



# Planning and PlaceMonitoring Report 2021

February 2022



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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## 1.0 Introduction

- 1.1 Under the Planning regulations<sup>1</sup> a local planning authority must publish a monitoring report. The issues that must be reported on are narrow, namely it must:
- Set out the progress that is being made with regard to 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](http://www.rbkc.gov.uk/planningpolicy).

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

## 2.0 Methodology

2.1 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 \(PLD\)](#)**: An interactive website that holds detailed information on planning applications, permissions, commencements and completions in Greater London. It takes the place of the former London Development Database (LDD) as the central repository for information on proposed and coming development. The LDD only contained information on applications once they had received permission, whereas the new system captures applications earlier in the process (from the point of validation). 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 2021 and looks at the permissions granted before the 31 March 2021.

2.2 This document reports on a number of different time periods:

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

2.3 Last year the Council was only able to report 6 months of permissions data – from 1 October 2019 – 31 March 2021 due to difficulties associated with the roll out of the Planning London Datahub. Therefore, this AMR reports the missing 6 months of permissions data from the 2019/20 monitoring period and the 12-month 2020/21 monitoring period from 1 October 2020 – 30 September 2021.

## 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 January 2022. 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><b>New Local Plan Review</b></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>	<p>Summer 2021 (Issues and Options)</p> <p>Completed</p> <p>✓</p>	<p>Feb. 2022 (Draft Policies)</p> <p>In progress</p>	<p>Summer/Autumn 2022 (Publication Policies)</p>	<p>Autumn 2022 / Spring 2023 (Submission Policies), Examination date decided by the Planning Inspectorate</p>	<p>Summer 2023</p>	<p>The Council completed the second stage of the production of the new Local Plan as intended in the Summer of 2021</p>

Figure 3.1: Progress on preparation of Local Plan

Title, subject matter and geographical area	Timetable for preparation			Monitoring report 2020 progress update
	First consultation	Second consultation	Adoption	
<p><b>Kensal Canalside SPD</b></p> <p>The SPD provides additional guidance on the application of Development Plan policies for the comprehensive redevelopment of the site. The SPD will be a material planning consideration in the assessment of any scheme within the Kensal Canalside Opportunity Area.</p>	<p>Issues and Options</p> <p>June 2012</p> <p>Completed</p> <p>✓</p>	<p>Consultation on Draft SPD Spring 2021</p> <p>Completed</p> <p>✓</p>	<p>Summer 2021</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 7 July 2021.</p>
<p><b>Greening SPD</b></p> <p>Borough-wide</p> <p>The Greening SPD covers all facets of planning that can contribute towards reducing carbon emissions and promoting a healthier borough. It includes guidance on our energy policies, both for new build and retrofitting the Borough's substantial historic building stock; the reduction of toxic emissions; controlling air pollution; urban greening; flooding and biodiversity.</p>	<p>Consultation on draft SPD Winter 2021</p> <p>Completed</p> <p>✓</p>	<p>N/A</p>	<p>Spring 2021</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 9 June 2021.</p>
<p><b>Lots Road Site Brief</b></p> <p>A brief to help shape the nature of development on sites at Lots Road (Crown Wharf and 63,65/69 and 71/73 Lots Road, SW10 0RN).</p>	<p>Early engagement on Site Brief design code for main site (Lots Road South) Autumn/Winter 2021</p>	<p>Consultation on Draft SPD Winter 2022</p>	<p>Spring 2022</p>	<p>Proactively looking at site delivery and promoting relocation of some operational use. Promoting an SPD, including a Design Code, for the Lots Road site where the Council has a number of land</p>

				ownerships, in order to optimise delivery of new homes across the sites.
<p><b>Royal Brompton Hospital Estate SPD</b></p> <p>An SPD to help shape the nature of development on the Royal Brompton Hospital Estate.</p>	<p>Site options appraisal Autumn 2020</p> <p>Completed</p> <p style="text-align: center;">✓</p>	<p>Consultation on Draft SPD Autumn/Winter 2020</p> <p>Completed</p> <p style="text-align: center;">✓</p>	<p>Spring 2021</p> <p>Completed</p> <p style="text-align: center;">✓</p>	<p>The Council adopted the SPD by key decision on 21 May 2021.</p>
<p><b>Latimer Road Design Code SPD</b></p> <p>An SPD seeking to provide a set of design guidelines which give practical, robust and informed guidance to shape the future development of units 1-14 Latimer Road.</p>	<p>Consultation on Draft SPD Spring 2021</p> <p>Completed</p> <p style="text-align: center;">✓</p>	<p>N/A</p>	<p>Autumn 2021</p> <p>Completed</p> <p style="text-align: center;">✓</p>	<p>The Latimer Design Code SPD was the product of joint working between the Council and the St Quinton and Woodlands Neighbourhood Forum to provide a design code on how to successfully deliver mixed business uses (B1/B2/B8) and Residential (C3) in Kensington. We consider that this project provides a case study of best practice in terms of delivering design codes.</p>

Figure 3.2: Progress on preparation of other documents

## 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*”.<sup>2</sup> Strategic priorities are defined as including policies to deliver:<sup>3</sup>
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure;
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 4.3 The ‘prescribed bodies’ for the purposes of the Duty to Cooperate relevant to the Borough are:
- Environment Agency
  - Historic England
  - Natural England
  - Mayor of London
  - Civil Aviation Authority
  - Homes and Communities Agency
  - Clinical Commissioning Groups
  - National Health Service Commissioning Board (now known as ‘NHS England’)
  - Office of Rail Regulation
  - Transport for London
  - Integrated Transport Authorities
  - Highway Authorities
  - Marine Management Organisation
  - Local Enterprise Partnership
  - Local Nature Partnership

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<sup>2</sup> Para.178, NPPF

<sup>3</sup> 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:

4.5

- The Council has consulted all the prescribed bodies on the New Local Plan Review (NLPR): Borough Issues (October to November 2020) and Issues and Options (June – October 2020) consultation documents;
- In drafting the NLPR Borough Issues and Issues and Options consultation documents, the Council has had regard to all the relevant strategies, plans and policies of the relevant prescribed bodies. This includes the LEAP and the relevant Local Nature Partnership;
- The Council has produced a Statement of Common Ground (SoCG) which has been circulated to all relevant parties alongside publication of the NLPR Issues and Options consultation, including the GLA, London Borough of Hammersmith & Fulham, Westminster City Council, Wandsworth, Brent and the OPDC. The Council will update the SoCG and continue to lease with our neighbours as the NLPR progresses;
- Ongoing contributions to the Planning London Datahub;
- Ongoing quarterly liaison meetings with our colleagues at LBHF;
- Regular “Duty To Cooperate” meetings with the neighbouring boroughs, Hammersmith and Fulham, Westminster, Brent and Wandsworth.
- Ongoing liaison meetings with LBHF to consider Joint Gypsy and Traveller Accommodation Needs Assessment and Site Appraisal Study;
- 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 Crossrail 1 and 2 and associated stations;
- Monthly meetings with the Central London Grid Partnership Meetings concerned with delivery of cycle infrastructure;
- Quarterly meetings Drain London and with Central London North Flood Risk Partnership, Lead Local Flood Authorities to discuss the implementation of the Lead Local Flood Authority duties and planning policy on flood risk;
- Regular meetings with the Western Riverside Waste Authority, OPDC and other relevant Waste Planning Authorities to agree joint waste evidence base;
- Attend quarterly London Waste Planning Forum;
- Response to Waste Planning Authorities is waste movements etc. These include on the North London Waste Plan, the Southeast London

Authorities, Essex and Southend on Sea, Surrey County Council and Suffolk County Council; and

4.6 This interaction continues.

## Neighbourhood Planning

- 4.7 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.
- 4.8 Neighbourhood plans have to be in line with the overall strategic approach in Kensington and Chelsea's existing adopted plans and of national policy.
- 4.9 As of 31<sup>st</sup> December 2021, there were three neighbourhood plans and/or neighbourhood forums. These are shown in figure 4.1 below.

