



Planning and Place Monitoring Report 2020

April 2021



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1.0 Introduction

- 1.1 Under the Planning regulations¹ 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 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.

¹ [Regulation 34, Town and Country Planning \(Local Plan\) 2012 Regulations \(as amended\)](#)

2.0 Methodology

2.1 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:

- [Planning London Datahub \(PLD\)](#); a new, interactive website that holds detailed information on planning applications, permissions, commencements and completions in Greater London. It replaces the London Development Database (LDD) as the central repository for information on proposed and forthcoming development. The PLD 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 August 2020 and looks at the permissions granted before the 31 March 2020.

2.2 Historically our monitoring reports have reported on a number of different time periods:

- the last financial year for planning completions and when reporting CIL and s106 agreements;
- the year ending 30 September for planning permissions and for development management/ enforcement statistics; and
- as close to the end of the year for progress of the Local Development Scheme, progress on Neighbourhood Plans, Assets of Community Value and the like.

2.3 This year differs in that we, alongside the other London boroughs, are working with the GLA, to roll out the Planning London Datahub database. The transfer of data has taken longer than we had hoped and this means that we are unable, at present, to report on planning permissions granted after 31 March 2020. In order to avoid double counting all our permission data will run for a six month period only, from 1 October 2019 (the end of monitoring period reported in last year's AMR) to 31 March 2020.

2.4 The Council will publish a brief addendum setting out the permissions granted between April and September 2020 as soon as the information is available.

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.
- 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's current LDS](#) was published in September 2020. It sets out the program for the production of our new Local Plan. The most up-to-date version will always be available on the Council's website.

Title, subject matter and geographical area	Issues Paper	Issues and Options	Draft Policies	Publication	Submission and Examination	Adoption	Monitoring report 2020 progress update
	Pre-Regulation 18		Regulation 18	Regulation 19	Regulation 22 to 25	Regulation 26	
<p>New Local Plan Review</p> <p>Borough-wide</p> <p>The New Local Plan Review (NLPR) will include both spatial and detailed policies and site allocations.</p> <p>It will set out a vision and a framework for future development for the Borough, addressing needs and opportunities for housing, the economy, social and community facilities, transport, addressing the climate change emergency, securing good design conserving historic environment and providing necessary infrastructure to support development.</p>	<p>Autumn 2020 (Issues)</p> <p>Completed</p> <p>✓</p>	Summer 2021 (Issues and Options)	Autumn 2021 (Draft Policies)	Spring/Summer 2022 (Publication Policies)	Autumn 2022 (Submission Policies), Examination date decided by the Planning Inspectorate	Summer 2023	The council completed the first stage of the production of the new Local Plan as intended in the Autumn of 2020

Figure 3.1: Progress on preparation of the Local Plan

Title, subject matter and geographical area				Monitoring report 2020 progress update
<p>Kensal Canalside SPD</p> <p>An SPD to help shape the nature of the forthcoming development in the Kensal Canalside Opportunity Area</p>	✓		Late Spring 2021	The Council continues to work with the landowners and others to gather evidence before drafting the SPD. Consultation on the draft SPD will take place in the beginning of 2021, with adoption later in the Spring.
<p>Greening SPD</p> <p>Borough-wide</p> <p>The SPD provides guidance on how new development and refurbishment in the Borough should be designed and built so that it has a positive impact on the environment and achieves the highest standards of sustainable design</p>		N/A	Spring/Summer 2021	Draft of SPD completed. Consultation underway at time of publication.
<p>Lots Road Site Brief: A brief to help shape the nature of development on site at Lots Road (Crown Wharf and 63,65/69 and 71/73 Lots Road, SW10 0RN)</p>		N/A	Spring 2022	Engagement expected Spring 2021 and adoption in 2022
<p>Royal Brompton Hospital Estate SPD</p> <p>An SPD to help shape the nature of development on the Royal Brompton Hospital Estate</p>	✓	✓	Winter 2021	Document drafted and had been consulted upon. Adoption expected Winter 2021

Figure 3.2: Progress on preparation of other documents 2020

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 defined by the NPPF as “*planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities*”.² Strategic priorities are defined as including policies to deliver:³
- 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

² Para.178, NPPF

³ Para.156, NPPF

4.4 We began the review of our Local Plan in 2020. This will be a new document and not merely a “refresh” or a partial review of the existing. As such it is appropriate to reset the clock when reporting on the activity that we have taken under our duty to cooperate. This will be updated with each progressive AMR as appropriate. Ongoing activity includes:

- The Council has consulted all the prescribed bodies on the New Local Plan Issues Document (October to November 2020);
- In drafting the issues paper, and in starting on the consideration of the issues and options paper, the Council has had regard to all the relevant strategies, plans and policies of the relevant prescribed bodies;
- Ongoing contributions to the Planning London Datahub;
- Regular “Duty to Cooperate” meetings with the neighbouring boroughs, Hammersmith and Fulham, Westminster, Brent and Wandsworth.
- Ongoing quarterly liaison meetings with our colleagues at LBHF;
- Regular meetings with the OPDC Project team and with the ODPC alone;
- Regular liaison with the GLA/TfL on the Kensal Canalside Opportunity Area and associated stations;
- Monthly meetings with the Central London Grid Partnership concerned with delivery of cycle infrastructure;
- Quarterly meetings with 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;
- Regular meetings with Action Disability Kensington and Chelsea (ACKC)
- 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; and
- Response to Waste Planning Authorities concerning 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.

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 are required to be in line with the overall strategic approach in Kensington and Chelsea's existing adopted Local Plan and national policy.
- 4.8 As of December 2020, 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 Norland Neighbourhood Plan

- 4.11 The Norland Neighbourhood Plan was made in March 2014 and is now used to help determine planning applications in the Norland area.
- 4.12 The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, are currently considering whether to apply for a re-designation as their initial designation has now expired. The status of the Plan as part of the area's development plan remains whether or not the forum is re-designated.

The Courtfield Neighbourhood Forum

- 4.13 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 Borough Neighbourhood areas

Figure 4.1: The Borough's Neighbourhood Areas (2020)

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 and 2019/20. 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 seeks to resolve breaches of planning control informally. In this period, 111 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 46 enforcement notices in this period.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed
2018/19	1,499	-29%	1,411
2019/20	1,068		648

Figure 5.1: Enforcement cases 2018/19 and 2019/20

Complaint types	No of cases 10/19 – 10/20	%
Building works	280	26%
Breach of condition	71	7%
Change of use (including short-term lets)	138	13%
Proactive licensing-related investigations	167	16%
Listed building works	59	6%
Advertisements	56	5%
Deviation from approved plans	81	8%
Untidy sites	24	2%
Air conditioning plant	43	4%
Terraces/balconies	34	3%
Construction Traffic Management Plans	65	5
Miscellaneous including works to trees, tables and chairs and requests from solicitors	50	5
Total	1418	1068

Figure 5.2: Break down of enforcement cases 2019/20

- 5.5 It has been a particularly challenging year for the team due to the pandemic. We have not been able to close as many cases as we normally would, given the difficulties gaining the information to establish a breach (we have not been able to get Rights of Entry to people’s homes for example), or to get the remedial works carried out in a timely manner, with residents concerned about builders carrying out work in their homes. It has taken longer for retrospective applications to be submitted, for appeal decisions to be made and prosecution proceedings have been delayed in the courts. When we have served enforcement notices we have extended periods of compliance for remedial works to be carried out. Despite these challenges we have been able to continue our service and investigate all breaches of planning control reported to us.
- 5.6 There has been a significant reduction in the number of enforcement cases received by the team this year. This is mainly due to reported breaches of Construction Traffic Management Plans (CTMPs) now being dealt with by the Council’s dedicated Construction Management Team (CMT) following the adoption of the revised Code of Construction Practice last year. The success of the CMT in monitoring of construction sites to ensure compliance is evidenced by the reduction in the number of Temporary Stop Notices and Breach of Condition Notices served for breaches of Construction Traffic Management Plans (CTMPs).

Development Management

- 5.7 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 2019 – 30 September 2020. This period saw 2,558 planning/ listed building applications being made, part of a total of 4,851 applications or pre-applications. This continues a pattern of an ongoing reductions since 2013/14.

	Applications	Conditions	Advice	Tree works	Total
2011/12	5613	699	882	974	8168
2012/13	5174	1007	1230	938	8349
2013/14	5809	1096	1287	967	9159
2014/15	5508	1269	1238	898	8913
2015/16	4714	1382	1142	823	8061
2016/17	4161	1323	979	887	7350
2017/18	3632	983	763	824	6202
2018/19	2980	854	773	929	5536
2019/20	2588	789	644	830	4851

Figure 5.3: Nature of applications/ advice 2011/10 to 2019/20

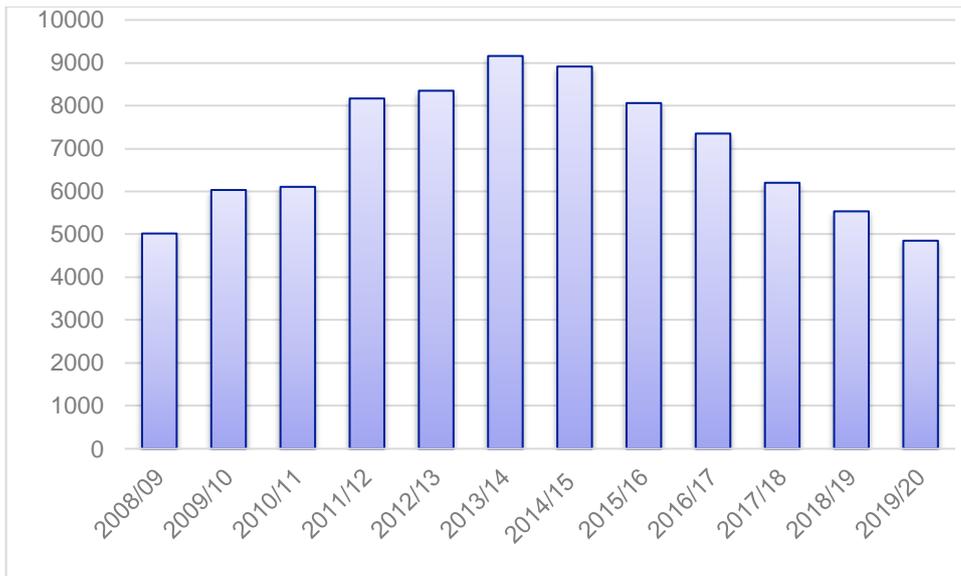


Figure 5.4: Total applications/ advice 2008/9 to 2019/20

5.8 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. 69% of all “minor” applications have been decided within 8 weeks. These make up the largest majority of planning applications considered by the Council. This is a decrease from the 87% last year and lower than the recent average.

	Minors (8 weeks)	Majors (13 weeks)	Others (8 weeks)
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
2019/20	69	100	67

Figure 5.5: Speed of determining applications 2010/11 to 2019/20

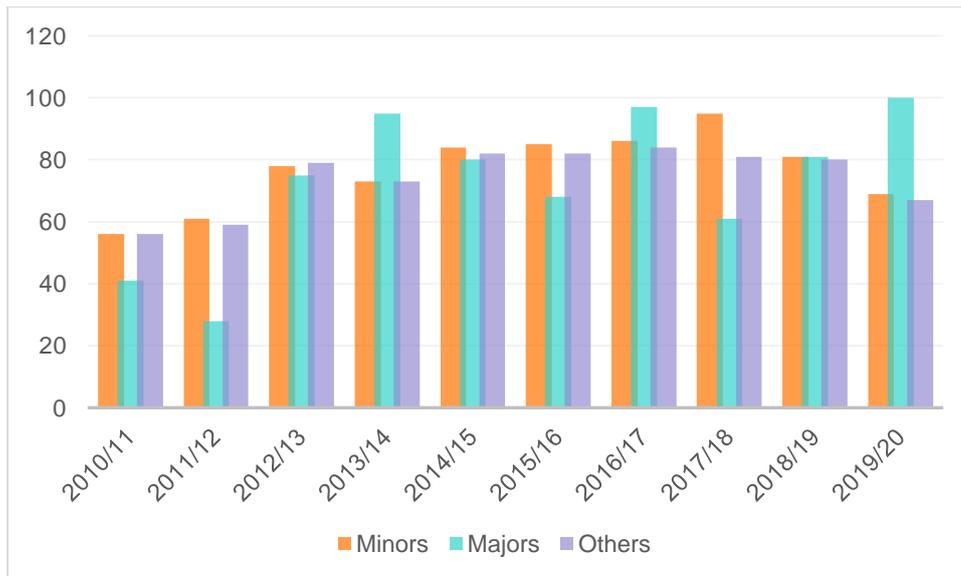


Figure 5.6: Speed of determining applications 2010/11 to 2019/20

- 5.9 The percentage on major^[1] applications (where a decision was made) granted is 100%. This is a significant improvement from last year’s 81%, and a return to the norm. It reflects the value of the pre-application system and of Planning Performance Agreements in shaping proposals before they come forward.
- 5.10 The speed of determining minor applications has fallen. Annual fluctuations are expected however for this year as Covid-19 has brought significant challenges, particularly between March and September. When the first national lockdown began in March, there were challenges around remote working, making decisions without the benefit of a site visit and decision making by our Planning Committees. Since March, significant work has gone into developing virtual committees, carrying out virtual site visits, recruitment and improving technology so that the Development Management service can continue to function well in these times.
- 5.11 The Council recognises the importance of timely decision making and needs to ensure that the resources are in place and that there is sufficient resilience to ensure the service can continue to function well.
- 5.12 The proportion of applications made which are granted planning permission has changed little. At 88% for both minors and “others”. This differs little from previous years.

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

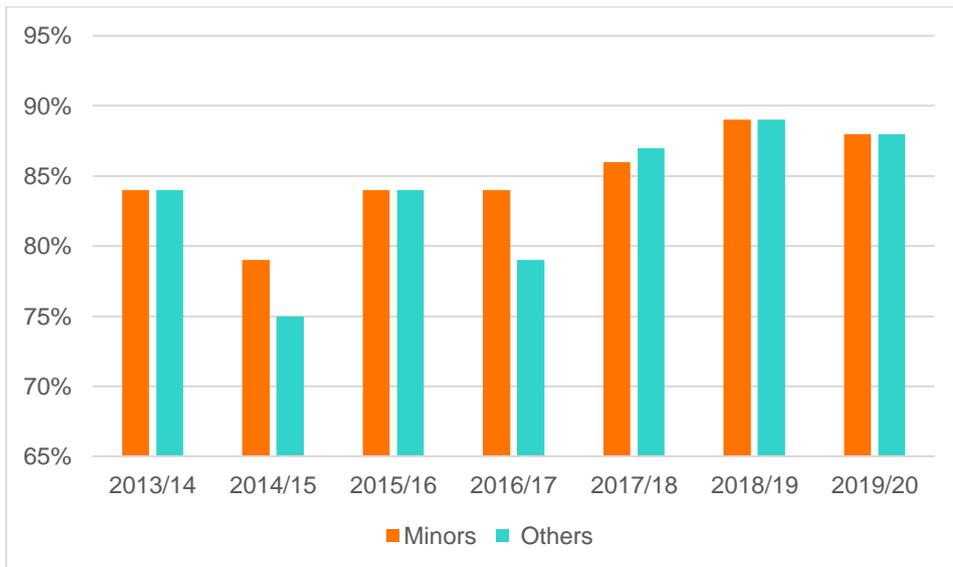


Figure 5.7: Approvals granted: Minor and “other” applications (2013/14 to 2019/20)

- 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 86% 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 136 appeals this year. 18% of appeals were allowed, 72% dismissed and 9% withdrawn. This a significant improvement over last year when 42% of all appeals were allowed. This would suggest that the Council is taking the right planning decisions and able to justify them in a robust manner at appeal.

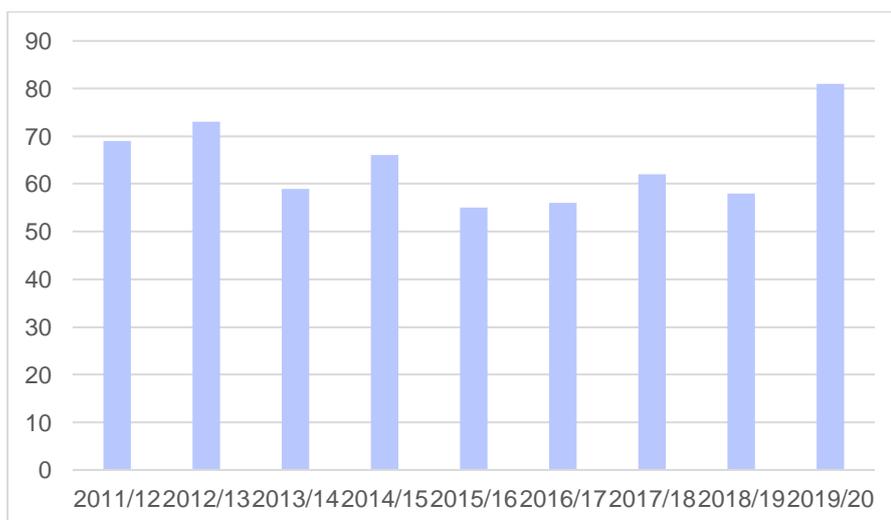


Figure 5.8: Appeals dismissed/withdrawn as a % of the total 2011/12 to 2019/20

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 is the first to report on the policies within the New Local Plan, adopted in September 2019.

Housing

- 6.2 The 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.
- 6.3 Our housing target is set out in Local Plan Policy CH1. This was set at 733 dwellings per year for the monitoring period. This falls to 448 with the Publication of the New London Plan in March 2021. The Council's housing trajectory published in this AMR reflects the London Plan 2021. Therefore, while the housing monitoring period in the AMR is 1 April 2019 to 31 March 2020, the housing trajectory is shown to reflect the latest position from 1 April 2021.

Housing supply

- 6.4 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 land supply until 31 October 2020 (NPPF paragraph 73, footnote 38). The Council has now produced an updated housing trajectory as part of this AMR. This confirms supply for the next fifteen years including for the first five years. This is set out in some detail later in this section.

Objective:	To meet the housing needs of the Borough's population
Target	733 homes between 2015/16 and 2020/21 448 between 2021/22 and 2028/29
Related Policies	CH1 Increasing Housing Supply CH2 Affordable Housing

Net additional dwellings (conventional)

- 6.5 Residential completions and permissions since 2010/11 are shown in figure 6.1. The methodology has changed since 2010. However it is important to note that the data used to calculate the current housing delivery test (2017/18 onwards) includes conventional homes only and not bed-sits or other forms of non self-contained

accommodation. These are discussed below. The full list of applications is included in Appendices A and B.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total
Target	600	600	600	600	600	733	733	733	733	733	
Net residential completions	175	102	65	264	982	341	190	335	115	511	3,080
New residential approvals	783	860	244	1292	1303	252	459	177	296	25	5,691

Figure 6.1: Residential completions and approvals (net) (not including self-contained) 2010/11 to 2019/20

6.6 Since 2010, 3,080 additional new homes have been built.⁴ This includes the 511 (net) noted as completed within the Housing Delivery Test in the monitoring period 2019/20. These are the first homes built since the adoption of the New Local Plan in September 2019. They will have been permitted before this date with the majority having been determined using the policies within the Consolidated Local Plan (2017). Some will predate even this and have been determined under the original Core Strategy of 2010. The policies relating to housing did not change in this time.

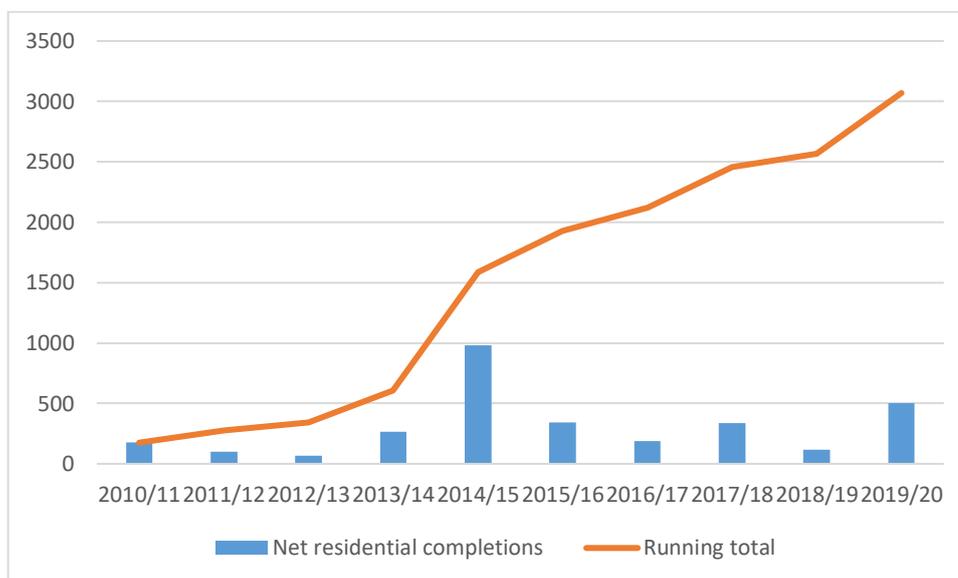


Figure 6.2: Residential completions (net) (not including self-contained) 2010/11 to 2019/20

6.7 The number of new homes completed this year is the second highest since at least 2010. The completions include the following sites which have delivered a net gain of ten or more homes:

⁴ Not including changes associated with changes to non-self contained dwellings. Since at least 2017/18 these are included with the overall housing delivery test figure. See figure 6.5 below.

- Lancer Square. (PP/13/05341). (48 units);
- Nos 159-165 Old Brompton Road. (PP/17/03653) (16 units);
- Clearings, Draycott Avenue (PP/16/01795). (78 units);
- No. 60 Sloane Avenue (PP/16/03878). (49 units);
- No. 117 Warwick Road (PP/16/07138). (20 units);⁵
- No. 81 Warwick Road (PP/07144). (10 units);⁶
- Phase II Wornington Green Estate (PP/14/01242). (193 units); and
- No. 54 Russell Gardens. (PP/14/06109) (11 units).

6.8 Approvals⁷ are less encouraging with just 25 additional homes (net) being approved in 2019/20. Just two permissions include the net gain of 10 or more homes:

- Land to rear of Cluny Mews (PP/18/00599). 35 units.
- No. 18 West Cromwell Road (PP/19/01282). Change of use of an 11 unit HMO to 10 flats.⁸

6.9 The location of the new homes (completed) is set out in figure 6.3 below. There is no particular concentration within the borough.

⁵ This application related to the change of use of an HMO. Further commentary is provided in the section on “non-conventional supply” below.

⁶ As above

⁷ The monitoring period for housing approvals runs for the 12 months April 2019 to March 2020. This allows a direct comparison with previous years which monitor the same period.

⁸ This application related to the change of use of an HMO. Further commentary is provided in the section on “non-conventional supply” below.



**Net Additional Home Completed 2019/20
(Source PLD)**

Figure 6.3: Residential completions 2019/20

Non-conventional supply figures

- 6.10 The other element which makes up housing supply is the “non-conventional” homes. 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 were not included in figure 6.1 as these are picked up separately within the GLA’s Planning London Datahub and the London Development Database before it. 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.⁹
- 6.11 Over this monitoring period we have reported a net loss (completed) of 117 non self-contained units. 115 of these are from bedsits, and two from student accommodation. These are set out in the MHCLG data table used to inform the Housing Delivery Test (HDT).¹⁰
- 6.12 These include the following large applications which have resulted in a loss of a total of 84 bedsits:
- No. 57 Sloane Gardens (PP/16/05841). Shared staff accommodation (12 bedsits) to 5 flats;
 - No. 26 Oakley Street (PP/16/02725). 8 bedsits to 4 studios;
 - No 117 Warwick Road (PP/16/07138). 20 bedsits to 10 self-contained flats;
 - No. 81 Warwick Road (PP/17/07144). 20 bed-sits to 10 res units;
 - No 31 Longridge Road (PP/17/03968). 12 bedsits to 8 flats; and
 - Nos. 47-49 Chesterton Road (PP/18/00931) 12 bedsits to 8 flats.
- 6.13 In terms of the housing delivery test calculation the loss of 117 non self-contained units in 2019/20 equate to the loss of 65 units, as per the 1 to 1.8 ratio.¹¹
- 6.14 Figure 6.4 below sets out the change in non self-contained units over time. We have started this from 2017/18 as this is the beginning of the three year rolling average needed to calculate the housing delivery test. The first row shows the net loss. This is adjusted in the second row to account for the 1 to 1.8 ratio as per the HDT rule book.

