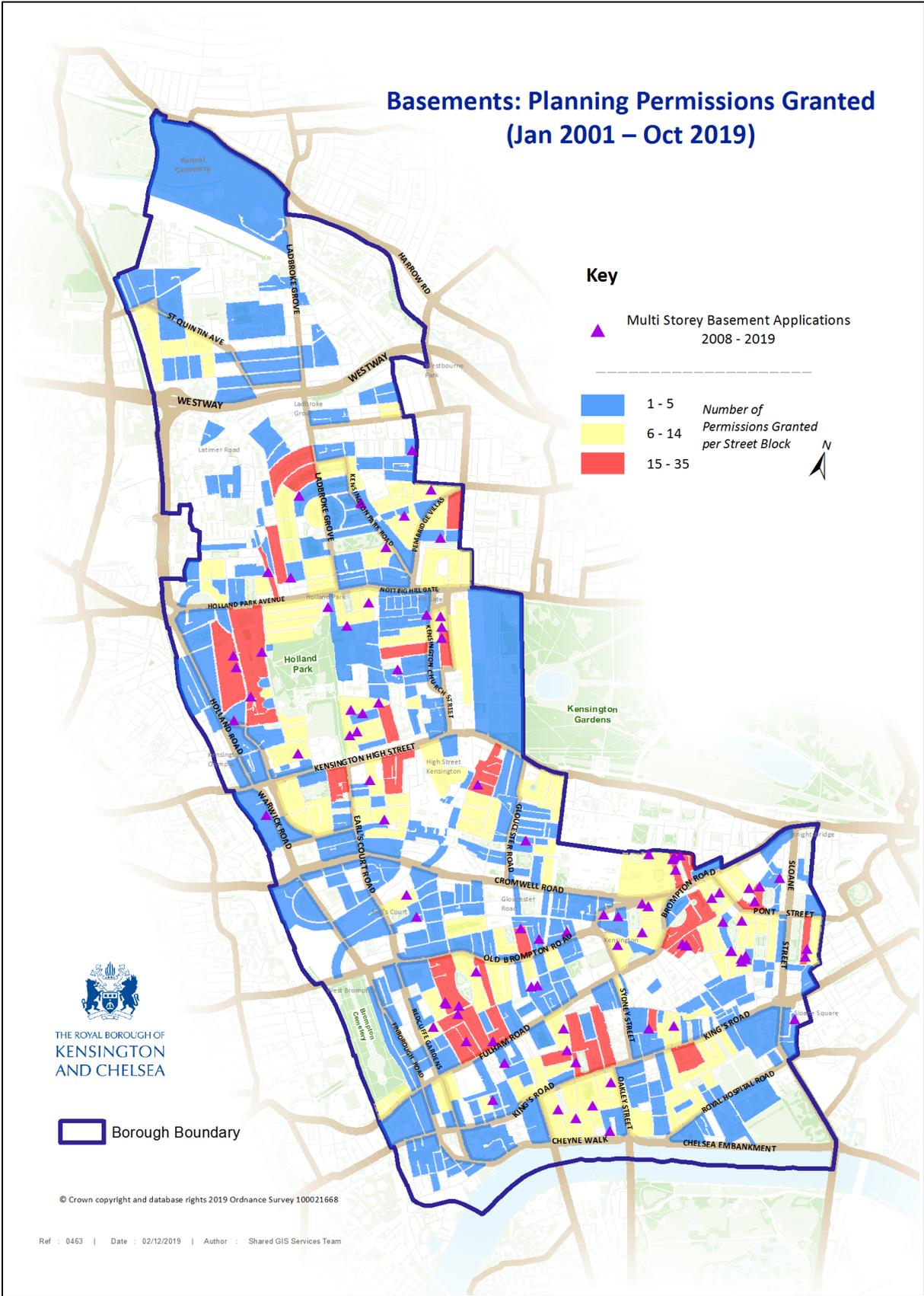


Figure 6.39: Basement planning permissions (density) 2001 to 2018

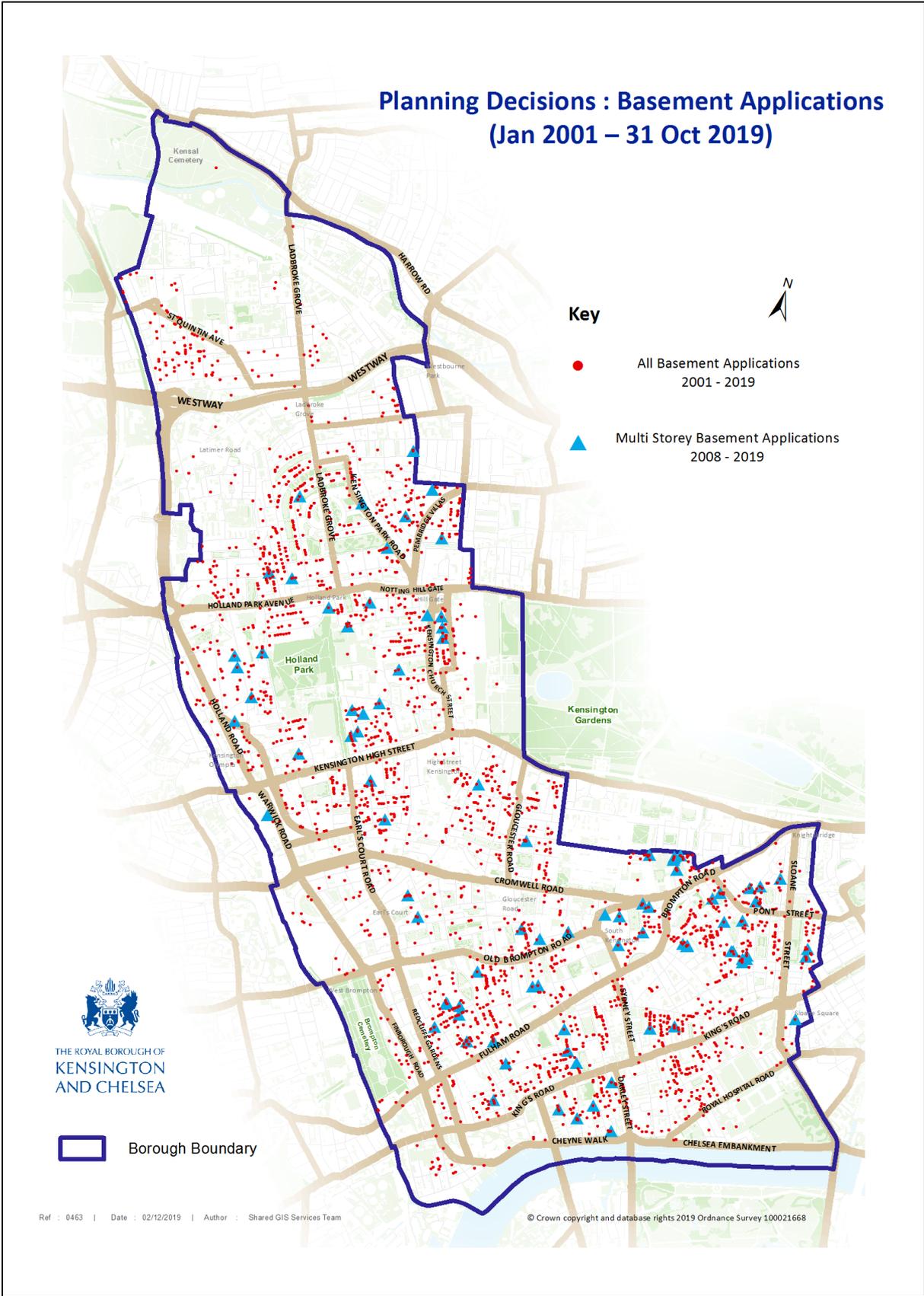


Figure 6.40: Basement planning permissions 2001 to 2019

## Basement Appeals

- 6.119 Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development.
- 6.120 There were three appeals which included a subterranean element. All were dismissed. Only one of these, No. 37 Yeoman's Road (PP/18/07577), was refused for a "basement" related reason. In this case the Council was of the view that the large lightwell was "*uncharacteristic in the street scene and would fail to preserve the character or appearance of the property or conservation area...*" The Planning inspector shared this view.

## Flooding and Sustainable Drainage Systems

6.121 Policy CE2 aims to reduce both the risk of flooding and its consequences by requiring development to adapt to flooding and mitigate its effects. Policy CL7 deals with sewer flooding and addresses the effect of basements on surface water run-off.

### Local Flood Risk Management Strategy

6.122 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 risk. The Strategy has a series of objectives to address flood risk and an action plan. Figure 6.41 shows the progress made in those objectives. There have been no flooding reports to the Council or to Thames Water since October 2018.

<b>Flooding</b>				
<b>LLFA: Local Flood Risk Management Strategy Objectives</b>				
<b>1. Coordinated management of flooding</b>	<b>2. Communicate flood risk effectively</b>	<b>3. Reduce flood risk and its consequences</b>	<b>4. Flood risk information &amp; research</b>	<b>5. Flood risk policies review</b>
<p>Ongoing cooperation with relevant parties: EA, GLA, TfL neighbouring boroughs, Thames Water. Multiagency Flood Plans are being reviewed by Contingency Planning.</p>	<p>The flood risk asset register is up-to date and available on the website.</p> <p>Flooding webpages are updated.</p> <p>No flooding events reported.</p>	<p>LLFA statutory consultee role: 37 full responses to major planning applications (including 9 conditions and 7 pre-applications). Also advice given for 85 minor planning applications.</p> <p>The Council reviewed Thames Water’s evidence on the Counters Creek.</p> <p>Suitable pumped devices (FLIPS) are included in new basements. Flood Risk Assessments are submitted with planning applications in flood risk areas.</p> <p>The LLFA spent £0 on flood defences. Maintenance of road gullies occurs twice a year.</p> <p>The Thames Regional Flood and Coastal Commission granted £500k of levy money for the implementation on SuDS in North Kensington. The project is being scoped.</p>	<p>The Local Plan was adopted in September 2019 and includes an updated flooding policy CE2 which has been divided in 3 sections to focus on flood risk, surface water run-off management (SuDS) and infrastructure projects.</p>	

*Figure 6.41: Process in meeting Local Flood Risk Strategy objectives*

### Sewer Flooding / Counters Creek Project

- 6.123 The Council has been working with Thames Water to address sewer flooding in the borough. Thames Water's proposal to solve this problem no longer includes a storm relief sewer but maintains the other three elements: 1. SuDS to reduce surface water run-off; 2. anti-flooding (FLIP) devices to stop the sewers surcharging into lower properties; and, 3. local sewer improvements to increase the capacity of local sewers. The local sewer improvement proposed for RBKC is an underground sewage pumping station on Queensdale Road. In July 2019 the Council granted planning permission<sup>18</sup> to Thames Water for the installation of a ventilation column and bollards in association with the underground sewage pumping station. The construction of this pumping station started in September 2018 and is will run until the end of February 2020.
- 6.124 The Council contacted Ofwat to understand its duties on this project as the government's regulator for water companies. Ofwat published and consulted on their draft determinations for Thames Water business plan on 18 July 2019. The Council's response to their consultation can be found at the Council's dedicated [Counters Creek project webpage](#).
- 6.125 The Council also held a Public Realm Scrutiny Committee on the 23 July 2019 to scrutinise Thames Water's decision to withdraw the storm relief sewer. The Scrutiny Committee made recommendations to Thames Water to which Thames Water responded. All the relevant documents can be found at the Council's dedicated [Counters Creek project webpage](#).

### Thames Tideway Tunnel Project

- 6.126 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. The construction phase has commenced at Cremorne Wharf and Chelsea Embankment Foreshore, and is expected to run until late 2022 with commissioning to follow. Applications to discharge requirements (similar to conditions) will continue to be submitted to the Council for approval throughout the construction phase. A dedicated webpage (<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/thames-tideway-tunnel-project>) has been created to increase transparency and keep interested parties informed.

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<sup>18</sup> Thames Water's planning application: PP/19/03892

## 7.0 Community Infrastructure Levy (CIL)

- 7.1 The CIL Regulations<sup>19</sup> require annual Infrastructure Funding Statements (IFS) (Regulation 121A) to be prepared by local authorities for planning obligations, the first one is required to be published by 31 December 2020. The IFS will comprise an Infrastructure List, CIL Report and section 106 Report. In anticipation of these requirements, the Council has reported on matters to be included in the CIL Report.
- 7.2 Regulation 34(5)<sup>20</sup> requires that ‘where a local planning authority [has] prepared a report pursuant to regulation 121A(1)(b) of the Community Infrastructure Levy Regulations 2010 (as amended), the local planning authority’s Monitoring Report must contain the information specified in regulation 121A paragraph 1 of Schedule 2<sup>21</sup> of those Regulations.’
- 7.3 The Council became a CIL charging authority on the 6 April 2015 following approval by Full Council in January 2015. The total amount of Borough CIL collected since 1st April 2015 to 31st March 2019 is £15,178,493. For the reporting year 1st April 2018 to 31st March 2019 the total amount of Borough CIL collected is £9,606,306.
- 7.4 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 the Council’s Monitoring Report because CIL Regulation 121A(4) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.
- 7.5 This report has been drafted in accordance with Regulation 121A (b) paragraph 1 of Schedule 2 of the Community Infrastructure Levy Regulations 2010 (as amended). Progress is being made in relation to the future allocation of CIL on infrastructure. A corporate process is being set up to run alongside the Council’s capital programme for spending Borough CIL. Details on how the ‘Neighbourhood’ proportion of CIL will be spent are also being developed. The Council has made a conscious choice to leave a gap between start of Borough CIL collection in 2015 to setting up the governance processes for spending. This reflects the generally small-scale nature of development in the borough to allow collection of a sizeable sum to spend on infrastructure projects.