### The St Quintin and Woodlands Neighbourhood Plan

- 4.10 [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.
- 4.11 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

- 4.12 The [Norland Neighbourhood Plan](#) was made in March 2014 and is now used to help determine planning applications in the Norland area.
- 4.13 The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, 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.

### The Courtfield Neighbourhood Forum

- 4.14 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 (2021)*

## 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 from 2017/18 to 2020/21. Figure 5.2 sets out the nature of these enforcement cases.
- 5.2 Government guidance recognises that “*addressing breaches of planning control without formal enforcement action can often be the quickest and most cost-effective way of achieving a satisfactory and lasting remedy*”.
- 5.3 For most cases, the Council would seek to resolve breaches of planning control informally. In this period, 98 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 28 enforcement notices in this period.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed
2017/18	1,434	-	1,276
2018/19	1,499	+5%	1,411
2019/20	1,068	-29%	648
<b>2020/21</b>	<b>1,248</b>	<b>17%</b>	<b>746</b>

Figure 5.1: Enforcement cases 2017/18 to 2020/21

<b>Complaint types</b>	<b>No. of cases 2020/21</b>	<b>%</b>
Building works	388	30
Breach of condition	73	6
Change of use (including short-term lets)	76	6
Proactive licensing-related investigations	220	17
Listed building works	82	6
Advertisements	75	6
Deviation from approved plans	93	7
Untidy sites	38	3
Air conditioning plant	70	5
Terraces/balconies	35	3
Construction Traffic Management Plans	29	2
Miscellaneous including works to trees, tables and chairs and requests from solicitors	68	5
<b>Total</b>	<b>1279</b>	<b>97</b>

*Figure 5.2: Break down of enforcement cases 2020/21*

- 5.5 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 in 2019. 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 the CTMPs.

## Development management

- 5.6 There are a number of performance indicators which can be used to benchmark the Council's performance against other local planning authorities. All the development management data reported in this monitoring report relates to the period 1 October 2020 – 30 September 2021. This period saw 2,800 planning/listed building applications being made, and a total of 5,365 applications or pre-applications. This represents an increase in the number of applications received on the previous year, the first since 2013/14.

Year	Applications	Conditions	Advice	Tree works	Total
2010/11	3976	639	542	950	6107
2011/12	5613	699	882	974	8168
2012/13	5174	1007	1230	938	8349
2013/14	5809	1096	1287	967	9159
2014/15	5508	1269	1238	898	8913
2015/16	4714	1382	1142	823	8061
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
<b>2020/21</b>	<b>2800</b>	<b>890</b>	<b>673</b>	<b>1002</b>	<b>5365</b>

*Figure 5.3: Nature of applications/advice 2010/11 to 2020/21*

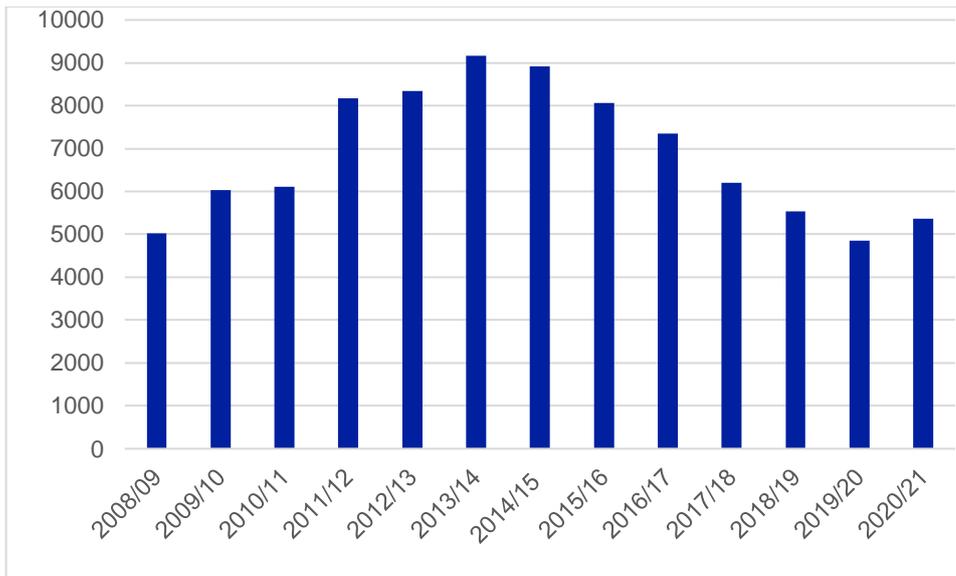


Figure 5.4: Total applications/advice 2008/9 to 2020/21

5.7 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. 74% of all “minor” applications have been decided within 8 weeks. These make up the large majority of planning applications considered by the Council. 74% represents an increase on the 69% of all minor applications decided within 8 weeks in the previous year.

Year	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
<b>2020/21</b>	<b>74</b>	<b>100</b>	<b>72</b>

Figure 5.5: Speed of determining applications 2010/11 to 2020/21

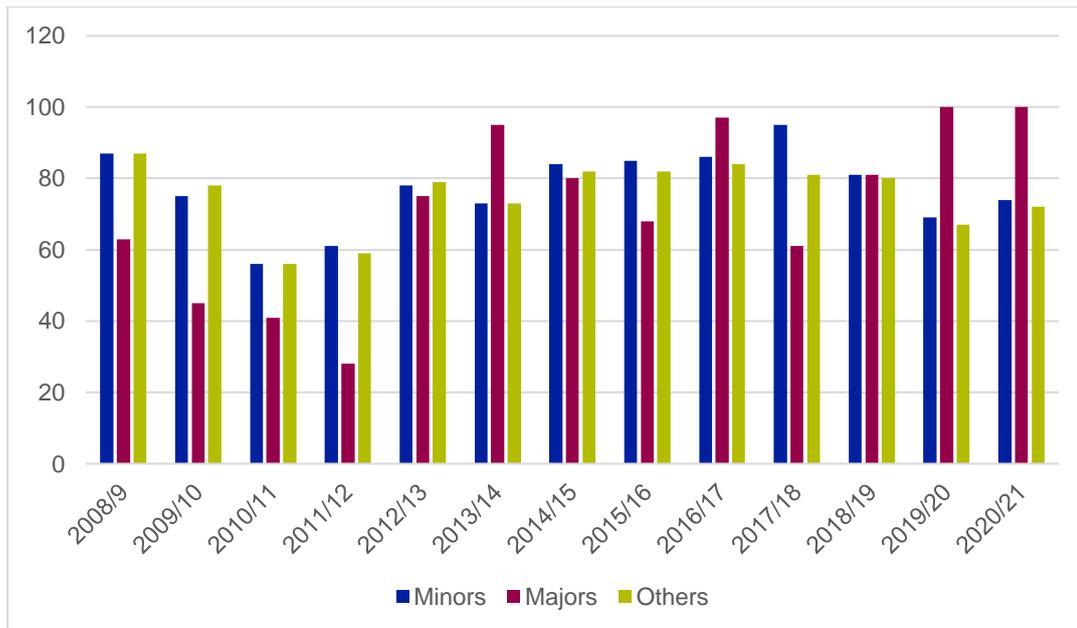
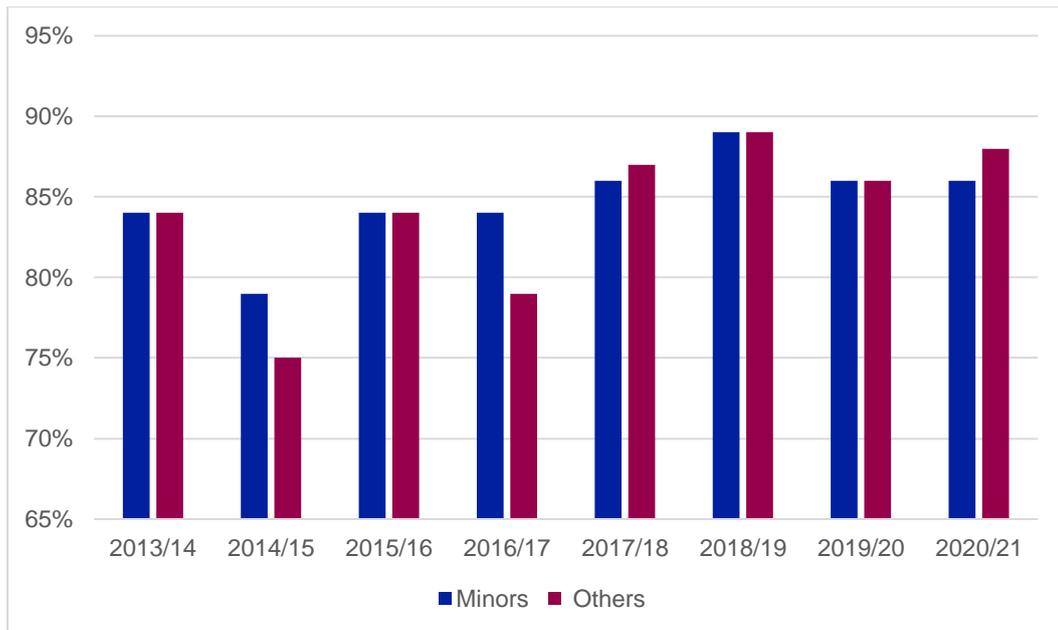