	17/18	18/19	19/20
Net change of non-self contained units	-33	-115	-117
Net change as per the HDT rule book	-18	-64	-65

Figure 6.4: Non self-contained completions (net) 2017/18 to 2019/20

⁹ Full details of how the Government will consider bed-sits and other forms of communal accommodation are set out in the [Housing Delivery Test Measurement Rule Book, MHCLG \(July 2018\)](#).

¹⁰ [Live Table 124](#) MHCLG. Housing Supply: net additional dwellings, 2020

¹¹ As per para 11 of the Housing Delivery Test Measurement Rule Book, MHCLG (July 2018).

- 6.15 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.
- 6.16 There is only a single permission which will result in the loss of bed-sits, No. 18 West Cromwell Road. (PP/19/01282). However, the loss will be more than made up by the increase in self contained flats, a net increase (in terms of the HDT) of 2 units.

Combined housing supply

- 6.17 Figure 6.5 sets out the combined net conventional and non-conventional residential completions. The net supply figure for the last three years, 2017/18, 2018/19 and 2019/20 (shaded), is that used for the Housing Delivery Test. Over this period the Borough has seen a net increase in 814 of all forms of housing.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total
Net residential completions (not including non-self contained)	175	102	65	264	982	341	190	335	115	511	3,080
Non-self contained supply								-18	-64	-65	
Net supply	175	102	65	264	982	341	190	317*	51*	446*	

*Figure 6.5: Residential completions (net) 2010/11 to 2019/20 (*these figures include non-self contained supply)*

Housing Delivery Test

- 6.18 In 2016 the Government introduced a Housing Delivery Test to evaluate how many homes that have been built in every local planning authority area across England in a consecutive three-year period.
- 6.19 This considers the last three year monitoring period and measures the number of homes built (completed) against the housing target. Currently this target is 733 homes pa but this will drop to 448 homes pa now that the new London Plan will be adopted.
- 6.20 The Government published the results of the 2020 Housing Delivery Test in January 2021. These are set out in figure 6.6 below.
- 6.21 This indicated that the 814 new homes built and delivered over the last three years is just 49% of those required by the Borough’s agreed housing targets. As such the Council has not passed the test and the “presumption” in favour of sustainable development now applies.

	2017-18	2018-19	2019-20	Total
Homes required to be delivered	274	733	671¹²	1,678
Homes delivered	317	51	446	814

Figure 6.6: Results of Housing Delivery Test 2020

6.22 In addition, as required by regulation, the Council published a [Housing Action Plan](#) in August 2020. This is available on the Council's website. This sets out the actions that the Council is taking to increase both the rate of delivery and the number of new homes being built in the Borough.

Refusals

6.23 Planning applications which include new homes but which do not deliver other policy objectives may be refused. In such cases the benefits of gaining more homes are outweighed by other harm such as loss of office space. Fig 6.7 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in residential units.

6.24 This does not include:

- three applications for the loss of bed-sits to flats, where the proposal would have resulted in the net loss of homes in terms of the Housing Delivery Test; or
- the refusal at No. 201-207 Kensington High Street which was an amendment of an earlier permission.

Address	Reference	Description	Net units
35 Bramley Road, LONDON, W10 6SZ	PP/19/00729	Extension of rear basement with courtyard for office space (A1/A2), and erection of a two storey rear extension at ground and first floor levels, to form 3 self-contained units (C3).	3
Heythrop College, Kensington Square	PP/18/05313	Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square); refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2).	8 market homes and 142 extra care homes
3 Cremorne Road, LONDON, SW10 0NA	PP/19/935	Change of use of dwelling house to 1no. self-contained ground floor flat and 1no. self-contained upper maisonette.	1

¹² A Covid-19 related adjustment was made to the targets by MHCLG in the 2020 HDT. This reduced the annual target to that equivalent to 11 months.

Railway Mews, LONDON, W10 6HN	PP/19/1748	Demolition of former car showroom and garages and erection of 6 x 3 bedroom dwellinghouses.	6
4 Campden Street, LONDON, W8 7EP	PP/19/2366	Partial change of use of lower-ground floor level ancillary shop floorspace (Use Class A1) to create a one bedroom home (Use Class C3).	1
84-86 Kensington High Street, LONDON, W8 4SG	PP/19/3955	Change of use of first, second and third floors; provision of rear extensions and alterations including changes to roof to provide office (Use Class B1) at first floor and 4 residential units on the second and third floors (2x1 bed and 2x2 bed units)	4
198-200 Kensington Park Road, LONDON, W11 1NR	PP/19/4285	Lateral conversion of upper floors of nos.198-200 to provide single residential unit; creation of studio flat at rear ground floor of 198 with retention of retail unit at front.	1
Ground Floor, 114 Talbot Road, LONDON, W11 1JR	PP/19/5094	Change of use from ancillary lower ground floor storage space into one bedroom apartment.	1
211-213 Kensington High Street, LONDON, W8 6BD	PP/19/6413	Change of use of first floor from Class A1 (retail - hairdressing salon) to Class C3 (residential) - to provide two dwelling units.	2
74 Golborne Road, LONDON, W10 5PS	PP/19/6990	Change of use from Office (B1) to dual use as self-contained flat and (class C3) and part-HMO (Class C4).	1

Figure 6.7: Refusals April 2019 to March 2020 including creation of housing units.

- 6.25 The application at Heythrop College, Kensington Square was refused in this monitoring period but was subsequently granted after a Planning Inquiry. As such the units created will be reported in next year's AMR.
- 6.26 Heythrop aside, the monitoring period saw the Council refuse just 9 residential proposals which would have resulted in a net increase of 20 units.

Five years' housing supply

- 6.27 The National Planning Policy Framework (NPPF), February 2019 (para 73) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies¹³, or against their local housing need where the strategic policies are more than five years old¹⁴.

¹³ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

¹⁴ Unless these strategic policies have been reviewed and found not to require updating.

- 6.28 The Borough's housing target has been 733 homes per annum which was introduced through the Further Alterations to the London Plan in 2015. The target has been reduced to 448 dpa with the publication of the London Plan 2021.
- 6.29 The NPPF requires the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period). The buffer can be one of three depending on circumstances - 5% to ensure choice and competition, 10% where the LPA wishes to demonstrate a five year supply through an annual position statement or recently adopted plan or 20% where there has been significant under delivery over the previous three years¹⁵. The results of the Housing Delivery Test (HDT) as explained in para 6.21 above are used the measure of undersupply. The Council delivered 57% housing against the requirements in the 2019 HDT¹⁶. Therefore, there is a requirement to include a 20% buffer to the first five years of housing supply.
- 6.30 The definition of 'deliverable' is set out in the Glossary of the NPPF. It is defined as, *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 6.31 The Council presented evidence of 'deliverable' sites as part of the examination hearings and all these sites continue to be included in the first five years.
- 6.32 The sites that make up the land supply for each year consist of the following components:
1. Units under construction (at 1 April 2020) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within three financial years of the start date. On sites of 25 units or more, the best available information has been used to estimate completions. These sites are considered deliverable based on evidence presented at the Local Plan examination hearings.
 2. Units on sites with planning permission but not yet under construction. Assumptions were made that schemes of between 1 and 24 units would

¹⁵ 39 From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

¹⁶ This also remains the case with the publication of the 2020 HDT

complete in three financial years from 01/04/2020 and are therefore all included as completions. On sites of 25 units or more the best available information has been used to estimate the timing of completions. These sites are considered deliverable based on evidence presented at the Local Plan examination hearings.

3. A small sites estimate was used to inform the land supply for the years 2024/25 and 2025/26. The figure of 129 pa has been taken from London Plan 2021 (Table 4.2)
4. An estimate of vacant homes brought back into use has been used in the past. However, the SHLAA 2017 does not include any allowance for vacant units. Further, the NPPG on Housing Supply and Delivery (paragraph 30) cautions against double counting. This is no longer included.
5. The non-self-contained allowance for the borough is 0 units per annum (London SHLAA 2013 and 2017) so does not contribute to projections for this period, or to projections for the remaining plan period.

Five Year Housing Land Supply (2021/22 to 2025/26)

6.33 The housing supply requirement for the first five years is 2,688 homes. This is made up of a supply target of 448 dpa. Adding a 20% buffer to this results in the overall figure of 2,688 homes. The Council can demonstrate a supply of 2,821 homes over this period with a surplus of 133 homes or in other words 5.3 years' supply. The tables below provide further details.

Estimated Year of Completion	Projected Completions	Small Sites Estimate (from SHLAA 2017)*	Total from all Sources
FY 2021-22	222	0	222
FY 2022-23	317	0	317
FY 2023-24	487	0	487
FY 2024-25	641	129	770
FY 2025-26	896	129	1,025
Total	2,563	258	2,821

Figure 6.8: Sources of Five Year Housing Supply

Estimated Year of Completion	Site Allocations and Large Sites (25 units or more)	Small Sites (less than or equal to 24 units) with Planning Permission	Small Sites Estimate (from Table 4.2 of NLP)	Total from all Sources
FY 2021-22	161	61	0	222
FY 2022-23	257	60	0	317
FY 2023-24	427	60	0	487
FY 2024-25	641	0	129	770
FY 2025-26	896	0	129	1,025
Total	2,382	180	258	2,821

Figure 6.9: Sources of Five Year Housing Supply

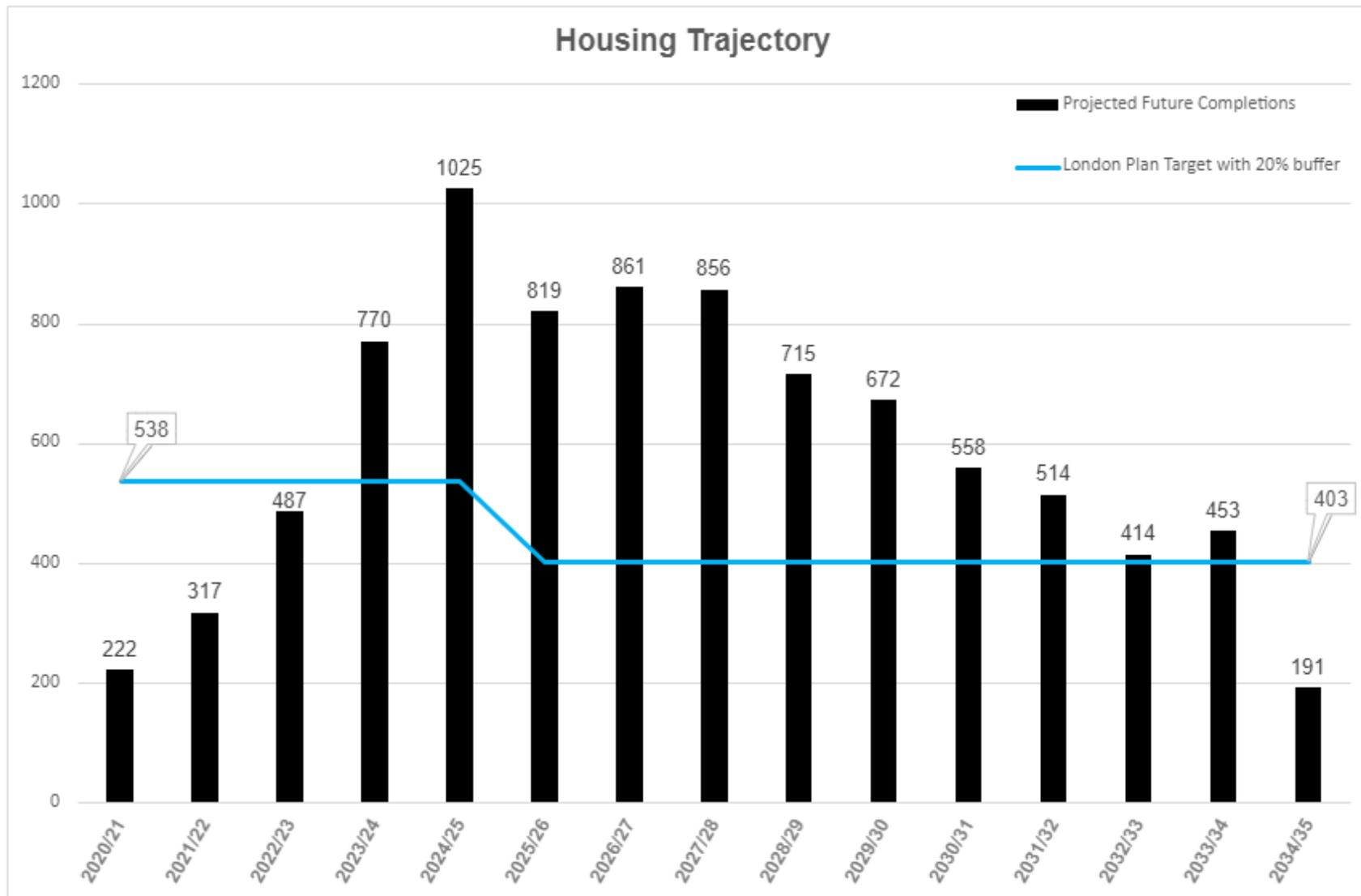


Figure 6.10 : Housing Trajectory 2019-20

Years 6 to 10 (2025/26- 2029/30) and Years 11 to 15 (2030/31 – 2034/35)

- 6.34 The NPPF (paragraph 73) requires a trajectory over the Plan period. However, for information, we have included the trajectory over the next 15 years. This is also helpful as we are undertaking work on a New Local Plan.
- 6.35 The sites which make up this element of supply are strategic sites allocated in the Local Plan (with and without planning permission) together with other sites in the planning pipeline which are not progressed enough to include in the first five years.
- 6.36 The annual small sites estimate based on the New London Plan has also been included in the land supply for this period for the reasons set out above.
- 6.37 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the plan period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport infrastructure improvements.
- 6.38 For years 6 to 10, the requirement is 2,016 new homes (448 homes x 5 minus an adjustment for the 20% buffer that is moved forward to the first five years) and the supply shown is 3,923 homes. This is surplus of 1,907 homes. Given the nature of the Opportunity Area sites, it is a realistic prospect that these sites will increase the delivery in this time period.
- 6.39 For years 11 to 15, the requirement is 2,016 new homes (448 homes x 5 minus an adjustment for the 20% buffer that is moved forward to the first five years) and the supply shown is 2,130 homes. This is surplus of 114 homes.
- 6.40 Over the whole 15 years the housing target is 6,720 homes and we have demonstrated delivery of 8,874 homes. This is a surplus of 2,154 homes.

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11 to 15
CA1	Kensal Canalside	Site Allocation. Preparation of SPD underway.	3,500	400	1,718	1,382
CA3	Wornington Green Phases 3	Phase 2 complete. Planning application expected for Phase 3	143	43	100	0
CA4	Land Adjacent to Trellick Tower	Site Allocation. Part of the Council's New Homes Programme Phase 2.	60	60	0	0

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11 to 15
CA6	Earl's Court Exhibition Centre	Site allocation with outline planning permission (and reserved matters for 586 homes)	930	230	656	44
CA7	Former Territorial Army site	Planning permission granted	255	0	255	0
CA7	Homebase Site	Planning permission granted – scheme under construction.	339	339	0	0
CA7	100/ 100A West Cromwell Road	Planning permission	462	180	282	0
CA9	Lots Road Power Station	Planning permission granted – under construction	420	420	0	0
CA10	Site at Lots Road	Site Allocation, will be part of the Council's New Homes Programme	60	60	0	0
CA11	Harrington Road	Site allocation	50	0	50	0
CA12	Chelsea Farmer's Market	May be required for Crossrail 2 construction. Has planning permission for 59 units	59	0	0	59
	Total number of dwellings		6,278	1,732	3,061	1,485

Figure 6.11: Housing Supply from Local Plan Site Allocations

6.41 The data used to inform the housing trajectory is included in Appendices C and D.

Loss of self-contained residential units

- 6.42 Over the monitoring period 18 completions resulted in the loss of either residential units or floorspace. In total, these completions resulted in the loss of 35 units.
- 6.43 Of these 35 units:
- Nineteen were lost as a result of amalgamation, in eleven applications. One of these related to a permission granted back in 2007, but only just built out;
 - two units (one application) were lost to offices;
 - three units (two applications) were lost to social and community uses
 - five units (two applications) were the result of larger developments which resulted in the loss of units; and
 - five units (one application) were lost to an hotel.
- 6.44 All these completed permissions are set out in figure 6.12 below.
- 6.45 The figure also includes a brief explanation of why the amalgamation was considered to be appropriate at the time of granting.

Ref	Address	Existing Units	Proposed Units	Net	Description	Comment
PP/17/02427	Units 14 And 15 92 Lots Road SW10 0QD	2	0	-2	Change of use from residential (Use Class C3) to commercial (Use Class B1)	COU from residential to offices supported by LP Policy CH2
PP/19/06252	26 Sloane Gardens SW1W 8DJ	2	1	-1	Amalgamation of third and fourth floor flats to form single flat of less than 170 square metres.	Amalgamation of two units into one supported by LP Policy CH1
PP/14/07317	43 Sloane Gardens SW1W 8ED	3	1	-2	Amalgamation of 3 flats into a single dwelling and side extension.	Amalgamation of three units into one supported by LP Policy CH1 in 2014.
PP/17/07536	2 And 4 Hans Crescent SW1X 0LH	1	0	-1	Temporary change of use from single residential use (Class C3) to Wellbeing Centre (Sui Generis) for the period up to July 2023	COU of residential to social and community use supported by LP Policies CK1 and CH4.
PP/14/08811	39 - 40 Lowndes Square SW1X 9JL	9	8	-1	Retention of main building facade to Lowndes Square and demolition of rear of main building and mews building to Harriet Walk provision of 8 residential units.	Part of wider proposal resulting in the loss of a single unit but retaining 8. Considered appropriate in 2014.
PP/19/06821	31 Cadogan Place SW1X 9RX	2	1	-1	Amalgamation of caretaker's lower ground floor flat with two-bedroom maisonette at lower ground and ground floor levels.	Amalgamation of two units into one supported by NLP Policy CH1
PP/16/03046	26 Ovington Street SW3 2JB	1	0	-1	Temporary change of use from residential to site office for a period of one year.	Temporary change of use only.
PP/17/06485	20 Cadogan Gardens SW3 2RP	5	0	-5	Formation of a roof extension and associated works and change of use to a hotel (Class C1).	COU of residential to hotel supported by LP Policy CF8, in and close to town centres, and other accessible locations.
PP/18/04597	Rossetti Studios Flood Street SW3 5TF	1	0	-1	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	Amalgamation of two units into one supported by LP Policy CH1 in 2014.

					the site for artist studios (sui generis) together with revised servicing.	
PP/17/07098	73 St Helen's Gardens W10 6LL	2	0	-2	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new entrance porch replacement window.	COU of residential to social and community use supported by LP Policies CK1 and CH4.
PP/19/05671	4 Balliol Road W10 6LX	2	1	-1	Amalgamation of Flat A and Flat B to form a single family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window.	Amalgamation of two units into one supported by NLP Policy CH1
PP/16/08169	Flat A And Flat C 61 Holland Park W11 3SJ	2	1	-1	Amalgamation of Flats A and C to form single dwelling and associated internal and external works to building and garden including replacement of basement.	Amalgamation of two units into one supported by LP Policy CH1.
PP/07/02868	31 Holland Park 7 Holland Park Mews W11 3TA	9	1	-8	Conversion of 31 Holland Park from 8 flats into a single family dwelling & internal alterations to 7 Holland Park Mews; linking of 31 Holland Park & 7 Holland Park Mews.	This permission related to an earlier permission (PP/07/1998). The view was taken that the restoration of the listed building would out way the loss of the units.
PP/16/03010	Flat 6 And Flat 7 15 Pembridge Square W2 4EH	2	1	-1	Amalgamation of flats 6 and 7 to provide a single four-bedroom residential unit with associated internal alterations	Amalgamation of two units into one supported by LP Policy CH1
PP/18/02398	24 Holland Street W8 4LT	2	1	-1	Internal and external alterations, including formation of rear infill extension, rebuilding of rear closet wing, and creation of single dwellinghouse, by merging existing	Amalgamation of two units into one supported by LP Policy CH1

					basement flat with upper storeys maisonette.	
PP/13/02346	37-39 Abingdon Road W8 6AH	6	2	-4	Demolition of existing buildings and construction of two four-storey buildings fronting Abingdon Road with two storey buildings to the rear of the site plus excavation and construction of three storey basement levels in order to provide two single dwellings.	Loss of units through rebuild deemed acceptable.
PP/16/03249	1 And 2 Pembroke Cottages W8 6PF	2	1	-1	Amalgamation of two semi-detached properties (1 and 2 Pembroke Cottages) to form one single dwelling; insertion of new door at ground floor level and at lower ground floor level.	Amalgamation of two units into one supported by LP Policy CH1
PP/18/07259	1 Campden Hill Square W8 7LB	2	1	-1	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.	Amalgamation of two units into one supported by LP Policy CH1

Figure 6.12: Completions which have resulted in either the loss of a residential unit or residential floorspace 2019/20

Affordable/ RBKC Community Housing

- 6.46 The Council recognises the prime importance of the provision of truly affordable homes to meet the needs of our residents. However, we are concerned that the term “affordable” has lost its meaning and is often misunderstood by the general public. To this end the Council will now be using the term *RBKC Community Housing* to make it clear that affordable housing must be genuinely affordable.
- 6.47 The Council adopted a [Community Housing SPD](#) in 2020 to reinforce the need of the planning system to provide truly affordable homes. Whilst not part of our Development Plan the SPD is a material consideration which must be considered when determining planning applications.
- 6.48 This section considers how much community/ 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

- 6.49 Between April 2019 and March 2020 £7,684,351 was agreed through planning agreements to contribute to the Borough’s stock of affordable housing. This is money that can be used to provided new units themselves. Over the same period we received £2,281,736.
- 6.50 Figure 6.13 sets out all the proposals where financial contributions were agreed and/or received between April 2019 and September 2020.

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/ agreed*	Amount Received**
23 Pembridge Square	PP/18/08415	05/04/2019	12/06/2019	£350,000	£353,923
195 Warwick Road	PP/19/00148 and PP/19/00152	18/04/2019	16/05/2019	£1,000,000	£1,058,671
90-100 Sydney Street	PP/10/01178 & PP/15/01450	11/06/2015 11/06/2015	07/09/2019	£750,000	£56,180
			31/03/2020		£100,000
9 St Mary Abbotts Place, LONDON, W8 6LS	PP/16/02222	06/02/2017	02/05/2019	£664,000	£712,963
1 Cluny Mews and 51-63 Philbeach Gardens, London, SW5 9EG	PP/18/00599	12/04/2019	n/a	£1,795,820	n/a
Land at Railway Mews, London W10 6HN	PP/19/05801	22/11/2019	n/a	£150,000	n/a

20 - 28 Pavilion Road, LONDON, SW1X 0HH	PP/18/00756	30/07/2019	n/a	£2,974,531	n/a
			Totals	£7,684,351	£2,281,736

*The amount due is amounts contained in s106 agreements, these have not necessarily been received

**The Amount received is the amount contained in the s106 agreement which has been index linked

Figure 6.13: Affordable housing contributions agreed and/ or received between April 2019 to September 2020

6.51 The adoption of the 2019 Local Plan signalled a significant change in the way seek affordable housing. Pre 2019:

- The Council only sought a contribution for affordable housing for a scheme which would have resulted in a net increase of more than 800 sqm.
- Where a development was between 800 and 1,200 sq m the Council would have required the affordable housing provision to be in the form of a financial contribution. This had been set at a level of £2,500 per sqm for each sq m over the first 800 sqm.
- Where a development included a net increase of 1,200 sq m of residential floorspace, the Council expected the provision of affordable homes on the development site itself.
- A departure from on-site provision was only allowed in “*exceptional circumstances*”
- The level of financial contribution was the “*maximum reasonable amount*”.

6.52 The Council now takes a different approach. The current Local Plan sets a threshold of just 650 sqm and a renewed emphasis on the provision of affordable units themselves on site. 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.) Ultimately the level of financial contribution sought does remain at the “*maximum reasonable amount*”.

6.53 It should be noted that whilst all new applications will be assessed using the current policies, the “*completions*” or schemes which have been built out, will have been determined before September 2019 and will have been assessed using the policies in the Consolidated Local Plan (2017). This balance will change as more recently granted schemes begin to be delivered.

New affordable homes

Completions

6.54 We saw a net increase in 199 new affordable built out in the monitoring period. These were provided as part of three developments:

- Nos. 2 -18 Lancer Square and 10-14 Old Court Place (PP/13/05341). 14 affordable homes.
- Wornington Green Estate, Phase II, (PP/14/01242). Estate renewal including the provision of 177 additional affordable units.
- Nos 47-49 Chesterton Road, (PP/18/00931). Replacement of bedsits into 8 new affordable flats. The property was owned and run by Richmond Fellowship, a registered housing provider.