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<sup>19</sup> [Community Infrastructure Regulations 2010 \(as amended\)](#)

<sup>20</sup> Town and Country Planning (Local Plan) 2012 Regulations (as amended)

**Community Infrastructure Levy (CIL) Report 2018/19****(CIL Regulation 121A(1) (b) Paragraph 1 of Schedule 2.**

(a) The total value of CIL set out in all demand notices issues in the reported year (April 2018 to March 2019)	£13,706,670
(b) The total amount of CIL receipts for the reported year (April 2018 to March 2019)	£9,060,306
(c) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated (April 2015 to March 2018)	£6,118,187
(d) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year (April 2018 to March 2019) and which have been allocated in the reported year (April 2018 to March 2019);	£0
(e) the total amount of CIL expenditure for the reported year (April 2018 to March 2019)	£453,015 *
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year (April 2018 to March 2019)	£0
(g) in relation to CIL expenditure for the reported year (April 2018 to March 2019), summary details of –	
(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	n/a
(ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	n/a
(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£453,015 (5%)

(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year (April 2018 to March 2019), summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	n/a
(i) the amount of CIL passed to –	
(i) any parish council under regulation 59A or 59B (Neighbourhood CIL passed to a parish council);	n/a
(ii) any person under regulation 59(4);	n/a
(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year (April 2018 to March 2019), summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	n/a
(j) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F (Neighbourhood CIL recovered from a parish council by the charging authority or Neighbourhood CIL retained by the Charging authority) applied during the reported year (April 2018 to March 2019) including–	
(i) The total CIL receipts that regulations 59E and 59F applied to (Neighbourhood CIL recovered from a parish council by the charging authority and Neighbourhood CIL retained by the charging authority)	£1,368,455
(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied (Neighbourhood CIL recovered from a parish council by the charging authority and Neighbourhood CIL retained by the charging authority) have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0
(k) Summary details of any notices served in accordance with regulation 59E (Neighbourhood CIL recovered from a parish council by the charging authority), including:-	
(i) The total value of CIL receipts requested from each parish council	n/a
(ii) Any funds not yet recovered from each parish council at the end of the reported year (April 2018 to March 2019).	n/a
(l) The total amount of:-	

<p>(i) CIL receipts for the reported year retained at the end of the reported year (April 2018 to March 2019) other than those to which regulation 59E or 5F applied;</p> <p>(Neighbourhood CIL recovered from a parish council by the charging authority or Neighbourhood CIL retained by the charging authority)</p>	<p>£7,238,835</p>
<p>(ii) CIL receipts from previous years (April 2015 to March 2018) retained at the end of the reported year (April 2018 to March 2019) other than those to which regulation 59E or 5F applied;</p> <p>(Neighbourhood CIL recovered from a parish council by the charging authority or Neighbourhood CIL retained by the charging authority)</p>	<p>£4,868,974</p>
<p>(iii) CIL receipts for the reported year (April 2018 to March 2019) to which regulation 59E or 59F (Neighbourhood CIL recovered from a parish council by the charging authority or Neighbourhood CIL retained by the charging authority) applied retained at the end of the reported year;</p>	<p>£1,368,455</p>
<p>(iv) CIL receipts from previous years (April 2015 to March 2018) to which regulation 59E or 59F (Neighbourhood CIL recovered from a parish council by the charging authority or Neighbourhood CIL retained by the charging authority) applied retained at the end of the reported year (April 2018 to March 2019)</p>	<p>£943,303</p>

\*The expenditure in the reported year relates to administrative expenses which is also set out under Regulation 61(3). There has been no other BCIL expenditure.

## 8.0 Section 106 and Planning agreements

- 8.1 The Council adopted its Planning Contributions Supplementary Planning Document (SPD) in September 2019. This provides a formula-based approach to secure contributions consistently and transparently from all planning permissions.
- 8.2 These are contributions that are considered necessary to ensure that a planning permission which would otherwise be unacceptable, is acceptable. So for example, a contribution would include that which is necessary to re-model a traffic junction, where the remodelling is necessary to increase the capacity of that junction as a direct result of the increase in car traffic resulting from the development.
- 8.3 Figures 8.1 and 8.2 break up the contributions by a number of categories. The specific clause within the s106 agreement may restrict what the contribution can be used for. 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.
- 8.4 Figure 8.1 sets out the amount of money agreed and received over time. This includes:

- *“Amounts agreed between April and March 2018/19, but not yet received.”* This column sets out the financial contributions that have been secured through legal agreements for the monitoring period.

Given the nature of the proposals which will require contributions there will usually be a time lag between the contribution being formally agreed and the payment actually being made. Payment is often only required once the development is started, although it may also be due at some other “trigger point” as set out within the relevant legal agreement.

- *“Amounts agreed between April and March 2018/19 and received.”* This column sets out those payments that have been both agreed and paid in the monitoring period
- *“Amount received between April and March 2018/19”.* This column includes all payments received by the Council during the monitoring period, irrespective of when the payment was agreed. This column will include all payments agreed and received in the monitoring period (see bullet above), but also many more. As noted above there is often a considerable time lag between agreement and the actual payment. As such this column will include payments which were agreed in the last few years but where the associated development is only now at a stage where the need for the developer to pay the contribution has been triggered.

- “Amount allocated between April and March 2018/19”. This column sets out those amounts that have been allocated from those payments received in the monitoring period.
- “Amount Spent Apr-Mar 18/19”. This column sets out those amounts that have been spent from those payments received in the monitoring period.
- *Remaining*: This relates to the money that has been paid to the Council in the monitoring period but has yet to have been allocated or spent.

Main Category	Amounts agreed between Apr-Mar 18/19 but not yet received	Amounts agreed between Apr-Mar 18/19 and received	Amount received between Apr-Mar 18/19	Amount Allocated Apr -Mar 18/19 of those received in the monitoring period	Amount Spent Apr-Mar 18/19 of those received in the monitoring period
Affordable Housing	£19,676,871	£0	£13,490,991+	£0	£0
Air Quality	£2,630	£35,730	£35,730	£0	£0
Carbon Offset	£0	£0	£100,385	£0	£0
Facilities for Local Community Groups & Young People	£0	£2,047	£2,136	£0	£0
Employment & Training Initiatives	£260,425	£42,237	£841,420	£82,665	£196,407
Education Contributions	£0	£0	£281	£407,688	£486,309
Transport	£830,160	£102,077	£276,591	£0	£121,108
Libraries	£0	£4,827	£4,827	£15,540	£0
Parks & Open Spaces / Children & Young person's Play	£0	£20,773.98	£20,773	£435,703	£402,603
Health Care	£0	£0	£889	£0	£0
Public Realm/ Streetscape	£0	£0	£103,376	£0	£600
Sports & Leisure Facilities	£0	£15,645	£15,645	£31,260	£0
Public Art	£0	£0	£0	£0	£0
Waste Management	£0	£0	£0	£0	£0
Trees	£0	£0	£0	£0	£0
Total	£20,770,086	£223,338	£14,893,049	£972,858	£1,207,028

+ See Table 8.3 and 8.4 below for a break down by scheme

Figure 8.1: Total contributions agreed and received between April 2018 to March 2019.

8.5 Figure 8.2 looks at the same categories and looks at the amount received, spent or allocated, or the amount of money which remains to be spent. These figures are all correct as of 31 March 2019 (the end of the financial year 2018/19). They are all total figures up to 31 March 2019 not just those for 2018/19.

- *Received*: This includes all money set out within legal agreements that has been paid to the Council.

- *Allocated*: Once money has been paid to (or received by) the Council, it needs to be allocated to a project before it can be spent. The money is however ring fenced to be spent in accordance with associated legal agreement. There will be a lag between allocation and the actual spending
- *Spent*: Money which is paid to the Council in accordance with the agreement, which has been allocated to a project and which has been spent.
- *Remaining*: This relates to the money that has been paid to the Council but has yet to have been allocated or spent.
- 

Main Category	Total Received as at 31 March 2019*	Total Allocated to projects as at 31 March 2019	Total Spent on projects as at 31 March 2019**	Total Remaining Balance as at 31 March 2019***
Affordable Housing	£61,137,037	£0	£36,589,849	£16,676,087
Air Quality	£240,332	£0	£0	£242,124
Carbon Offset	£110,285	£0	£0	£110,712
Facilities for Local Community Groups & Young People	£701,433	£5,634	£288,921	£426,928
Employment & Training Initiatives	£3,371,240	£5,634	£544,603	£2,671,394
Education Contributions	£24,835,154	£1,583,858	£21,079,388	£2,330,953
Transport	£3,464,155	£82,027	£2,150,964	£1,274,324
Libraries	£217,790	£0	£15,600	£204,815
Parks & Open Spaces / Children & Young person's Play	£1,029,985	£136,232	£441,473	£462,613
Public Art	£774,965	£0	£443,028	£359,196
Health Care	£1,074,613.51	£0	£0	£1,087,221
Public Realm/ Streetscape	£695,926	£19,609	£507,018	£244,630
Sports & Leisure	£676,675	£83,313	£19,457	£581,549
Waste Management	£0.00	£0	£0	£0.00
Trees	£85,611	£0	£0	£86,579
Total	£98,415,208	£1,916,310	£62,080,306	£26,759,132

\* figures are index linked

\*\*\* figures include accrued interest on remaining balance

Figure 8.2: Total contributions received, allocated and spent in all years up to 31 March 2019

8.6 Monitoring of the agreement, receipt and spend of contributions ensures payments are received and monies spent in accordance with the requirements. They will be spent via the Council's departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists.

- 8.7 Figure 8.3 shows the items that planning contributions have been allocated towards/spent on and the respective planning permission the planning contribution relates to. This includes payments that have been allocated in the reporting period and received before the reporting period
- 8.8 Figure 8.4 details the financial contributions for affordable housing. This does not include the on-site affordable housing as outlined in section 6.

Main Category	Item/Project	Development Site	PP Reference	Allocated April –Mar 18/19	Spent April –Mar 18/19
Employment & Training Initiatives	RBKC Microsites to Promote Kensington High Street and Borough	224-238 Kensington High Street	PP/11/03333	£0	£18,951
	Economic Development Team Employment Training Project Manager	224-238 Kensington High Street	PP/11/03333	£0	£10,000
	Family and Community Employment Service 2018/2019	332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282	£0	£44,065
		332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282	£0	£27
	Earls Court S106 Project Management	Earls Court	PP/11/01937	£0	£123,362
	Family and Community Employment Service 2019/2020	332-338B Ladbroke Grove & 1-35 Grand Union Centre	pp/13/00860	£15,895	£0
		224-238 Kensington High Street	PP/11/03333	£42,038	£0
63-97 Kensington High Street		PP/13/01721	£24,731	£0	
Education	Bousfield Primary School: Safeguarding	51 Campden Hill Road	PP/11/04205	£0	£2,731
		304 Westbourne Grove	PP/12/00135	£0	£1,803
		216 Portobello Road	PP/12/03271	£0	£86
		294 Old Brompton Road	PP/12/00472	£0	£1,971
		125 Old Brompton Road	PP/12/05177	£0	£3,824
		Flat 1, 34 Gunter Grove	PP/13/04666	£0	£258
		1 Kensington Church Walk	PP/13/05961	£0	£85
		100 Portobello Road	PP/13/04510	£0	£3,451
		123 Clarendon Road	PP/14/00510	£0	£258
		302 Westbourne Grove	PP/14/00761	£0	£85
		327 Fulham Road	PP/14/00923	£0	£85
		143-145 Kensington High Street	PP/13/07638 and PP/14/07511	£0	£1,469
		6 Colbeck Mews	PP/14/01308	£0	£1,731
		3 Reece Mews	PP/14/00588	£0	£1,712
		15 Queens Gate Terrace	PP/14/03806	£0	£85
		13 Vicarage Gate	PP/14/02342	£0	£85
		48 Lonsdale Road	PP/14/04806	£0	£2,653
	St Francis Assisi Temporary Classrooms	1, 1a, 2 & 2a Logan Place	PP/09/02927	£6,260	£6,260
		332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282 & PP/13/00860	£114,569	£114,569
		332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282 & PP/13/00860	£116,858	£116,858
	Schools Secondary Education Needs	10 De Vere Gardens	PP/12/00973	£0	£2,676
		2-4 Hyde Park Gate	PP/11/04106	£0	£544
		37 Scarsdale Villas	PP/12/01242	£0	£90
		275 Portobello Road	PP/11/04292	£0	£170
		8 Treadgold Street	PP/12/00310	£0	£84
		136 Ifield Road	PP/12/02898	£0	£85
		15 Queens Gate Terrace	PP/13/05864	£0	£169
		Flat 2, 20 Elvaston Place	PP/13/05995	£0	£266
		11 Manresa Road	PP/13/06371	£0	£1,696
	45 Kempford Gardens	PP/14/03833	£0	£428	

Main Category	Item/Project	Development Site	PP Reference	Allocated April –Mar 18/19	Spent April –Mar 18/19
		128 Kings Road	PP/14/04618	£0	£1,712
		375 Kensington High Street (Charles House) Block B	PP/14/02448	£0	£4,527
	Chelsea Academy Acoustic Improvement	Henry Moore Court, Manresa Rd	PP/10/00842	£170,000	£40,556
	Chelsea Academy Sixth Form Extension	Henry Moore Court, Manresa Rd	PP/10/00842	£0	£173,230
Transport	Athlone Gardens / Wornington Green Access Work	375 Kensington High Street (Charles House)	PP/10/01539	£0	£5,120
	Rechargeable Works	Hortensia Road Centre, Hortensia Road	PP/13/04728	£0	£15,600
	Step free access study	127 Kensington High Street and 15 Wrights Lane	PP/17/01901	£0	£100,387
Libraries	IT Upgrade at North Kensington, Kensal and Notting Hill Libraries	332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282 & PP/13/00860	£15,540	£0
Parks & Open Spaces / Children & Young person's Play	Kensington Memorial Park Sports Pitch Improvements	Princess Louise Hospital (Pangbourne Avenue)	PP/10/03600	£150,000	£114,705
	Holland Park Adventure Playground	Holland Park School, Southern Site, Campden Hill	PP/10/03018	£89,043	£90,326
		205 Holland Park Avenue	PP/10/03130	£59,326	£59,609
		19-17 Young Street	PP/13/04726	£48,537	£48,769
		Hortensia Road Centre, Hortensia Road	PP/13/04728	£31,704	£31,827
		1-18 Lancer Square & 10-14 Old Court Place	PP/13/05341	£57,091	£57,364
Public Realm/ Streetscape	Duke's Lodge, Holland Park Footway Widen	224-238 Kensington High Street	PP/11/03333	£0	£600
Sports & Leisure Facilities	Holland Park Cricket Net improvements	332-338B Ladbroke Grove & 1-35 Grand Union Centre	PP/13/03282 & PP/13/00860	£31,260	£0

Figure 8.3: Items /projects planning contributions have been allocated and/ or spent on during the monitoring period.