Figure 5.6: Speed of determining applications 2008/09 to 2020/21

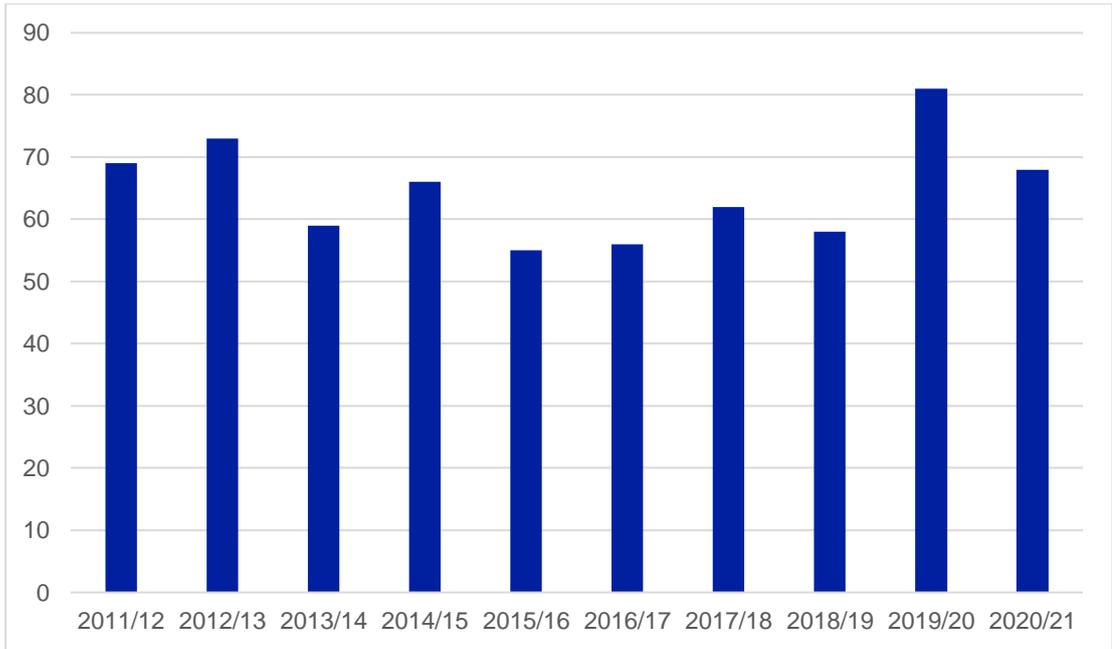
- 5.8 The percentage for major<sup>[1]</sup> applications (where a decision was made) which were granted this year remained at 100%. This reflects the value of the pre-application system and of Planning Performance Agreements in shaping proposals before they come forward.
- 5.9 The speed of determining all types of applications – major, minor and other - has increased compared to the previous year. Demonstrating that the strategies implemented by the Council to correct for the decrease in Development Management performance exhibited last year due to the impact of Covid-19 is bearing fruit.
- 5.10 The proportion of minor and other applications which were granted planning permission this year was consistent with the previous three years at 86% and 88% respectively.

<sup>[1]</sup> A “major” application is set out in Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are: development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more; or 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 2020/21)*

- 5.11 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 88% of majors determined this year were granted planning permission. This is again consistent with the trend exhibited in previous years.
- 5.12 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.
- 5.13 The Council received 91 appeals this year. Of these 32% were allowed, 66% dismissed and 2% withdrawn. Although this represents an increase over the 18% of appeals allowed in the previous year, the percentage of dismissed and withdrawn appeals is significantly greater at 68% combined. This suggests that on the whole, the Council is taking the right planning decisions and is able to justify them in a robust manner at appeal.



*Figure 5.8: Appeals dismissed/withdrawn as a % of the total 2011/12 to 2020/21*

## 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 second to report on the policies within the New Local Plan 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 as 733 units per annum. However, with the adoption of the new London Plan in March 2021 this target fell to 448 units per annum. As we are undertaking a New Local Plan Review, our housing trajectory has been published in a separate paper RBKC Stepped Housing Trajectory, February 2022. This will be available on the same webpage as this AMR.

### 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 supply. The Council subsequently produced an updated housing trajectory as part of the 2020 AMR. This confirmed supply for the next fifteen years, including for the first five years, with an additional 20% buffer.

Objective:	To meet the housing needs of the Borough's population
Target	733 homes between 2015/16 and 2018/19 448 between 2019/20 and 2028/29
Related Policies	CH1 Increasing Housing Supply CH2 Affordable Housing

### Net Additional Dwellings

- 6.5 Residential completions and permissions since 2010/11 are shown in figure 6.1. The full list of applications is included in Appendices A and B.

Year	Target	Net residential completions	New residential approvals
2010/11	600	175	783
2011/12	600	102	860
2012/13	600	65	244
2013/14	600	264	1292
2014/15	600	982	1303
2015/16	733	341	252
2016/17	733	190	459
2017/18	733	335	177
2018/19	733	115	296
2019/20	733	511	513 <sup>4</sup>
2020/21	448	267	163
<b>Total</b>		<b>3,347</b>	<b>6,342</b>

Figure 6.1: Residential completions and approvals (net) (not including self-contained) 2010/11 to 2020/21

6.6 Since 2010, 3,347 new homes have been built<sup>5</sup>. This includes 267 new homes (net) completed in the 2020/21 monitoring period. It should be noted that although the Council’s New Local Plan was adopted in 2019, most of the new homes completed between 2010 and 2021 will have been permitted before this date, under the previous Core Strategy of 2010.