6.55 The low number of schemes which delivered new affordable homes reflects the nature of housing development in the monitoring period. 56 planning permissions were completed in the monitoring period which included the creation of new residential units. Of these only six included a net increase of ten or more units and were of a scale which might have been expected to trigger a contribution for affordable housing. These are set out in figure 6.14. This explains why contributions, rather than affordable units, were provided in some cases.

	Net increase	RBKC Community/Affordable housing	Explanation
Nos 159-165 Old Brompton Road. (PP/17/03653)	16 units	None	COU of HMO. This was an amendment to an earlier scheme (PP/16/00850) which itself was an amendment to PP/15/03317). The Council took the view that this time than an affordable housing contribution wasn't appropriate for a proposal such as this, when an HMO was being converted to studio flats, another forth of lower cost accommodation.
No.117 Warwick Road (PP/16/07138)	20 units	None	COU of HMO. As above.
81 Warwick Road (PP/17/07144)	10 units	None	COU of HMO. AS above
Phase II Wornington Green Estate (PP/14/01242)	193 units	177 units	Affordable units provided.
54 Russell Gardens (PP/14/06109)	11 units	Contribution	This was granted on appeal in 2015. The nature of the contribution was not addressed by the Inspector. The £209,000 was considered to be the "maximum reasonable amount."
Lancer Square (PP/13/05341)	48 units	14 units	Affordable units provided.

Figure 6.14: Completed residential schemes of a scale to provide an affordable housing contribution 2019/20

Permissions

- 6.56 Over the monitoring period 54 residential applications were granted planning permission. Many of these did not include a change in the number of units on the site. Of these, only two were of a scale that would be expected to trigger the need for affordable units.
- PP/18/00599. Land to rear of Cluny Mews. 35 units. The Council was satisfied that a payment in lieu of £1.8 million was appropriate rather than the provision of two units on site.
 - PP/19/01282. 18 West Cromwell Road. Change of use of an 11 bedsit HMO to 10 flats. This application was determined using the 2017 Local Plan, and as such we did not seek a contribution.

New Homes Delivery Programme

- 6.57 The Council is delivering 600 new homes including a minimum of 300 social rent homes, alongside open market homes to rent and other community and employment facilities as part of its New Homes Programme.
- 6.58 All of these sites will be developed using sites owned by the Council. We are committed to building all the new homes without the loss of any existing homes.
- 6.59 The programme includes eight sites, four of which now benefit from planning permission:
- Nos. 175-177 Kensal Road (37 homes)
 - Acklam Road (32 homes)
 - Nos. 15-17 Hewer Street (20 homes)
 - Nos. 54 St Helens Gardens (7 homes net)
- 6.60 These figures have not been included in this year's Monitoring Report as only received planning permission in November 2020. They will be reported in next year's report.
- 6.61 Further details of all the sites are available on the Council's [website](#).

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

- 6.62 Over the monitoring period the Council defined business uses to be those within Class B of the Use Classes Order. It includes offices, light industrial and storage uses.
- 6.63 However, on the 1st September 2020 the use classes order changed. Former B class uses are now included within a much larger Class E “Commercial, Business and Service” use. This also includes shops, restaurants and cafes as well as nurseries, gyms and a range of medical uses.
- 6.64 This will make the future monitoring of changes within the new E class use very difficult as a change from one use within Class E to another will not require planning permission. Whilst future monitoring reports will reflect these changes, this current AMR does not. For both permissions and completions, the monitoring period ends at April 2020, and it predates these changes.
- 6.65 The GLA’s London Office Policy Review suggested that there is a net demand for additional B1(a) office floorspace between 2016/17 and 2028/29 of 47,118 sq m. This was a figure confirmed at the Local Plan examination and the figure used to inform the Local Plan. As such it remains the target which we report to in this AMR. However, we recognise that the amount of the office floorspace needed across the Borough does need to be kept under review. This may be particularly pertinent at the current time as people are encouraged to work from home. Less certain are the implications long after the immediate Covid-19 pandemic is over. The Council is currently commissioning an Employment Land and Premises Study which will consider these issues, and which will help inform the current review of the Local Plan.
- 6.66 The monitoring period 2019/2020 has seen a significant net increase of 11,492 sq m of B1 floorspace on the ground. This reflects the building out of a number of significant proposals which were granted planning permission in the last couple of years. It is a significant step in narrowing the gap between office demand and supply across the Borough. This gap has fallen from 46,270 sq m in 2019 to 34,788 sq m.

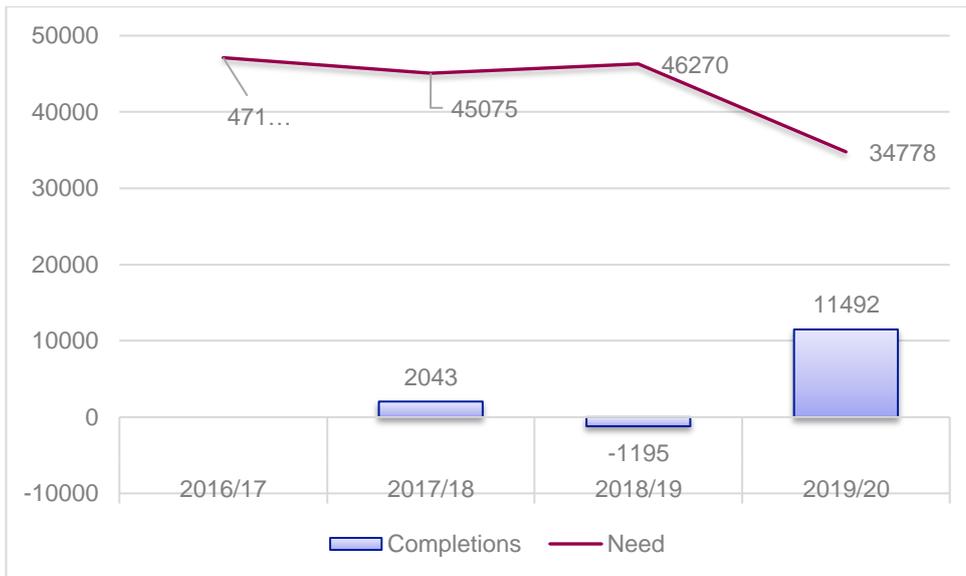


Figure 6.15: Need for office floorspace 2016/17 to 2019/20

6.67 Figure 6.16 illustrates the changes in both office completions and permissions since 2010. The planning permissions which have allowed for the increase in new office floorspace are beginning to be implemented.

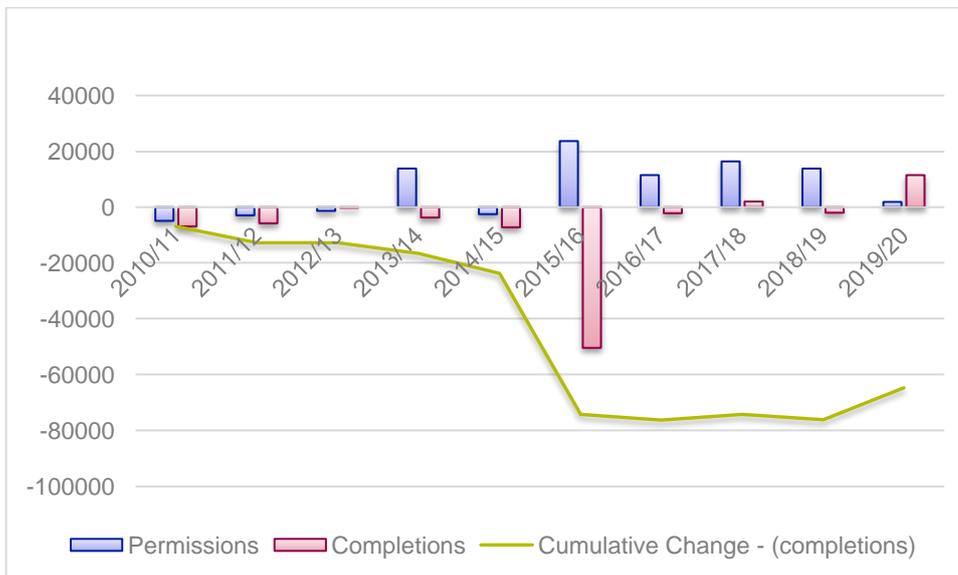


Figure 6.16: Net change in B1 floorspace completions and permissions 2010/11 to 2019/20

6.68 The net increase in business floorspace permitted for the six month period to April 2020 is 1,884 sq m. We have yet to see whether this is a temporary “cooling off” of the office market or will translate into a longer term trend. As noted above the monitoring period pre-dates the Covid-19 crisis.

6.69 The 2019/20 data is summarised in figure 6.17 below. The full data set is included in Appendices M and N.

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
Completions (April 2019 to March 2020)			
	14,499	25,991	11,492
Permissions (October 2019 to April 2020)			
	3,856	5,740	1,884

Figure 6.17: Business (B1) floorspace completions and permissions 2019/20

6.70 In terms of completions, 38 developments have been built out. The net increase of 11,492 sqm is a result of the following new large developments:

- PP/14/01242. Wornington Green phase 2. The creation of 732 sq m of B class floorspace as part of a wider program of estate renewal.
- PP/15/03512. Nos. 99 to 111 Freston Road. Redevelopment to prove a 5 storey building including a new increase of 6,525 sq m of B class floorspace.
- PP/16/05236. Nos. 47-69 Notting Hill Gate. Extensions and change of use to create 2,555 sq m of B class floorspace.
- PP/16/05299. Nos. 92-120 Notting Hill Gate. Extensions and change of use to create 4,115 sq m of B class floorspace.
- PP/18/06746. No. 60 Sloane Avenue. Temporary change of use from retail to office, including 1,082 sq m of B1 floorspace.

6.71 However, at the same time we have seen 16 developments which have included the loss some business floorspace. Of these, seven have included the loss of some business floorspace to residential of floorspace. All other changes of use are to social and community or to other “town centre” business uses.

6.72 Only one permission included the creation of more than 1000 sq m of B class floorspace.

- PP/19/3760. No. 79 Lots Road. Redevelopment to create office building, including a net increase of 1,214 sq m of office floorspace.

6.73 Whilst a further permission did include 1,380 sq m of B class floorspace, the change of use was temporary, for three years only.

Vacancy rates

- 6.74 Office vacancy rates across the Borough remain low, at 4.7%¹⁷ although they have increased from the historically low levels of 2018 and 2019. 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.
- 6.75 However, this is clearly a very unusual year. Office buildings which are currently let may be under occupied and the take up of new offices is modest. We will only get a clearer picture of real (medium term) local demand as we emerge from the current pandemic later in 2021.

Business uses and Article 4 Directions

- 6.76 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 made and confirmed a borough-wide Article 4 direction.
- 6.77 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 6.19). This provision was time limited and was expected to have expired in October 2020.
- 6.78 However, under the transitional arrangements associated with the creation of the E class, both the permitted development rights and the Directions remain in place until July 2021. The Government is currently consulting on the nature of these permitted development rights going forward.

¹⁷ Frost Meadowcroft Market Update Q3 2020

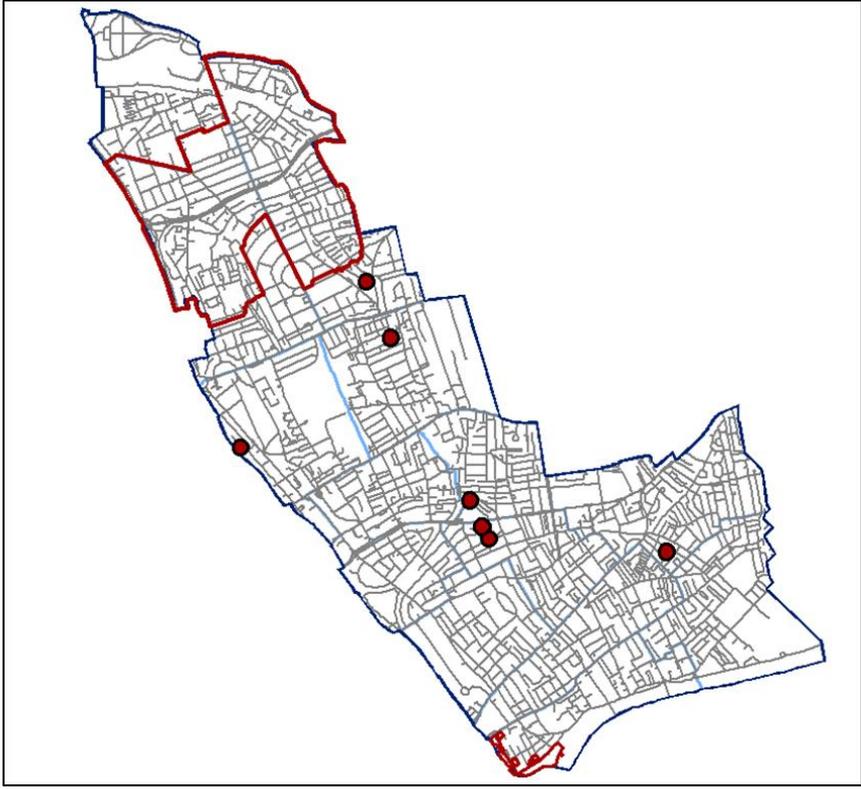


Figure 6.19: Areas and locations for Article 4 direction for B1(c) light industrial use

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

- 6.79 As noted in paragraph 6.65, September 2020 saw a radical change to the Use Classes order, with former A1, A2 and A3 uses being subsumed into the single use class. Whilst this will alter the way we can report these changes in the future, this AMR relates to a period when the former Use Classes order was still in existence.
- 6.80 The need for new retail and leisure uses is informed by a Retail and Leisure Needs Assessment (RLNA). Our RLNA was updated in 2017. It is this document which assisted the examination into our Local Plan, and the document which has identified the amount of new floorspace “needed” within the Borough if we are to fully benefit from the increases in disposable income from those likely to shop within the borough. Much of this expenditure is generated from our residents, but the study recognises that there will be significant inflows from elsewhere in London and from tourists visiting from further afield.
- 6.81 This RLNA is the basis for 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 17,563¹⁸ of A class floorspace. The Local Plan is clear that the Council intends to meet this need, and this is the level of need considered in this report.
- 6.82 The Council has commissioned consultants Urban Shape/ Regeneris to carry out a new RLNA. This is due to be published in the Spring of 2021. This will consider the implications of the pandemic on the way that we may choose to shop, both now and in the future. This will give us a new “need” figure, a figure which will help inform the emerging Local Plan. It will also help us consider how our centres may have to evolve if they are to remain relevant.

¹⁸ RBKC, Update to Retail and Leisure Needs Study, NLP, (2016)

- 6.83 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.
- 6.84 The Monitoring Report considers net changes in all A class floorspace competed and permitted, for 2019/20. These are set out in tables 6.20 and 6.21 below. The permissions only run for the six months to March 2020.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	8,629	6,670	-1,959
A2	688	0	-688
A3	1,641	3,128	1,487
A4	387	100	-287
A5	80	0	-80

Figure 6.20: Retail (Class A1) floorspace completions April 2019 to March 2020

Use	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	3,321	683	-2,638
A2	54	0	54
A3	397	452	55
A4	0	0	0
A5	0	0	0

Figure 6.21: Retail (Class A1) floorspace permissions October 2019 to April 2020

- 6.85 The net loss of A class uses on the ground was 1,527 sq m. The loss of A class floorspace since 2016/17 is now 10,385 sq m. This is illustrated in Figure 6.22 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 6.22: Net change in A class (completed) 2016/17 to 2019/20

- 6.86 Whilst this loss is not dramatic, it is indicative of the changing retail sector and a reduction in the need for bricks and mortar stores. It is also interesting to note that whilst some of the loss of A1 floorspace has been to A3 uses, the overall reduction on all A class uses continues.
- 6.87 It should be noted that these figures pre-date the Covid-19 pandemic. The changes to our town centres in the future could be dramatic, both as a result of changing needs and of the freedoms offered by the wide E class use.
- 6.88 Figure 6.23 considers those completions which have resulted in the loss of A1 class (shop) floorspace and sets out what uses the loss has been too.

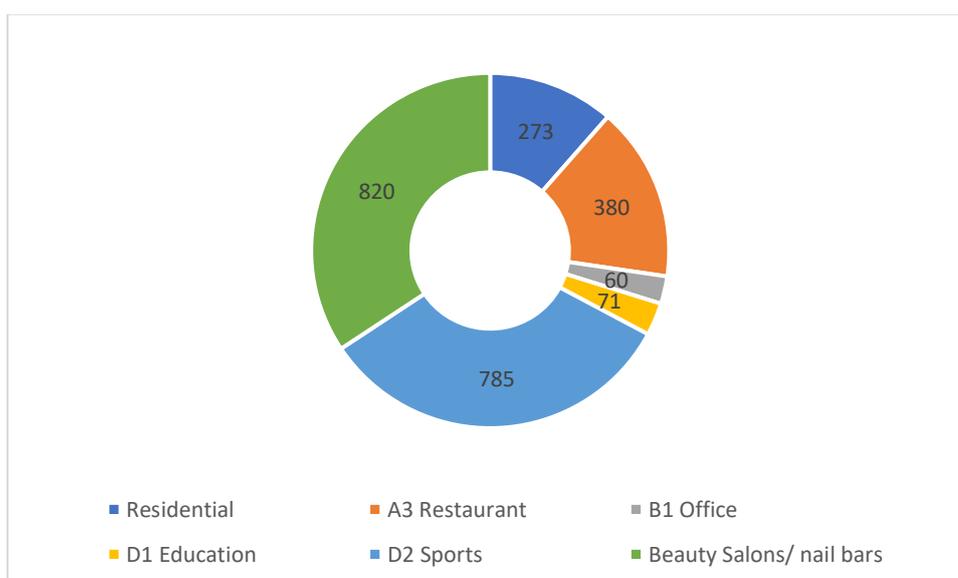


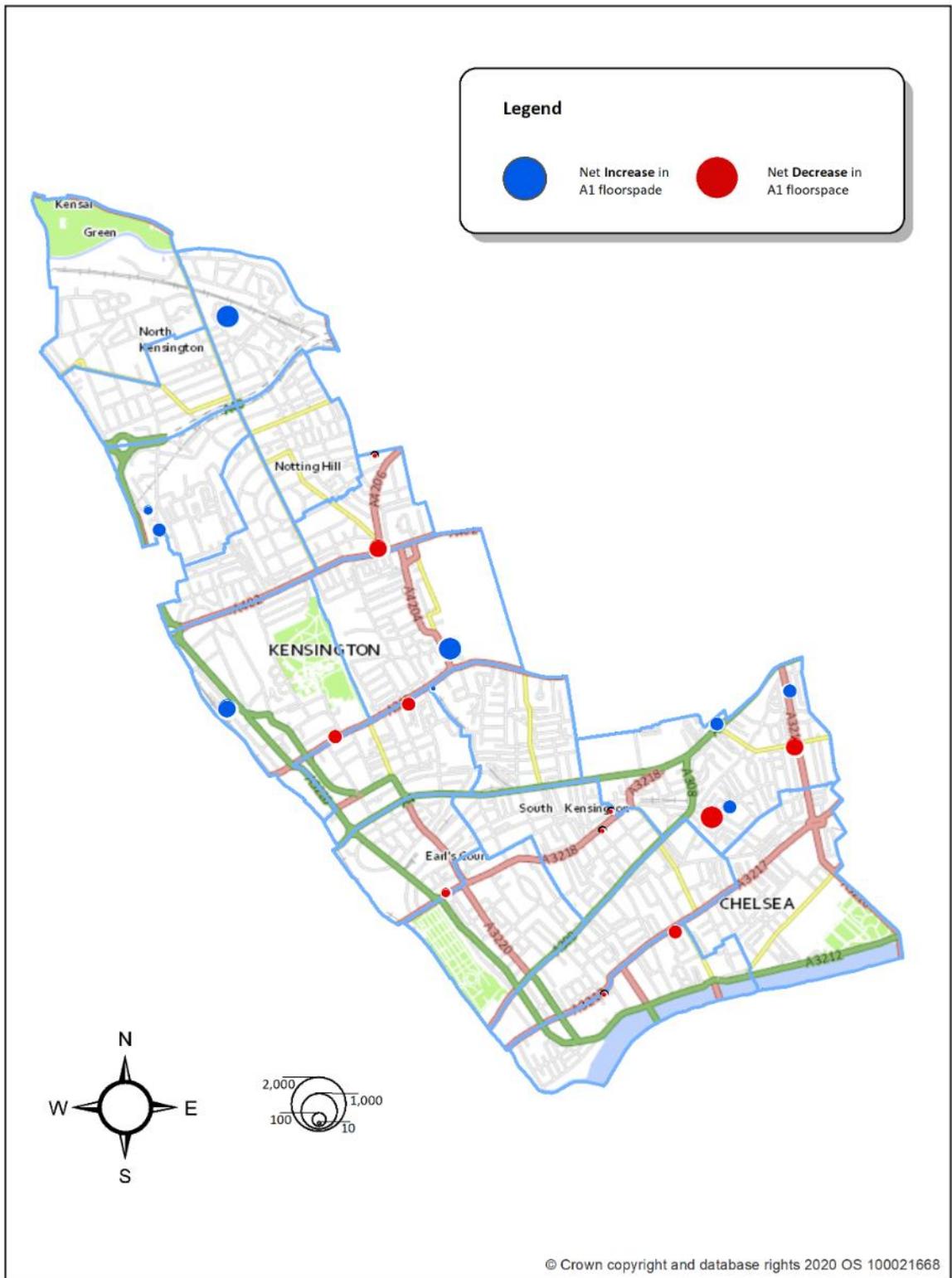
Figure 6.23: Change of the main town centre uses (completed) 2018/19

- 6.89 This confirms that:
- most shop floorspace lost has been to other commercial town centres uses;
 - there has been only limited loss of A class uses to residential, with just four new homes completed in the monitoring period; and
 - where residential uses have been provided these have not been at the expense of active frontage at ground floor level.
- 6.90 All of these commercial uses now fall within the Class E use, and as such the change of use from one to another is no longer development which would require planning permission.
- 6.91 Permissions and completions for the A class town centre uses are included in Appendices E to I.

Location of new town centre A class uses

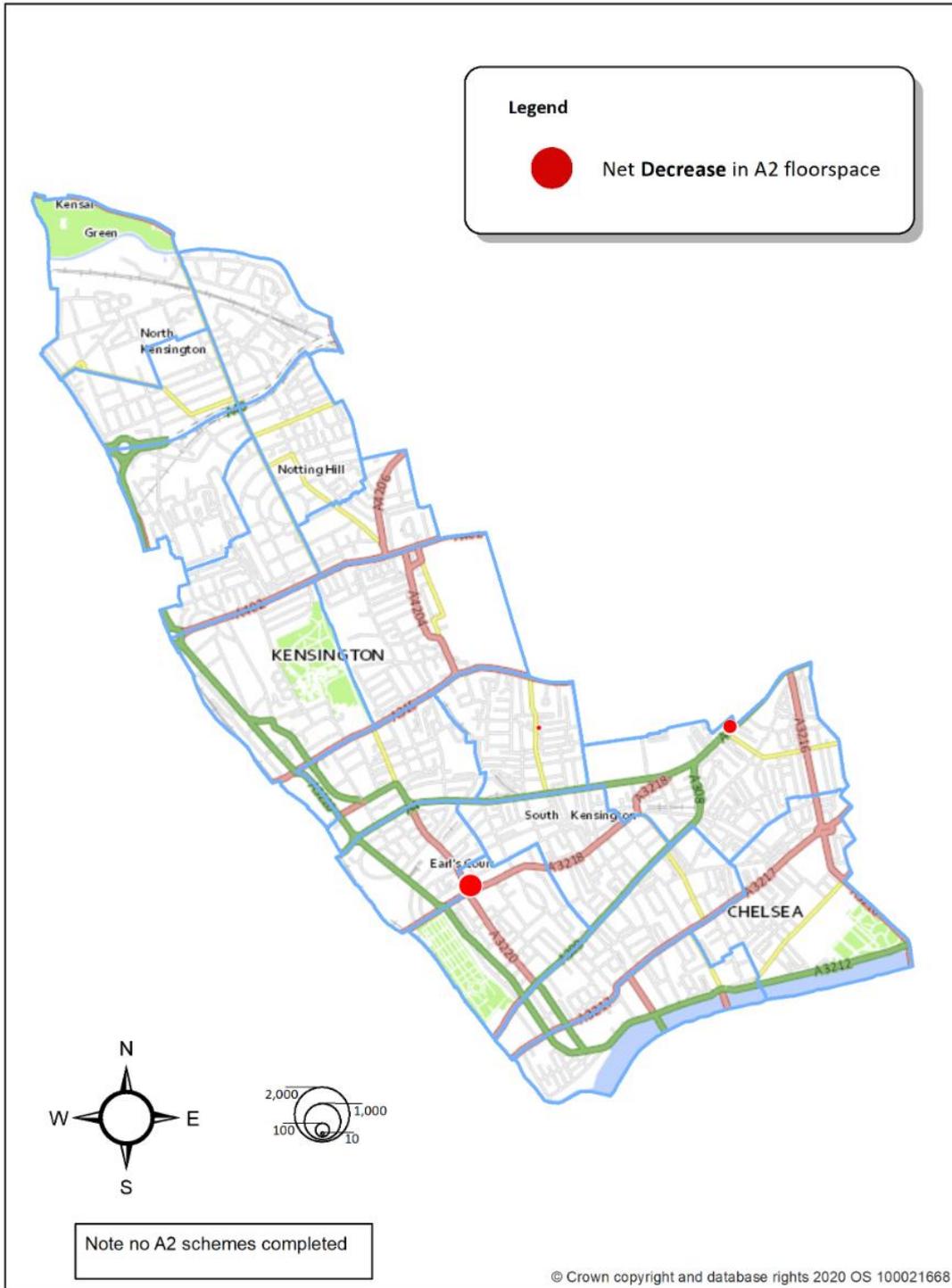
Objective:	To ensure vital and viable town centres through a town centre first approach to new retail floorspace
Target	None
Related Policies	CF1 Location of New Shop Uses

- 6.92 The location of the newly created floorspace of the A class town centre uses (completed) is shown in figures 6.24 to 6.26 below. These show that, as expected, the majority of changes of A class uses takes place within the Borough's town centres.