Development Site	PP Reference	Date S106 Agreed	Date Payment Received	Amount Due*	When Due	Amount Received**	Amount Spent	Amount Allocated To Projects	Details of Expenditure
Dukes Lodge, Holland Park (1-28 Dukes Lodge And 80 Holland Park)	PP/16/08625	24/03/2017	15/03/2018	£6,481,200	Received	£6,913,780	£6,913,780	N/A	Acquisition of Street Properties
Site K1, Bounded by Brompton Road, Sloane Street, Basil Street	PP/18/02459	26/10/2016	17/07/2018	£6,100,000	Received	£6,477,651	£0	£0	N/A
1, 1a, 2 & 2a Logan Place	PP/09/02927	03/12/2010	20/02/2019	Indexation amount recovered	Received	£99,559	£0	£0	N/A
9 St Mary Abbots Place	PP/16/02222	06/02/2017	02/05/2019	£664,000	Received	£712,963	£0	£0	N/A
195 Warwick Road	PP/19/00148 & PP/19/00152	18/04/2019	16/05/2019	£1,000,000	Received	£1,058,670	£0	£0	N/A
23 Pembridge Square	PP/18/08415	05/04/2019	12/06/2019	£350,000	Received	£353,922	£0	£0	N/A
18-20 Chelsea Manor Street And 232 King's Road	PP/18/00189	14/06/2018	N/A	£8,020,000	To be paid in three equal installments. 4. Prior to implementation 5. Within one calendar year of implementation 6. Prior to first occupation of any residential unit within the development.	N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£1,500,000	Prior to commencement of construction of basement	N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£4,500,000	Prior to reaching first floor slab stage of development	N/A	N/A	N/A	N/A
Car Park At 20 - 28 Pavilion Road	PP/18/00810	01/11/2018	N/A	£5,656,871	Prior to first occupation of development	N/A	N/A	N/A	N/A
1 Cluny Mews And 51-63 Philbeach Gardens	PP/18/00599	12/04/2019	N/A	£1,795,819	Prior to implementation	N/A	N/A	N/A	N/A
			<b>Totals</b>	<b>£36,067,890</b>		<b>£15,616,548</b>	<b>£6,913,780</b>	<b>£0</b>	
*The amount due is amounts contained in s106 agreements, these have not been received									
**The Amount received is the amount contained in the s106 agreement which has been index linked									

Figure 8.4: Affordable housing contributions agreed and/ or received between April 2018 to September 2019

## Appendices

### Appendix A: Housing - Planning Permissions

Between 01/10/2018 – 31/09/2019

Ref	Existing units	Proposed units	Net	Affordable Units	Address	Description
CL/18/01855	2	1	-1		29 Thurloe Square, SW7 2SD	Use of property as single residential dwellinghouse (Use Class C3) (Certificate of Existing Use)
CL/18/03634	2	1	-1		Flat 1 St. Johns House St John's Gardens W11 2NP	Confirmation that the lawful use of this property is one single residential unit (Class Use C3) over lower ground floor, part ground floor and first floor. (Certificate of Existing Use).
CL/18/06044	2	1	-1		60 - 61 Glebe Place SW3 5JB	Use of 60 and 61 Glebe Place as a single dwelling (c3) (Certificate of Existing Use)
CL/18/06666	1	1	0		30 St Luke's Road W11 1DJ	Confirmation that the existing use of the whole property as a single residential dwelling (C3 use class) is lawful [Certificate of Existing Use]
CL/18/07123	0	1	1		133 Kensington High Street W8 6SU	Confirmation that proposed use of first floor as residential is lawful. (Certificate of Proposed Use).
CL/18/07138	0	5	5		87 Earl's Court Road W8 6EF	Continued use of No.87 as 5 self-contained flats (certificate of existing use).

PP/16/08526	2	1	-1		3 Observatory Gardens, Flat 1, 2 Observatory Gardens W8 7HY	Amalgamation of no. 3 Observatory Gardens with Flat 1 of no. 2 Observatory Gardens
PP/17/05695	78	71	-7		Chelsea Court Embankment Gardens SW3 4LS	Internal reconfiguration to deliver 20 new self-contained units. Refurbishment of remaining 51 units. Improvements to landscaping communal areas and private living spaces in addition of cycle storage facilities in courtyard and basement (MAJOR APPLICATION)
PP/17/06419	0	1	1		120 Talbot Road W11 1JR	Change of use of ground floor launderette and basement plant room (sui generis) into shop (A1) at ground floor and flat in basement (C3).
PP/17/06487	2	1	-1		Flats 8 And 10 37 Lexham Gardens W8 5JR	Conversion of two flats into one self-contained residential unit.
PP/17/07144	0	10	10		81 Warwick Road SW5 9HB	Conversion of 20 bedsits into 10 self-contained flats.
PP/17/07444	2	1	-1		Basement And Ground Floor 44 Arundel Gardens W11 2LB	Amalgamation of two flats into one residential unit at lower ground and ground floors.
PP/17/07787	2	1	-1		11-12 Queen's Gate Place SW7 5NX	Amalgamation of two dwellings into a single dwelling/house and associated internal works.
PP/18/00080	4	4	0		6 And 4, 5 Dilke Street SW3 4JE	Demolition of dwellinghouses at 4, 5 and 6 Dilke Street comprising of four units and erection of building comprising four residential units
PP/18/00189	3	26	23		Chelsea Delivery Office 232 King's Road, 18-20 Chelsea Manor Street SW3 3UH	Demolition of buildings with retention and alteration of projecting historic front facade of No. 18. Construction of 5- storey plus lower ground block comprising No22 self- contained apartments and basement level for car parking accessed from Sydney Street; redevelopment of 232 King's

						Road to provide No4 self-contained apartments with lower ground floor and ground floor retail; creation of additional
PP/18/00364	1	0	-1		Royal Hospital Royal Hospital Road SW3 4SR	Demolition of 1960's prefabricated buildings in Workshop Yard and replacement with new building for hospital accommodation (Uses Class D1). Refurbishment of Bakehouse to be used for patient accommodation (Uses Class D1) Guardhouse to be used as office (Uses Class D1) Soane Stable Block for ancillary uses for the Royal Hospital such as storage office and visitor centre (Uses Class B1/D1) (MAJOR)
PP/18/00931	0	8	8		47-49 Chesterton Road W10 6ES	Conversion of 12x bedsits into 8 self-contained flats and an office on ground floor of 49. Removal of staircase from basement to ground floor. Replacement of single glazed windows with double glazed windows. Replacement of concrete roof tiles at 47 with slate tiles.
PP/18/01053	1	1	0		46 Roland Way SW7 3RE	Demolition of 3-storey dwellinghouse building and erection of replacement single dwellinghouse across basement ground first second and third (roof structure).
PP/18/01063	0	10	10		43 Clanricarde Gardens W2 4JN	Change of use from House in Multiple Occupation (sui generis) to 10 self-contained residential units (Use Class C3) including rear extension at lower ground floor level (MAJOR DEVELOPMENT)
PP/18/01416	0	278	278		Homebase Site 195 Warwick Road W14 8PU	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one and two bedroom units and providing additional three bedroom units. (MAJOR DEVELOPMENT) (EIA development)

PP/18/01468	1	1	0		48 Victoria Road W8 5RQ	Demolition behind retained facade and reconstruction of building to include rear extensions; excavation under building footprint and garden to form single basement level; alterations to front elevation; alterations to roof; and alterations to front boundary wall piers railings and gates
PP/18/01814	17	4	-13		66 Holland Park W11 3SJ	DOCUMENTS AND DRAWINGS ARE NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION. PLEASE CALL THE CASE OFFICER - Convert basement ground first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 externa
PP/18/02114	0	1	1		Land Adjacent To 89 Holland Park W11 3RZ	Construction of single dwelling with 4 bedrooms partly above and partly below ground.
PP/18/02117	2	1	-1		Ground Floor Flat (South) 74 Kensington Park Road W11 2PL	Amalgamation of studio and 1-bedroom flat to form one 2-bedroom flat.
PP/18/02398	2	1	-1		24 Holland Street W8 4LT	Internal and external alterations, including formation of rear infill extension, rebuilding of rear closet wing, and creation of single dwellinghouse, by merging existing basement flat with upper storeys maisonette
PP/18/02509	2	1	-1		78 St Quintin Avenue W10 6PA	Change of use from two residential flats to single dwelling house.
PP/18/02580	3	1	-2		5 The Boltons SW10 9TB	Reinstatement of building to single dwelling house allowing for a comprehensive restoration of original historic layout plan form features and detailing.

PP/18/02663	1	2	1		7 Peel Street W8 7PA	Construction of three-bedroom dwellinghouse with roof terrace. Installation of roof terrace works of demolition including two-storey addition to rear of garage and associated works.
PP/18/02861	1	0	-1		Vice Chancellors Flat 18 Draycott Place SW3 2SB	Change of use from residential use (Use Class C3) to office use (Use Class B1)
PP/18/02888	1	1	0		7 Moore Street SW3 2QN	Demolition behind retained facade and new construction including extension of building and replacement of rear infill extension at upper ground floor level set back from closet wing extension
PP/18/02922	1	1	0		9 Albert Place W8 5PD	Demolition behind retained front facade and construction to include rear bay extension and side addition. Excavation under footprint of property to form single storey basement level; alterations to front elevation; removal of solar panels and plant from roof to allow for flat rooflights and lift overrun; rebuilding of side sloped roof with slates to match existing
PP/18/03219	3	0	-3		Glendower School 87 Queen's Gate, And 86 Queen's Gate SW7 5JX	Change of use of three flats (Use Class C3) at second third and fourth floors of No 86 Queen's Gate to educational use (Use Class D1) form extension at lower ground floor level glazed bridge link at second floor level external refurbishment internal alterations including creation of internal glazed lateral links at lower ground to first floor levels.
PP/18/03467	1	1	0		10 Boyne Terrace Mews W11 3LR	Demolition of existing building above ground and erection of replacement mews dwelling including full width mansard extension and single storey basement erection of single storey rear conservatory extension alterations to front and rear elevations and party wall alterations (effectively

						combining planning permissions PP/16/00819 and PP/17/06237)
PP/18/03505	0	1	1		Ground Floor 88 Portobello Road W11 2QD	Change of use of part of lower ground floor level retail storage area to form one self-contained studio flat erection of rear addition at ground and lower basement levels and provision of pavement skylights to front.
PP/18/03620	1	1	0		86 Pavilion Road SW1X 0ES	Demolition of existing two-storey mews house and replacement with contemporary two storey mews with mansard and basement level accommodation
PP/18/04029	1	1	0		14 Napier Place W14 8LG	Demolition including formation of basement full new build with alterations to external facade design.
PP/18/04055	4	1	-3		67 Clarendon Road W11 4JE	Amalgamation of four self-contained flats to form a single dwellinghouse; excavation of basement extension single storey rear extension and associated works.
PP/18/04144	2	1	-1		Flats 8 & 8a 85 Holland Park W11 3RZ	Amalgamation of flat with non-self-contained bedsit unit to form single self-contained flat.
PP/18/04185	1	2	1		8 North Pole Road W10 6QL	Conversion of part rear ground floor storage area and part first floor into a two-bed residential unit involving introduction of light well and rebuilding of ground floor roof at higher level (with two skylights) provision of window to rear passage elevation repair work to shopfront and refurbishment of basement area to enable storage for ground floor retail unit; creation of three-bed residenti
PP/18/04545	2	2	0		24 And 25 Eldon Road W8 5PT	Demolition of 2no. dwellinghouses and erection of 2no. replacement dwellinghouses of five storeys (including lower ground floor and mansard roof) above basement and associated landscaping works

PP/18/04597	1	0	-1		Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios including demolition and rebuilding of studio 9 and amalgamation of studios 8 and 9 all for the continued use of the site for artist studios (sui generis) together with revised servicing strategy
PP/18/05489	2	2	0		15 And 16 Douro Place W8 5PH	Demolition of 15 and 16 Douro Place behind retained front facade and replacement including extension to rear building line replacement roof with a dual pitch and front and rear dormer window lowering of lower ground floor level and associated alterations
PP/18/05583	0	1	1		24 Gloucester Road SW7 4RB	Creation of side extension of rear outrigger at first floor provision of first floor rear terrace and installation of fixed frosted glazed skylight through to ground floor commercial demise and general refurbishment of upper parts to provide 3 bedroom residential flat.
PP/18/05784	1	1	0		Park House Onslow Square SW7 2NG	Demolition and reconstruction of two storey single family dwelling above an approved basement
PP/18/06047	2	2	0		55 And 56 Park Close W14 8NH	Redevelopment of the site to provide a new porters lodge and single dwellinghouse
PP/18/06144	1	0	-1		55-61 Kensington High Street W8 5ED	Change of use of 3rd floor flat from C3 to D1 Educational Use for occupation by Ashbourne College.
PP/18/06660	2	1	-1		24 Harrington Gardens SW7 4LS	Internal alterations including amalgamation of two flats and construction of rear infill extension at first and second floor levels. (Retrospective Application)
PP/18/07195	0	1	1		Basil Mansions Basil Street SW3 1AP	Change of use from doctor's surgery (Class D1) to a 4-bed dwelling (Class C3). Replacement of rear facing windows with double glazed white timber sash windows

PP/18/07259	2	1	-1		1 Campden Hill Square W8 7LB	Change of use from two dwellings back to a single family domestic dwelling house internal and external works including the reinstatement of original features modifications to main roof to formalise small roof terrace area updating services bathrooms and kitchen.
PP/18/07896	2	0	-2		253 And 259 Kensal Road W10 5DE	Demolition of commercial laundry (White Knight laundry) and residential buildings and erection of part 5/part 6 storey commercial (Class B1) building with ancillary A1/A3 unit with new entrances on to Kensal Road Conlan Street and Middle Row. (Major Application)
PP/18/08032	1	1	0		12 Boyne Terrace Mews W11 3LR	Demolition of existing mews building and erection of mews building over three-storeys including single-storey basement.
PP/18/08043	0	1	1		1 Kensington Mall W8 4EB	Change of use of ground and basement floors from retail (Class A1) to residential (Class C3) along with external alterations to ground floor level.
PP/19/00021	0	1	1		Flat 24 Richmond Mansions 248 - 250 Old Brompton Road SW5 9HN	Alterations at main roof level comprising erection of rear roof extension plus installation of roof lights associated with conversion of loft space into additional living/residential accommodation.
PP/19/00100	1	0	-1		Flat A 41 Collingham Place SW5 0QF	Change of use of Lower Ground Floor flat (Class Use C3) from residential use only to mixed use (office/residential) Class Uses B1 and C3 . (Retrospective application.)