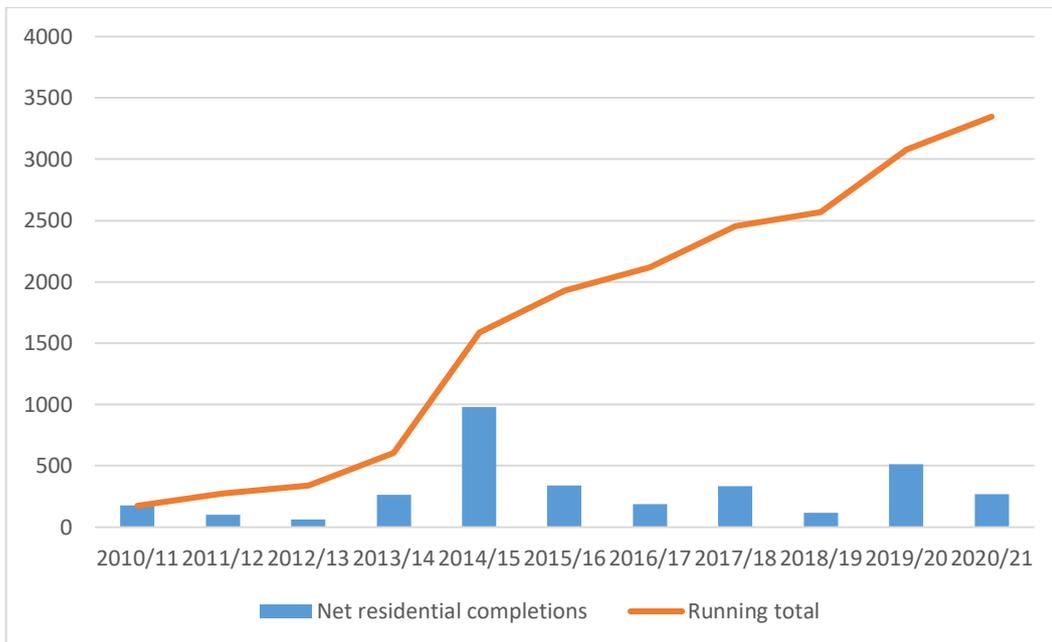


Figure 6.2: Residential completions (net) 2010/11 to 2020/21

<sup>4</sup> Note that the 2020 AMR only reported 6 months of permissions data from 1 October 2020 to 31 March 2021. The figure for 2019/20 in this AMR includes the complete 12-month 2019/20 monitoring period from 1 October 2019 – 30 September 2021.

<sup>5</sup> Not including changes associated with changes to non self-contained dwellings. Since at least 2017/18 these are included within the overall housing delivery test figure. See figure 6.5 below.

6.7 218 new self-contained homes were completed in the 2020/21 monitoring period<sup>6</sup>. These include the following sites which have delivered a net gain of ten or more homes:

- 279 King's Road (PP/16/08015). (11 units)
- 80 Holland Park (PP/14/06419). (24 units)
- Kensington Sports Centre (PP/16/01354). (32 units)
- 195 Warwick Road (PP/18/01416). (187 of 339 consented units)

6.8 163 additional homes (net) were approved in the 2020/21 monitoring period<sup>7</sup>. This is a decrease from the 513 approved in the previous year, which was bolstered by the 462 (net) homes approved at the 100/100A Cromwell Road site.

6.9 The following permissions include the net gain of 10 or more homes, most of which are part of the Council's New Homes Delivery Programme:

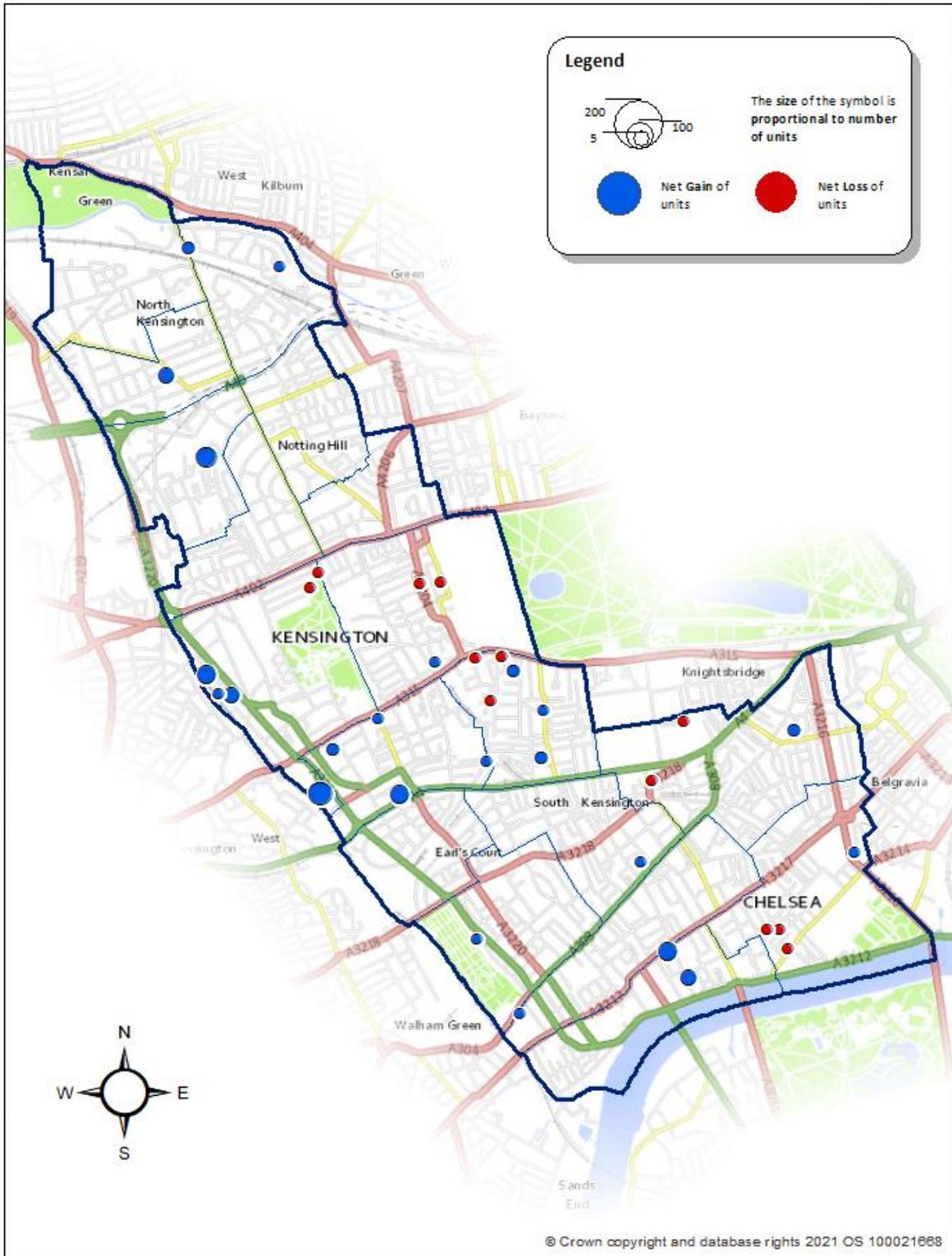
- 15-17 Hewan Street (PP/20/00844). (20 units)
- 175-177 Kensal Road (PP/20/00879). (37 units)
- Plot 5 and 6 Acklam Road (PP/20/00860). (32 units)
- 316-324 Kensal Road (PP/19/04213). (19 units)

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

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<sup>6</sup> The monitoring period for housing completions runs for the 12 months 1 April 2020 to 31 March 2021. This allows a direct comparison with previous years which monitor the same period.

<sup>7</sup> The monitoring period for housing permissions runs for the 12 months 1 October 2020 to 30 September 2021.



**Net Additional Home Completed 2020/21  
(Source PLD)**

Figure 6.3: Residential completions 2020/21

## Non-conventional Supply Figures

- 6.11 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<sup>8</sup>.
- 6.12 Over this monitoring period we have reported a net gain (completed) of 81 non self-contained bedsit units. This represents a significant improvement over the previous year where the Council reported a net loss of 117 non self-contained units (115 of which were bedsits and 2 of which were student accommodation).
- 6.13 Figure 6.4 below sets out the change in non self-contained units over time from 2017/18 – 2020/21. The first row shows the net loss. This is adjusted in the second row to account for the 1:1.8 ratio as per the HDT rule book.