A1 (Retail use class) Completions floorspace \geq 150 sq m net changes in 2019/20 – source PLD

Figure 6.24: A1 completions (2019/20)



**A2 (Financial and Professional Services) Completions
 floorspace ≥ 150 sq m net changes in 2019/20
 – source PLD**

Figure 6.25: A2 completions (2019/20)



A3 (Restaurants and Café) Completions floorspace \geq 150 sq m net changes in 2019/20 – source PLD

Figure 6.26: A3 completions (2019/20)

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

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

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

6.94 We would ordinarily make an assessment of these factors based on our annual survey of our town centres. However, the restrictions associated with Covid-19 pandemic means that it was not possible for the Council undertake this survey. As such this AMR cannot include current vacancy rates or the proportion of different uses within our centres.

6.95 A map of the ground floor land uses within the town centres, based on the 2019 surveys, is available on the [Council's website](#).

6.96 As noted above, the Council has commissioned consultants to carry a new Retail and Leisure Needs Assessment to help inform the forthcoming Local Plan. This will include health checks of our larger centres. These will include details of vacancies as well as the mix of uses centre by centre. This report will be published as soon as it is available in the Spring of 2021. The Council also intends to return to annual surveys of our town centres later this year. These will be reported in the 2021 AMR.

6.97 We have reproduced the 2019 data for information.

Vacancy rates (2019)

6.98 Vacancy rates are a useful indication of the health of a town centre. Figure 6.27 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres. In 2019 the average vacancy rate for our larger centres was 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%
Average	7.4%	7.8%	8.7%	7.4%	7.3%	2.0%

Figure 6.27: Vacancy rates in Higher Order Town Centres 2015-2019

6.99 The Council took a slightly different approach when recording vacancy rates in 2019. In order to better reflect the health of a centre we distinguished between vacant units in the traditional sense of the word and units which were 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.

6.100 In 2019 2% of the units within our larger centres were being “redeveloped”. We were able to carry out a completion survey in the summer of 2020. This confirmed that a number of the larger development sites continued to be built out despite the brief halt on construction required by the initial Covid-19 restrictions. This includes the completion of the Lancer Square development at the southern end of Kensington Church Street. (PP/13/05341), with the 2,850 sq m of retail uses on the ground floor.

6.101 As such we do expect the “redeveloped” figure to have fallen.

6.102 It is difficult to make a similar assessment for vacancies and we will only be in a position to assess the impact of Covid-19 later in 2021 as and when we emerge from the pandemic.

6.103 Figure 6.28 sets out the 2019 vacancy rates for the Borough's neighbourhood centres. For comparison the national average for vacancy rates for 2019 was 10.3%. London fared better with an overall vacancy rate of 7.9%.¹⁹ The average vacancy rate for our larger centres was 7.3% and for neighbourhood centres was 7.8%.

6.104 Vacancy rates are likely to have increased in the Borough in 2020 as they have across London. The London vacancy rate currently stands at 9.1 %²⁰ although this may rise as and when the true picture of the extended Covid-19 restrictions become clear.

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
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

¹⁹ Local Data Company Retail and Leisure Market Update H1 2019,

²⁰ 2020 Q2, Urban Shape pers. comm. Dec 2020

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

Figure 6.28: Vacancy rates in Neighbourhood Centres 2015- 2019²¹

Mix of uses within town centres

6.105 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres previously has been considered to be an essential element of a successful centre. The Council has always been of the view that a critical mass of shops is necessary to encourage shoppers to a centre. However, the recent reform to the Use Classes order and the creation of the E class means that

²¹ Some centres were only designated in the 2019 Local Plan, and were not surveyed until 2019.

Council will no longer be able to control this mix in the way that it currently can. This is likely to have implications on the future nature of our centres which will be more open to market forces.

6.106 Figure 6.29 sets out the proportion of different A class uses by each of the Borough's centres for 2019. Figure 6.30 compares this data (by level of centre) over time.

	A1	A2	A3	A4	A5	B1	C1	C2	C3	D1	D2	SG
Higher Order Town Centre	55.8%	5.8%	15.0%	1.7%	0.8%	1.9%	0.2%	0.1%	2.0%	1.5%	0.7%	5.2%
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%
Neighbourhood Centre	50.4%	7.2%	12.8%	2.6%	1.7%	3.0%	0.2%	0.0%	3.6%	3.4%	0.3%	6.7%
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 6.29: 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 6.30: A class ground floor units within designated centres (2016 to 2019)

6.107 The mix of uses has not changed significantly over time. The Class A1 retail core of the Borough’s centres remains largely unchanged. We do not expect this mix to have changed significantly in 2020. The Covid-19 pandemic will have seen many uses “hibernate” rather than change their use.

6.108 The Council has mapped the ground floor uses of the units within the Borough’s centres. As noted above the survey was last carried out in August 2019. The maps are published on the Council’s [website](#).

Character and diversity

6.109 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 gives an indication of the particular character of that centre. Figure 6.31, below, includes figures for the Borough’s Higher Order Centres in 2019. 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.

6.110 The Council’s new Retail and Leisure Needs Assessment will include “health checks” for each of the larger centres. These will include the proportion of multiples by centre.

Centre	2013	2014	2015	2016	2017	2018	2019
Brompton Cross	24%	22%	19%	18%	18%	18%	24%
Earl’s Court ²²	-	-	-	-	-	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%

²² Earl’s Court was only included as a larger centre in 2019. The Council did not report on multiple retailers for smaller neighbourhood centres.

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%
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%
Total	36%	35%	34%	32%	31%	30%	34%

Figure 6.31: Multiple retailers by Higher Order Centre, 2013 to 2019

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

6.111 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 meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/ magazines and confectionery.

6.112 Figure 6.32 sets out the proportion of units within each level centre which serve a local convenience function, as of 2019. The town centre wide figure is 7.8%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need. As noted above, we have been unable to update these figures for 2019/20, although we do expect to do so in the summer of 2021.

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

Figure 6.32: Convenience function of the Borough's centres. (2019)

Protection of shops outside of centres

- 6.113 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.
- 6.114 This concern continues to be unfounded as no such applications have been made since 2016. This reflects the very low number of shops which lie either outside of a conservation area or a designated town centre.

Protection of public houses

- 6.115 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.
- 6.116 No planning permissions were granted in the in the monitoring period which have resulted in the loss of any pubs. The planning permission granted in 2014 (PP/14/06109) which included the loss of the Kensington Public House, 54 Russell Gardens, was completed this year. This permission predated our Public House protection Policy CK2.
- 6.117 These figures do not reflect the long term implications of the challenges which the hospitality industry has endured in 2020.

Hotels

- 6.118 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 GLA²³ the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.
- 6.119 The GLA has attempted to predict the need for new hotels over time. This is not an exact science. The report authors were aware of the uncertainty over Brexit. However, the report was published long before the existence of Covid-19. Notwithstanding this, the GLA estimated that the supply and demand for hotel bedrooms in the Borough was in balance. This is reflected by the policies within the Local Plan which seek to continue to protect hotels.

²³ [Projections of demand and supply for visitor accommodation in London to 2050. GLA Economics, Working Paper 88](#) (April 2017)

6.120 Figures 6.33 and 6.34 sets out the net change in hotel bedrooms both permitted and completed. The full data set is included in Appendices Q and R.

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	0	176	176

Figure 6.33: Class C1 (Hotel) bedrooms permissions October 2019 to April 2020

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	151	135	-17

Figure 6.34: Class C1 (Hotel) bedrooms in permissions completed between April 2018 to March 2019

6.121 The (completed) loss are not significant, at just seven bed spaces. However, more interesting is the net increase in bed spaces permitted. This relates to a new hotel 173 bed hotel within the Notting Hill Gate District Centre, a location where the Council supports the creation of new hotels. (PP/19/04764).

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

6.122 Until September 2020 Social and community uses fell principally into two parts of the Use Classes order; D1 ‘non-residential institutions’ and D2, ‘assembly and leisure’. However, the introduction of a new E class for all “Commercial, Business, Service uses” has changed the way the Council must consider a range of social and community uses. Figure 6.35 below sets out the principal changes.

6.123 Whilst this is a very significant change and will limit the ability that a Local Planning Authority has to protect these former D class uses, it has not had any implications for this report, with the reporting period pre-dating the changes. This will be the last Monitoring Report when we will be able to report on D class uses as we do now.

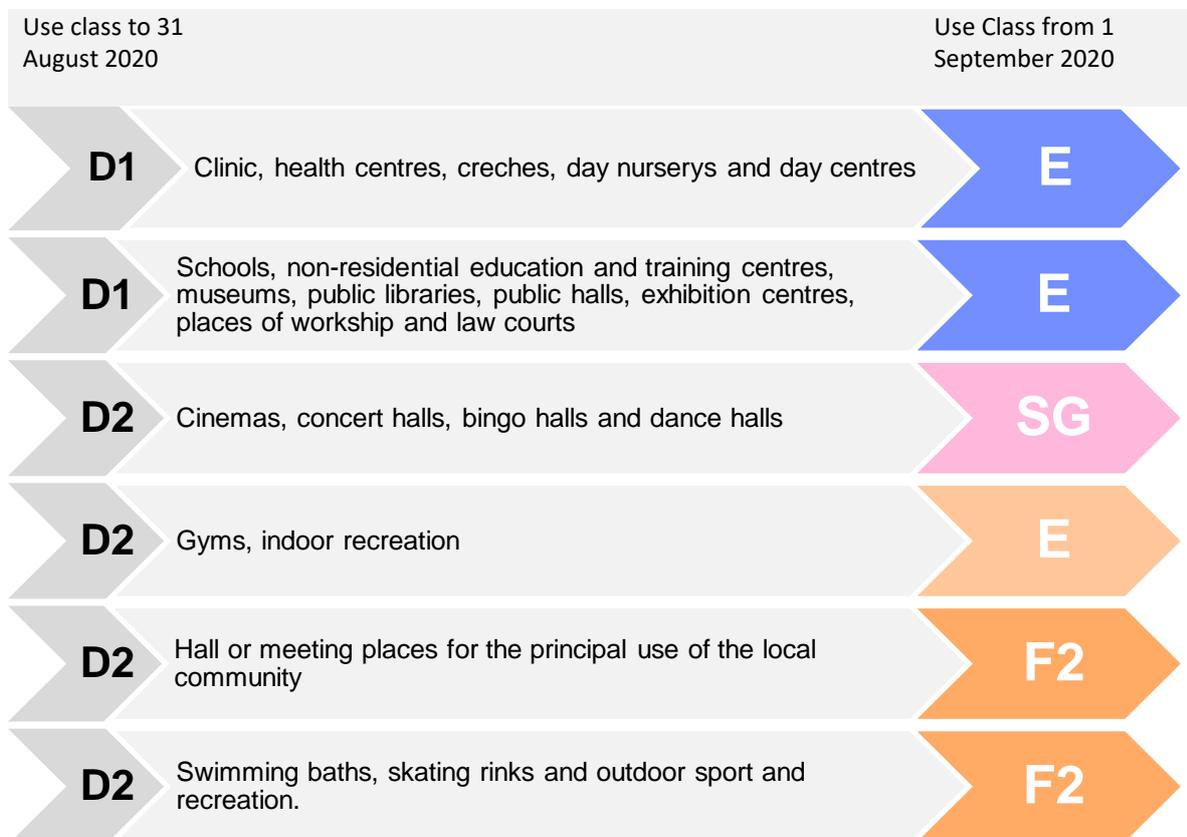


Fig 6.35: Changes to the Use Classes Order 2020

6.124 Figures 6.36 and 6.37 set out the changes in D class uses both permitted and completed over the monitoring period. There is a very modest net increase in 561 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.

6.125 The D1 completions result in the net loss of 6,546 sq m of floorspace. However. This includes the net loss of 11,731 sq m resulting from the loss of the Denyer Street Depot on the Clearing's site. (PP/16/01795). Without Denyer Street there will be a modest increase in D1 floorspace. This is includes:

- Wornington Green Estate (Phase 2) (PP/14/01242). The creation of 900 sq m of D1 floorspace.
- The Science Museum (PP/17/03955). Change of use of former post office to create space for exhibitions, lectures and corporate events.

6.126 Permissions largely relates to the creation of gyms or other similar facilities. Of these, only two are larger units; 307 sq m at No. 40 Kensington High Street (PP/19/06101) and 380 sq m at No. 92 Notting Hill Gate (PP/19/06186).

6.127 The change of floorspace for both completions and permissions for D2 uses are also modest. For completions there is a net increase of 2,416 sq m. More than half this increase is associated with the development of the Clearings site, and the change of use from a D1 use. (PP/16/01795). Other significant changes include:

- No. 107 King’s Road (PP/17/05108). Change of use from nightclub to a gym. (726 sq m)
- No. 23 Pavilion Road (PP/17/07569). Change of use from storage (B8) to gym. (451 sq m)
- No. 351 Westbourne Road (PP/19/03878). Change of use from car park to a boxing gym. (458 sq m).

6.128 For permissions, the majority of proposals related to changes of use of A1 shops to gyms and fitness studios. The majority of these proposals involved changing the use of upper floors of properties within the Borough’s town centres.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	536	1,097	561
D2 Assembly and Leisure - approvals	0	1,369	1,369

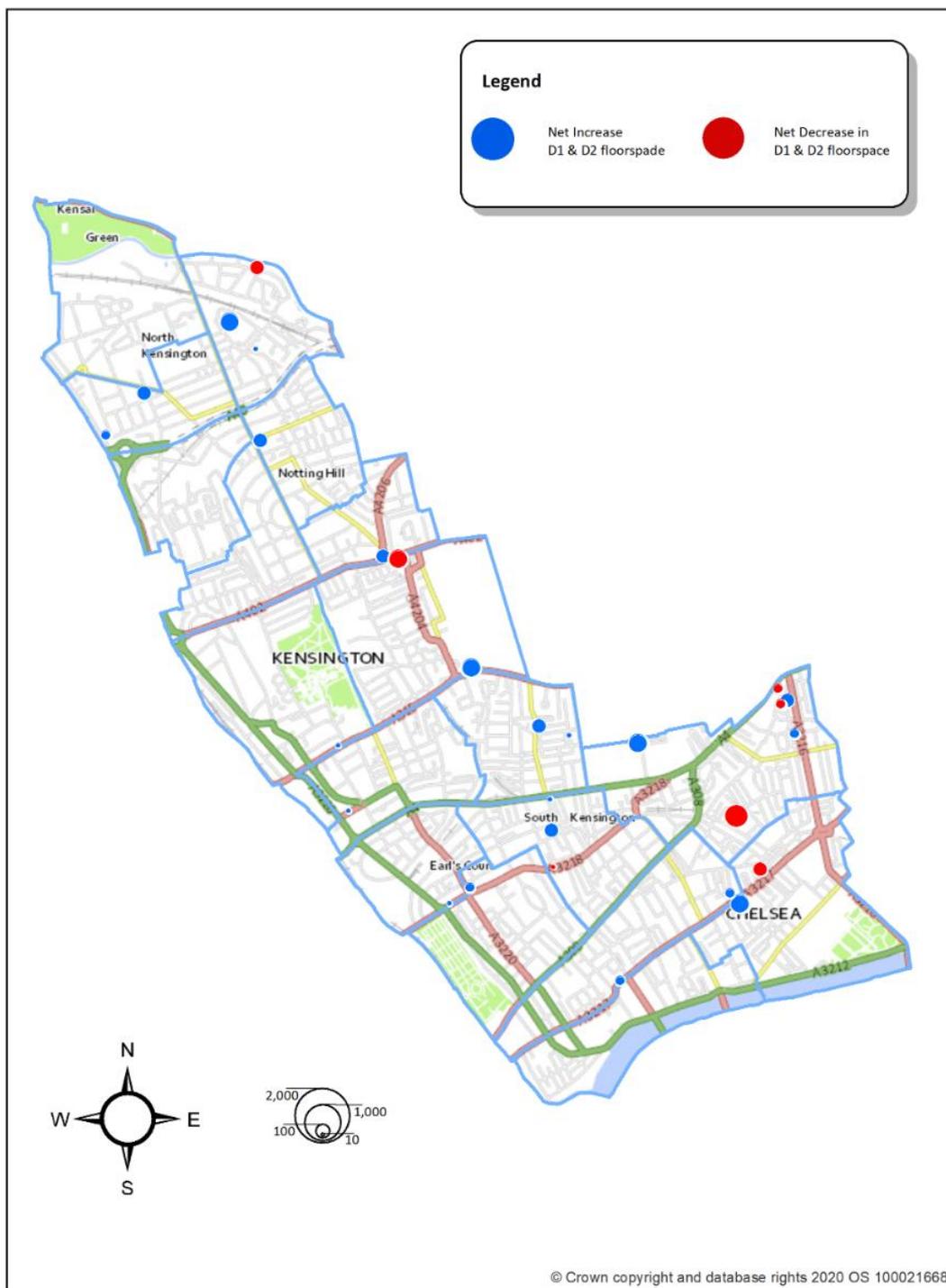
Figure 6.36: D1 and D2 floorspace permissions October 2019 to April 2020

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions – completions	13,127	6,581	-6,546
D2 Assembly and Leisure – completions	2,132	4,548	2,416

Figure 6.37: D1 and D2 floorspace completions April 2019 to March 2020

6.129 The location of D1 and D2 completions are shown in figure 6.38 below. These are largely concentrated within the town centres.

6.130 The full dataset is included as Appendices S, T, U and V.



D1 and D2 (Social and Community) completions floorspace \geq 100 sq m net changes in 2019/20 – source PLD

Figure 6.38: D1 and D2 completions (2019/20)

Assets of Community Value

- 6.131 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.
- 6.132 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.
- 6.133 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection expires.
- 6.134 The Borough’s list of Assets of Community Value (as of 31st December 2020) is set out in figure 6.38 below. This list is constantly updated and can be viewed on the [Council’s website](#).

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 Ladbroke Grove, W11 1PZ	Supporters of North Kensington Library as an asset of community value	16/02/17
Kensington and Chelsea College	Wornington Road, W10 5QQ	Supporters of Kensington and Chelsea College	26/06/17
Notting Hill Police Station	101 Ladbroke Road, W11 3PN	The Kensington Society	08/11/17
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, Ladbroke 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 6.38: Assets of Community Value (December 2020)

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

- 6.135 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.
- 6.136 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 overground 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.
- 6.137 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 6.39 shows the location of the principal 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.

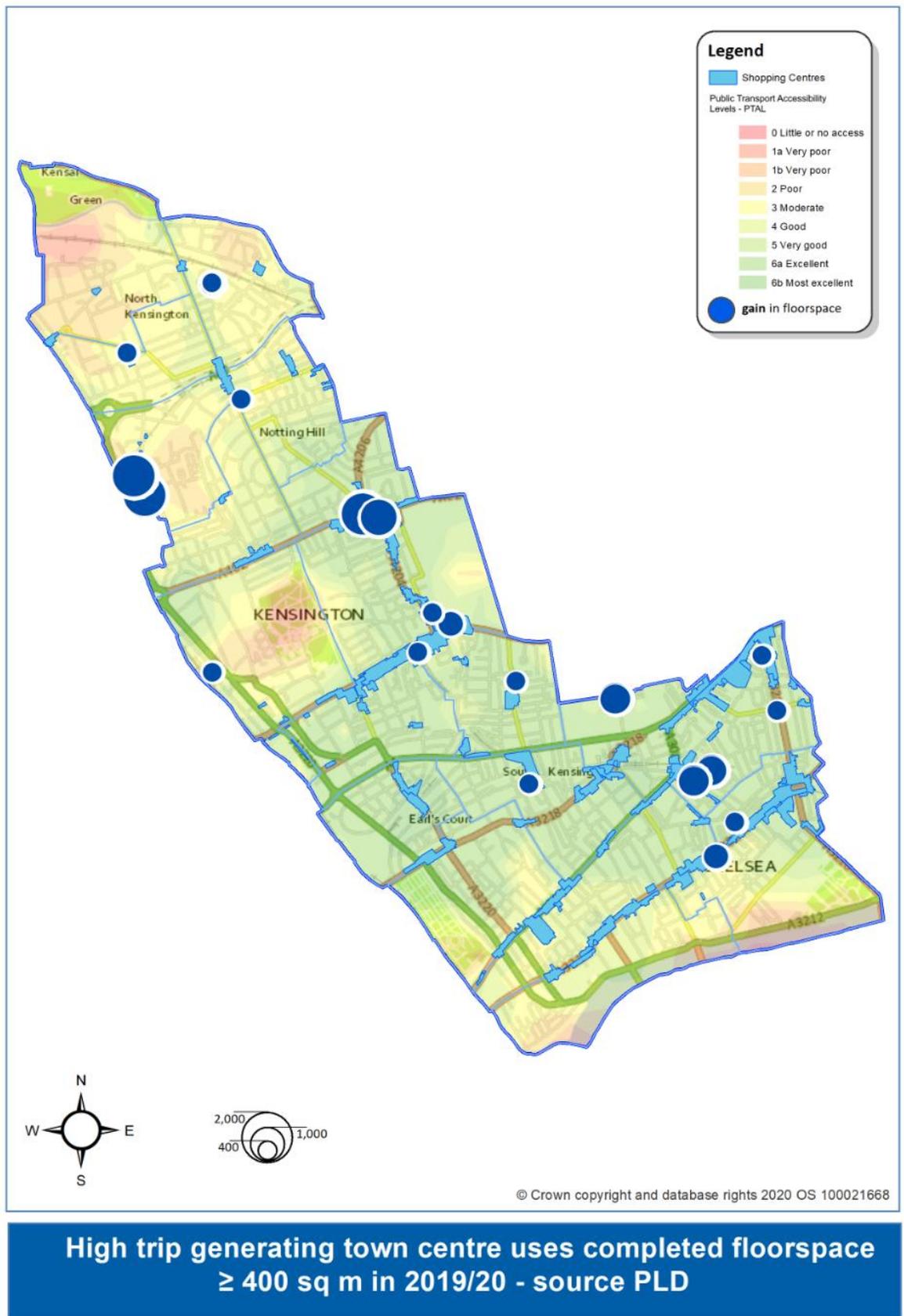


Figure 6.39: Location of completed high trip generating uses (2019/20)

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

6.138 The 2010s saw a significant increase in the construction of basements across the borough. This peaked in 2013 when planning permission was sought for 450 new basements. Whilst a new basement would not be problematical *per se*, our residents and our councillors were increasingly concerned about the impact that the construction of basements was having upon those living nearby.