## Appendix B: Housing - Completions

Between 01/04/2018 – 31/03/2019

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description
CL/17/01911	2	1	-1		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/17/05334		1	1		98 Golborne Road W10 5PS	Conversion of ground floor from A1 to A1 and one studio flat. (Certificate of Lawful Proposed Development/Use)
CL/18/01855	2	1	-1		29 Thurloe Square, SW7 2SD	Use of property as single residential dwellinghouse (Use Class C3) (Certificate of Existing Use)
CL/18/03634	2	1	-1		St John's Gardens W11 2NP	Confirmation that the lawful use of this property is one single residential unit (Class Use C3) over lower ground floor, part ground floor and first floor. (Certificate of Existing Use).
CL/18/06044	2	1	-1		60 - 61 Glebe Place SW3 5JB	Use of 60 and 61 Glebe Place as a single dwelling (c3) (Certificate of Existing Use)
CL/18/06666	1	1			30 St Luke's Road W11 1DJ	Confirmation that the existing use of the whole property as a single residential dwelling (C3 use class) is lawful [Certificate of Existing Use]
CL/18/07123		1	1		133 Kensington High Street W8 6SU	Confirmation that proposed use of first floor as residential is lawful. (Certificate of Proposed Use).
CL/18/07138		5	5		87 Earl's Court Road W8 6EF	Continued use of No.87 as 5 self-contained flats (certificate of existing use).

PP/08/03428		1	1		Land Adjacent To 134 Pangbourne Avenue W10 6DH	Demolition of existing garage and the erection of new single dwelling house comprising a double basement and ground floor with front and rear lightwells, including landscaping and a surface parking space.
PP/09/02452		1	1		Site At Jamahiriya School, Rear Of 38 Old Church Street SW3 5JP	Creation of one additional basement level for new villa off Old Church Street, approved by Planning Permission PP/08/02299 dated 31st March 2009.
PP/12/03707		7	7		Jamahiriya School Site At Former Jamahiriya School, 36a Glebe Place Rear Of 38 Old Church Street SW3 5JP	Extension and conversion of former Jamahiriya School site to create 7 residential dwellings including roof extension and excavation to form lower ground and subterranean levels. Location of plant and 18 car parking spaces at subterranean level accessed via car lift. Demolition of outbuildings; construction of a new residential villa accessed from Glebe Place; construction of new residential villa and gatehouse comprising 2 studio flats, with new vehicular access onto Old Church Street. (Part variation to existing permission PP/08/02299, dated 31/03/09, for creation of 7 apartments in former school; new residential villa accessed from Glebe Place; new residential villa and gatehouse comprising 2 studio flats and new vehicular access onto Old Church Street).
PP/13/03672	2	2			12-14 Cadogan Lane SW1X 9DX	Redevelopment to provide two mews properties with additional lower ground and third floor accommodation to both.
PP/13/05793	1	1			3 - 5 Cadogan Lane SW1X 9EB	Demolition of dwelling and construction of three storey dwelling with basement.
PP/13/06085	1	1			The Glebe Former Jamahiriya School Site Villa B, 36a Glebe	Construction of single family residential villa over sub basement, basement, lower ground, ground and 2 upper levels accessed from Glebe Place; (Part variation to planning permission PP/12/03707 for extension and

					Place 48 Old Church Street SW3 5JP	conversion of former Jamahiriya school site to create 7 residential dwellings including roof extension and excavation to form lower ground and subterranean levels. Location of plant and
PP/13/07572	3	1	-2		31-35 Chesham Street SW1X 8NQ	Amalgamation of three flats into single dwelling. Alterations to roof and rear elevation including enlargement of windows into french doors with juliet balcony and conversion of fourth floor flat roof into terrace.
PP/14/01279		4	4		6a Munro Mews W10 5XR	Demolition of existing garages and erection of four two-storey town houses.
PP/14/01313	1	2	1		68 Notting Hill Gate W11 3HT	Use of the first second and third floor of no. 68 as two residential flats and alterations to shopfront (nos. 68 and 70)
PP/14/01963		1	1		59 Queen's Gate SW7 5JP	Erection of a mansard roof addition to provide a two bedroom self-contained residential flat with roof terrace area to rear and associated internal works to property to allow independent access to flat from basement level via a new shared lift to be installed within existing lift shaft.
PP/14/04591	8	6	-2		31 And 35 Chesham Street SW1X 8NQ	Minor external works to rear elevation roof and entrance door. Reduction in number of residential units from 8 to 6.
PP/14/07791		1	1		19 South End W8 5BU	Demolition of existing building and construction of replacement dwelling above and the associated change of use of the land from B8 storage to C3 residential.
PP/14/07823	1	1			10 Somerset Square W14 8EE	Demolition of existing dwelling to ground level; erection of new dwelling above retained basement.
PP/14/07864	1	3	2		32 Hans Road SW3 1RW	Change of use from office use (Use Class B1a) to residential use (Use Class C3) at 2nd, 3rd and 4th floors,

						conversion of building to create three duplex residential units (Use Class C3), creation of a rear extension by raising roofline and associated alterations to rear elevation and rear garden area.
PP/14/08378		12	12		108 - 110 Gloucester Road SW7 4RJ	Change of use of five storey building (plus basement) from use as a hostel (sui generis) to 12 self-contained residential apartments (use class C3) including extensions, alterations and associated works (MAJOR DEVELOPMENT)
PP/15/01490		1	1		King's Court North, 189 King's Road SW3 5EQ	Change of use from basement level plant room to one bedroom apartment introduction of light well and installation of rooflight to ground level internal courtyard.
PP/15/01578		1	1		57 Marloes Road W8 6LA	Change of use to single dwelling.
PP/15/02801	1	1			11 Manresa Road SW3 6EX	Demolition of 11 Manresa Road and replacement single storey building with 3 storey basement below formation of subterranean link passage to link 10 Carlyle Square with new building at 11 Manresa Road. Rear extension to 10 Carlyle Square
PP/15/03171		2	2		38 Golborne Road W10 5PR	Demolition of existing building comprising lower ground and ground floor and erection of replacement building comprising ground floor shop (A1 use) 1 x residential apartment on 1st and 2nd floors and 1 x residential apartment on lower ground and basement floors.
PP/15/03696	8	2	-6		25 Cadogan Place And 4 Cadogan Lane SW1X 9SA	Internal and external alterations including creation of basement level swimming pool and conversion of building into two dwellings
PP/15/04724		2	2		459 Fulham Road SW10 9UZ	Variation of condition 2 (compliance with approved drawings) of planning permission 13/05016 for reduction in

						size of approved extension to north west corner of site at ground floor and basement level; relocation of approved external condenser; reduction in unit numbers from 3 to 2 and external alterations to extension landscaping and location of car parking refuse and cycle parking
PP/15/04906	3	1	-2		34 To 38 Pont Street SW1X 0AD	Amalgamation of Flats 4, 5 and 8 at 34-38 Pont Street replacement rear glazed infill extension and rooflights, internal alterations in association with land use swap at 12 Holland Road.
PP/15/05890		1	1		31 Cheyne Walk SW3 5HN	Infill extension to front and rear undercroft to form an additional one bedroom dwelling with the creation of associated courtyard and parking space to the rear
PP/15/05893	1	2	1		17 And 19 Cheyne Place SW3 4HJ	Creation of flat at second floor level of 17 Cheyne Place and reduction in floor space of maisonette at second third & fourth floor levels at 17 & 19 Cheyne Place (Flat 4 19 Cheyne Place)
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/15/06611	3	1	-2		2 Walton Street SW3 1RE	Amalgamation of flats at ground floor to third floor level and associated internal and external alterations to create single dwelling
PP/15/06652	3	2	-1		134 Kensington Park Road W11 2EP	Remodelling of rear extension at lower and raised ground floor level including further extension at raised ground floor level creation of roof terrace at rear first floor level

						adaptation of two windows on rear elevation conversion of property from three flats to two self-contained maisonettes
PP/15/06740	2	3	1		168-170 King's Road SW3 4UP	Partial demolition and reconstruction at rear of 170 King's Road to provide open walkway; erection of closet wing to rear of 168 King's Road. Change of use of part first floor of 170 King's Road from retail to residential and internal alterations to create an additional residential unit. External works to the facades including the creation of external terrace at first floor level to 168 King's Roa
PP/15/07041	2		-2		50 Sloane Street SW1X 9SN	Change of use of ground floor and basement flats from residential (Use Class C3) to retail (Use Class A1); removal of windows and installation of shopfront to ground floor front elevation; infilling of front lightwell to provide access to retail unit; alterations to residential entrance to provide a vent
PP/15/07147		2	2		55, 57-59 King's Road SW3 4ND	Change of use of 55 57 & 59 King's Road from retail (Class A1) to residential (Class C3) to provide two new dwellings alterations to shopfronts to King's Road internal and external alterations in association with change of use and reconfiguration of retail units cycle parking and other associated works.
PP/15/07366	4	4			8 To 14 Cadogan Lane SW1X 9DX	Demolition and replacement of buildings to provide 4 mews properties with additional lower ground and 2nd floor accommodation (as approved under reference PP/14/04941 dated 26/09/2014) with additional works to land at rear of 8 Cadogan Lane involving lowering part of open area to provide amenity space for 29 Cadogan Place and installation of windows on rear facade basement of 8 Cadogan Lane. Incor

PP/16/00530	2	1	-1		12 Burnaby Street SW10 0PH	Amalgamation of two flats into a single family residential dwelling
PP/16/00783	1	2	1		3 Chelsea Embankment SW3 4LG	Retrospective application for sub-division of single flat into two separately demised self-contained flats following removal of internal spiral staircase and associated renovation works to reinstate ceiling.
PP/16/00906	1	1			10 Queen's Gate Mews SW7 5QJ	Demolition and replacement dwelling behind retained front facade and addition of single-storey basement extension; front facade alterations to replace garage door entrance door and windows. Redesign of roof line to create new bedroom on second floor.
PP/16/00996	1	2	1		19 Lower Addison Gardens W14 8BG	Subdivision of existing 2 bedroom apartment into 2 no. 1 bedroom apartments including replacement of existing front window in bay with pair of painted timber French doors to form new access replacement of side sash and case windows with painted timber casement windows replacement of existing windows with new timber casement windows
PP/16/01035		2	2		15 Kensington High Street W8 5NP	Extension of building including rear additions and a mansard roof extension to upgrade the office space and provide 2 residential units.
PP/16/01242	1	3	2		2 Marloes Road W8 5LL	Conversion of single dwelling into 2 dwellings
PP/16/01458	1	2	1		22 Holland Park Avenue W11 3QU	Conversion of existing single family dwelling into two self-contained dwellings conversion of cellar and vault to habitable accommodation and in-fill to underside of steps to raised ground floor.

PP/16/01505		1	1		311 - 313 Fulham Road SW10 9QH	Change of use of existing building from office (Class B1a) to residential (Class C3) in connection with a land use swap with application at 297 King's Road
PP/16/02015	1	1			21 Somerset Square W14 8EE	Full demolition and rebuilding of house excavation of basement storey below existing footprint extending partially below front driveway and rear patio together with two new skylights.
PP/16/02071		1	1		20 Queensberry Mews West SW7 2DY	Change of use of garage to residential (Use Class C3) accommodation excavation of a single storey basement beneath building and alterations to the exterior of property in connection with the formation of a new self contained residential unit.
PP/16/02218		7	7		31 Rosary Gardens SW7 4NH	Change of use from sui generis to residential (C3) to provide seven dwellings together with associated external alterations including installation of plant.
PP/16/02363		7	7		19 Courtfield Gardens SW5 0PD	Change of use of hotel (C1) to 7 residential flats (C3) with lower ground floor rear extension and infill extension into internal lightwell. Addition of extension to rear of roof structure and a rear terrace at ground and second floor levels. Associated alterations to rear fenestration and second floor roof terrace.
PP/16/02432	2	1	-1		7 Campden Hill Road W8 7DX	Installation of a staircase to reconnect lower ground floor flat to upper ground floor flat to form single dwelling.
PP/16/02515	3	1	-2		353 Kensington High Street W8 6NW	Erection of first floor extension incorporating roof terrace; creation of a C3 (Dwellinghouse) unit at ground floor and basement level (change of use) and retention of flats and A2 (Financial and Professional Services) unit.

PP/16/02708	1	1			36a Halsey Street SW3 2PT	Demolition of property and erection of single family dwelling with basement under footprint of dwelling and three upper floors. Air conditioning unit to rear of site.
PP/16/02856		2	2		110 Campden Hill Road W8 7AR	Change of use from Use Class A1 (dry cleaners) to Use Class C3 (residential use) at part front section of ground floor and part front section of lower ground floor.
PP/16/03027		6	6		71 Eardley Crescent SW5 9JS	Change of use of hotel (C1) to residential (C3) and extensions to create 6 flats
PP/16/03453	1		-1		179 -180 Sloane Street SW1X 9QP	Change of Use of first floor from residential (Class C3) to retail (Class A1) and amalgamation with ground floor and basement retail unit to create a single retail unit
PP/16/03648	1	2	1		24 Gunter Grove SW10 0UJ	Separation of lower ground floor flat with rear studio accommodation into two flats. Demolition of rear studio and replacement with 3 storey accommodation including basement level living space. Construction of rear elevation fenestration and external light well.
PP/16/04086	4	6	2		77-79 Clarendon Road W11 4JF	Extension at roof level for additional storey containing two separate flats including associated alterations and refurbishments.
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/16/04163	1	1			35 Abbotsbury Road W14 8EL	Replacement of dwelling house including retention of front and side elevation. Construction of basement extension and roof replacement.