	2017/18	2018/19	2019/20	2020/21
Net change of non-self-contained units	-33	-115	-117	<b>81</b>
Net change at the HDT rule book 1 to 1.8 ratio	-18	-64	-65	<b>45</b>

*Figure 6.4: Non self-contained completions (net) 2017/18 to 2020/21*

- 6.14 The Council recognises that the loss of these “non-conventional” units can undermine the Council’s ability to deliver housing. This will continue to be monitored closely.
- 6.15 The following permissions reported in this monitoring period will result in the net loss of non self-contained units. However, all but one will result in a net increase of residential units:
- 159-165 Old Brompton Road (PP/19/05267). (conversion of 32 HMO units and 2 self-contained units to 18 self-contained units, resulting in the net loss of 1 unit).
  - 3 Clanricarde Gardens (PP/20/06727). (conversion of 19 HMO units to 12 self-contained units, resulting in a net increase of 2 units).
  - 1 Clanricarde Gardens (PP/20/06799). (conversion of 15 HMO units to 10 self-contained units, resulting in a net increase of 2 units).

<sup>8</sup> Full details of how the Government will consider bed-sits and other forms of communal accommodation are set put in the [Housing Delivery Test Measurement Rule Book, MHCLG \(July 2018\)](#).

## Combined Housing Supply

- 6.16 Figure 6.5 sets out the combined net conventional and non-conventional residential completions. The net supply figure for 2020/21, is that used for the 2021 Housing Delivery Test. Between 2017/18 and 2020/21 the Borough has seen a net increase of 1,126 of all forms of housing.

Year	Net residential completions (not including non self- contained)	Net residential completions (including non self- contained supply)	Net supply
2010/11	175		175
2011/12	102		102
2012/13	65		65
2013/14	264		264
2014/15	982		982
2015/16	341		341
2016/17	190		190
2017/18	335	-18	<b>317*</b>
2018/19	115	-64	<b>51*</b>
2019/20	511	-65	<b>446*</b>
2020/21	267	45	<b>312*</b>
<b>Total</b>	<b>3,347</b>		<b>1,126</b>

*Figure 6.5: Residential completions (net) 2010/11 to 2020/21 (\*these figures include non self-contained supply)*

## Housing Delivery Test

- 6.17 In 2016 the Government introduced a Housing Delivery Test (HDT) to evaluate how many homes that have been built in every local planning authority area across England in a consecutive three-year period.
- 6.18 The Government published the results of the 2021 HDT in January 2022. These are set out in figure 6.6 below.
- 6.19 The 2021 HDT indicated that the 809 new homes were built and delivered between 2018/19 and 2020/21 monitoring period was just 43% of those required by the Borough's agreed housing target. As such the Council has not passed the test and the presumption in favour of sustainable development continues to apply.
- 6.20 To pass the test a local planning authority (LPA) must see a given percentage being met. The HDT carries the following consequences, all of these apply to the Council:
- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years.
  - A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this national policy intention is to improve the prospect of achieving the planned supply of housing by bringing forward sites which would normally be delivered later in the Local Plan period).
  - The 'presumption in favour of sustainable development' in the NPPF applies if housing delivery falls below 75% of the adopted housing requirement once transitional arrangements have ended in November 2020. This means that planning permission should be granted unless the site is protected under the NPPF, or the adverse impacts of the proposal demonstrably outweigh the benefits.

	2018-19	2019-20	2020-21	Total
Homes required to be delivered	733	671	488	<b>1,892</b>
Homes delivered	51	446	312	<b>809 (43%)</b>

*Figure 6.6: Results of 2021 Housing Delivery Test*

- 6.21 As required by the NPPF, the Council published a [Housing Delivery Test Action Plan](#) in August 2020. This was subsequently reviewed and updated in September 2021 after the results of the 2020 HDT were published. The Action Plan sets out the actions that the Council is taking/will take to increase both the rate of delivery and the number of new homes being built in the Borough.



## Refusals

- 6.22 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 the loss of office space. Figure 6.7 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in residential units.
- 6.23 The monitoring period saw the Council refuse just 10 residential proposals which would have resulted in a net increase of 44 units. This is comparable to the previous year, during which the Council refused 9 residential proposals which would have resulted in a net increase of 20 units.

Address	PP Ref.	Description	Net units
Avon House, Allen Street, LONDON, W8 6BL	PP/19/06351	Demolition of building and redevelopment of site for use as care home facility (Class C2).	11
39 Harrington Gardens, LONDON	PP/20/02240	Change of use of the building from office (Use Class B1a) to single family dwelling (Use Class C3).	1
55-57 Gloucester Road, LONDON, SW7 4QN	PP/20/03098	Erection of a two-bedroom penthouse dwelling.	1
201-207 Kensington High Street, LONDON, W8 6BA	PP/20/03325	Redevelopment of site to provide 19 residential units (3 x studios, 9 x 1 bed, 6 x 2 beds and 1 x 5 beds). (Major Application)	19
Basement, 10 Roland Gardens, LONDON, SW7 3PH	PP/20/03709	Change of use of basement from office to a 2-bedroom residential unit (Use Class C3)	1
Flat B, 78 Warwick Gardens, LONDON, W14 8PR	PP/20/04271	Conversion of a single residential unit into two	1
39 Cheval Place, LONDON, SW7 1EW	PP/20/04811	Change of use of ground, first, rear part second floor and third floor from Class E to C3 (residential), flexible use of lower ground floor and front part of second floor for Class E and/or C3 (residential) and ground floor garage.	1
17-18 Colville Mews, LONDON, W11 2DA	PP/20/05491	Change of use of two ground floor garages to form two-bedroom self-contained residential unit over ground and basement levels.	1
Unit 11, Latimer Industrial Estate, 343-453 Latimer Road, LONDON, W10 6RQ	PP/20/05721 <i>(NB: awaiting appeal decision)</i>	Demolition of building and redevelopment comprising B1 at ground and first floor and 7 residential units above.	7

18 Britten Street, LONDON, SW3 3TU	PP/20/06784	Change of use of ground and lower ground floors from A1 Retail to C3 permanent residential use in form of a two-bedroom duplex flat.	1
<b>Total</b>			<b>44</b>

Figure 6.7: Refusals 1 April 2020 to 31 March 2021 including creation of housing units.

### Housing Trajectory

- 6.24 Paragraph 73 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>9</sup>, or against their local housing need where the strategic policies are more than five years old<sup>10</sup>.
- 6.25 The most recent housing trajectory was published with the 2020 AMR. An updated housing trajectory will be published in February 2022 and will be made available on the Council's [monitoring webpage](#).

<sup>9</sup> 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.

<sup>10</sup> Unless these strategic policies have been reviewed and found not to require updating.

### Loss of Self-contained Residential Units

6.26 Over the monitoring period 12 completions resulted in the loss of either residential units or floorspace. In total, these completions resulted in the loss of 16 units. This represents an improvement over the previous year, where 35 units were lost to completions.

6.27 Of these 16 units:

- 9 were lost as a result of amalgamation, in 8 applications.
- 2 units were lost at 1-5 Cromwell Place (PP/17/05132) as a result of a conversion to an art gallery/office/member's facilities.
- 3 units were lost at Duke's Lodge 80 Holland Park (PP/14/06419) as a result of the demolition and replacement of the existing 7 storey residential building.
- 1 unit was lost at Ashbourne College 55-61 Kensington High Street (PP/18/06144) as a result of a change of use to educational use.
- 1 unit was lost at 1-1a Kensington High Street (PP/17/02831) as a result of change of use to a restaurant.

6.28 All of these completed permissions are set out in figure 6.12 below. The figure also includes a brief explanation of why the amalgamation was considered to be appropriate at the time of granting.