6.139 To address these concerns the Council adopted a new policy in 2015 (Policy CL7: Basements) and a new SPD in 2016 ([Basements](#)). These were intended to try to formulise the type and scale of basements which were likely to be acceptable, and explain, in detail, the work needed to be carried out to make sure that the construction of new basements would not cause undue disturbance or otherwise harm the areas in which they were being built.

Basements Development Data

6.140 The monitoring period for basements for the purposes of this report is from 1 January 2020 until 31 October 2020. This differs from other datasets to allow it to be directly comparable with previous years.

6.141 This is the fifth year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 6.40 and 6.41 presents time series data since 2011 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.

6.142 2020 follows this trend, with 93 basement applications, 64 planning permissions granted and 14 refused. A further 33 applications were withdrawn, the majority of which would have otherwise been refused.

6.143 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 continue to be 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.

6.144 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.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 (to Nov)
Cases Registered	181	307	450	393	252	153	75	71	173	93
Permissions Granted	132	242	259	295	158	128	51	65	112	64
Applications Refused	25	53	73	111	95	32	6	7	21	14

Figure 6.40: Planning applications with a basement element, 2011 – Nov 2020

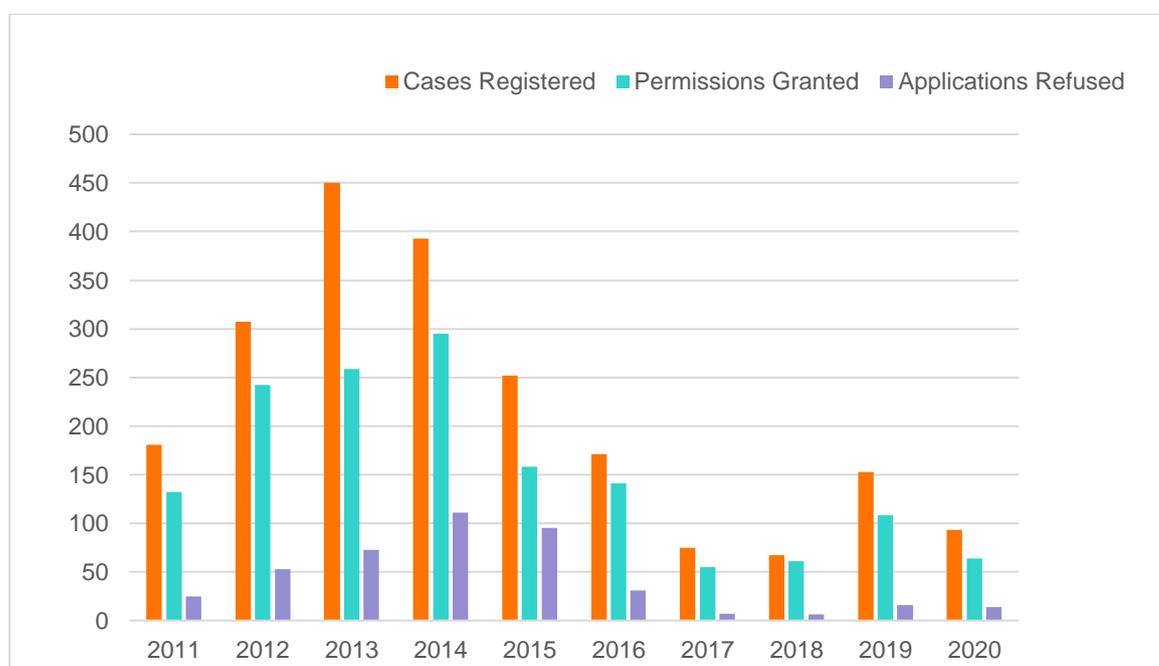


Figure 6.41: Planning applications with a basement element, 2008 – Nov 2019

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

6.146 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 6.42 shows the density of applications on a street block basis, and figure 6.43 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.

Basements: Planning Permissions Granted (Jan 2001 – Oct 2020)

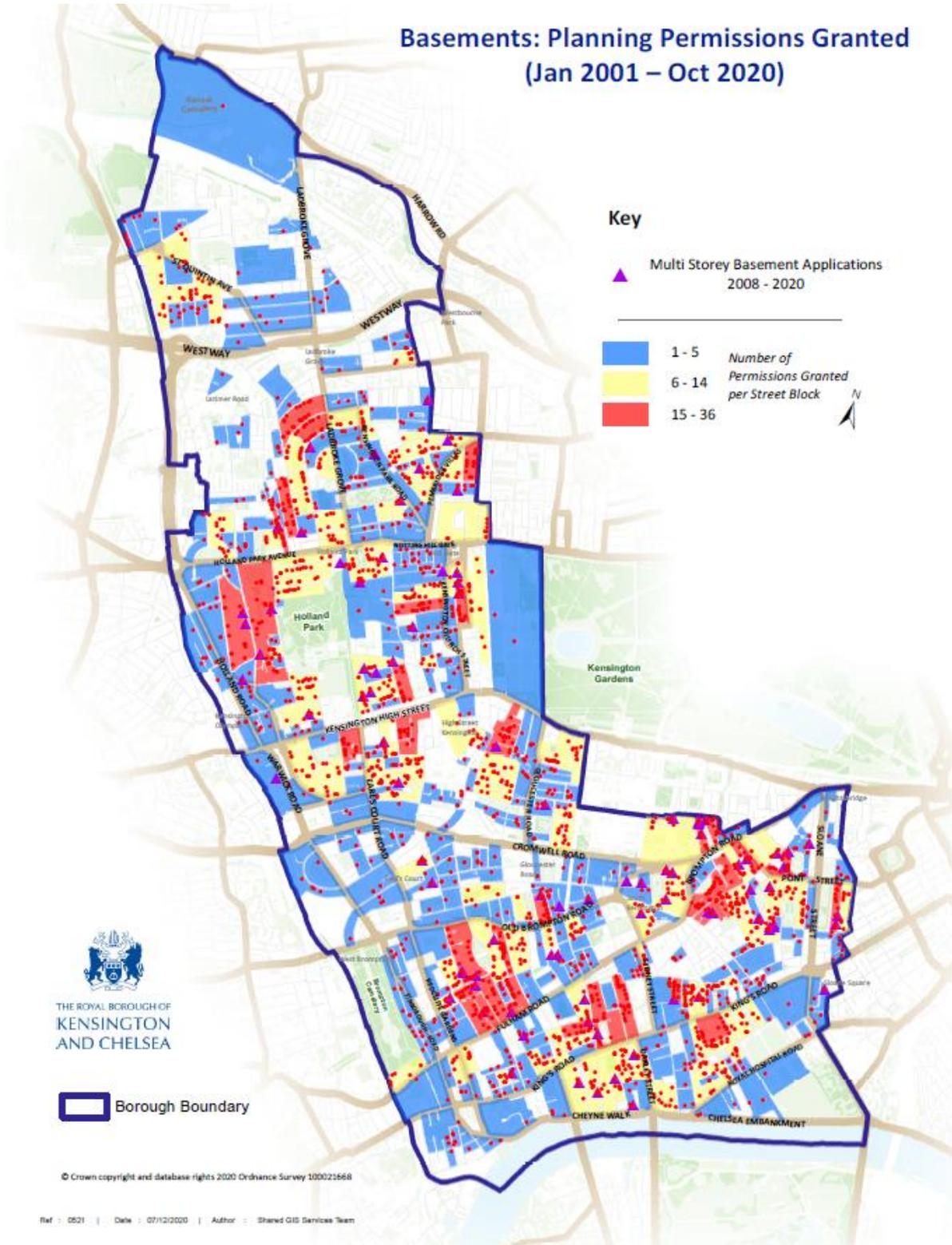


Figure 6.42: Basement planning permissions (density) 2001 to 2020

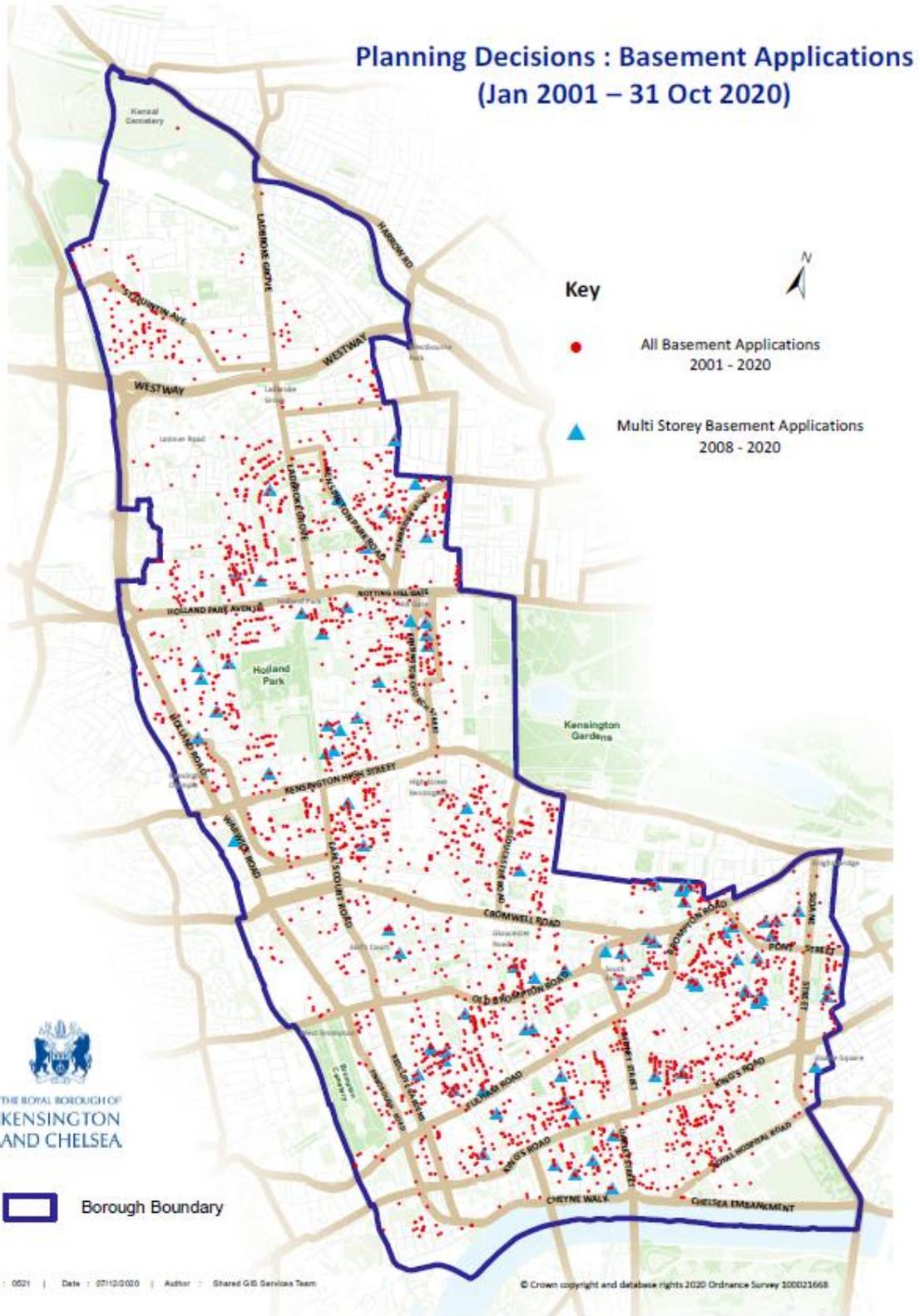


Figure 6.43: Basement planning permissions 2001 to 2020

Basement Appeals

6.147 Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development. There were just two appeals for planning permissions refused in 2020 which related to planning applications which included a subterranean element, and where this element was a reason for refusal.

- No. 4 Child's Street (PP/20/01566). Single story basement. The reason for refusal related to the failure to demonstrate that construction could be done without undue impact on neighbours, on the structural integrity of nearby buildings and that ground water and surface water flooding was properly mitigated against.

The appeal was dismissed as the Inspector was of the view that, "*there would be harm to users of the highway.*" He was, however, of the view that the Council's concerns relating to both flooding and structural stability could be addressed by condition.

- No. 18 Balliol Road (PP/20/03133). Creation of basement below footprint of house and 50% of garden area. Refused as we were not satisfied that the construction could be carried out without undue impact on neighbours; a detrimental impact on nearby trees, and that the applicants had not demonstrate that the structural stability of the host and of nearby buildings was ensured.

The decision was upheld as the applicant failed to submit or appeal in the proper manner.

Flooding and Sustainable Drainage Systems

6.148 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

6.149 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 6.44 shows the progress made in those objectives. There have been no flooding reports to the Council or to Thames Water since October 2018.

Local Flood Risk Management Strategy Objectives	
1. Coordinated management of flooding	Ongoing cooperation with relevant parties: EA, GLA, TfL neighbouring boroughs, Thames Water. Multiagency Flood Plans are being reviewed by Contingency Planning.
2. Communicate flood risk effectively	The flood risk asset register is up-to date and available on the website. Flooding webpages are updated. No flooding events reported.
3. Reduce flood risk and its consequences	LLFA statutory consultee role: 38 full responses to major planning applications (including 11 conditions and 8 pre-applications). Also advice given for 185 minor planning applications.
4. Flood risk information & research	The Council engaged with Thames Water's regarding their new requirement to prepare Drainage and Wastewater Management Plans . Suitable pumped devices (FLIPS) are included in new basements. Flood Risk Assessments are submitted with planning applications in flood risk areas. The LLFA spent £0 on flood defences. Maintenance of road gullies occurs twice a year. About £35k of the £500k of levy money granted by the Thames Regional Flood and Coastal Commission or the implementation on SuDS in North Kensington was spent. The draft design was finalised (see figure below) and contact with residents started in September 2020 but formal consultation has been delayed due to covid restrictions.
5. Flood risk policies review	The Local Plan Policy CE2 is being implemented in the relevant developments at ground and below ground levels. Please refer to the number of applications reviewed under points 3 and 4 above. It should be noted that the number of applications reviewed for minor development has doubled.

Figure 6.44: Process in meeting Local Flood Risk Strategy objectives

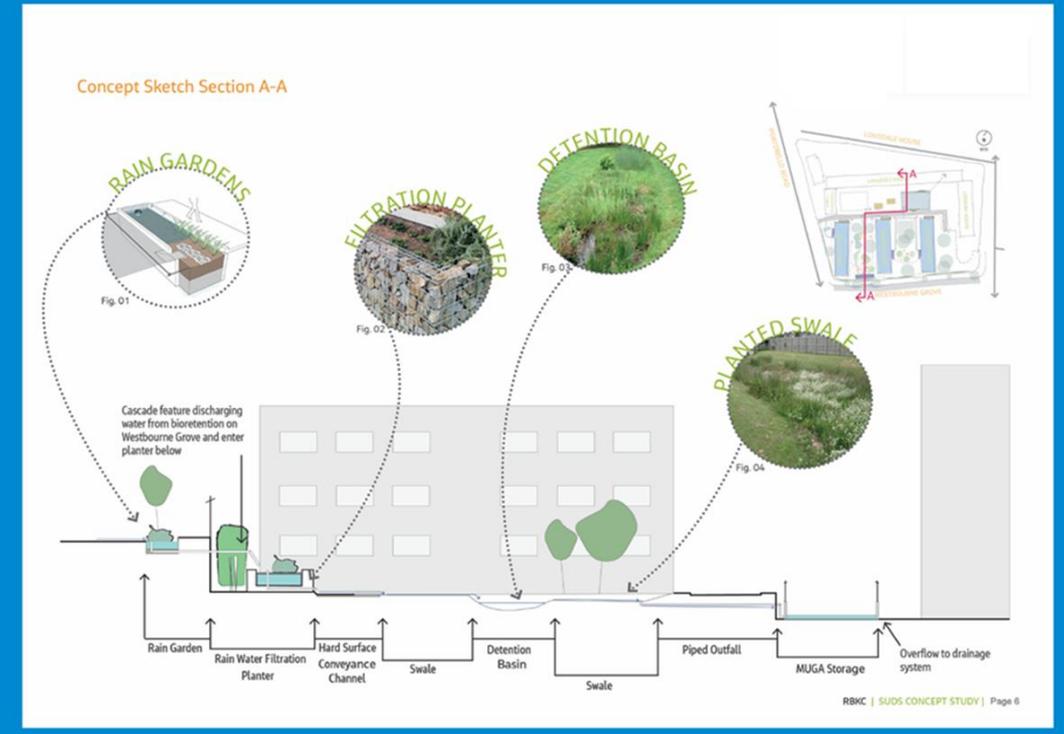


Figure 6.45: SuDS in Portobello Court project. Draft concept design and sketch sections. The proposed SuDS system will collect rainwater from the roof and Westbourne Grove and move it to landscaped areas and attenuation system.

Sewer Flooding / Counters Creek Project

6.150 Since 2007 the Council has worked with Thames Water to address sewer flooding in the Borough. Thames Water's proposal to solve this problem included the following elements:

- SuDS to reduce surface water run-off;
- anti-flooding (FLIP) devices to stop the sewers surcharging into lower properties; and,
- local sewer improvements to increase the capacity of local sewers. The local sewer improvement proposed for RBKC was an underground sewage pumping station on Queensdale Road. In July 2019 the Council granted planning permission^[1] 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 2019 and finalised in February 2020. Thames Water confirmed that properties in the local area were protected by the pumping station from March 2020.

6.151 In December 2019 Ofwat included two new performance commitments for Thames Water regarding the Counters Creek project:

- to produce a report about the risk of the catchment by the end of July 2023. The report should outline a long-term strategy for alleviating flooding in the area;
- to report annually on how they are managing the network to ensure long-term resilience and reduce flood risk for customers, and how they are progressively developing their understanding of flood risk in the catchment

6.152 We will be reporting on the progress of those commitments. All the relevant documents regarding the Counters Creek can be found at the Council's dedicated [webpage](#).

Thames Tideway Tunnel Project

6.153 The Secretaries of State approved the Development Consent Order for the Thames Tideway Tunnel project on 12 September 2014. The Thames Tideway Tunnel is being built by a company called Bazalgette Tunnel Limited. 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. Thames Water has completed the preparatory works and the sites are currently being managed by Bazalgette's contractors.

6.154 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 ²⁴has been created to increase transparency and keep interested parties informed.

[1] Thames Water's planning application: [PP/19/03892](#)

²⁴ (<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/thames-tideway-tunnel-project>)

7.0 Community Infrastructure Levy (CIL) and s106

- 7.1 Past Monitoring Reports have included data relating to the collection and spending of CIL and S106 planning contributions. However, the Council now produces a standalone “Infrastructure Funding Statement”, which provides more details. The current statement (December 2020) is available on the [Council’s website](#).

Appendices

Appendix A: Housing - Planning Permissions

Between 01/10/2019 – 31/09/2020

Ref	Address	Existing Units	Proposed Units	Net	Affordable units	Description
PP/18/00599	Land to the rear of, 1 Cluny Mews, And 51-63 Philbeach Gardens SW5 9EG	0	35	35	0	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/18/05060	8 Kynance Mews SW7 4QP	0	1	1	0	Change of use from veterinary clinic to single domestic dwelling involving internal reconfiguration only
PP/18/08415	23 Pembridge Square W2 4DR	0	1	1	0	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).
PP/19/01282	18 West Cromwell Road SW5 9QJ	0	10	10	0	Conversion of 11 HMO bedsits into 9 self-contained studios and 1 one-bedroom flat. Alterations to external access stair of lower ground front to allow for boiler room below. Lower third floor front parapet to align with adjacent properties. Move rear wall at ground floor level by 1.3m back to align with lower ground floor edge. Extend closet wing by 500 mm sideways. Extend closet wing 2m back.
PP/19/01420	18 De Vere Mews W8 5AL	0	1	1	0	Change of use from Office (B1) to residential (C3) including Internal Alterations to Listed Building
PP/19/01773	17 South End W8 5BU	1	1	0	0	Demolition of existing building to be replaced with new residential dwelling including construction of basement

PP/19/01813	156 Cromwell Road SW7 4EF	0	1	1	0	Demolition of existing fifth floor mansard and erection of replacement fifth floor (B1 use class), erection of additional one storey mansard to form 1 x 1 bed 1person self contained dwelling unit (C3 use class) and internal refurbishments at basement through fifth floor including the use of under pavement vaults.
PP/19/02102	75 And 77 Lower Sloane Street SW1W 8DA	7	6	-1	0	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	3 Kensington Mall W8 4EB	1	1	0	0	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/19/02990	33 Hans Place SW1X 0JZ	0	2	2	0	Demolition and rebuilding of existing rear extensions at second, third and fourth floor levels with mansard roof extension and associated internal alterations to create two additional residential units to form six apartments
PP/19/02994	28 Drayson Mews W8 4LY	0	1	1	0	Change of use of ground floor from vacant car repair and service workshop (Class B2) to residential use (Class C3) in association with residential use on upper floors to provide single 3-bed dwelling house; associated internal and external refurbishment including replacement of rear extension to mansard replacement windows and provision of residential entrance in place of roller shutter.
PP/19/03010	91 Cornwall Gardens SW7 4AX	1	3	2	0	Replacement of roof with split mansard roof; creation of three-bedroom flat at fourth and fifth floor level and internal alterations at third floor level to create a one-bedroom flat
PP/19/03113	31 Beaufort Gardens SW3 1QH	18	14	-4	0	Conversion of existing building from 18 studio apartments to 14 studio apartments (Use Class C3) together with an extension of the building at roof level rear extension at third and fourth levels and single storey rear extension at second floor

PP/19/03114	7 Stafford Terrace W8 7BJ	3	2	-1	0	Extension of store room below front vaults to form bedroom and en-suite; conversion of three apartments into two forming two entrances in front hallway remove dividing wall reinstate front railings and gate; remove non original first floor stair and reinstate front and rear rooms.
PP/19/03265	15 Warwick Gardens W14 8PH	0	1	1	0	Demolition of garage fronting St Mary Abbots Place. Erection of three storey dwelling with integral garage.
PP/19/03466	2 Pembroke Walk W8 6PQ	1	1	0	0	Demolition of existing property and erection of one new four storey single dwelling house including basement
PP/19/03957	72 Holland Park Avenue W11 3QZ	0	1	1	0	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
PP/19/04038	25 To 39 Thurloe Street SW7 2LQ	1	1	0	0	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/19/04396	26 Lansdowne Road W11 3LL	3	1	-2	0	Amalgamation of three flats in the existing dwelling house with alterations to front boundary installation of railings front garden landscaping and alterations to front elevation
PP/19/04764	146-164 Notting Hill Gate W11 3QG	8	0	-8	0	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use. Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/19/04779	22 Princes Gate Mews SW7 2PS	2	1	-1	0	Alterations to front facade and internal alterations associated with use of property as a single dwelling
PP/19/04898	19 South End W8 5BU	1	1	0	0	Demolition of existing building and replacement with three storey residential building plus single storey basement with associated landscaping and minor external works including enclosing of front forecourt area with railings.