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/16/04630	1	2	1		99 Kensington Church Street W8 7LN	Change of use from ancillary retail storage A1 Use into residential flat C3 Use including associated internal alterations. Rebuild chimneys to original height
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/16/05753		1	1		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/16/06226		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/16/06753		1	1		6 Templeton Place SW5 9LZ	Formation of additional two-bedroom flat at sixth floor roof level.
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/16/07173	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/16/07666	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/16/08207		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/16/08526	2	1	-1		3 Observatory Gardens Flat 1, 2 Observatory Gardens W8 7HY	Amalgamation of no. 3 Observatory Gardens with Flat 1 of no. 2 Observatory Gardens
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/17/01337		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/17/01675		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/17/02709	2	1	-1		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/17/03391		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/17/03442	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/17/03460		6	6		6 Hyde Park Gate SW7 5EW	Conversion and extension of former Algerian Consulate into 6 residential units.
PP/17/03494	1	2	1		24 Powis Terrace W11 1JH	Replacement of roof extension with mansard style roof and rebuilding of rear addition to provide two residential apartments; works include provision of balustrading to rear roof terrace area at first floor level, Juliet balcony at rear ground floor level, and excavation of lower rear part of basement floor/ garden.
PP/17/04032		1	1		54 Pembroke Road W8 6NX	Raising of parapet including creation of mansard loft extension to create 1 bedroom flat.
PP/17/04223		5	5		30 Queen's Gate Terrace SW7 5PH	Restoration of property including internal and external alterations to create four self-contained flats (Use Class C3) and one mews house (Use Class C3) fronting onto Queens Gate Mews.

PP/17/04286	1	2	1		23a Elvaston Place And 19 Elvaston Mews SW7 5NL	Amalgamation of 23A Elvaston Place and 19 Elvaston Mews to create one five bedroom house (Use Class C3) including demolition and reconstruction of roof and interior of 23A Elvaston Place behind retained facades excavation of lower ground floor with light well at front and alterations to fenestration; reconstruction of roof of 19 Elvaston Mews along with alterations to fenestration
PP/17/05319	2	1	-1		43 Lansdowne Road W11 2LQ	Alterations to building involving the amalgamation of two units to provide one dwellinghouse front extension at lower ground floor rear conservatory at lower ground floor excavation of a rear basement demolition of the existing garages reinstatement of the original boundary treatment and associated internal alterations.
PP/17/06008	2		-2		4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels
PP/18/00039		1	1		25 Oakley Gardens SW3 5QH	Demolition of garage and erection of a two storey side extension with basement level below footprint of building to create a 1x bedroom residential dwelling; formation of bathroom window at North-West elevation lower ground floor; lowering of lower ground floor slab; installation of external staircase; reconfigured rear elevation and access steps and level in rear garden; insertion of decking to r
PP/18/02509	2	1	-1		78 St Quintin Avenue W10 6PA	Change of use from two residential flats to single dwelling house.

PP/18/04144	2	1	-1		85 Holland Park W11 3RZ	Amalgamation of flat with non-self-contained bedsit unit to form single self-contained flat.
PP/18/04545	2	2			24 And 25 Eldon Road W8 5PT	Demolition of 2no. dwellinghouses and erection of 2no. replacement dwellinghouses of five storeys (including lower ground floor and mansard roof) above basement and associated landscaping works
PP/18/06047	2	2			55 And 56 Park Close W14 8NH	Redevelopment of the site to provide a new porters lodge and single dwellinghouse
PP/19/00021		1	1		248 - 250 Old Brompton Road SW5 9HN	Alterations at main roof level comprising erection of rear roof extension plus installation of roof lights associated with conversion of loft space into additional living/residential accommodation.
PP/19/00100	1		-1		41 Collingham Place SW5 0QF	Change of use of Lower Ground Floor flat (Class Use C3) from residential use only to mixed use (office/residential) Class Uses B1 and C3 . (Retrospective application.)

### Appendix C: A1 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/18/07123	120		-120	133 Kensington High Street W8 6SU	Confirmation that proposed use of first floor as residential is lawful. (Certificate of Proposed Use).
PP/18/03505	30		-30	Ground Floor 88 Portobello Road W11 2QD	Change of use of part of lower ground floor level retail storage area to form one self-contained studio flat

					erection of rear addition at ground and lower basement levels and provision of pavement skylights to front.
PP/18/04838	68		-68	Basement And Ground Floor 171 Earl's Court Road SW5 9RF	Change of use from a Class A1 (Shops & Retail Outlets) to a Sui Generis (Hand & Nail Spa)
PP/18/05398	180		-180	290 Kensington High Street W14 8NZ	Change of use of ground and basement floor from vacant retail unit (Class Use A1) to yoga studio (Class Use D2) and installation of a new shopfront.
PP/18/05462	120		-120	97 Golborne Road W10 5NL	Change of use from Use Class A1 (retail) to a mix of A1 and A4 (bar) use to allow for seated drinking; placing 4 chairs and 2 tables outside the pavement in front of the shop and formation of a further seating area in the rear garden
PP/18/06023	50		-50	Octavia House 47 Southern Row W10 5AE	Change of use of property from Class A1 (retail) to Class B1 (business) office use
PP/18/06210	75		-75	2 Pond Place SW3 6QJ	Change of use at ground floor level from Shops (Class Use A1) to Leisure (Class Use D2) for Pilates Studio with internal alterations.
PP/18/06746	1,082		-1082	60 Sloane Avenue SW3 3DD	Temporary change of use of units C D E&F and H&J from Class A1 (Retail) to Class B1(Office) for a temporary period of up to 18 months.
PP/18/06922		199	199	190 - 192 Sloane Street SW1X 9QX	Change of use of second floor from offices (Class B1) to retail (Class A1).
PP/18/07394	142		-142	352 King's Road SW3 5UU	Change of use to dual use as Class A1 (shops) or Mixed Class A1/D1 (Sui Generis).
PP/18/07896		293	293	253 And 259 Kensal Road W10 5DE	Demolition of commercial laundry (White Knight laundry) and residential buildings and erection of part 5/part 6

					storey commercial (Class B1) building with ancillary A1/A3 unit with new entrances on to Kensal Road Conlan Street and Middle Row. (Major Application)
PP/18/08043	34		-34	1 Kensington Mall W8 4EB	Change of use of ground and basement floors from retail (Class A1) to residential (Class C3) along with external alterations to ground floor level.
PP/18/08277	50		-50	32 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor of 32-34 Hans Crescent from Use Class A1/A3 patisserie/restaurant to Use Class A3 restaurant and placement of 6 tables and 12 chairs on the highway to the front of premises
PP/18/08575	62		-62	178 Kensington Church Street W8 4DP	Change of use from Use Class A1 (antique shop) to Sui Generis (Nail bar and Beauty Salon) at ground and basement levels
PP/19/00863	90		-90	96 Fulham Road SW3 6HS	Change of use of basement and part of ground floor levels from Class A1 (Retail) to sui generis
PP/19/00969	391		-391	282 And 292 Westbourne Grove W11 2PS	Change of use of basement from Use Class A1 to Use Class D2 with associated replacement shopfront and plant at main roof level along with replacement of glass rooflight with grille to allow air intake and exhaust from gas-powered condenser units.
PP/19/01101	69		-69	Basement And Ground Floor 22 Powis Terrace W11 1JH	Change of use of lower ground floor level floorspace from Retail use (A1) to Business use (B1).
PP/19/01148	45		-45	288 Kensington High Street W14 8NZ	Addition of Use Class D1 (non-residential institutions) providing dental and medical general practice to existing A1 (shops) and A2 (financial services) Use to part ground floor and part basement

PP/19/01448	56		-56	5 Ellis Street SW1X 9AL	Change of use from Class A1 (shops) to sui generis (nail bar) (retrospective)
PP/19/01884	125		-125	13 Kensington Church Street W8 4LF	Change of use from Class A1 unit to mixed Class A1/D1 at ground and lower ground floors.
PP/19/01940	60		-60	6 Ellis Street SW1X 9AL	Change of Use for A1 Beauty Retail to include treatment rooms and office as well as full beauty retail
PP/19/02102	295	315	20	75 And 77 Lower Sloane Street SW1W 8DA	Demolition of rear extensions at ground first and second floor and erection of a stepped rear extension at ground first and second floors to match rear elevation of No 81 Lower Sloane Street. Reconfiguration of 6 x studio flats and 1 x 2-bed flat at upper levels to create 4 x one-bed apartments and 2 x studio apartments from first to third floor levels
PP/19/02335	58		-58	3 Kensington Mall W8 4EB	Change of use of ground floor from Class A1 retail use to residential (Use Class C3) construction of single-storey basement under footprint of building and rear courtyard and erection of rear extension at ground floor level all to form part of a single family dwellinghouse
PP/19/02741	70		-70	57 Ledbury Road W11 2AA	Dual Use of retail unit for either retail Class A1 or mixed Class A1/Sui Generis
PP/19/02945	75		-75	202 Portobello Road W11 1LA	Change of use of 1st and 2nd floors from Class A1 use to part Class D1 and part sui-generis use
PP/19/03174	20		-20	Unit 3 253 Portobello Road W11 1LR	Change of use (of part 253 Portobello Road) from A1 retail to sui generis involving relocation of Beauty Therapy Salon changes to layout including addition of three partition walls and two doors to make treatment rooms in the lower ground floor

PP/19/03242	259		-259	Basement And Ground Floor 64 Notting Hill Gate W11 3HT	Change of use of basement and ground floor vacant unit from retail (Use Class A1) to restaurant (Use Class A3) and installation of flue at rear
PP/19/03772	72		-72	Ground Floor 17 Kensington Church Street W8 4LF	Change of use from A1 retail to mixed use retail (hairdressers) and sui generis (nail bar)
PP/19/04004	90	45	-45	96 Golborne Road W10 5PS	Extension of residential Class C3(a) use from rear first floor to ground floor and alterations to rear elevation of property.
PP/19/04524	61		-61	270 Fulham Road SW10 9EW	Change of use of ground floor at no. 270 Fulham Road from Class A1 retail to Class D2 electric muscle stimulation studio
PP/19/04829	332	62	-270	56 Notting Hill Gate W11 3HT	Part change of use of the existing retail (Use Class A1) premises to a yoga studio / gym (Use Class D2) with a retained retail area (Use Class A1) to the front part of the ground floor extension to the rear at ground and first floor level with the lowering and extension of the existing basement and installation of plant to the roof and other associated works
PP/19/05247	161	307	146	197 Kensington High Street W8 6BA	Demolition of existing building and development of new building of basement ground and four upper floors to contain a mixed Class A1/ A3 use or alternative Class A1 use at basement and ground floor and Class B1 offices at first to fourth floors with associated bin storage cycle parking and plant.
PP/18/04057		278	278	Units 45-55 Railway Arches Lockton Street W10 6EW	Use of the 11 vacant railway arches on Lockton Street for A1 retail and/or B1 business and/or D1 non-residential institution (community) purposes

PP/18/06966		61	61	110 Talbot Road W11 1JR	Change of use from A3 (food and drinks) to mixed use A1+A3 with the addition of special treatments (sui generis) in ground floor and the addition of leisure and entertainment use (Class D2) in basement.
PP/19/01884		75	75	13 Kensington Church Street W8 4LF	Change of use from Class A1 unit to mixed Class A1/D1 at ground and lower ground floors.
PP/19/02949		100	100	224-226 King's Road SW3 5UB	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works

#### Appendix D: A1 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	address	Description
CL/17/05334	200	100	-100	First And Second Floor Flat 98 Golborne Road W10 5PS	Conversion of ground floor from A1 to A1 and one studio flat. (Certificate of Lawful Proposed Development/Use)
CL/18/07123	120		-120	133 Kensington High Street W8 6SU	Confirmation that proposed use of first floor as residential is lawful. (Certificate of Proposed Use).
PP/15/03171	42	33	-9	38 Golborne Road W10 5PR	Demolition of existing building comprising lower ground and ground floor and erection of replacement building comprising ground floor shop (A1 use) 1 x residential apartment on 1st and 2nd floors and 1 x residential apartment on lower ground and basement floors.
PP/15/04396		201	201	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use

					(A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works
PP/15/07041		201	201	Flats 1 And 2 50 Sloane Street SW1X 9SN	Change of use of ground floor and basement flats from residential (Use Class C3) to retail (Use Class A1); removal of windows and installation of shopfront to ground floor front elevation; infilling of front lightwell to provide access to retail unit; alterations to residential entrance to provide a vent
PP/15/07147	739	286	-453	55, 57-59 King's Road SW3 4ND	Change of use of 55 57 & 59 King's Road from retail (Class A1) to residential (Class C3) to provide two new dwellings alterations to shopfronts to King's Road internal and external alterations in association with change of use and reconfiguration of retail units cycle parking and other associated works.
PP/16/00430	75		-75	Basement Rear And Ground Floor 39 Thurloe Street SW7 2LQ	Change of use of rear basement and ground floor from 'nil use' to flexible shop (Use Class A1) and/or office (Use Class B1) uses.
PP/16/01641	34		-34	274 Old Brompton Road SW5 9HR	Change of use from A1 (Retail) to Nail and Beauty Salon (Sui Generis).
PP/16/02184	257	123	-134	18 Culford Gardens SW3 2ST	Change of use of first and second mezzanine from A1 for (B1) office purposes and retention of ground floor for retail (A1) use.
PP/16/02390	67		-67	9 Duke Of York Square SW3 4LY	Demolition and rebuild of cafe to include single storey basement roof terrace and ancillary works.
PP/16/02515		103	103	353 Kensington High Street W8 6NW	Erection of first floor extension incorporating roof terrace; creation of a C3 (Dwellinghouse) unit at ground floor and basement level (change of use) and retention of flats and A2 (Financial and Professional Services) unit.
PP/16/02615		200	200	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the

					site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.
PP/16/02856	150		-150	Ground Floor 110 Campden Hill Road W8 7AR	Change of use from Use Class A1 (dry cleaners) to Use Class C3 (residential use) at part front section of ground floor and part front section of lower ground floor.
PP/16/03453		157	157	179 -180 Sloane Street SW1X 9QP	Change of Use of first floor from residential (Class C3) to retail (Class A1) and amalgamation with ground floor and basement retail unit to create a single retail unit
PP/16/04479	84		-84	130 Bramley Road W10 6TJ	Change of use from Class A1 (retail) to Class A3 (cafe/restaurant)
PP/16/04630	45		-45	99 Kensington Church Street W8 7LN	Change of use from ancillary retail storage A1 Use into residential flat C3 Use including associated internal alterations. Rebuild chimneys to original height
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/16/05537	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/16/05753	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/16/06718	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/16/08147	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/17/00077	364		-364	Cavaye House 158-168 Fulham Road, 18-21 Cavaye Place SW10 9PR	Change of use of ground floor from retail (Use Class A1) to restaurant (Use class A3); extension and infill of Fulham Road frontage and infill of second floor rear and inner terraces to create additional commercial floor space at ground floor and additional office space at first and second floor. Installation of green roofs at front and rear; external alterations to elevations and rear undercroft area. Reduction of car parking spaces from 21 to 18 to accommodate lowering of reception area floor slab to provide level access and provision of 18 covered and lit cycle parking spaces at rear.