PP Ref.	Address	Description	Existing Units	Proposed Units	Net	Comment
PP/16/02939	23 Redesdale Street, SW3 4BL	The amalgamation of 3 existing flats to form a single-family dwelling.	3	1	-2	The proposed amalgamation was determined to be acceptable by the Planning Inspectorate on Appeal.
PP/17/06597	19 Redburn Street, SW3 4DA	Change of use from two flats to one family dwelling.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/16/04908	Flats 2 and 3, 15 Cheyne Place, SW3 4HH	Amalgamation of Flats 2 and 3 into one residential unit.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/17/05132	1-5 Cromwell Place, 35-36 Thurloe Place and 3, 4, 4a and 20 Thurloe Place Mews, SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor.	7	5	-2	Change of use of residential to an arts and culture use supported by Local Plan Policy CH1 (e)v.
PP/10/00729	16 and 16a Princes Gate Mews, SW7 2PS	Amalgamation of No.16A with No.16 Princes Gate Mews.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/14/06419	Duke's Lodge, 80 Holland Park, W11 3SG	Demolition of 7 storey building and replacement with a residential apartment building formed from a terrace of 5 interlinked villas to provide 24 residential apartments.	27	24	-3	Loss of a small number of units through rebuild deemed acceptable.
PP/19/08173	Flat C, 35 Holland Park, W11 3TA	Amalgamation of two-bedroom flat C and adjoining one bedroom studio flat.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/16/01121	15 and 17 Palace Gardens Terrace, W8 4SA	Amalgamation of two residential units to form a single-family dwelling.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

PP/17/01663	19 and 19a Ansdell Street, W8 5BN	Amalgamation of Nos. 19 and 19a Ansdell Street to create one single family dwelling house (as approved by PP/15/00658).	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/18/06144	55-61 Kensington High Street, W8 5ED	Change of use of 3rd floor flat from C3 to D1 Educational Use for occupation by Ashbourne College.	1	0	-1	Change of use of residential to a social and community use supported by Local Plan Policies CK1 and CH1 (e)v.
PP/17/02831	1 and 1a Kensington High Street, W8 5NP	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street.	1	0	-1	Change of use from residential to a town centre use in a higher order town centre supported by Local Plan Policy CH1 (e)i.
PP/20/02652	Flat 1, Bedford Gardens Studios and 79 Bedford Gardens, W8 7EG	Amalgamation of Studio 1 and Studio 1a on first floor to form single two-bedroom dwelling unit with a total floor area of 105sqm.	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

*Figure 6.8: Completions which have resulted in either the loss of a residential unit or floorspace 2020/21*

## Affordable/RBKC Community Housing

- 6.29 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 now uses the term *RBKC Community Housing* to make it clear that affordable housing must be genuinely affordable.
- 6.30 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.
- 6.31 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

- 6.32 Between 1 April 2020 and 31 March 2021 £401,000.00 was agreed through planning agreements to contribute to the Borough’s stock of affordable housing. This is money that can be used to provide new units themselves. The £401,000.00 was agreed on PP/19/04595 10-11 Foulis Terrace as it was not viable to deliver the full 35% affordable housing on site (see paragraph 6.11 - 6.14 of the Officer’s Report<sup>11</sup>). Over the same period, the Council received £414,503.68.
- 6.33 Figure 6.13 sets out all the proposals where financial contributions were agreed and/or received between 1 April 2020 and 30 September 2021.

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/Agreed*	Amount Received**
90-100 Sydney Street	PP/10/01178 & PP/15/01450	11/06/2015	21/05/2020	£0	£13,367
10-11 Foulis Terrace, SW7 3LZ	PP/19/04595	12/05/2020	01/09/2020	£401,000	£401,137
Park House, Onslow Square, SW7 2NG	PP/18/05784	01/02/2019	03/04/2021	£235,000	£260,939
<b>Totals</b>				<b>£636,000</b>	<b>£675,443</b>

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

11 [Document-376330242D93517B537B6068587D803D.pdf \(rbkc.gov.uk\)](#)

\*\*The Amount received is the amount contained in the s106 agreement which has been index linked and received by the Council.

*Figure 6.9: Affordable housing contributions agreed and/or received between 1 April 2020 to 30 September 2021.*

- 6.34 The adoption of the 2019 Local Plan signalled a significant change in the way the Council seeks 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 sq. m.
  - 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 sq. m.
  - 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*”.
- 6.35 The Council now takes a different approach. The current Local Plan sets a threshold of just 650 sq. m and a renewed emphasis on the provision of affordable units on site. This is further elaborated in the recently adopted [Planning Contributions SPD](#) (published in September 2019.) Ultimately the level of financial contribution sought does remain at the “maximum reasonable amount”.
- 6.36 It should be noted that whilst all new applications will be assessed using the current policies, some of the “completions” or schemes which have been built out, may have been determined before September 2019 and will have been assessed using the policies in the previous Consolidated Local Plan (2017). This balance will change as more recently granted schemes begin to be delivered.

#### New affordable homes

##### **Completions**

- 6.37 We saw a net increase of 52 new affordable homes built out in the monitoring period. These were provided as part of a single planning permission:
- 195 Warwick Road (PP/18/01416). (Partial completion of the permission has provided 187 of the 339 consented units, 52 of which are affordable units).

##### **Permissions**

6.38 Over the monitoring period 5 of the 40 residential schemes granted permission were of a scale to trigger the requirement for the provision of affordable housing units. Combined these will provide 46 new affordable units in the Borough. As might be expected, this is a decrease from the 191 approved in the previous year. 186 of which were granted at the 100/100A Cromwell Road site.

- 15-17 Hewer Street (PP/20/00844). (includes the provision of 10 affordable units).
- 175-177 Kensal Road (PP/20/00879). (includes the provision of 10 affordable units).
- 54 St Helen's Gardens (PP/20/00943). (includes the provision of 4 affordable units).
- Plot 5 and 6, Acklam Road (PP/20/00860). (includes the provision of 20 affordable units).
- 26 Redcliffe Road (PP/20/01001). (includes the provision of 2 affordable units).

#### New Homes Delivery Programme

6.39 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 Delivery Programme (NHDP).

6.40 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.

6.41 The programme includes eight sites, four of which now benefit from planning permission and form Phase 1 of the NHDP:

- 175-177 Kensal Road (PP/20/00879). (37 homes)
- Acklam Road (PP/20/00860). (32 homes)
- 15-17 Hewer Street (PP/20/00844). (20 homes)
- 54 St Helens Gardens (PP/20/00943). (9 homes)

6.42 The remaining four sites will form Phase 2 of the NHDP and are all located in the North of the Borough. The public consultation process on these Phase 2 sites began in October 2020 and is ongoing:

- Edenham
- Silchester Arches
- Barlby Road
- Cheyne

6.43 Further details of all the sites are available on the Council's [website](#).

## Self-Build and Custom Housebuilding Register

- 6.44 The Council maintains a register of people and groups who want to buy serviced plots of land in the Borough to build homes to live in as their main or only residence.
- 6.45 The Self-build and Custom Housebuilding Register provides information on the demand for self-build and custom housebuilding in the Borough. The Council must consider this information when preparing local planning policy, determining planning applications, and exercising its housing, regeneration and land disposal functions.
- 6.46 In accordance with the Self-build and Custom Housebuilding (Register) Regulations 2016, anonymised key data from the register must be included in the Council's annual Authority Monitoring Report. This is set out in Figure 6.15 below:

Registered Interest	Individual	Association	Self-build	Custom Build
<b>Total</b>	<b>139</b>	<b>1</b>	<b>71</b>	<b>37</b>