PP/19/04976	24 Oakley Street SW3 5NT	2	1	-1	0	Amalgamation of ground floor flat with upper floors; repair and refurbishment to exterior
PP/19/05671	4 Balliol Road W10 6LX	2	1	-1	0	Amalgamation of Flat A and Flat B to form a single family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window
PP/19/05726	90 Oxford Gardens W10 5UW	0	1	1	0	Change of use from part school (D1) to full residential (C3)
PP/19/06019	Flat A, 8 Pont Street SW1X 9EL	2	1	-1	0	Amalgamation of the Caretaker's Flat and Flat A on the first floor to form a two-bedroom flat
PP/19/06163	16-A Pont Street Mews, Flat B, 42 Pont Street SW1X 0AF	2	1	-1	0	Creation of a two bedroom dwelling with a courtyard garden through amalgamation of 16A Pont Street Mews (previously known as Garden Studio 42 Pont Street) with Flat B 42 Pont street including remodelling of No 16 A (referred to as Annexe to 42 Pont Street) and alterations to Flat B.
PP/19/06252	26 Sloane Gardens SW1W 8DJ	2	1	-1	0	Amalgamation of third and fourth floor flats to form single flat of less than 170 square metres.
PP/19/06364	16 Bonchurch Road W10 5SD	2	1	-1	0	Amalgamation of first and second floor flats with mansard roof extension to create a three bedroom maisonette.
PP/19/06821	31 Cadogan Place SW1X 9RX	2	1	-1	0	Amalgamation of caretaker's lower ground floor flat with two-bedroom maisonette at lower ground and ground floor levels. Works to front lightwell including repairs to facade replacement of vault doors and window and installation of York stone paving. Replacement of front ground floor windows and removal of box planters. Works at rear including replacement of ground floor windows and door at lower
PP/19/07010	St. Johns House St John's Gardens W11 2NP	2	1	-1	0	Amalgamation of flats 5 and 6 at third floor level to create a three bedroom dwelling
PP/19/07174	277 Kensal Road W10 5DB	6	5	-1	0	Renovation of building and conversion of 6 flats into 5 flats (allowing for one 4 bedroom flat and one 3 bedroom flat); structural reinforcement of chimney and addition of dormer extension to top floor flat; replacement of flat roof above flat one
PP/19/07613	116 Edith Grove SW10 ONH	7	5	-2	0	Developing the existing building to allow for 5 flats from 7 flats and associated works

PP/19/07722	172 Ifield Road SW10 9AR	1	2	1	0	Rear ground floor extension to ground floor flat 172 Ifield Road. Conversion of ground and lower ground floor maisonette at 174 Ifield Road to create 1 no. self contained one bedroom flat with private rear garden at ground floor level with rear extension and 1 no. self contained two bedroom flat with basement extension to the rear and new front light well and converted vaults.
PP/19/08143	59 Palace Gardens Terrace W8 4RU	2	1	-1	0	Internal alterations and amalgamation of basement flat (59B) with house above (59) and convert back to single family house
PP/19/08173	Flat C, 35 Holland Park W11 3TA	2	1	-1	0	Amalgamation of two bedroom flat C and adjoining one bedroom studio flat. Formation of connecting door to studio.
PP/19/08493	91 Chesterton Road W10 6ET	2	1	-1	0	Amalgamation of basement level one-bed flat and 3-storey maisonette above ground to form single dwellinghouse
PP/20/00260	13 Kensington Place W8 7PT	2	1	-1	0	Conversion of two dwellings into a single dwelling house re-instating internal staircase between lower ground and raised ground floors.
PP/20/00519	Flat 1a Chepstow Hall, 29 Earl's Court Square SW5 9DB	2	1	-1	0	Amalgamation of lower ground floor flats 1 and 1A including a portion of the common parts.

Appendix B: Housing – Completions

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing Units	Proposed Units	Net	Description
PP/17/02427	Units 14 And 15 92 Lots Road SW10 0QD	2	0	-2	Change of use from residential (Use Class C3) to commercial (Use Class B1)
PP/16/04339	31b Fernshaw Road SW10 0TN	1	1	0	Demolition of two storey house and construction of a house with two storeys above ground and a new basement with a swimming pool.
PP/17/04879	28 Ifield Road SW10 9AA	1	2	1	Reinstatement of self-contained one bedroom flat in basement
PP/16/03866	258 - 258a Fulham Road SW10 9EL	0	1	1	Erection of additional storey to create 1 x 1 bed flat and associated alterations
PP/19/06252	26 Sloane Gardens SW1W 8DJ	2	1	-1	Amalgamation of third and fourth floor flats to form single flat of less than 170 square metres.
PP/14/07317	43 Sloane Gardens SW1W 8ED	3	1	-2	Amalgamation of 3 flats into a single dwelling and side extension.
PP/16/05841	57 Sloane Gardens SW1W 8ED	0	5	5	Conversion from shared staff accommodation (HMO) into 5 residential flats.

PP/17/07569	23 Pavilion Road SW1X OHD	0	0	0	Change of use of basement and ground floor from storage (Class B8) to gym (Class D2);
PP/16/03051	13 Cadogan Square SW1X OHT	3	2	-1	Refurbishment and upgrade of 1 x duplex flat and 1 x studio flat.
PP/15/01780	36 Cadogan Square And 46 Clabon Mews SW1X OJL	2	2	0	Substantial demolition of 46 Clabon Mews elevational alterations including use of brickwork and raising of roof height. Creation of a single storey basement under 46 Clabon Mews with a link to 36 Cadogan Square.
PP/17/07536	2 And 4 Hans Crescent SW1X OLH	1	0	-1	Temporary change of use from single residential use (Class C3) to Wellbeing Centre (Sui Generis) for the period up to July 2023
PP/14/08811	39 - 40 Lowndes Square SW1X 9JL	9	8	-1	Retention of main building facade to Lowndes Square and demolition of rear of main building and mews building to Harriet Walk provision of 8 residential units through rebuilding of main building.
PP/19/06821	31 Cadogan Place SW1X 9RX	2	1	-1	Amalgamation of caretaker's lower ground floor flat with two-bedroom maisonette at lower ground and ground floor levels.
PP/13/00972	Attic Basil Mansions Basil Street SW3 1AP	0	3	3	Provision of 3 x 2 bedroom self-contained residential flats at 6th floor level.
PP/18/07195	Basil Mansions Basil Street SW3 1AP	0	1	1	Change of use from doctor's surgery (Class D1) to a 4-bed dwelling (Class C3).

PP/17/01871	16 Beauchamp Place SW3 1NQ	0	1	1	Change of use of first and second floors and associated first floor rear extension to provide self-contained flat (C3) at first floor level and office space (B1) at second floor level.
PP/15/00479	41 To 43 Beaufort Gardens SW3 1PW	0	9	9	Demolition behind retained facade and redevelopment of former hotel building to create 9 flats over basement lower ground and 5 upper levels.
PP/15/06688	2 Brompton Square SW3 2AA	1	2	1	Creation of single family dwelling with studio flat.
PP/16/04776	2 Brompton Square SW3 2AA	1	1	0	Construction of a basement below property and part of rear garden and front light-well.
PP/16/03046	26 Ovington Street SW3 2JB	1	0	-1	Temporary change of use from residential to site office for a period of one year
PP/16/01795	Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA	0	78	78	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings.
PP/16/06759	Garage At 2a Milner Street SW3 2PU	0	1	1	Demolition of single-storey double garage and development of 3-bed family dwelling.
PP/17/06485	20 Cadogan Gardens SW3 2RP	5	0	-5	Formation of a roof extension and associated works and change of use to a hotel (Class C1).
PP/17/01137	Flat 1 36 And 41 Draycott Place SW3 2SA	0	2	2	Change the use of Flat 1 36 Draycott Place from office (use class B1) to residential (use class C3) and 41 Draycott Place from temporary sleeping accommodation (Sui generis) to C3 (Residential).
PP/19/07949	Ground And First Floor Rear 9 8 Draycott Avenue SW3 3AD	0	0	0	Change of use of rear part of first floor from ancillary storage associated with ground floor betting shop (Sui Generis Use) to form additional residential floorspace to the existing first second and third floor flat.

PP/16/03878	60 Sloane Avenue SW3 3DD	0	49	49	Demolition behind part retained facades and redevelopment of the site to provide a 7 storey (ground plus 6 upper floors) mixed use residential (49 units) retail and leisure development.
PP/17/03955	7 Radnor Walk SW3 4BP	0	1	1	Change of use from D1 medical use to C3 residential use with excavation of single storey basement and extensions to rear.
PP/16/03852	Ground And Basement 78 Royal Hospital Road SW3 4HN	0	1	1	Change of use of part of ground floor and basement to self-contained flat; retention of retail shop in part of ground floor and basement.
PP/16/05671	134-136 King's Road SW3 4XB	1	3	2	Renovation and extension of upper floors to form 3 apartments
PP/13/04978	Outbuildings And Gatehouse Jamahiriya School Site 6 Glebe Place 48 Old Church Street SW3 5JP	2	3	1	Construction of single family residential villa over sub basement, basement, lower ground, ground and 2 upper levels accessed from Old Church Street.
PP/16/08122	50 Cheyne Walk SW3 5LR	0	1	1	Conversion of back of house areas to self contained flat including first floor rear extension.
PP/16/02725	26 Oakley Street SW3 5NT	0	4	4	Change of use from 8 HMO units (Use Class C4) to four studio dwellings (Use Class C3).
PP/18/04597	Rossetti Studios Flood Street SW3 5TF	1	0	-1	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).
PP/17/06298	41 Bury Walk SW3 6QD	1	1	0	Demolition and reconstruction of house with lower ground ground and first floor levels.

PP/17/03653	159 To 165 Old Brompton Road SW5 0LJ	2	18	16	Variation of condition 2 (Accordance with details shown on submitted plans) of planning permission 16/00850 to provide amended layout and residential mix of 15 studio units, 1x one bed, 1 x two bed and 1x 3 bed (Demolition of infill building).
PP/17/06798	30 Redfield Lane SW5 0RQ	2	2	0	Formation of two 4-bedroom units.
PP/16/07138	117 Warwick Road SW5 9EZ	0	20	20	Internal alterations to create 20 self-contained residential bedsits replacing 17 units that are a mix between self-contained and houses of multiple occupation (HMO) occupied as bedsits.
PP/17/07144	81 Warwick Road SW5 9HB	0	10	10	Conversion of 20 bedsits into 10 self-contained flats.
PP/17/03968	31 Longridge Road SW5 9SD	0	8	8	Conversion of bedsitting room accommodation on ground first second and third floors to eight self-contained studio flats.
PP/17/05655	38-40 Penywern Road SW5 9SX	0	2	2	Erection of mansard extension across No.38-40 to accommodate a one bedroom and a two bedroom self contained flat.
PP/19/04038	25 To 39 Thurloe Street SW7 2LQ	1	1	0	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.
PP/16/08634	1 Neville Street SW7 3AR	0	1	1	Change of use from house in multiple occupation (Use Class Sui Generis) to single residential dwelling (Use Class C3)
PP/14/02123	3, 5, 6, 7-10 Kendrick Mews And 15 Reece Mews S SW7 3HG	4	8	4	Demolition of 7-10 Kendrick Mews and 15 Reece Mews. Construction of three storey buildings with two basement levels providing 5 houses; B1 office and D1 community space. Conversion and extension of 3 5 & 6 Kendrick Mews to create 1 house 1 x 3 bed flat.
PP/17/03024	15 Onslow Square SW7 3NJ	0	1	1	Change of use from Sub-station (Sui generis) to habitable accommodation (C3) to be incorporated as part of flat.

PP/18/01053	46 Roland Way SW7 3RE	1	1	0	Demolition of 3-storey dwellinghouse building and erection of replacement single dwellinghouse across basement, ground, first, second and third (roof structure).
PP/15/08054	Roland House 121 Old Brompton Road SW7 3RU	0	4	4	Excavation of lower ground floor to create 1 x studio and 3 x 1 bedroom flats (Class C3).
PP/19/01813	156 Cromwell Road SW7 4EF	0	1	1	Demolition of existing fifth floor mansard and erection of replacement fifth floor (B1 use class) erection of additional one storey mansard to form 1 x 1bed 1person self contained dwelling unit (C3 use class)
PP/17/05443	17 To 23 Gloucester Road And 51 Queen's Gate Terrace SW7 4PL	0	2	2	Removal of false mansard and replacement with natural slate mansard roof extension with 2no. dormer sash windows on Queen's Gate Terrace elevation and 9no. dormer sash windows on Gloucester Road elevation to house 2no. residential units.
PP/18/05060	8 Kynance Mews SW7 4QP	0	1	1	Change of use from veterinary clinic to single domestic dwelling involving internal reconfiguration only.
PP/16/01417	2-4 Hyde Park Gate SW7 5EW	2	4	2	Variation of planning permission ref. PP/11/04106 to amend the internal layout to create two enlarged apartments.
PP/14/03806	15 Queen's Gate Terrace SW7 5PR	5	8	3	Change of use from nil use to residential use of ground floor and first floor to create 2 no. additional residential units and internal and external alterations including the creation of first floor single storey rear extension to create 1 no. additional unit.
PP/15/06632	18 Elvaston Place SW7 5QF	0	1	1	Variation of condition 2 (adherence to approved drawings) of planning permission PP/12/00662 (additional floors and reduction in numbers of units) for rearrangement of some internal units.
PP/17/06683	First And Second Floor Flat 98 Golborne Road W10 5PS	1	2	1	Conversion of first and second floor flat into two flats.

PP/17/07403	274 Portobello Road W10 5TE	0	1	1	Creation of A3/A4/A5 unit at ground and basement level forming a residential unit at first and second floor level.
PP/14/01242	Portobello Square Wornington Green Estate (Phase LI) Wornington Road Wornington Road W10 5XY	402	595	193	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development.
PP/16/08360	Ladbroke Hall South Wing 79 Barlby Road W10 6AZ	0	5	5	Demolition of single storey extension and construction of three storey extension to eastern side to include 5 x residential apartments.
PP/18/00931	47-49 Chesterton Road W10 6ES	0	8	8	Conversion of 12x bedsits into 8 self-contained flats and an office on ground floor of 49.
PP/17/07098	73 St Helen's Gardens W10 6LL	2	0	-2	Change of use to D1 educational use.
PP/19/05671	4 Balliol Road W10 6LX	2	1	-1	Amalgamation of Flat A and Flat B to form a single family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window
PP/18/04185	8 North Pole Road W10 6QL	1	2	1	Conversion of part rear ground floor storage area and part first floor into a two-bed residential unit.
PP/08/02132	137, 139, 139a Freston Road W10 6TH	0	9	9	Redevelopment to provide a 5 storey commercial building comprising 1,077 Square metres of Class B1 (open) floorspace and 5,008 square metres of Class B1a office floorspace, together with a part 6, part 4 storey residential building of 9 units with a grou

PP/10/01359	8-10 Basing Street W11 1ET	0	9	9	Redevelopment of site entailing rebuild of chapel behind retained facades and provision of a four storey building to provide B1 (Business) floorspace and nine residential units with basement parking, cycle parking, refuse storage and amenity space.
PP/16/02252	24 Powis Terrace W11 1JH	1	2	1	Conversion of part of basement and part of ground floor to form additional residential unit.
PP/17/07049	Lower Ground And Ground Floor Maisonette 53 Elgin Crescent W11 2JU	1	2	1	Re-subdivision of garden maisonette back into two separate flats.
PP/18/03467	10 Boyne Terrace Mews W11 3LR	1	1	0	Demolition of existing building above ground and erection of replacement mews dwelling.
PP/17/02588	17 Ladbroke Walk W11 3PW	1	1	0	Demolition of 2 storey mews building and construction of 3 storey house.
PP/16/08169	Flat A And Flat C 61 Holland Park W11 3SJ	2	1	-1	Amalgamation of Flats A and C to form single dwelling and associated internal and external works to building and garden including replacement of basement.
PP/07/02868	31 Holland Park 7 Holland Park Mews W11 3TA	9	1	-8	Conversion of 31 Holland Park from 8 flats into a single family dwelling.
PP/16/01102	65 Clarendon Road W11 4JE	0	1	1	Partial demolition of pool and garage annex structure including excavation of basement level beneath house and part of rear garden.
PP/16/08100	182 Holland Park Avenue W11 4UJ	0	1	1	Change of use and conversion of lower ground floor from vacant storage to residential (Class C3) one bedroom self-contained flat.

PP/14/06109	54 Russell Gardens W14 8EZ	2	13	11	Erection of basement and lower ground floor plus 4 storey building comprising 13 no. Class C3 residential flats and 441 sq.m of flexible use for Class A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace.
PP/17/05230	2 Napier Place W14 8LG	1	1	0	Demolition of mews house and erection of one single dwellinghouse comprising ground first and second (mansard) floors.
PP/18/04029	14 Napier Place W14 8LG	1	1	0	Demolition including formation of basement full new build with alterations to external facade design.
PP/16/06979	(Formerly) Hyde Park West Hotel 25-26 Pembridge Square W2 4DR	1	2	1	Excavation under rear part of buildings and part rear garden to provide additional accommodation underground.
PP/16/03010	Flat 6 And Flat 7 15 Pembridge Square W2 4EH	2	1	-1	Amalgamation of flats 6 and 7 to provide a single four-bedroom residential unit with associated internal alterations
PP/16/05916	2 Linden Gardens W2 4ES	1	2	1	Conversion of existing building to provide 2no. flats (1 x 2 bed at Lower ground / ground floor and 1 x 4 bed at first second and third floor).
PP/13/05341	2 - 18 Lancer Square And 10-14 Old Court Place W8 4EP	3	51	48	Demolition of building and structures and the construction of 22 271 sq m (GEA) mixed use development comprising four buildings ranging from four to seven storeys including 2 857 sq m. (GEA) retail use (class A1) 7 103 sq m. (GEA) office use (class B1), and 51 residential units.
PP/18/02398	24 Holland Street W8 4LT	2	1	-1	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/18/00609	6 & 7 Carmel Court W8 4LU	1	2	1	Amendments to PP/13/02432 & LB/13/02435 reducing the basement excavation to single storey under 6 & 7 Carmel Court and part of garden, infill of lightwell to 18 Holland Street, amendment to conservatory roof, alterations to rear facade of 6 Carmel Court

PP/16/03553	60 Hornton Street W8 4NU	1	1	0	Erection of replacement dwelling house.
PP/17/07295	Embassy Of The Slovak Republic 25 Kensington Palace Gardens W8 4QY	2	4	2	Change of use of third floor from office to 4 residential dwellings and second floor from 2 dwellings into offices.
PP/18/02922	9 Albert Place W8 5PD	1	1	0	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
PP/13/02346	37-39 Abingdon Road W8 6AH	6	2	-4	Demolition of existing buildings and construction of two four-storey buildings fronting Abingdon Road with two storey buildings to the rear of the site plus excavation and construction of three storey basement levels in order to provide two single dwellings.
PP/16/08563	17 Abingdon Road W8 6AH	1	2	1	Construction of single storey rear extension at first floor level and conversion of maisonette into two self-contained flats
PP/17/02153	144 Lexham Gardens W8 6JE	0	1	1	Material Change of Use to single dwellinghouse (Class C3)
PP/16/03249	1 And 2 Pembroke Cottages W8 6PF	2	1	-1	Amalgamation of two semi-detached properties (1 and 2 Pembroke Cottages) to form one single dwelling.
PP/18/07259	1 Campden Hill Square W8 7LB	2	1	-1	Change of use from two dwellings back to a single family domestic dwelling house.
PP/18/02663	7 Peel Street W8 7PA	1	2	1	Construction of three-bedroom dwellinghouse with roof terrace.
PP/12/02661	Lion House 1 Kensington Place W8 7PP	0	1	1	Demolition of single storey office store and garage structure and erection of 3 storey building containing an office unit on ground floor with residential unit above.

Appendix C: Housing Trajectory Summary Table

Year	Projected Future Completions	London Plan Target	London Plan Target with 20% buffer*
2021/22	222	448	538
2022/23	317	448	538
2023/24	487	448	538
2024/25	770	448	538
2025/26	1025	448	538
2026/27	819	448	403
2027/28	861	448	403
2028/29	856	448	403
2029/30	715	448	403
2030/31	672	448	403
2031/32	558	448	403
2032/33	514	448	403
2033/34	414	448	403
2034/35	453	448	403
2035/36	191	448	403
15 year	8,874	6,720	6,720

*Buffer is added to the first five years. As required in the NPPF, this is moved forward from later in the Plan period. Therefore, the targets later in the Plan period are then adjusted accordingly. In total over 15 years the housing target remains 448 X 15 or 6,720.

Appendix D: Housing Trajectory Data

Local Plan Ref/PP Ref	Site	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11 to 15
CA1	Kensal Canalside	Site Allocation. Preparation of SPD underway.	3,500	400	1,718	1,382
CA3	Wornington Green Phases 3	Phase 2 complete. Planning application expected for Phase 3	143	43	100	0
CA4	Land Adjacent to Trellick Tower	Site Allocation. Part of the Council's New Homes Programme Phase 2.	60	60	0	0
CA6	Earl's Court Exhibition Centre	Site allocation with outline planning permission (and reserved matters for 586 homes)	930	230	656	44
CA7	Former Territorial Army site	Planning permission granted	255	0	255	0
CA7	Homebase Site	Planning permission granted – scheme under construction.	339	339	0	0
CA7	100/ 100A West Cromwell Road	Planning permission	462	180	282	0
CA9	Lots Road Power Station	Planning permission granted – under construction	420	420	0	0
CA10	Site at Lots Road	Site Allocation, will be part of the Council's New Homes Programme	60	60	0	0
CA11	Harrington Road	Site allocation	50	0	50	0
CA12	Chelsea Farmer's Market	May be required for Crossrail 2 construction. Has planning permission for 59 units	59	0	0	59
PP/19/05105	257-265 (Odeon Cinema), Kensington High Street	Planning Permission	106	106	0	0
PP/15/04338	196 To 222, King's Road and 7 Friese Green House Chelsea Manor Street		39	39	0	0
PP/18/00189	232, King's Road (Chelsea Delivery Office) and 18-20 Chelsea Manor Street		23	23	0	0
PP/16/01354	Kensington Sports Centre, Walmer Road, Phase 4 of KALC	Being implemented	32	32	0	0
PP/15/05730	66-70 And 72-74, Notting Hill Gate		9	9	0	0

Local Plan Ref/PP Ref	Site	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11 to 15
PP/16/00423	K1 Site bounded by Brompton Road, Sloane Street, Basil Street and Hoopers Court, London SW3	Being implemented	24	24	0	0
PP/17/05782)	Newcombe House	Planning Permission	35	35	0	0
PP/17/00583	Thamesbrook Extra Care Scheme, 2 Dovehouse Street	Being implemented	55	55	0	0
PP/20/03216	South Kensington Underground Station, Pelham Street	Planning Application	29	0	29	0
PP/18/03461	Holiday Inn Forum Hotel, 97 Cromwell Road	Planning Application (Called-in) and withdrawn in March 2021	62	0	62	0
	1 to 31 Elkstone Road		50	0	50	0
	St Quintin Garage, 142A Highlever Road	Neighbourhood Plan	10	10	0	0
	1 to 14, Latimer Road	Neighbourhood Plan	75	75	0	0
PP/15/08132	3 to 5 Crowthorne Road	Neighbourhood Plan	0	0	0	0
PP/18/03491	Chelsea Police Station, Lucan Place	Planning Permission	32	32	0	0
PP/18/05313	Heythrop College, Kensington Square	Planning Permission	106	50	56	0
PP/20/00879	175-177 , Kensal Road	Planning Permission	37	37	0	0
PP/20/00860	Plot 5-6 Acklam Road, London	Planning Permission	32	32	0	0
PP/20/00844	15-17, Hewer Street	Planning Permission	20	20	0	0
PP/20/00943	54 St Helen's Gardens	Planning Permission	7	7	0	0
	Former Barlby Primary School	New Homes Programme (Phase 2)	80	0	80	0
PP/20/03325	201-207, Kensington High Street		19	19	0	0
PP/21/00272	344-350, Old Brompton Road (Former Tournament Pub)	Planning Application	45	45	0	0
	9, Silchester Road	New Homes Programme (Phase 2)	18	0	18	0
	William Sutton Estate	Planning Application	-78	0	-78	0
	Total number of dwellings		7,145	2,382	3,278	1,485

Appendix E: A1 floorspace m2 in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05898	63 To 65 Brompton Road SW3 1DB	360	0	-360	Change of use of first floor from retail/office (A1/B1(a)) to office/showroom space (B1(a)/Sui Generis)
PP/19/05962	341 King's Road SW3 5ES	64	0	-64	Change of use from Use Class A1 to Sui Generis
PP/19/06101	40 Kensington High Street W8 4PF	307	0	-307	Change of use from Class A1 retail (ground and first floor) to first floor Fitness & Well-Being Centre (Class D2) with retained ground floor retail use (Class A1)
PP/19/06186	92 Notting Hill Gate W11 3QB	585	0	-585	Change of use of part of ground floor and first floor from retail (Class A1) to fitness (Class D2) for a temporary period until 1 August 2034.
PP/19/06039	241 Fulham Road SW3 6HY	116	0	-116	Change of use of basement ground first second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).
PP/19/05471	23 Cale Street SW3 3QR	30	0	-30	Temporary change of use from Use Class A1 retail to Sui generis (nail studio)
PP/19/07251	2 Pond Place SW3 6QJ	75	0	-75	Change of use from A1 Shops to D2 Leisure (Pilates Studio). (Retrospective Application)
PP/19/04764	146-164 Notting Hill Gate W11 3QG	843	295	-548	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use. Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/19/07645	246 Kensington High Street W8 6ND	0	63	63	Change of use from Sui Generis use (Nail Salon) to flexible Class A1 (retail) use and Sui Generis (Nail Salon) use