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/17/02842	80		-80	Basement And Ground Floor 3 Launceston Place W8 5RL	Change of use of basement and ground floor shop A1 to mixed use A1/A3 cafe
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/17/03389	130		-130	142 Ladbroke Grove W10 5NE	Change of use from A1 (shop) to A3 (restaurant)
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/17/04703	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.
PP/17/06008	90		-90	4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels

PP/17/06427		91	91	Ground Floor 220 Portobello Road W11 1LJ	Change of use of vacant ground and basement floors (previously used as amusement arcade) to Class A1 retail shop use
PP/17/06789	302		-302	162b Sloane Street SW1X 9BS	Change of use at basement and ground floor from shop use (A1) to mixed shop/restaurant use (A1/A3)
PP/17/07335		326	326	Ground And Lower Ground Floors 1 Sydney Place SW7 3NW	Change of use of lower ground floor and ground floor from Class A2 Use (financial & professional services) to Class A1 Use (shops) to use former banking hall as a showroom
PP/18/01706	262		-262	350 King's Road SW3 5UU	Change of use of part of ground floor from retail (Class A1) to cafe (Class A3) to be used in association with the existing cafe; and installation of internal partition
PP/18/01851	405		-405	62-64 Kensington High Street W8 4PE	Change of use of ground floor of 62-64 from Class A1 retail to Class A3 restaurant use
PP/18/01942	214		-214	Ground And Lower Ground Floors 228 Westbourne Grove W11 2RH	Change of use of lower ground and ground floor to Retail (class A1) or Retail (class A1) and Beauty Salon (Sui Generis)
PP/18/02685	44		-44	180 Earl's Court Road SW5 9QG	Change of use from A1-Retail shop into Sui Generis nail salon.
PP/18/03898	35		-35	195 Fulham Road SW3 6JL	Change of use of basement and ground floor from retail (A1) to ancillary office space (C2). Creation of main entrance to charity fundraising office for public use. Installation of advertisement signage to upper portion of glass frontage and restoration of canopy.
PP/18/03976	100		-100	108 Golborne Road W10 5PS	Permanent change of use from Class A1 cafe to Class A3 restaurant
PP/18/04838	68		-68	Basement And Ground Floor 171 Earl's Court Road SW5 9RF	Change of use from a Class A1 (Shops & Retail Outlets) to a Sui Generis (Hand & Nail Spa)
PP/18/05462	120		-120	97 Golborne Road W10 5NL	Change of use from Use Class A1 (retail) to a mix of A1 and A4 (bar) use to allow for seated drinking; placing 4 chairs and 2 tables outside the pavement in front of the shop and formation of a further seating area in the rear garden

PP/18/06023	50		-50	Octavia House 47 Southern Row W10 5AE	Change of use of property from Class A1 (retail) to Class B1 (business) office use
PP/18/06210	75		-75	2 Pond Place SW3 6QJ	Change of use at ground floor level from Shops (Class Use A1) to Leisure (Class Use D2) for Pilates Studio with internal alterations.
PP/18/07394	142		-142	352 King's Road SW3 5UU	Change of use to dual use as Class A1 (shops) or Mixed Class A1/D1 (Sui Generis).
PP/18/08575	62		-62	178 Kensington Church Street W8 4DP	Change of use from Use Class A1 (antique shop) to Sui Generis (Nail bar and Beauty Salon) at ground and basement levels
PP/17/03442		300	300	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

## Appendix E: A2 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/18/04905	270		-270	233 Earl's Court Road SW5 0AH	Change of use of the unit (comprising basement ground and mezzanine levels) from estate agents (Use Class A2) to orthodontist and dentist surgery (Use Class D1)
PP/18/07595	100		-100	353 Kensington High Street W8 6NW	Change of use of the ground floor and basement from an A2 financial/professional services office to A3 restaurant/cafe together with flue and air handling equipment.

PP/18/08434	432	432		76 - 78 Notting Hill Gate W11 3HS	Change of use from A2 (services) to uses A1 and/or A3 (Retail and/or Restaurants) uses at basement ground and first floor levels.
PP/19/01148	90		-90	288 Kensington High Street W14 8NZ	Addition of Use Class D1 (non-residential institutions) providing dental and medical general practice to existing A1 (shops) and A2 (financial services) Use to part ground floor and part basement
PP/19/02151	120		-120	315 Fulham Road SW10 9QH	Change of use of basement and ground floor levels from bank (Use Class A2) to restaurant/cafe (Use Class A3); removal of 1no. window and replacement with an external flue extract duct to the rear of the unit; and other associated/ancillary works
PP/19/02949	487		-487	224-226 King's Road SW3 5UB	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works
PP/19/03515	116		-116	8 Notting Hill Gate W11 3JE	Change of use of ground floor and part basement from Class A2 (Estate Agent) to Sui Generis (Laser Clinic) together with advertisement consent for two externally illuminated fascia signs and one illuminated projecting sign on front facade
PP/19/03684	171		-171	11 Gloucester Road SW7 4PP	Change of use from Betting Shop to Nail and Beauty Salon. Alterations to shop front and display of 1x externally illuminated fascia sign 1x non-illuminated projecting sign and 1x non-illuminated awning.
PP/19/04573	47		-47	293 Brompton Road SW3 2DZ	Change of Use from Class A2 to Beauty Clinic (sui generis).

## Appendix F: A2 floorspace m2 in permissions completed

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/02515	208		-208	353 Kensington High Street W8 6NW	Erection of first floor extension incorporating roof terrace; creation of a C3 (Dwellinghouse) unit at ground floor and basement level (change of use) and retention of flats and A2 (Financial and Professional Services) unit.
PP/16/02615		200	200	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.
PP/17/07335	326		-326	1 Sydney Place SW7 3NW	Change of use of lower ground floor and ground floor from Class A2 Use (financial & professional services) to Class A1 Use (shops) to use former banking hall as a showroom
PP/18/00634	34		-34	32 Uxbridge Street W8 7TA	Change of use from Estate Agents (Class A2) to Sui Generis for use as Beauty and Hair Removal Salon. Alterations to internal layout and ground floor shopfront.
PP/18/00657	95		-95	262 Fulham Road SW10 9EL	Change of use of part A2 premises (Estate Agent) to increase accommodation for Early Intervention Therapy

					Centre for children with autism. The estate agent will retract into ancillary area.
PP/18/07595	100		-100	353 Kensington High Street W8 6NW	Change of use of the ground floor and basement from an A2 financial/professional services office to A3 restaurant/cafe together with flue and air handling equipment.

## Appendix G: A3 floorspace m in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing A3 Floorspace	Proposed A3 Floorspace	Net A3 Approved	Address	Description
PP/18/06377	641		-641	Units 01 To 02 And 04 Ground Floor And 01 To 02 First Floor 535 King's Road SW10 0SZ	Change of use from A3 (restaurant) to A4 (immersive cocktail bar) retrospectively
PP/18/06966	111		-111	110 Talbot Road W11 1JR	Change of use from A3 (food and drinks) to mixed use A1+A3 with the addition of special treatments (sui generis) in ground floor and the addition of leisure and entertainment use (Class D2) in basement.
PP/18/07595		100	100	Basement And Ground Floor 353 Kensington High Street W8 6NW	Change of use of the ground floor and basement from an A2 financial/professional services office to A3 restaurant/cafe together with flue and air handling equipment.
PP/18/08277		50	50	32 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor of 32-34 Hans Crescent from Use Class A1/A3 patisserie/restaurant to Use Class A3 restaurant and

					placement of 6 tables and 12 chairs on the highway to the front of premises
PP/18/08575		62	62	178 Kensington Church Street W8 4DP	Change of use from Use Class A1 (antique shop) to Sui Generis (Nail bar and Beauty Salon) at ground and basement levels
PP/19/00009		47	47	33c And 33d Holland Street W8 4LX	Retrospective change of use of basement floor for purposes within Use Class A3 to form part of existing restaurant (Class A3) use at ground floor level; proposed single storey rear extension at ground floor level and associated external works to rear.
PP/19/02151		120	120	315 Fulham Road SW10 9QH	Change of use of basement and ground floor levels from bank (Use Class A2) to restaurant/cafe (Use Class A3); removal of 1no. window and replacement with an external flue extract duct to the rear of the unit; and other associated/ancillary works
PP/19/02840		132	132	Basement And Ground Floor 10 Pembridge Road W11 3HL	Change of use of basement and ground floor from an amusement arcade (Sui Generis) to restaurant (Use Class A3)
PP/19/03242		259	259	Basement And Ground Floor 64 Notting Hill Gate W11 3HT	Change of use of basement and ground floor vacant unit from retail (Use Class A1) to restaurant (Use Class A3) and installation of flue at rear
PP/19/04015	179		-179	8 Egerton Gardens Mews SW3 2EH	Temporary change of use of basement from A3 (restaurant) to D2 (gym). Changes to shop front.
PP/19/05247	153		-153	197 Kensington High Street W8 6BA	Demolition of existing building and development of new building of basement ground and four upper floors to contain a mixed Class A1/ A3 use or alternative Class A1 use at basement and ground floor and Class B1

					offices at first to fourth floors with associated bin storage cycle parking and plant.
PP/18/06966		50	50	110 Talbot Road W11 1JR	Change of use from A3 (food and drinks) to mixed use A1+A3 with the addition of special treatments (sui generis) in ground floor and the addition of leisure and entertainment use (Class D2) in basement.
PP/19/02481	141	595	454	Queen Ann's Orangery Palace Green W8 4PZ	Demolition of structures to rear of Queen Anne's Orangery; construction of extension comprising a single storey above ground and provision of two new internal links to the extension from the Orangery with associated alterations; new landscaping of the Orangery Lawn to the south retention of temporary marquee during the period of construction; associated works and landscaping

#### Appendix H: A3 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/04396	219		-219	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works
PP/16/02390		470	470	9 Duke Of York Square SW3 4LY	Demolition and rebuild of cafe to include single storey basement roof terrace and ancillary works.

PP/16/04479		84	84	130 Bramley Road W10 6TJ	Change of use from Class A1 (retail) to Class A3 (cafe/restaurant)
PP/16/05537		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/16/06718	102		-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/17/00077		364	364	Cavaye House 158-168 Fulham Road, 18-21 Cavaye Place SW10 9PR	Change of use of ground floor from retail (Use Class A1) to restaurant (Use class A3); extension and infill of Fulham Road frontage and infill of second floor rear and inner terraces to create additional commercial floor space at ground floor and additional office space at first and second floor. Installation of green roofs at front and rear; external alterations to elevations and rear undercroft area. Reduction of car parking spaces from 21 to 18 to accommdate lowering of reception area floor slab to provide level access and provision of 18 covered and lit cycle parking spaces at rear.
PP/17/03389		130	130	142 Ladbroke Grove W10 5NE	Change of use from A1 (shop) to A3 (restaurant)
PP/17/03442	441		-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/17/05819	113		-113	Development Site At 104 Draycott Avenue SW3 3AE	Change of use of Basement Floor from flexible A1/A3 to health and beauty/spa (Class D1/Sui Generis) use in association with retail(A1)/D1 use of rest of building
PP/17/06008		362	362	4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels
PP/18/01706	127	262	135	350 King's Road SW3 5UU	Change of use of part of ground floor from retail (Class A1) to cafe (Class A3) to be used in association with the existing cafe; and installation of internal partition
PP/18/01851		405	405	62-64 Kensington High Street W8 4PE	Change of use of ground floor of 62-64 from Class A1 retail to Class A3 restaurant use
PP/18/03976		100	100	108 Golborne Road W10 5PS	Permanent change of use from Class A1 cafe to Class A3 restaurant
PP/18/06966	111		-111	110 Talbot Road W11 1JR	Change of use from A3 (food and drinks) to mixed use A1+A3 with the addition of special treatments (sui generis) in ground floor and the addition of leisure and entertainment use (Class D2) in basement.
PP/18/07595		100	100	Basement And Ground Floor 353 Kensington High Street W8 6NW	Change of use of the ground floor and basement from an A2 financial/professional services office to A3 restaurant/cafe together with flue and air handling equipment.
PP/18/08575		62	62	178 Kensington Church Street W8 4DP	Change of use from Use Class A1 (antique shop) to Sui Generis (Nail bar and Beauty Salon) at ground and basement levels
PP/19/00009		47	47	33c And 33d Holland Street W8 4LX	Retrospective change of use of basement floor for purposes within Use Class A3 to form part of existing

					restaurant (Class A3) use at ground floor level; proposed single storey rear extension at ground floor level and associated external works to rear.
PP/17/03442		353	353	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