*Figure 6.10: The RBKC Self-Build and Custom Housebuilding Register (2021)*

## 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

- 6.47 On the 1 September 2020 the use classes order changed. Former B1 class uses are now included within a much larger Use Class E “Commercial, Business and Service uses”. This includes offices, shops, restaurants and cafes, as well as nurseries, gyms and a range of medical uses. However, storage uses remain within Class B8 and other general industrial uses not included with Class E remain within Class B2.
- 6.48 Monitoring of changes within the E Class will be difficult as a change from one use within Class E to another does not require planning permission. In addition, monitoring changes of use from Class E to dwelling houses (Class C3) will similarly be difficult as this became permitted development (PD) from 1<sup>st</sup> August 2021 under Class MA of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is the first monitoring period to report on the introduction of the E Class and associated PD outlined above.
- 6.49 For the purposes of this AMR, we have assigned the old use class to data i.e. B1, A1, A2, A3, A4, A5 etc. to allow direct comparison with the previous years.
- 6.50 The GLA’s London Office Policy Review suggested that there is a net demand for additional B1(a) (now E(g)) 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 office floorspace needed across the Borough does need to be kept under review. Particularly considering the uncertainty around the long-term implications of the Covid-19 pandemic. The Council commissioned an Employment Land and Premises Study (ELPS), which considers these issues and is being used to inform the Council’s New Local Plan Review.
- 6.51 The monitoring period has seen a net decrease of - 2,463 sq. m of office floorspace on the ground. This figure is skewed by the loss of 3,363 sq. m of office floorspace at 1 - 5 Cromwell Place (PP/17/05132). This decrease in office floorspace has resulted in the gap between office demand and supply

across the Borough rising compared to the previous monitoring period. Between 2019 and 2020, the gap fell from 46,270 sq. m to 34,788 sq. m. Between 2020 and 2021 the gap has increased to 37,241 sq. m.

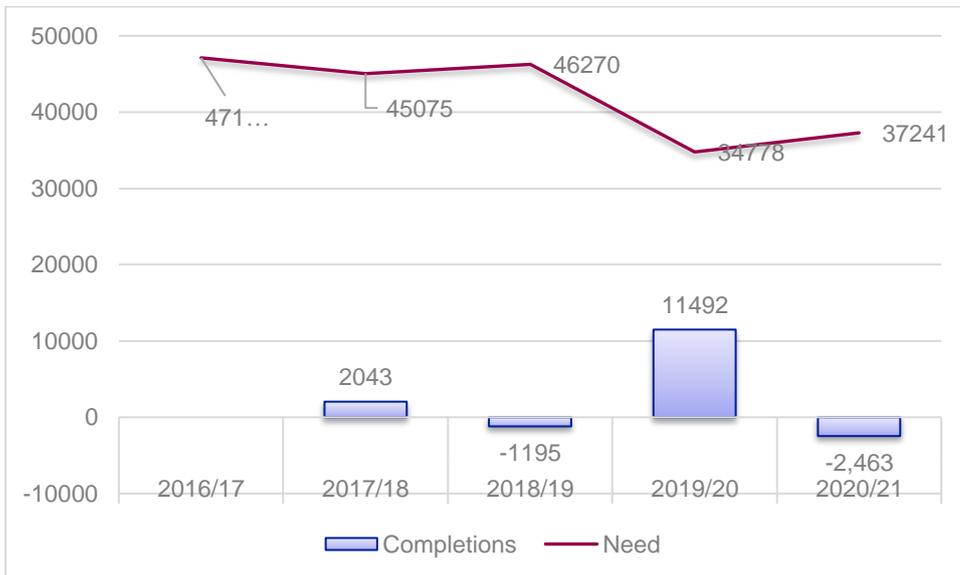


Figure 6.11: Need for office floorspace 2016/17 to 2020/2021

6.52 Figure 6.12 illustrates the changes in both office completions and permissions since 2010.



Figure 6.12: Net change in office floorspace completions and permissions 2010/11 to 2020/21

6.53 The net increase in office floorspace permitted for the period to April 2021 is 13,789 sq. m. This figure is predominantly influenced by a net gain of 11,730 sq. m granted permission at 60 Sloane Avenue (PP/19/06879).

6.54 The office and other B Class completions and permissions data for this monitoring period are summarised in figure 6.17 below. The full dataset is included in Appendices L and M.

	Previous floorspace (sq. m)	New floorspace (sq. m)	Net floorspace (sq. m)
Completions (1 April 2020 to 31 March 2021)			
	25,991	23,528	- 2,463
Permissions (1 October 2020 to 30 September 2021)			
	11,319	25,108	13,789

Figure 6.13: Office floorspace completions and permissions 2020/21

6.55 In terms of completions, 13 developments involving office floorspace have been built out over the 2020/21 monitoring period. The net decrease of - 2,643 sq. m is a result of the following developments:

- 1 - 5 Cromwell Place (PP/17/05132). Loss of 3,363 sq. m of B1 / E(g) office floorspace associated with a change of use to sui generis art gallery/office/members facilities.

6.56 Two permissions included the creation of more than 1,000 sq. m of office floorspace.

- 60 Sloane Avenue (PP/19/06879). Redevelopment to provide 7 storey mixed use office, retail and leisure development, including 11,730 sq. m net gain of office floorspace.
- 118 - 122 King's Road and 7 - 9 Tryon Street (PP/20/04157). Replacement of existing building with five-storey building to provide retail, office and non-residential institution/leisure uses, including 2,055 sq. m net gain of office floorspace.

#### Vacancy rates

6.57 The Council's ELPS sets out that the current Borough wide vacancy rate for offices is 5.79%<sup>12</sup>. This is a relatively significant increase of 2.1% over the previous year, and on the vacancy rate over the last 10 years, which has consistently been below 4%. For reference, some vacancy is required for a healthy market with churn and choice, typically 5-10%.

6.58 This is unsurprising in the context of the Coronavirus Pandemic which saw a switch to home working for almost all office-based workers and saw tenants delay decisions on taking new space.

<sup>12</sup> Icen Projects RBKC Employment Land and Premises Study 2021.

- 6.59 The ELPS concludes that at present there is some limited vacancy but there is not a need to consider further requirements to improve the rate. Equally the ELPS forecasts that the vacancy rate will not expand significantly as a result of the pandemic but rather that over time they will return to a long-term average.
- 6.60 Despite the impact of Covid-19, the ELPS indicates that there is a need for the provision of 60,500 sq. m of new office space in the Borough between 2021 – 2043.

#### Business uses and Article 4 Directions

- 6.61 Prior to the introduction of Use Class E in September 2020, the Council confirmed a borough-wide article 4 direction initially made in July 2017 to remove the permitted development rights ordinarily granted by Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), allowing the change of use of a premises in an office use (Class B1a) to a dwelling house (Class C3). The article 4 direction came into force on 31<sup>st</sup> May 2019. It replaced an earlier exemption to the system of prior approval.
- 6.62 The Council also confirmed an article 4 direction initially made in September 2016 to remove the permitted development rights ordinarily allowed under Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), allowing the change of use of a premises in light industrial use (Class B1c) to a dwelling house (Class C3). This related to the Borough's four northernmost wards as well as a small number of named car repair garages. The direction came into force on 1 October 2017.
- 6.63 Under the transitional arrangements associated with the creation of Use Class E, the Council's existing article 4 directions remained in place until July 2021.
- 6.64 Since the introduction of Use Class E, the Council has made a non-immediate article 4 direction to remove the permitted development rights ordinarily granted by Class MA of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). That is development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) ("the UCO") to a use falling within Class C3 (dwelling houses) of Schedule 1 to the UCO. The Council is currently awaiting a decision from MHCLG on the confirmation of the article 4 direction.