PP/19/07401	198 And199 Sloane Street SW1X 9QX	0	177	177	Change of Use of first floor from Use Class B1 (business) to Use Class A1 (shop) in connection with basement and ground floor retail outlet; installation of lift to connect basement level with first floor; and refurbishment of internal architecture layout
PP/19/06953	159 King's Road SW3 5TX	54	0	-54	Change of use from A1 (cafe) to Sui generis (nail and beauty salon)
PP/19/08264	Basement And Ground Floor 15 Bute Street SW7 3EY	112	0	-112	Change of use of two storey (ground floor and basement) from Use Class A1 Retail shop (former clothing shop) to Sui Generis (nail blow dry make up concept beauty salon).
PP/19/07950	2 Allen Street W8 6BG	339	0	-339	Change of use of first floor from retail (Use Class A1) to Office (Use Class B1)
PP/19/07556	Basement And Ground Floor 42 Beauchamp Place SW3 1NX	96	0	-96	Change of use from A1 retail shop to sui generis. Nail saloon hair and beauty
PP/19/07308	280 Old Brompton Road SW5 9HR	128	0	-128	Change of use from Use Class A1 (retail) to Use Class D2 (personal training)
PP/20/00152	Basement And Ground Floor 18 Beauchamp Place SW3 1NQ	148	108	-40	Change of use from A1 (retail) to dual A1 (retail) / D1 (clinic) over upper ground floor.
PP/20/00442	69 Walton Street SW3 2HT	64	40	-24	Change of use of first floor from ancillary retail (use class A1) to treatment rooms (use class D1)

Appendix F: A1 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/08/02132	137, 139, 139a Freston Road W10 6TH		160	160	Redevelopment to provide a 5 storey commercial building comprising 1,077 Square metres of Class B1 (open) floorspace and 5,008 square metres of Class B1a office floorspace, together with a part 6, part 4 storey residential building of 9 units with a ground floor of 160 square metres Class B1a/A1 unit, all with associated car parking, landscaping and a new vehicle access on Bard Road. (Major Application).
PP/13/05341	Lance Square 2 - 18 Lancer Square And 10-14 Old Court Place W8 4EP	1,757	2,269	512	Demolition of building and structures and the construction of 22 271 sq m (GEA) mixed use development comprising four buildings ranging from four to seven storeys including 2 857 sq m. (GEA) retail use (class A1) 7 103 sq m. (GEA) office use (class B1) and 12 311 sq m. (GEA) residential use (class C3) consisting of 51 units (14 affordable) along with ancillary car and cycle parking landscaping.
PP/13/06219	105 Kensington Church Street W8 7LN	198	100	-98	Change of use of lower ground floor and part basement from retail (Class A1) to residential (Class C3)
PP/14/01242	Wornington Estate W10 5XY		500	500	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)

PP/14/04754	73-74 And 75 Sloane Street 17, 19 And 21 Pont Street SW1X 9SQ	649		-649	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/14/06109	The Kensington Public House 54 Russell Gardens W14 8EZ		441	441	Erection of basement and lower ground floor plus 4 storey building comprising 13 no. Class C3 residential flats and 441 sq.m of flexible use for Class A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, c
PP/15/03512	99 To 111 Freston Road And Land To The Rear Of 99-111 W11 4BD		199	199	Redevelopment to provide a part 4 part 5 storey commercial building comprising 7 737sq.m (GEA) of use class B1 (open) floorspace of which 399sq.m will be flexible use class A1/A3/B1 floorspace including a basement car parking area and external stair to basement associated landscaping and new vehicle access arrangements from Freston Road. (MAJOR APPLICATION)
PP/15/07567	171 Westbourne Grove W11 2RS	100		-100	Change of use of basement and ground floor from Class A1 (Retail) to Class A3 (Restaurants & Cafes).
PP/16/01795	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA		199	199	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)

PP/16/05236	47 To 69 Notting Hill Gate W11 3JS	1,207	1,187	-20	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations (MAJOR DEVELOPMENT)
PP/16/05671	134-136 King's Road SW3 4XB	104	34	-70	Renovation and extension of upper floors to form 3 apartments
PP/16/05741	37 Brompton Road SW3 1DE	93		-93	Change of use of ground floor to marketing suite (Sui Generis) and alterations to shopfront.
PP/17/01165	150-152 Brompton Road SW3 1HX		199	199	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe). Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/03080	9 Blenheim Crescent W11 2EE	80	80	0	Demolition and rebuild of internal and rear walls retention of front elevation replacement of sash windows and shop front and addition of VRV compressors at roof level.
PP/17/03492	24 Powis Terrace W11 1JH	60		-60	Change of use of part of basement and ground floors from retail (A1) to business use (B1) with associated works including change of shopfront and replacement of asphalt behind railings to glass.
PP/17/03600	123b Kensington High Street W8 5SF	641	752	111	Subdivision of 123B Kensington High Street (currently used as mobile phone store) to create two ground floor retail units (Class A1 Use) and third unit comprising new entrance stair and lift access associated with change of use of first floor to restaurant and cafe unit (Class A3 Use); associated shopfront and ancillary works

PP/17/07098	73 St Helen's Gardens W10 6LL	71		-71	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new entrance porch replacement windows and internal alterations.
PP/17/07179	219 King's Road SW3 5EJ	217		-217	Change of use of basement and ground floors of 219 King's Road from shop (Class A1) to restaurant/cafe (Class A3) use in association with a land use swap with 273 King's Road
PP/18/01124	100 Portobello Road W11 2QB	177	114	-63	Alterations to commercial space to create A1 unit at ground floor and A3 unit at basement level with associated plant to rear.
PP/18/01261	53 Brompton Road SW3 1DP		55	55	Provision of replacement shopfront erection of rear lantern roof-light and change of use of first floor office to retail floorspace alongside associated works including metal balustrading
PP/18/02582	171 Kensington High Street W8 6SH	166		-166	Change of use from Retail (A1 use) to Beauty Salon (Sui Generis)
PP/18/03897	9 Blenheim Crescent W11 2EE	70		-70	Construction of basement beneath footprint of property in connection with change of use of ground floor from retail (Use Class A1) to restaurant (Use Class A3); provision of extract duct to rear elevation terminating within terrace at second floor level; and installation of timber shopfront
PP/18/04185	8 North Pole Road W10 6QL	125	74	-51	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 residential
PP/18/05398	290 Kensington High Street W14 8NZ	180		-180	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/18/06746	60 Sloane Avenue SW3 3DD	1,082		-1,082	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	190 - 192 Sloane Street SW1X 9QX		199	199	Change of use of second floor from offices (Class B1) to retail (Class A1).
PP/19/01448	5 Ellis Street SW1X 9AL	56		-56	Change of use from Class A1 (shops) to sui generis (nail bar) (retrospective)
PP/19/02741	57 Ledbury Road W11 2AA	70		-70	Dual Use of retail unit for either retail Class A1 or mixed Class A1/Sui Generis
PP/19/03019	399 King's Road SW10 0LR	100		-100	Proposed change of use from shop to nail salon. Retrospective application.
PP/19/03174	253 Portobello Road W11 1LR	20		-20	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/19/03772	17 Kensington Church Street W8 4LF	72		-72	Change of use from A1 retail to mixed use retail (hairdressers) and sui generis (nail bar)
PP/19/04004	96 Golborne Road W10 5PS	90	45	-45	Extension of residential Class C3(a) use from rear first floor to ground floor and alterations to rear elevation of property.
PP/19/04471	97 Old Brompton Road SW7 3LD	100		-100	Change of use at ground floor and basement level from A1 (retail) for mixed use comprising retail cafe restaurant use and external works (retrospective)
PP/19/05471	23 Cale Street SW3 3QR	30		-30	Temporary change of use from Use Class A1 retail to Sui generis (nail studio)
PP/19/05962	341 King's Road SW3 5ES	64		-64	Change of use from Use Class A1 to Sui Generis
PP/19/06186	92 Notting Hill Gate W11 3QB	585		-585	Change of use of part of ground floor and first floor from retail (Class A1) to fitness (Class D2) for a temporary period until 1 August 2034.
PP/19/06953	159 King's Road SW3 5TX	54		-54	Change of use from A1 (cafe) to Sui generis (nail and beauty salon)
PP/19/07251	2 Pond Place SW3 6QJ	75		-75	Change of use from A1 Shops to D2 Leisure (Pilates Studio). (Retrospective Application)

PP/19/07308	280 Old Brompton Road SW5 9HR	128		-128	Change of use from Use Class A1 (retail) to Use Class D2 (personal training)
PP/19/07556	42 Beauchamp Place SW3 1NX	96		-96	Change of use from A1 retail shop to sui generis. Nail saloon hair and beauty
PP/19/07645	246 Kensington High Street W8 6ND		63	63	Change of use from Sui Generis use (Nail Salon) to flexible Class A1 (retail) use and Sui Generis (Nail Salon) use
PP/19/08264	15 Bute Street SW7 3EY	112		-112	Change of use of two storey (ground floor and basement) from Use Class A1 Retail shop (former clothing shop) to Sui Generis (nail blow dry make up concept beauty salon).

Appendix G: A2 floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/07165	232 Old Brompton Road SW5 0EA	54	0	-54	Change of use to the ground floor from A2 to D2 (personal trainer studio). Shopfront alterations to provide separate entrances to serve the basement and the ground floor. Installation of 2 air handling units on the roof.

Appendix H: A2 floorspace m2 in permissions completed

Between 01/10/2019 – 30/09/2020

Ref	Address	Existing A2 Floorspace	Proposed A2 Floorspace	Net	Description
PP/16/08511	138 Brompton Road SW3 1HY	200		-200	Change of use of first and second floor for A3 use refurbishment of shopfront and replacement of rear flat roof and roof light.
PP/18/04905	233 Earl's Court Road SW5 0AH	270		-270	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/19/03684	11 Gloucester Road SW7 4PP	171		-171	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	293 Brompton Road SW3 2DZ	47		-47	Change of Use from Class A2 to Beauty Clinic (sui generis).

Appendix I: A3 floorspace m in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05840	Hotel The Park Tower Knightsbridge 101 Knightsbridge SW1X 7RN	20/01/2020	397	452	55	External alterations to elevations extensions to ground and first floor infilling of lightwells at 12th to 17th floor for hotel use; redevelopment of the 16th and 17th floors for new hotel accommodation and creation of new setback 18th floor and associated plant enabling and temporary works (Major application)

Appendix J: A3 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/14/01242	Wornington Estate W10 5XY		110	110	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/14/04754	73-74 And 75 Sloane Street 17, 19 And 21 Pont Street SW1X 9SQ		442	442	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/15/03512	99 To 111 Freston Road And Land To The Rear Of 99-111 W11 4BD		200	200	Redevelopment to provide a part 4 part 5 storey commercial building comprising 7 737sq.m (GEA) of use class B1 (open) floorspace of which 399sq.m will be flexible use class A1/A3/B1 floorspace including a basement car parking area and external stair to basement associated landscaping and new vehicle access arrangements from Freston Road. (MAJOR APPLICATION)
PP/15/07567	171 Westbourne Grove W11 2RS		100	100	Change of use of basement and ground floor from Class A1 (Retail) to Class A3 (Restaurants & Cafes).

PP/16/08122	50 Cheyne Walk SW3 5LR	538	399	-139	Conversion of back of house areas to self contained flat including first floor rear extension, creation of access to Cheyne Row, new mechanical services and internal alterations.
PP/16/08511	138 Brompton Road SW3 1HY		200	200	Change of use of first and second floor for A3 use refurbishment of shopfront and replacement of rear flat roof and roof light.
PP/17/00367	1-3 Gloucester Road SW7 4PP	440		-440	Change of use from restaurant (Use Class A3) to veterinary practice (Use Class D1)
PP/17/01165	150-152 Brompton Road SW3 1HX	179		-179	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe). Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/02385	76 And 78 Tavistock Road W11 1AN		200	200	Amalgamation of Nos 76 and 78 to 'mixed use' (Sui generis) retaining existing Class A3 cafe/restuarant and launderette with shared facilities
PP/17/03600	123b Kensington High Street W8 5SF		476	476	Subdivision of 123B Kensington High Street (currently used as mobile phone store) to create two ground floor retail units (Class A1 Use) and third unit comprising new entrance stair and lift access associated with change of use of first floor to restaurant and cafe unit (Class A3 Use); associated shopfront and ancillary works

PP/17/03653	159 To 165 Old Brompton Road SW5 0LJ	484	58	-426	Variation of condition 2 (Accordance with details shown on submitted plans) of planning permission 16/00850 to provide amended layout and residential mix of 15 studio units, 1x one bed, 1 x two bed and 1x 3 bed (Demolition of infill building and development of infill extension to Cresswell Gardens elevation; mansard roof extension to No. 165; remodelling of existing mansard roof (159 to 163); alterations to front parapet wall; alteration to shopfronts at 159 165 Old Brompton Road; change of use from House in Multiple Occupation (HMO) and two flats to fourteen studio units and four flats, together with internal works to the layout. Amendment to planning permission PP/15/03317. (MAJOR APPLICATION) for drawings to be replaced in connection with amended works.
PP/17/07179	219 King's Road SW3 5EJ		217	217	Change of use of basement and ground floors of 219 King's Road from shop (Class A1) to restaurant/cafe (Class A3) use in association with a land use swap with 273 King's Road
PP/17/07910	101 Knightsbridge SW1X 7RN		341	341	Change of use of part of ground floor from ancillary hotel restaurant (Use Class C1) use to stand alone restaurant (Use Class A3)
PP/18/01124	100 Portobello Road W11 2QB		145	145	Alterations to commercial space to create A1 unit at ground floor and A3 unit at basement level with associated plant to rear.
PP/18/03897	9 Blenheim Crescent W11 2EE		140	140	Construction of basement beneath footprint of property in connection with change of use of ground floor from retail (Use Class A1) to restaurant (Use Class A3); provision of extract duct to rear elevation terminating within terrace at second floor level; and installation of timber shopfront
PP/19/04471	97 Old Brompton Road SW7 3LD		100	100	Change of use at ground floor and basement level from A1 (retail) for mixed use comprising retail cafe restaurant use and external works (retrospective)

Appendix K: A4 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

There were no change in A4 floorspace granted in the monitoring period.

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/14/06109	The Kensington Public House 54 Russell Gardens W14 8EZ	387		-387	Erection of basement and lower ground floor plus 4 storey building comprising 13 no. Class C3 residential flats and 441 sq.m of flexible use for Class A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace
PP/14/01242	Wornington Estate W10 5XY		100	100	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)

Appendix L: A5 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

There were no change in A5 floorspace granted in the monitoring period.

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/17/07403	274 Portobello Road W10 5TE	80		-80	Creation of A3/A4/A5 unit at ground and basement level forming a residential unit at first and second floor level; lowering of basement by up to 1.1m erection of ground to second floor rear extension and raising of artwork on side elevation to first floor level.

Appendix M: B1 floorspace m2 in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05317	30 Thurloe Place SW7 2HQ	09/10/2019	214	0	-214	Change of use of ground first and second floors from B1 office use to flexible office and medical use (Sui Generis).
PP/19/05696	First Floor Michelin House 81 Fulham Road SW3 6RD	28/10/2019	16	0	-16	Change of use of Room 123 (first floor) from a B1 office use to allow a Dual B1/D1 use of the room as a doctors office and consultations.
PP/19/06170	63 Ladbroke Road W11 2PD	30/10/2019	0	40	40	Change of use from ancillary C3 residential accommodation (garage) to B1 office. Introduction of 4 new roof lights (2 openable) and adjustments to garage door to provide independent access.
PP/19/06039	241 Fulham Road SW3 6HY	05/11/2019	373	0	-373	Change of use of basement ground first second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).

PP/19/05644	37 And 45 Kensington High Street W8 5ED	08/11/2019	440	0	-440	Change of use of second floor from Class B1 (office) use to mixed use comprising educational facilities and ancillary administrative offices in Class D1.
PP/19/07077	66 Sloane Street SW1X 9SH	28/11/2019	0	76	76	Temporary change of use of lower ground floor from residential (Class C3) to office (Class B1) for a period of three years.
PP/19/01813	156 Cromwell Road SW7 4EF	09/12/2019	336	358	22	Demolition of existing fifth floor mansard and erection of replacement fifth floor (B1 use class) erection of additional one storey mansard to form 1 x 1bed 1person self contained dwelling unit (C3 use class) and internal refurbishments at basement through fifth floor including the use of under pavement vaults.
PP/19/06916	10 South End W8 5BU	11/12/2019	0	380	380	Temporary change of use as site office for two years (reverting back to C2 use if the temporary use ceases at any time during the 2 year period) to facilitate the management of the development at 19 South End during the construction period
PP/19/07217	First Floor 216 Earl's Court Road SW5 9QB	30/12/2019	38	0	-38	Change of use from Use Class B1 (office) to Use Class B1/D1 (dual use)
PP/19/07401	198 And199 Sloane Street SW1X 9QX	03/01/2020	177	0	-177	Change of Use of first floor from Use Class B1 (business) to Use Class A1 (shop) in connection with basement and ground floor retail outlet; installation of lift to connect basement level with first floor; and refurbishment of internal architecture layout
PP/19/03760	79 Lots Road SW10 0RN	20/01/2020	1,951	3,165	1,214	Redevelopment of building to create office building (Use Class B1) comprising partial demolition of building; construction of eight-storey element; external alterations and two-storey upward extension to create seven storey element; partial use of second floor as flexible B1a/c use; partial use of ground floor as flexible A1/A3/B1a use; excavation of single storey basement; creation of roof terra
PP/19/01420	18 De Vere Mews W8 5AL	21/01/2020	85	0	-85	Change of use from Office (B1) to residential (C3) including Internal Alterations to Listed Building
PP/19/08101	110 Clarendon	27/01/2020	160	0	-160	Change of Use from Office (Class B1) to Embassy (Sui Generis) and the provision of 1 diplomatic parking bay on Blenheim Crescent (Temporary permission until 30/01/2030)

	Road W11 2HR					
PP/19/07950	2 Allen Street W8 6BG	12/02/2020	0	339	339	Change of use of first floor from retail (Use Class A1) to Office (Use Class B1)
PP/19/08432	Chelsea Towers Chelsea Manor Gardens SW3 5PN	02/03/2020	0	1,382	1,382	Temporary change of use of garage (Sui Generis) to part retention of car parking (Sui Generis) and new office (use class B1) floorspace for a temporary period of 3 years together with external works.
PP/20/00082	80 Kensington High Street W8 4SG	06/03/2020	66	0	-66	Change of use of first floor from office use to dental clinic (D1 use) - previously used as estate agent (front part) and minicab office (rear part)

Appendix N: B1 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/10/01359	8-10 Basing Street W11 1ET	754	586	-168	Redevelopment of site entailing rebuild of chapel behind retained facades and provision of a four storey building to provide B1 (Business) floorspace and nine residential units with basement parking, cycle parking, refuse storage and amenity space.
PP/12/02661	Lion House 1 Kensington Place W8 7PP	80	40	-40	Demolition of single storey office store and garage structure and erection of 3 storey building containing an office unit on ground floor with residential unit above.

PP/13/05341	Lance Square 2 - 18 Lancer Square And 10-14 Old Court Place W8 4EP	7,551	6,532	-1,019	Demolition of building and structures and the construction of 22 271 sq m (GEA) mixed use development comprising four buildings ranging from four to seven storeys including 2 857 sq m. (GEA) retail use (class A1) 7 103 sq m. (GEA) office use (class B1) and 12 311 sq m. (GEA) residential use (class C3) consisting of 51 units (14 affordable) along with ancillary car and cycle parking landscaping.
PP/14/01242	Wornington Estate Wornington Green Estate (Phase LI) Wornington Road W10 5XY		732	732	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/14/02123	3, 5, 6, 7-10 Kendrick Mews And 15 Reece Mews SW7 3HG	850	737	-113	Demolition of 7-10 Kendrick Mews and 15 Reece Mews. Construction of three storey buildings with two basement levels providing 5 houses; B1 office and D1 community space. Conversion and extension of 3 5 & 6 Kendrick Mews to create 1 house 1 x 3 bed flat and 1 x 1 bed flat with two levels of basement.
PP/14/03806	15 Queen's Gate Terrace SW7 5PR	130		-130	Change of use from nil use to residential use of ground floor and first floor to create 2 no. additional residential units and internal and external alterations including the creation of first floor single storey rear extension to create 1 no. additional residential unit.
PP/15/03512	99 To 111 Freston Road And Land To The Rear Of 99-111 W11 4BD	812	7,337	6,525	Redevelopment to provide a part 4 part 5 storey commercial building comprising 7 737sq.m (GEA) of use class B1 (open) floorspace of which 399sq.m will be flexible use class A1/A3/B1 floorspace including a basement car parking area and external stair to basement associated landscaping and new vehicle access arrangements from Freston Road. (MAJOR APPLICATION)
PP/16/03046	26 Ovington Street SW3 2JB		80	80	Temporary change of use from residential to site office for a period of one year

PP/16/05236	47 To 69 Notting Hill Gate W11 3JS		2,555	2,555	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations (MAJOR DEVELOPMENT)
PP/16/05299	92 To 120 Notting Hill Gate W11 3QB		4,155	4,155	Recladding of United House at first to third floor levels; installation of two additional storeys at fourth and fifth floor levels to provide office (use class B1) floor space; change of use of part ground first second and third floor to office (use class B1) floor space; installation of two extensions adjacent to Campden Hill Tower at second floor level to provide additional office (use class B
PP/16/05579	39-41 Brompton Road SW3 1DE		227	227	Change of use of first floor to office (Class B1 Use) and demolition of sheds to rear and internal alterations.
PP/17/01137	36 And 41 Draycott Place SW3 2SA	72		-72	Change the use of Flat 1 36 Draycott Place from office (use class B1) to residential (use class C3) and 41 Draycott Place from temporary sleeping accommodation (Sui generis) to C3 (Residential).
PP/17/01165	150-152 Brompton Road SW3 1HX	209	189	-20	Change of use of rear ground and lower ground floors from Class B1(a) (office) to Class A3 (cafe). Amalgamation of rear ground and lower ground floors with front ground and lower ground (no. 152 Brompton Road). Creation of fire exit to rear.
PP/17/02023	17 Lexham Mews W8 6JW	199	88	-111	Change of use from residential (Class C3) to mixed office (Class B1a) and C3 residential use
PP/17/02427	92 Lots Road SW10 0QD		160	160	Change of use from residential (Use Class C3) to commercial (Use Class B1)
PP/17/03163	17 Old Court Place W8 4PL	854		-854	Change of use of fifth and sixth floors from office (Class B1a) to education (Class D1) in connection with land use swap with planning applications at 47C Kensington Court and 59-61 Kensington High Street London W8

PP/17/03492	24 Powis Terrace W11 1JH		60	60	Change of use of part of basement and ground floors from retail (A1) to business use (B1) with associated works including change of shopfront and replacement of asphalt behind railings to glass.
PP/17/06024	77 Pavilion Road SW1X 0ET	293		-293	Change of use from Metropolitan Police Safer Neighbourhood Unit office (Class B1) use to medical (Class D1) use.
PP/18/01261	53 Brompton Road SW3 1DP	55		-55	Provision of replacement shopfront erection of rear lantern roof-light and change of use of first floor office to retail floorspace alongside associated works including metal balustrading
PP/18/02021	5 Jubilee Place SW3 3TD	236		-236	Change of use of lower ground floor level from offices (Class B1) to dual use of offices (Class B1) and/or physiotherapy clinic (Class D1) with general waste and recycling located at lower ground floor (under class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015))
PP/18/02791	3a Hillgate Street W8 7SP	51		-51	Change of Use from Use Class B1(b) (Sushi Fish School and Fish preparation area) - to Use Class A1/Sui Generis (Dog Grooming Parlour)
PP/18/06340	202 Kensal Road W10 5BN		129	129	Part change of use from D1 (non-residential institution) to B1 (office space) and single storey rear extension for office use.
PP/18/06746	60 Sloane Avenue SW3 3DD		1,082	1,082	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	190 - 192 Sloane Street SW1X 9QX	199		-199	Change of use of second floor from offices (Class B1) to retail (Class A1).
PP/19/00722	11 Evesham Street W11 4AR	700		-700	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	11 Elvaston Place SW7 5QG	45		-45	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).

PP/19/01529	180 To 186 Brompton Road SW3 1HQ		330	330	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/19/01813	156 Cromwell Road SW7 4EF	336	358	22	Demolition of existing fifth floor mansard and erection of replacement fifth floor (B1 use class) erection of additional one storey mansard to form 1 x 1bed 1person self contained dwelling unit (C3 use class) and internal refurbishments at basement through fifth floor including the use of under pavement vaults.
PP/19/01928	114a Cromwell Road SW7 4ET		250	250	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	64 Pembroke Road W8 6NX	115		-115	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/19/04038	25 To 39 Thurloe Street SW7 2LQ	46	364	318	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/19/04690	204 Latimer Road W10 6QY	323		-323	Change of use from Use Class B1 to D1 retention of ground floor as office (B1) whilst first and second floors would be used as studio space
PP/19/04791	85 Cromwell Road SW7 5BW	161		-161	Change of use of the second and third floor of the premises from Class B1 (office) to Class D1 (medical/ health related) use.
PP/19/05317	30 Thurloe Place SW7 2HQ	214		-214	Change of use of ground first and second floors from B1 office use to flexible office and medical use (Sui Generis).
PP/19/05696	81 Fulham Road SW3 6RD	16		-16	Change of use of Room 123 (first floor) from a B1 office use to allow a Dual B1/D1 use of the room as a doctors office and consultations.