**Note:** No A4 or A5 schemes granted or completed in 2018/19

### Appendix I: B1 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/18/00599	543	692	149	Land To The Rear Of 1 Cluny Mews, And 51-63 Philbeach Gardens SW5 9EG	Development of a part 6- part 8-storey building comprising 697sqm of office space (Use Class B1) and 38 residential units (Use Class C3) hard and soft landscaping car and cycle parking and associated groundworks (MAJOR APPLICATION).
PP/18/05792	42		-42	Ground Floor 211 Westbourne Park Road W11 1EA	Change of use from B1 (office) to mixed use B1 / D1 (office / medical clinic)
PP/18/06023		50	50	Octavia House 47 Southern Row W10 5AE	Change of use of property from Class A1 (retail) to Class B1 (business) office use

PP/18/06340		129	129	Emily House 202 Kensal Road W10 5BN	Part change of use from D1 (non-residential institution) to B1 (office space) and single storey rear extension for office use.
PP/18/06746		1,082	1,082	60 Sloane Avenue SW3 3DD	Temporary change of use of units C D E&F and H&J from Class A1 (Retail) to Class B1(Office) for a temporary period of up to 18 months.
PP/18/06922	199		-199	190 - 192 Sloane Street SW1X 9QX	Change of use of second floor from offices (Class B1) to retail (Class A1).
PP/18/07485		328	328	Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	Change of use of former NHS Surgery in ground floor of east wing to B1 (office)/art gallery use. Internal alterations redecoration and refurbishment of non-original features modifications to openings to rear elevation refurbishment to front steps
PP/18/07896		13,425	13,425	253 And 259 Kensal Road W10 5DE	Demolition of commercial laundry (White Knight laundry) and residential buildings and erection of part 5/part 6 storey commercial (Class B1) building with ancillary A1/A3 unit with new entrances on to Kensal Road Conlan Street and Middle Row. (Major Application)
PP/18/08127	190		-190	2 Clearwater Terrace W11 4XL	Change of use from B1 to flexible use as either B1 (a) office Class D1 (medical) or Class A2 of the UCO pursuant to Town & Country Planning (General Permitted Development) Order 1995 (as amended) at Schedule 2 Part 3 Class E
PP/18/08415	718		-718	23 Pembridge Square W2 4DR	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).

PP/19/00722	700		-700	11 Evesham Street W11 4AR	Change of use of part of ground floor within existing B1 building from office Use Class B1(a) to a dual use for office Use Class B1(a) and gym Use Class D2.
PP/19/01051	45		-45	Basement Rear 11 Elvaston Place SW7 5QG	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).
PP/19/01101		69	69	Basement And Ground Floor 22 Powis Terrace W11 1JH	Change of use of lower ground floor level floorspace from Retail use (A1) to Business use (B1).
PP/19/01529		330	330	180 To 186 Brompton Road SW3 1HQ	Change of use of the fourth floor from residential (Use Class C3) to office (Use Class B1a) including internal reconfiguration to provide 5 x 1 bedroom and 3 x 2 bedrooms (change from 7 x 2 bedroom and 1 x 3 bedroom) with associated works
PP/19/01928		250	250	114a Cromwell Road SW7 4ET	Erection of upper floor extension to existing six storey office building over lower ground on the site to provide an increase of circa 250 sq.m NIA of B1 office floor area as well as associated recladding of the main entrance and public realm works
PP/19/02186	115		-115	Basement And Ground Floor 64 Pembroke Road W8 6NX	Change of Use from Class B1 to flexible use as either B1 (a) office or Class D1 (medical only) pursuant to Town & Country Planning (General Permitted Development) Order 1995 (as amended).
PP/19/02743	223		-223	317 To 321 Fulham Road SW10 9QL	Change of Use of first floor to Use Class D1 (physiotherapist practice).
PP/19/03980	209		-209	Unit 3 Verney House 1 Hollywood Road SW10 9HS	Change of use of Unit 3 from office use (Class Use B1a) to medical use (Class Use D1)
PP/19/04038	46	364	318	25 To 39 Thurloe Street SW7 2LQ	Demolition of existing mansard extensions to 25 and 29 Thurloe Street and all existing roof structures to 25-39

					Thurloe Street erection of single storey mansard extension across the terrace to provide additional Class B1 office floorspace and a change of use of the second floor of 29 Thurloe Street from Class B1 office to Class C3 residential and associated works.
PP/19/04194	410		-410	182-184 Campden Hill Road W8 7AS	Change of use of lower ground floor from office use (Use Class B1a) to a dual use office (Use Class B1a) and community facility (Use Class D1).
PP/19/04791	161		-161	85 Cromwell Road SW7 5BW	Change of use of the second and third floor of the premises from Class B1 (office) to Class D1 (medical/ health related) use.
PP/19/05247	463	546	83	197 Kensington High Street W8 6BA	Demolition of existing building and development of new building of basement ground and four upper floors to contain a mixed Class A1/ A3 use or alternative Class A1 use at basement and ground floor and Class B1 offices at first to fourth floors with associated bin storage cycle parking and plant.
PP/18/04057		278	278	Railway Arches Units 45-55 Lockton Street W10 6EW	Use of the 11 vacant railway arches on Lockton Street for A1 retail and/or B1 business and/or D1 non-residential institution (community) purposes
PP/18/08127		100	100	2 Clearwater Terrace W11 4XL	Change of use from B1 to flexible use as either B1 (a) office Class D1 (medical) or Class A2 of the UCO pursuant to Town & Country Planning (General Permitted Development) Order 1995 (as amended) at Schedule 2 Part 3 Class E
PP/19/00009	47		-47	33c And 33d Holland Street W8 4LX	Retrospective change of use of basement floor for purposes within Use Class A3 to form part of existing restaurant (Class A3) use at ground floor level;

PP/19/00722		300	300	11 Evesham Street W11 4AR	Change of use of part of ground floor within existing B1 building from office Use Class B1(a) to a dual use for office Use Class B1(a) and gym Use Class D2.
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## Appendix J: B1 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07864	256		-256	32 Hans Road SW3 1RW	Change of use from office use (Use Class B1a) to residential use (Use Class C3) at 2nd, 3rd and 4th floors, conversion of building to create three duplex residential units (Use Class C3), creation of a rear extension by raising roofline and associated alterations to rear elevation and rear garden area.
PP/15/04724	150		-150	The Chapel 459 Fulham Road SW10 9UZ	Variation of condition 2 (compliance with approved drawings) of planning permission 13/05016 for reduction in size of approved extension to north west corner of site at ground floor and basement level; relocation of approved external condenser; reduction in unit numbers from 3 to 2 and external alterations to extension landscaping and location of car parking refuse and cycle parking
PP/16/00482	964		-964	2 - 5 Colville Mews W11 2DA	Change of use of vacant museum/B1 building to to 'lifestyle club' (sui generis) incorporating children's play and educational space on ground floor spa salon and ancillary brasserie on first floor; and alternative medicine clinic and yoga/pilates studio on second floor replacement extraction

					system and associated ducting and elevational alterations including lift overrun.
PP/16/01035	162	152	-10	15 Kensington High Street W8 5NP	Extension of building including rear additions and a mansard roof extension to upgrade the office space and provide 2 residential units.
PP/16/01505	174		-174	311 - 313 Fulham Road SW10 9QH	Change of use of existing building from office (Class B1a) to residential (Class C3) in connection with a land use swap with application at 297 King's Road
PP/16/02184		134	134	18 Culford Gardens SW3 2ST	Change of use of first and second mezzanine from A1 for (B1) office purposes and retention of ground floor for retail (A1) use.
PP/16/02615	682	282	-400	145 Kensington Church Street W8 7LP	Variation of Conditions 1 (approved drawings) and 2 (provision of office space before occupation of residential units) of planning permission PP/16/00301 to change the approved use of the basement and lower ground floor levels from office (Class B1) to flexible B1, A1 and A2 use, as part of the redevelopment of the site to provide a five storey building with two storey basement comprising flexible B1, A1 or A2 space at ground, basement and lower ground floor level, B1 (office) floorspace at first floor levels and four residential units above including off-street parking and associated landscaping works to the highway.
PP/16/05165	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/16/05318	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/16/06385	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/16/08354	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/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/17/02506		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/17/03391	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/17/03719	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.
PP/18/02446	425		-425	Unit 12 Latimer Industrial Estate 343-453 Latimer Road W10 6RQ	Change of use from B1 use (business) to dual use B1 use (business) and D1 use (non-residential institutions)
PP/18/06023		50	50	Octavia House 47 Southern Row W10 5AE	Change of use of property from Class A1 (retail) to Class B1 (business) office use
PP/18/02446		325	325	Unit 12 Latimer Industrial Estate 343-453 Latimer Road W10 6RQ	Change of use from B1 use (business) to dual use B1 use (business) and D1 use (non-residential institutions)
PP/19/00009	47		-47	33c And 33d Holland Street W8 4LX	Retrospective change of use of basement floor for purposes within Use Class A3 to form part of existing restaurant (Class A3) use at ground floor level; proposed single storey rear extension at ground floor level and associated external works to rear.

**Note:** No B2 permissions completed, and no B8 schemes granted or completed in 2018/19

#### Appendix K: C1 hotel bedrooms in permissions granted

Between 01/10/2018 – 30/09/2019Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
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PP/18/01403	108	106	-2	Oxford Hotel 12, 16-18 24 Penywern Road SW5 9ST	Demolition of rear ground and lower ground extensions at No.16-18. Construction of lower ground and basement extensions at Nos. 12 16-18 and 24. Construction of ground floor rear extensions at Nos. 16-18 and 24. Construction of third floor rear extension at Nos. 24 and 26.
PP/19/03119	138	142	4	28 And 32 Penywern Road SW5 9SU	Landscaping of rear garden with extension of basement to provide 4 hotel rooms at rear basement
PP/19/03957	8		-8	72 Holland Park Avenue W11 3QZ	Conversion of first and second floors from bed and breakfast (Use Class C1) to residential use (Class C3) and reinstatement of property as a single family dwellinghouse

## Appendix L: C1 hotel bedrooms in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/16/02363	24		-24	19 Courtfield Gardens SW5 0PD	Change of use of hotel (C1) to 7 residential flats (C3) with lower ground floor rear extension and infill extension into internal lightwell. Addition of extension to rear of roof structure and a rear terrace at ground and second floor levels. Associated alterations to rear fenestration and second floor roof terrace.
PP/16/03027	17		-17	71 Eardley Crescent SW5 9JS	Change of use of hotel (C1) to residential (C3) and extensions to create 6 flats

## Appendix M: D1 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/18/04464		59	59	Holy Trinity Church Brompton Road SW7 2RW	Extension of existing crypt to enable space beneath chapel to be used as additional meeting area
PP/18/04905		270	270	233 Earl's Court Road SW5 0AH	Change of use of the unit (comprising basement ground and mezzanine levels) from estate agents (Use Class A2) to orthodontist and dentist surgery (Use Class D1)
PP/18/05060	40		-40	8 Kynance Mews SW7 4QP	Change of use from veterinary clinic to single domestic dwelling involving internal reconfiguration only
PP/18/05792		42	42	Ground Floor 211 Westbourne Park Road W11 1EA	Change of use from B1 (office) to mixed use B1 / D1 (office / medical clinic)
PP/18/06144		206	206	55-61 Kensington High Street W8 5ED	Change of use of 3rd floor flat from C3 to D1 Educational Use for occupation by Ashbourne College.
PP/18/06210		75	75	2 Pond Place SW3 6QJ	Change of use at ground floor level from Shops (Class Use A1) to Leisure (Class Use D2) for Pilates Studio with internal alterations.
PP/18/06340	364		-364	Emily House 202 Kensal Road W10 5BN	Part change of use from D1 (non-residential institution) to B1 (office space) and single storey rear extension for office use.

PP/18/07195	237		-237	Basil Mansions Basil Street SW3 1AP	Change of use from doctor's surgery (Class D1) to a 4-bed dwelling (Class C3). Replacement of rear facing windows with double glazed white timber sash windows
PP/18/07485	328		-328	Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	Change of use of former NHS Surgery in ground floor of east wing to B1 (office)/art gallery use. Internal alterations redecoration and refurbishment of non-original features modifications to openings to rear elevation refurbishment to front steps
PP/19/00208	104		-104	175 Kensal Road W10 5BX	Change of use to D1 (non-residential institution).
PP/19/01051		45	45	Basement Rear 11 Elvaston Place SW7 5QG	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).
PP/19/01148		135	135	288 Kensington High Street W14 8NZ	Addition of Use Class D1 (non-residential institutions) providing dental and medical general practice to existing A1 (shops) and A2 (financial services) Use to part ground floor and part basement
PP/19/02186		150	150	Basement And Ground Floor 64 Pembroke Road W8 6NX	Change of Use from Class B1 to flexible use as either B1 (a) office or Class D1 (medical only) pursuant to Town & Country Planning (General Permitted Development) Order 1995 (as amended).
PP/19/02743		223	223	317 To 321 Fulham Road SW10 9QL	Change of Use of first floor to Use Class D1 (physiotherapist practice).
PP/19/02881		492	492	Units 8 To 10 122 King's Road SW3 4TR	Change of use from boxing gym to wellness centre (Use Class D2 leisure) at Unit G8/G10 and G11
PP/19/03659	35	144	109	Bevington Primary School Bevington Road W10 5TW	Development of new Science Centre at Bevington Primary School site - building will include a science studio before and after school clubs and toilet facilities which will replace the existing toilet block - the breakfast

					club will provide care for pupils outside school hours but it will also be available for use of small community groups on the weekends and in the evenings
PP/19/03980		209	209	Unit 3 Verney House 1 Hollywood Road SW10 9HS	Change of use of Unit 3 from office use (Class Use B1a) to medical use (Class Use D1)
PP/19/04194		410	410	182-184 Campden Hill Road W8 7AS	Change of use of lower ground floor from office use (Use Class B1a) to a dual use office (Use Class B1a) and community facility (Use Class D1).
PP/19/04718		461	461	36 Gloucester Road, Ground Flr And Basnt At 1-2 Victoria Grove SW7 4QT	Change of use from restaurant and nightclub (Sui Generis) to a mixed use comprising a pre-school (Class D1) a Family Cafe (Class A1/A3) and basement soft play and community space (Sui Generis) plus external refurbishment.
PP/19/04791		161	161	85 Cromwell Road SW7 5BW	Change of use of the second and third floor of the premises from Class B1 (office) to Class D1 (medical/ health related) use.
PP/18/08127		90	90	2 Clearwater Terrace W11 4XL	Change of use from B1 to flexible use as either B1 (a) office Class D1 (medical) or Class A2 of the UCO pursuant to Town & Country Planning (General Permitted Development) Order 1995 (as amended) at Schedule 2 Part 3 Class E
PP/19/01884		50	50	13 Kensington Church Street W8 4LF	Change of use from Class A1 unit to mixed Class A1/D1 at ground and lower ground floors.
PP/19/02949		387	387	224-226 King's Road SW3 5UB	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December