PP/19/07217	216 Earl's Court Road SW5 9QB	38		-38	Change of use from Use Class B1 (office) to Use Class B1/D1 (dual use)
PP/19/08101	110 Clarendon Road W11 2HR	160		-160	Change of Use from Office (Class B1) to Embassy (Sui Generis) and the provision of 1 diplomatic parking bay on Blenheim Crescent (Temporary permission until 30/01/2030)

Appendix O: B8 floorspace m2 in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/20/00072	Ground Floor 5 Blenheim Crescent W11 2EE	20/02/2020	80	0	-80	Change of use from storage unit (Class Use B8) at ground floor to A Nail Studio (Class Use Sui Generis).

Appendix P: B8 floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/01795	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA	249		-249	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/17/07569	23 Pavilion Road SW1X OHD	451		-451	Change of use of basement and ground floor from storage (Class B8) to gym (Class D2); widening of shopfront and entrance doors; installation of air conditioning units on ground floor rear roof with two ventilation grilles; installation of No1 externally illuminated fascia sign and No1 non-illuminated hanging sign
PP/14/01242	Wornington Estate Wornington Green Estate Wornington Road W10 5XY		309	309	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/20/00072	5 Blenheim Crescent W11 2EE	80		-80	Change of use from storage unit (Class Use B8) at ground floor to A Nail Studio (Class Use Sui Generis).

Appendix Q: C1 hotel bedrooms in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Description
PP/19/04764	146-164 Notting Hill Gate W11 3QG	20/12/2019	0	173	173	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use. Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/19/05840	Hotel The Park Tower Knightsbridge 101 Knightsbridge SW1X 7RN	20/01/2020	0	3	3	External alterations to elevations extensions to ground and first floor infilling of lightwells at 12th to 17th floor for hotel use; redevelopment of the 16th and 17th floors for new hotel accommodation and creation of new setback 18th floor and associated plant enabling and temporary works (Major application)

Appendix R: C1 hotel bedrooms in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Date	Address	Existing hotel bedrooms	Proposed Hotel bedrooms	Net	Description
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PP/14/04754	20/10/2014	Cadogan Hotel 73-74 And 75 Sloane Street - 17, 19 And 21 Pont Street SW1X 9SQ	10	0	-10	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/15/00479	01/04/2015	41 To 43 Beaufort Gardens SW3 1PW	32	0	-32	Demolition behind retained facade and redevelopment of former hotel building to create 9 flats over basement lower ground ground and 5 upper levels including the location of plant at roof level and creation of terraces at fifth floor level.
PP/16/01441	26/05/2016	42 To 88 West Cromwell Road SW5 9QL	109	98	-11	Demolition of single-storey rear extension and creation of new rear extension to provide additional hotel (C1) space relocation of wheelchair lift, installation of plant and associated works.
PP/16/06082	14/11/2016	100-106 Queen's Gate SW7 5AG	0	28	28	Reconfiguration, refurbishment and redecoration of basement and ground floors. Alterations and extensions within central lightwell up to third floor to provide new lounge, back of house accommodation and hotel rooms. Alterations to lightwell to south to extend to basement and ground floor. Insertion of windows to north elevation. Amendments to entrance steps of No.103 & 104 and doorway of No. 105 to provide emergency access. Replacement and provision of plant and equipment
PP/17/06652	20/12/2017	Upper Floors Black Bird - Public House, 209 To 211 Earl's Court Road SW5 9AN	0	9	9	Rear extension and alterations to upper floors of public house. Conversion of ancillary staff accommodation to ancillary guest accommodation. Ground floor extension to extend dining area.

Appendix S: D1 floorspace m² in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05726	90 Oxford Gardens W10 5UW	30/10/2019	536	0	-536	Change of use from part school (D1) to full residential (C3)
PP/19/06039	241 Fulham Road SW3 6HY	05/11/2019	0	489	489	Change of use of basement ground first second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).
PP/19/05644	37 And 45 Kensington High Street W8 5ED	08/11/2019	0	440	440	Change of use of second floor from Class B1 (office) use to mixed use comprising educational facilities and ancillary administrative offices in Class D1.
PP/19/07217	First Floor 216 Earl's Court Road SW5 9QB	30/12/2019	0	38	38	Change of use from Use Class B1 (office) to Use Class B1/D1 (dual use)
PP/20/00082	80 Kensington High Street W8 4SG	06/03/2020	0	66	66	Change of use of first floor from office use to dental clinic (D1 use) - previously used as estate agent (front part) and minicab office (rear part)
PP/20/00152	Basement And Ground Floor 18 Beauchamp Place SW3 1NQ	23/03/2020	0	40	40	Change of use from A1 (retail) to dual A1 (retail) / D1 (clinic) over upper ground floor.
PP/20/00442	69 Walton Street SW3 2HT	23/03/2020	0	24	24	Change of use of first floor from ancillary retail (use class A1) to treatment rooms (use class D1)

Appendix T: D1 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/14/02123	3, 5, 6, 7-10 Kendrick Mews And 15 Reece Mews SW7 3HG	189	207	18	Demolition of 7-10 Kendrick Mews and 15 Reece Mews. Construction of three storey buildings with two basement levels providing 5 houses; B1 office and D1 community space. Conversion and extension of 3 5 & 6 Kendrick Mews to create 1 house 1 x 3 bed flat and 1 x 1 bed flat with two levels of basement.
PP/16/01795	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA	11,731		-11,731	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/03681	3 To 7 Queen's Gate Terrace SW7 5PE		125	125	Change of use from student accommodation (part sui generis) to education use (part D1). internal alterations at lower ground floor level to property to convert 2 x existing bedrooms to 2 x classroom removal of corridor new openings and associated alterations.
PP/16/05579	39-41 Brompton Road SW3 1DE	227		-227	Change of use of first floor to office (Class B1 Use) and demolition of sheds to rear and internal alterations.

PP/16/07028	146 Old Brompton Road SW7 4NR	149		-149	Change of use of rear ground and basement floors to flexible commercial use including Use Class A1 and/or Class B1a (office) and/or Class A2.
PP/17/00367	1-3 Gloucester Road SW7 4PP		440	440	Change of use from restaurant (Use Class A3) to veterinary practice (Use Class D1)
PP/14/01242	Wornington Estate Wornington Road W10 5XY		900	900	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/17/01688	3 Harrington Gardens SW7 4JJ		400	400	Continued D1 use of basement and part of ground floor levels at 3 Harrington gardens to provide a range of services including dental surgery pharmacy and reception doctor's consultation and office area.
PP/17/03163	17 Old Court Place W8 4PL		854	854	Change of use of fifth and sixth floors from office (Class B1a) to education (Class D1) in connection with land use swap with planning applications at 47C Kensington Court and 59-61 Kensington High Street London W8
PP/17/03955	7 Radnor Walk SW3 4BP	155	209	54	Change of use from D1 medical use to C3 residential use with excavation of single storey basement and extensions to rear with associated alterations to terrace building
PP/17/04757	Science Museum Supporters' Centre 25 Exhibition Road SW7 2DB		1,126	1,126	Change of use of former Post Office Block from 'Sui Generis' Use to D1 Use (museum including exhibitions meetings lectures performance and corporate events hiring) together with demolition of existing service building and re-provision of linking space and necessary external alterations

PP/17/06024	77 Pavilion Road SW1X 0ET		293	293	Change of use from Metropolitan Police Safer Neighbourhood Unit office (Class B1) use to medical (Class D1) use.
PP/17/07098	73 St Helen's Gardens W10 6LL		404	404	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new entrance porch replacement windows and internal alterations.
PP/18/04905	233 Earl's Court Road SW5 0AH		270	270	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	8 Kynance Mews SW7 4QP	40		-40	Change of use from veterinary clinic to single domestic dwelling involving internal reconfiguration only
PP/18/06340	202 Kensal Road W10 5BN	364		-364	Part change of use from D1 (non-residential institution) to B1 (office space) and single storey rear extension for office use.
PP/18/07195	Basil Street SW3 1AP	237		-237	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/19/01051	11 Elvaston Place SW7 5QG		45	45	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).

PP/19/02186	64 Pembroke Road W8 6NX		150	150	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/19/02881	122 King's Road SW3 4TR		492	492	Change of use from boxing gym to wellness centre (Use Class D2 leisure) at Unit G8/G10 and G11
PP/19/03659	Bevington Road W10 5TW	35	144	109	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/19/04690	204 Latimer Road W10 6QY		323	323	Change of use from Use Class B1 to D1 retention of ground floor as office (B1) whilst first and second floors would be used as studio space
PP/19/04791	85 Cromwell Road SW7 5BW		161	161	Change of use of the second and third floor of the premises from Class B1 (office) to Class D1 (medical/ health related) use.
PP/19/07217	216 Earl's Court Road SW5 9QB		38	38	Change of use from Use Class B1 (office) to Use Class B1/D1 (dual use)

Appendix U: D2 floorspace m2 in permissions granted

Between 01/10/2019 – 31/03/2020

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05696	First Floor Michelin House 81 Fulham Road SW3 6RD	28/10/2019	0	16	16	Change of use of Room 123 (first floor) from a B1 office use to allow a Dual B1/D1 use of the room as a doctors office and consultations.
PP/19/06101	40 Kensington High Street W8 4PF	30/10/2019	0	307	307	Change of use from Class A1 retail (ground and first floor) to first floor Fitness & Well-Being Centre (Class D2) with retained ground floor retail use (Class A1)
PP/19/06186	92 Notting Hill Gate W11 3QB	30/10/2019	0	380	380	Change of use of part of ground floor and first floor from retail (Class A1) to fitness (Class D2) for a temporary period until 1 August 2034.
PP/19/07165	232 Old Brompton Road SW5 0EA	19/12/2019	0	54	54	Change of use to the ground floor from A2 to D2 (personal trainer studio). Shopfront alterations to provide separate entrances to serve the basement and the ground floor. Installation of 2 air handling units on the roof.
PP/19/07251	2 Pond Place SW3 6QJ	19/12/2019	0	75	75	Change of use from A1 Shops to D2 Leisure (Pilates Studio). (Retrospective Application)
PP/19/08307	370 King's Road SW3 5UZ	03/02/2020	0	224	224	Change of use of vacant basement and ground floor levels from Sui Generis (previously used as beauty treatment facility) to Class D2 (gym/ fitness studio) at 370 King's Road
PP/19/08494	198 Kensington High Street W8 7RG	03/03/2020	0	185	185	Change of use from betting shop (Sui Generis) to use as a pilates studio (Use Class D2) or alternative for Use Class A1 or A2 purposes
PP/19/07308	280 Old Brompton Road SW5 9HR	10/03/2020	0	128	128	Change of use from Use Class A1 (retail) to Use Class D2 (personal training)

Appendix V: D2 floorspace m2 in permissions completed

Between 01/04/2018 – 31/03/2019

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/01795	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA		1,580	1,580	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/05236	47 To 69 Notting Hill Gate W11 3JS	1,640		-1,640	Re-cladding of existing building at first to third floor levels change of use of part ground first second and third floors to office (use class B1) floor space provision of one additional storey of office floor space at fourth floor level to provide a total of 2 555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations (MAJOR DEVELOPMENT)

PP/17/05108	107 King's Road SW3 4PA		726	726	Change of use from nightclub (sui generis) use to gym/ leisure (D2) use with associated internal and external alterations
PP/17/07569	23 Pavilion Road SW1X OHD		451	451	Change of use of basement and ground floor from storage (Class B8) to gym (Class D2); widening of shopfront and entrance doors; installation of air conditioning units on ground floor rear roof with two ventilation grilles; installation of No1 externally illuminated fascia sign and No1 non-illuminated hanging sign
PP/18/02021	5 Jubilee Place SW3 3TD		236	236	Change of use of lower ground floor level from offices (Class B1) to dual use of offices (Class B1) and/or physiotherapy clinic (Class D1) with general waste and recycling located at lower ground floor (under class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015))
PP/18/02187	Airlie Gardens W8 7AF		94	94	Restoration and extension of Thorpe Lodge for educational and community use including infill extension to form Porter's Lodge re positioning of school gate and art studio extension to rear.
PP/18/05398	290 Kensington High Street W14 8NZ		180	180	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/19/02881	122 King's Road SW3 4TR	492		-492	Change of use from boxing gym to wellness centre (Use Class D2 leisure) at Unit G8/G10 and G11
PP/19/03878	351 Westbourne Park Road W11 1EU		458	458	Change of use of second floor car park to provide training space for Boxing Club.
PP/19/05696	81 Fulham Road SW3 6RD		16	16	Change of use of Room 123 (first floor) from a B1 office use to allow a Dual B1/D1 use of the room as a doctors office and consultations.
PP/19/06186	92 Notting Hill Gate W11 3QB		380	380	Change of use of part of ground floor and first floor from retail (Class A1) to fitness (Class D2) for a temporary period until 1 August 2034.
PP/19/07251	2 Pond Place SW3 6QJ		75	75	Change of use from A1 Shops to D2 Leisure (Pilates Studio). (Retrospective Application)

PP/19/07308	280 Old Brompton Road SW5 9HR		128	128	Change of use from Use Class A1 (retail) to Use Class D2 (personal training)
PP/19/08307	370 King's Road SW3 5UZ		224	224	Change of use of vacant basement and ground floor levels from Sui Generis (previously used as beauty treatment facility) to Class D2 (gym/fitness studio) at 370 King's Road

Appendix W: Sui Generis floorspace m2 in permissions granted

Between 01/10/2018 – 30/09/2019

Ref	Address	Date	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/05317	30 Thurloe Place SW7 2HQ	09/10/2019	0	214	214	Change of use of ground first and second floors from B1 office use to flexible office and medical use (Sui Generis).
PP/19/05898	63 To 65 Brompton Road SW3 1DB	25/10/2019	0	360	360	Change of use of first floor from retail/office (A1/B1(a)) to office/showroom space (B1(a)/Sui Generis)
PP/19/05962	341 King's Road SW3 5ES	25/10/2019	0	64	64	Change of use from Use Class A1 to Sui Generis
PP/19/05471	23 Cale Street SW3 3QR	19/12/2019	0	30	30	Temporary change of use from Use Class A1 retail to Sui generis (nail studio)
PP/19/04764	146-164 Notting Hill Gate W11 3QG	20/12/2019	0	297	297	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use.

						Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/19/07645	246 Kensington High Street W8 6ND	02/01/2020	63	0	-63	Change of use from Sui Generis use (Nail Salon) to flexible Class A1 (retail) use and Sui Generis (Nail Salon) use
PP/19/06953	159 King's Road SW3 5TX	09/01/2020	0	54	54	Change of use from A1 (cafe) to Sui generis (nail and beauty salon)
PP/19/03760	79 Lots Road SW10 ORN	20/01/2020	0	364	364	Redevelopment of building to create office building (Use Class B1) comprising partial demolition of building; construction of eight-storey element; external alterations and two-storey upward extension to create seven storey element; partial use of second floor as flexible B1a/c use; partial use of ground floor as flexible A1/A3/B1a use; excavation of single storey basement; creation of roof terra
PP/19/08101	110 Clarendon Road W11 2HR	27/01/2020	0	160	160	Change of Use from Office (Class B1) to Embassy (Sui Generis) and the provision of 1 diplomatic parking bay on Blenheim Crescent (Temporary permission until 30/01/2030)
PP/19/07949	Ground And First Floor Rear, 98 Draycott Avenue SW3 3AD	29/01/2020	96	80	-16	Change of use of rear part of first floor from ancillary storage associated with ground floor betting shop (Sui Generis Use) to form additional residential floorspace to the existing first second and third floor flat.
PP/19/08307	370 King's Road SW3 5UZ	03/02/2020	224	0	-224	Change of use of vacant basement and ground floor levels from Sui Generis (previously used as beauty treatment facility) to Class D2 (gym/ fitness studio) at 370 King's Road
PP/19/08264	Basement And Ground Floor, 15 Bute Street SW7 3EY	10/02/2020	0	112	112	Change of use of two storey (ground floor and basement) from Use Class A1 Retail shop (former clothing shop) to Sui Generis (nail blow dry make up concept beauty salon).
PP/20/00072	Ground Floor, 5 Blenheim Crescent W11 2EE	20/02/2020	0	80	80	Change of use from storage unit (Class Use B8) at ground floor to A Nail Studio (Class Use Sui Generis).

PP/19/07556	Basement And Ground Floor, 42 Beauchamp Place SW3 1NX	21/02/2020	0	96	96	Change of use from A1 retail shop to sui generis. Nail saloon hair and beauty
PP/19/08432	Chelsea Towers Chelsea Manor Gardens SW3 5PN	02/03/2020	1,382	0	-1,382	Temporary change of use of garage (Sui Generis) to part retention of car parking (Sui Generis) and new office (use class B1) floorspace for a temporary period of 3 years together with external works.
PP/19/08494	198 Kensington High Street W8 7RG	03/03/2020	185	0	-185	Change of use from betting shop (Sui Generis) to use as a pilates studio (Use Class D2) or alternative for Use Class A1 or A2 purposes

Appendix X: Sui Generis floorspace m2 in permissions completed

Between 01/04/2019 – 31/03/2020

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/14/06109	The Kensington Public House 54 Russell Gardens W14 8EZ	43	20	-23	Erection of basement and lower ground floor plus 4 storey building comprising 13 no. Class C3 residential flats and 441 sq.m of flexible use for Class A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, c
PP/16/01795	The Clearings Site Clearings Draycott Avenue Denyer Street Warehouse And Depot SW3 2NA		188	188	Demolition of Clearings 1, Leverett Street and Denyer Street depot (collectively known as the Clearings site) and redevelopment to provide 78 residential units within three buildings of part 9, part 8 storeys, 7 storeys and 4 storeys, with ancillary facilities for residents, basement car parking, landscaping and walkways between Mossop Street and Denyer Street, Class A1 and Class A1/D2 floorspace at ground floor and Class D2 floorspace at basement levels 1 and 2 (MAJOR DEVELOPMENT)
PP/16/05741	37 Brompton Road SW3 1DE		93	93	Change of use of ground floor to marketing suite (Sui Generis) and alterations to shopfront.

PP/16/07028	146 Old Brompton Road SW7 4NR		149	149	Change of use of rear ground and basement floors to flexible commercial use including Use Class A1 and/or Class B1a (office) and/or Class A2.
PP/17/00868	Thorpe Close W10 5XL		80	80	Erection of 8 x temporary units to accommodate Class A1 retail and/or Class B1 business and/or Class D1 non-residential institution and/or market use erection of additional seating landscaping and associated works.
PP/17/01688	3 Harrington Gardens SW7 4JJ	400		-400	Continued D1 use of basement and part of ground floor levels at 3 Harrington gardens to provide a range of services including dental surgery pharmacy and reception doctor's consultation and office area.
PP/17/02385	76 And 78 Tavistock Road W11 1AN	200		-200	Amalgamation of Nos 76 and 78 to 'mixed use' (Sui generis) retaining existing Class A3 cafe/restuarant and launderette with shared facilities
PP/17/03024	15 Onslow Square SW7 3NJ	86		-86	Alterations to basement fenestration from access doors to window; change of use from Sub-station (Sui generis) to habitable accommodation (C3) to be incorporated as part of flat. Internal alterations at basement level.
PP/17/04757	Science Museum Supporters' Centre 25 Exhibition Road SW7 2DB	1,073		-1,073	Change of use of former Post Office Block from 'Sui Generis' Use to D1 Use (museum including exhibitions meetings lectures performance and corporate events hiring) together with demolition of existing service building and re-provision of linking space and necessary external alterations
PP/17/05108	107 King's Road SW3 4PA	726		-726	Change of use from nightclub (sui generis) use to gym/ leisure (D2) use with associated internal and external alterations
PP/17/07295	25 Kensington Palace Gardens W8 4QY		212	212	Change of use of third floor from office to 4 residential dwellings and second floor from 2 dwellings into offices. Alterations including fitting double glazed window units removal of front gas meter and creation of utility mains connections via Kensington Palace Gardens.
PP/17/07403	274 Portobello Road W10 5TE		80	80	Creation of A3/A4/A5 unit at ground and basement level forming a residential unit at first and second floor level; lowering of basement by up to 1.1m erection of ground to second floor rear extension and raising of artwork on side elevation to first floor level.

PP/17/07536	The White House 2 And 4 Hans Crescent SW1X 0LH		1,129	1,129	Temporary change of use from single residential use (Class C3) to Wellbeing Centre (Sui Generis) for the period up to July 2023
PP/18/02008	35 Cromwell Road SW7 2DG		45	45	Erection of two-storey extension to link Link building to Chateaubriand Building with remodelling to provide teaching staff facilities and improved accessibility; refurbishment of Link Building to provide staff hub plant room staff showers and sports changing rooms; provision of canopy over eastern external staircase to Link Building and formation of staff terrace space.
PP/18/02582	171 Kensington High Street W8 6SH		166	166	Change of use from Retail (A1 use) to Beauty Salon (Sui Generis)
PP/18/02791	3a Hillgate Street W8 7SP		51	51	Change of Use from Use Class B1(b) (Sushi Fish School and Fish preparation area) - to Use Class A1/Sui Generis (Dog Grooming Parlour)
PP/18/04057	Units 45-55 Railway Arches Lockton Street W10 6EW		766	766	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/18/04597	Rossetti Studios Flood Street SW3 5TF		480	480	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/19/00722	11 Evesham Street W11 4AR		700	700	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/19/01448	5 Ellis Street SW1X 9AL		56	56	Change of use from Class A1 (shops) to sui generis (nail bar) (retrospective)
PP/19/02741	57 Ledbury Road W11 2AA		70	70	Dual Use of retail unit for either retail Class A1 or mixed Class A1/Sui Generis
PP/19/03019	399 King's Road SW10 0LR		100	100	Proposed change of use from shop to nail salon. Retrospective application.

PP/19/03174	253 Portobello Road W11 1LR		20	20	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/19/03684	11 Gloucester Road SW7 4PP		171	171	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	17 Kensington Church Street W8 4LF		72	72	Change of use from A1 retail to mixed use retail (hairdressers) and sui generis (nail bar)
PP/19/04573	293 Brompton Road SW3 2DZ		47	47	Change of Use from Class A2 to Beauty Clinic (sui generis).
PP/19/05317	30 Thurloe Place SW7 2HQ		214	214	Change of use of ground first and second floors from B1 office use to flexible office and medical use (Sui Generis).
PP/19/05471	23 Cale Street SW3 3QR		30	30	Temporary change of use from Use Class A1 retail to Sui generis (nail studio)
PP/19/05962	341 King's Road SW3 5ES		64	64	Change of use from Use Class A1 to Sui Generis
PP/19/06953	159 King's Road SW3 5TX		54	54	Change of use from A1 (cafe) to Sui generis (nail and beauty salon)
PP/19/07556	42 Beauchamp Place SW3 1NX		96	96	Change of use from A1 retail shop to sui generis. Nail saloon hair and beauty
PP/19/07645	246 Kensington High Street W8 6ND	63		-63	Change of use from Sui Generis use (Nail Salon) to flexible Class A1 (retail) use and Sui Generis (Nail Salon) use
PP/19/07949	98 Draycott Avenue SW3 3AD	96	80	-16	Change of use of rear part of first floor from ancillary storage associated with ground floor betting shop (Sui Generis Use) to

					form additional residential floorspace to the existing first second and third floor flat.
PP/19/08101	110 Clarendon Road W11 2HR		160	160	Change of Use from Office (Class B1) to Embassy (Sui Generis) and the provision of 1 diplomatic parking bay on Blenheim Crescent (Temporary permission until 30/01/2030)
PP/19/08264	15 Bute Street SW7 3EY		112	112	Change of use of two storey (ground floor and basement) from Use Class A1 Retail shop (former clothing shop) to Sui Generis (nail blow dry make up concept beauty salon).
PP/19/08307	370 King's Road SW3 5UZ	224		-224	Change of use of vacant basement and ground floor levels from Sui Generis (previously used as beauty treatment facility) to Class D2 (gym/ fitness studio) at 370 King's Road
PP/20/00072	5 Blenheim Crescent W11 2EE		80	80	Change of use from storage unit (Class Use B8) at ground floor to A Nail Studio (Class Use Sui Generis).