					2028; internal alterations at basement and ground floors and associated works
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## Appendix N: D1 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/18/02985		240	240	Shelley House 1 Chelsea Embankment SW3 4LG	Certificate of Lawful Proposed Use for the building as an educational use ( Use Class D1)
PP/12/03707	3,228		-3,228	Jamahiriya School Site At Former Jamahiriya School, 36a Glebe Place, Rear Of 38 Old Church Street SW3 5JP	Extension and conversion of former Jamahiriya School site to create 7 residential dwellings including roof extension and excavation to form lower ground and subterranean levels. Location of plant and 18 car parking spaces at subterranean level accessed via car lift. Demolition of outbuildings; construction of a new residential villa accessed from Glebe Place; construction of new residential villa and gatehouse comprising 2 studio flats, with new vehicular access onto Old Church Street. (Part variation to existing permission PP/08/02299, dated 31/03/09, for creation of 7 apartments in former school; new residential villa accessed from Glebe Place; new residential villa and gatehouse comprising 2 studio flats and new vehicular access onto Old Church Street).
PP/15/04396		131	131	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with

					non-residential institutions use (D1) together with other associated and enabling works
PP/16/02942	780	809	29	Civic Centre Natural History Museum Cromwell Road SW7 5BD	Redevelopment of museum grounds including new structures demolition of the paleontology building tower creation of civic square with ancillary restaurant and shop below creation of public access via Exhibition road tunnel creation of level access into main entrance alterations to railings creation of pedestrian access to civic square from Exhibition road and other associated works (MAJOR APP)
PP/16/06226	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/16/06718		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/16/07892		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/17/05657		112	112	Commercial Unit 4a 375 Kensington High Street W14 8QH	Change of use from flexible retail (Class A1/A2/A3/A4) and Sui Generis use to medical (Class D1) use at ground floor.
PP/18/00504		344	344	Bay 20 71 Maxilla Walk W10 6NQ	Erection of two storey community building and single storey boxing club with mezzanine.

PP/18/00657		95	95	262 Fulham Road SW10 9EL	Change of use of part A2 premises (Estate Agent) to increase accommodation for Early Intervention Therapy Centre for children with autism. The estate agent will retract into ancillary area.
PP/18/03898		35	35	195 Fulham Road SW3 6JL	Change of use of basement and ground floor from retail (A1) to ancillary office space (C2). Creation of main entrance to charity fundraising office for public use. Installation of advertisement signage to upper portion of glass frontage and restoration of canopy.
PP/18/06210		75	75	2 Pond Place SW3 6QJ	Change of use at ground floor level from Shops (Class Use A1) to Leisure (Class Use D2) for Pilates Studio with internal alterations.
PP/16/07892	248	237	-11	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/18/02446		100	100	Unit 12 Latimer Industrial Estate 343-453 Latimer Road W10 6RQ	Change of use from B1 use (business) to dual use B1 use (business) and D1 use (non-residential institutions)

## Appendix O: D2 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description

PP/18/05398		180	180	290 Kensington High Street W14 8NZ	Change of use of ground and basement floor from vacant retail unit (Class Use A1) to yoga studio (Class Use D2) and installation of a new shopfront.
PP/19/00969		391	391	282 And 292 Westbourne Grove W11 2PS	Change of use of basement from Use Class A1 to Use Class D2 with associated replacement shopfront and plant at main roof level along with replacement of glass rooflight with grille to allow air intake and exhaust from gas-powered condenser units.
PP/19/02881	492		-492	Units 8 To 10, 122 King's Road SW3 4TR	Change of use from boxing gym to wellness centre (Use Class D2 leisure) at Unit G8/G10 and G11
PP/19/03878		458	458	Lowerwood Court, 351 Westbourne Park Road W11 1EU	Change of use of second floor car park to provide training space for Boxing Club.
PP/19/04015		179	179	8 Egerton Gardens Mews SW3 2EH	Temporary change of use of basement from A3 (restaurant) to D2 (gym). Changes to shop front.
PP/19/04524		61	61	270 Fulham Road SW10 9EW	Change of use of ground floor at no. 270 Fulham Road from Class A1 retail to Class D2 electric muscle stimulation studio
PP/19/04829		396	396	56 Notting Hill Gate W11 3HT	Part change of use of the existing retail (Use Class A1) premises to a yoga studio / gym (Use Class D2) with a retained retail area (Use Class A1) to the front part of the ground floor extension to the rear at ground and first floor level with the lowering and extension of the existing basement and installation of plant to the roof and other associated works
PP/18/04057		210	210	Units 45-55 Railway Arches Lockton Street W10 6EW	Use of the 11 vacant railway arches on Lockton Street for A1 retail and/or B1 business and/or D1 non-residential institution (community) purposes

PP/19/00722		400	400	11 Evesham Street W11 4AR	Change of use of part of ground floor within existing B1 building from office Use Class B1(a) to a dual use for office Use Class B1(a) and gym Use Class D2.
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## Appendix P: D2 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
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/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/17/04447		400	400	62 - 64 Kensington High Street W8 4PE	Change of use of basement; Sui Generis (Betting Office) to Class D2
PP/18/00504		290	290	Bay 20, 71 Maxilla Walk W10 6NQ	Erection of two storey community building and single storey boxing club with mezzanine.

## Appendix Q: Sui Generis floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Existing SG Floorspace	Proposed SG Floorspace	Net SG Floorspace	Address	Description
PP/18/04597		480	480	Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios including demolition and rebuilding of studio 9 and amalgamation of studios 8 and 9 all for the continued use of the site for artist studios (sui generis) together with revised servicing strategy
PP/18/04838		68	68	Basement And Ground Floor 171 Earl's Court Road SW5 9RF	Change of use from a Class A1 (Shops & Retail Outlets) to a Sui Generis (Hand & Nail Spa)
PP/18/05462		120	120	97 Golborne Road W10 5NL	Change of use from Use Class A1 (retail) to a mix of A1 and A4 (bar) use to allow for seated drinking; placing 4 chairs and 2 tables outside the pavement in front of the shop and formation of a further seating area in the rear garden
PP/18/07394		142	142	352 King's Road SW3 5UU	Change of use to dual use as Class A1 (shops) or Mixed Class A1/D1 (Sui Generis).
PP/19/00208		104	104	175 Kensal Road W10 5BX	Change of use to D1 (non-residential institution).
PP/19/00863		90	90	96 Fulham Road SW3 6HS	Change of use of basement and part of ground floor levels from Class A1 (Retail) to sui generis

PP/19/01448		56	56	5 Ellis Street SW1X 9AL	Change of use from Class A1 (shops) to sui generis (nail bar) (retrospective)
PP/19/01940		60	60	6 Ellis Street SW1X 9AL	Change of Use for A1 Beauty Retail to include treatment rooms and office as well as full beauty retail
PP/19/02741		70	70	57 Ledbury Road W11 2AA	Dual Use of retail unit for either retail Class A1 or mixed Class A1/Sui Generis
PP/19/02840	132		-132	Basement And Ground Floor 10 Pembridge Road W11 3HL	Change of use of basement and ground floor from an amusement arcade (Sui Generis) to restaurant (Use Class A3)
PP/19/02945		75	75	202 Portobello Road W11 1LA	Change of use of 1st and 2nd floors from Class A1 use to part Class D1 and part sui-generis use
PP/19/03174		20	20	Unit 3 253 Portobello Road W11 1LR	Change of use (of part 253 Portobello Road) from A1 retail to sui generis involving relocation of Beauty Therapy Salon changes to layout including addition of three partition walls and two doors to make treatment rooms in the lower ground floor
PP/19/03515		116	116	8 Notting Hill Gate W11 3JE	Change of use of ground floor and part basement from Class A2 (Estate Agent) to Sui Generis (Laser Clinic) together with advertisement consent for two externally illuminated fascia signs and one illuminated projecting sign on front facade
PP/19/03684		171	171	11 Gloucester Road SW7 4PP	Change of use from Betting Shop to Nail and Beauty Salon. Alterations to shop front and display of 1x externally illuminated fascia sign 1x non-illuminated projecting sign and 1x non-illuminated awning.

PP/19/03772		72	72	Ground Floor 17 Kensington Church Street W8 4LF	Change of use from A1 retail to mixed use retail (hairdressers) and sui generis (nail bar)
PP/19/04573		47	47	293 Brompton Road SW3 2DZ	Change of Use from Class A2 to Beauty Clinic (sui generis).
PP/19/04718	461		-461	36 Gloucester Road, Ground Flr And Basnt At 1-2 Victoria Grove SW7 4QT	Change of use from restaurant and nightclub (Sui Generis) to a mixed use comprising a pre-school (Class D1) a Family Cafe (Class A1/A3) and basement soft play and community space (Sui Generis) plus external refurbishment.

## Appendix R: Sui Generis floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/01279	251		-251	Garages Adjacent To 6a Munro Mews W10 5XR	Demolition of existing garages and erection of four two-storey town houses.
PP/14/01313	112		-112	68 Notting Hill Gate W11 3HT	Use of the first second and third floor of no. 68 as two residential flats and alterations to shopfront (nos. 68 and 70)
PP/16/00430		75	75	Basement Rear and Ground Floor 39 Thurloe Street SW7 2LQ	Change of use of rear basement and ground floor from 'nil use' to flexible shop (Use Class A1) and/or office (Use Class B1) uses.

PP/16/00482		964	964	2 - 5 Colville Mews W11 2DA	Change of use of vacant museum/B1 building to to 'lifestyle club' (sui generis) incorporating children's play and educational space on ground floor spa salon and ancillary brasserie on first floor; and alternative medicine clinic and yoga/pilates studio on second floor replacement extraction system and associated ducting and elevational alterations including lift overrun.
PP/16/01641		34	34	274 Old Brompton Road SW5 9HR	Change of use from A1 (Retail) to Nail and Beauty Salon (Sui Generis).
PP/16/02071	36		-36	20 Queensberry Mews West SW7 2DY	Change of use of garage to residential (Use Class C3) accommodation excavation of a single storey basement beneath building and alterations to the exterior of property in connection with the formation of a new self contained residential unit.
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/16/08147		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/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	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/17/02842		80	80	Basement And Ground Floor 3 Launceston Place W8 5RL	Change of use of basement and ground floor shop A1 to mixed use A1/A3 cafe
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/17/03460	499		-499	6 Hyde Park Gate SW7 5EW	Conversion and extension of former Algerian Consulate into 6 residential units.
PP/17/04223	658		-658	30 Queen's Gate Terrace SW7 5PH	Restoration of property including internal and external alterations to create four self-contained flats (Use Class C3) and one mews house (Use Class C3) fronting onto Queens Gate Mews.

PP/17/04447	400		-400	62 - 64 Kensington High Street W8 4PE	Change of use of basement; Sui Generis (Betting Office) to Class D2
PP/17/05657	112		-112	Commercial Unit 4a 375 Kensington High Street W14 8QH	Change of use from flexible retail (Class A1/A2/A3/A4) and Sui Generis use to medical (Class D1) use at ground floor.
PP/17/05819		113	113	Development Site At 104 Draycott Avenue SW3 3AE	Change of use of Basement Floor from flexible A1/A3 to health and beauty/spa (Class D1/Sui Generis) use in association with retail(A1)/D1 use of rest of building
PP/17/06427	91		-91	Ground Floor 220 Portobello Road W11 1LJ	Change of use of vacant ground and basement floors (previously used as amusement arcade) to Class A1 retail shop use
PP/17/06789		302	302	162b Sloane Street SW1X 9BS	Change of use at basement and ground floor from shop use (A1) to mixed shop/restaurant use (A1/A3)
PP/18/00634		34	34	Ground Floor 32 Uxbridge Street W8 7TA	Change of use from Estate Agents (Class A2) to Sui Generis for use as Beauty and Hair Removal Salon. Alterations to internal layout and ground floor shopfront.
PP/18/01942		214	214	Ground and Lower Ground Floors 228 Westbourne Grove W11 2RH	Change of use of lower ground and ground floor to Retail (class A1) or Retail (class A1) and Beauty Salon (Sui Generis)
PP/18/02685		44	44	180 Earl's Court Road SW5 9QG	Change of use from A1-Retail shop into Sui Generis nail salon.
PP/18/04838		68	68	Basement and Ground Floor 171 Earl's Court Road SW5 9RF	Change of use from a Class A1 (Shops & Retail Outlets) to a Sui Generis (Hand & Nail Spa)
PP/18/05462		120	120	97 Golborne Road W10 5NL	Change of use from Use Class A1 (retail) to a mix of A1 and A4 (bar) use to allow for seated drinking; placing 4 chairs and 2 tables outside the pavement in front of the

					shop and formation of a further seating area in the rear garden
PP/18/06966		111	111	110 Talbot Road W11 1JR	Change of use from A3 (food and drinks) to mixed use A1+A3 with the addition of special treatments (sui generis) in ground floor and the addition of leisure and entertainment use (Class D2) in basement.
PP/18/07394		142	142	352 King's Road SW3 5UU	Change of use to dual use as Class A1 (shops) or Mixed Class A1/D1 (Sui Generis).