## Retail and other Town Centre uses

### Meeting the need for new retail floorspace

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

- 6.65 The introduction of Use Class E in September 2020 saw former A1, A2 and A3 uses subsumed into a single use class – Class E. In addition, former A4 and A5 uses are now classed as Sui Generis. As stated in paragraph 6.64, this limits the Council’s ability to report on changes to these previously A Class uses, as a change of use within Class E does not require planning permission. In addition, a change of use from Class E to Class C3 is now PD.
- 6.66 However, as stated in paragraph 6.51, for the purposes of this AMR, we have assigned the old use class to data i.e. B1, A1, A2, A3, A4, A5 etc. to allow direct comparison with the previous years.
- 6.67 The Council commissioned consultants Urban Shape/Regeneris to carry out a Retail and Leisure Needs Assessment (RLNA) to inform production of the New Local Plan Review. The RLNA sets out an assessment of the need for additional convenience and comparison goods retail floorspace across the Borough that considers the long-term implications of the Coronavirus Pandemic.
- 6.68 The RLNA demonstrates that there is currently no need for additional comparison goods floorspace over the New Local Plan Review plan period<sup>13</sup>. The reasons for this are consistent with identified national trends: Expenditure growth has been hit in the short to medium term as a consequence of Covid-19; SFT is substantially greater through accelerated trends and strong localised rates in the Borough; and the rate that existing floorspace is absorbing expenditure continues to remain strong (claiming a high proportion of expenditure growth). More locally, population growth in the Borough is substantially more constrained than elsewhere in the sub-region.

<sup>13</sup> RBKC Retail and Leisure Needs Assessment February 2022.

- 6.69 The rate of expenditure growth is not sufficient to substantially override the rate that existing floorspace is absorbing spend over time. Combined with such a strong growth in SFT leads to the current status quo, and only a small level of additional need over the plan period. The over-supply is not currently substantial, so that doesn't raise a huge concern in respect of the need to lose space, but the strategy must protect existing provision to consolidate and support healthy town centres over the plan period.
- 6.70 Between 2016/17 and 2019/20 there was a net loss of 10,385 sq. m of retail floorspace. This translates to a "need" of 28,135 sq. m of retail floorspace by the beginning of this monitoring period.
- 6.71 The AMR considers net changes in all retail floorspace completed and permitted, for the 2020/21 monitoring period. These are set out in figure 6.20 and 6.21 below.

	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	1,314	56	-1,258
A2 / E(b)	519	100	-419
A3 / E(c)	1,394	688	-706
A4 / Sui Generis	641	122	-519
A5 / Sui Generis	0	0	0

Figure 6.14: Retail floorspace completions April 2020 to 31 March 2021

Use	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	5,236	5,610	374
A2 / E(b)	209	0	-209
A3 / E(c)	450	1,314	864
A4 / Sui Generis	0	77	77
A5 / Sui Generis	0	12	12

Figure 6.15: Retail floorspace permissions October 2020 to 30 September 2021

- 6.72 The net loss of retail floorspace on the ground was 2,902 sq. m. The loss of retail floorspace since 2016/17 is now 13,287 sq. m. This is illustrated in Figure 6.22 below.

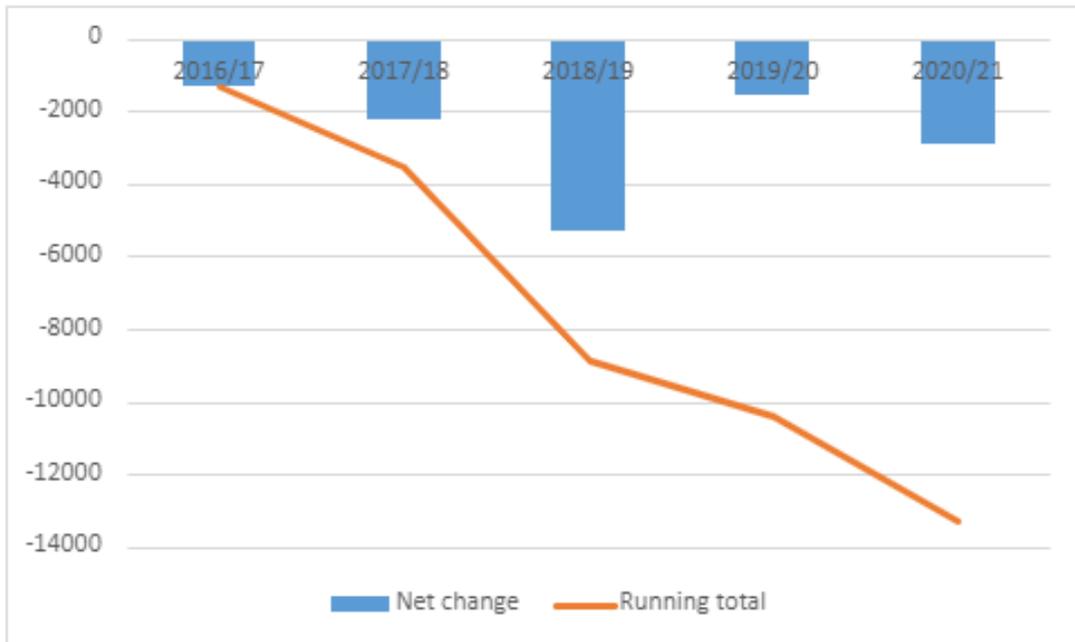


Figure 6.16: Net change in retail floorspace (completed) 2016/17 to 2020/21

- 6.73 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.
- 6.74 Figure 6.23 considers the completions which have resulted in the loss of A1 / E(a) class (shop) floorspace and sets out what uses the loss has been too. It should be noted that since the introduction of Use Class E and PD rights for the change of use from Class E to Class C3 we can no longer capture data on change of use within Class E and from Class E to Class C3.

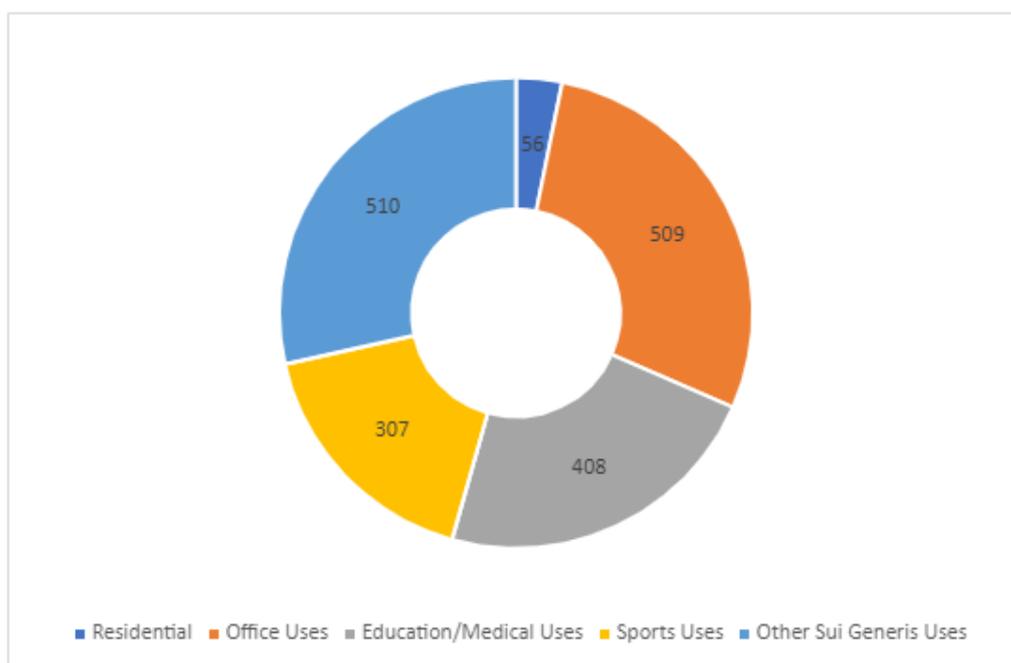


Figure 6.17: Loss of the shop floorspace (completed) 2020/21

6.75 This indicates that:

- Most shop floorspace lost has been to other commercial town centres uses.
- There has been limited loss of retail floorspace to residential floorspace.

#### Sui Generis Floorspace

6.76 There was a net gain of 5,959 sq. m of Sui Generis floorspace completed in the monitoring period. Most of which (4,190 sq. m) was provided by the development at 1 - 5 Cromwell Place (PP/17/05132).

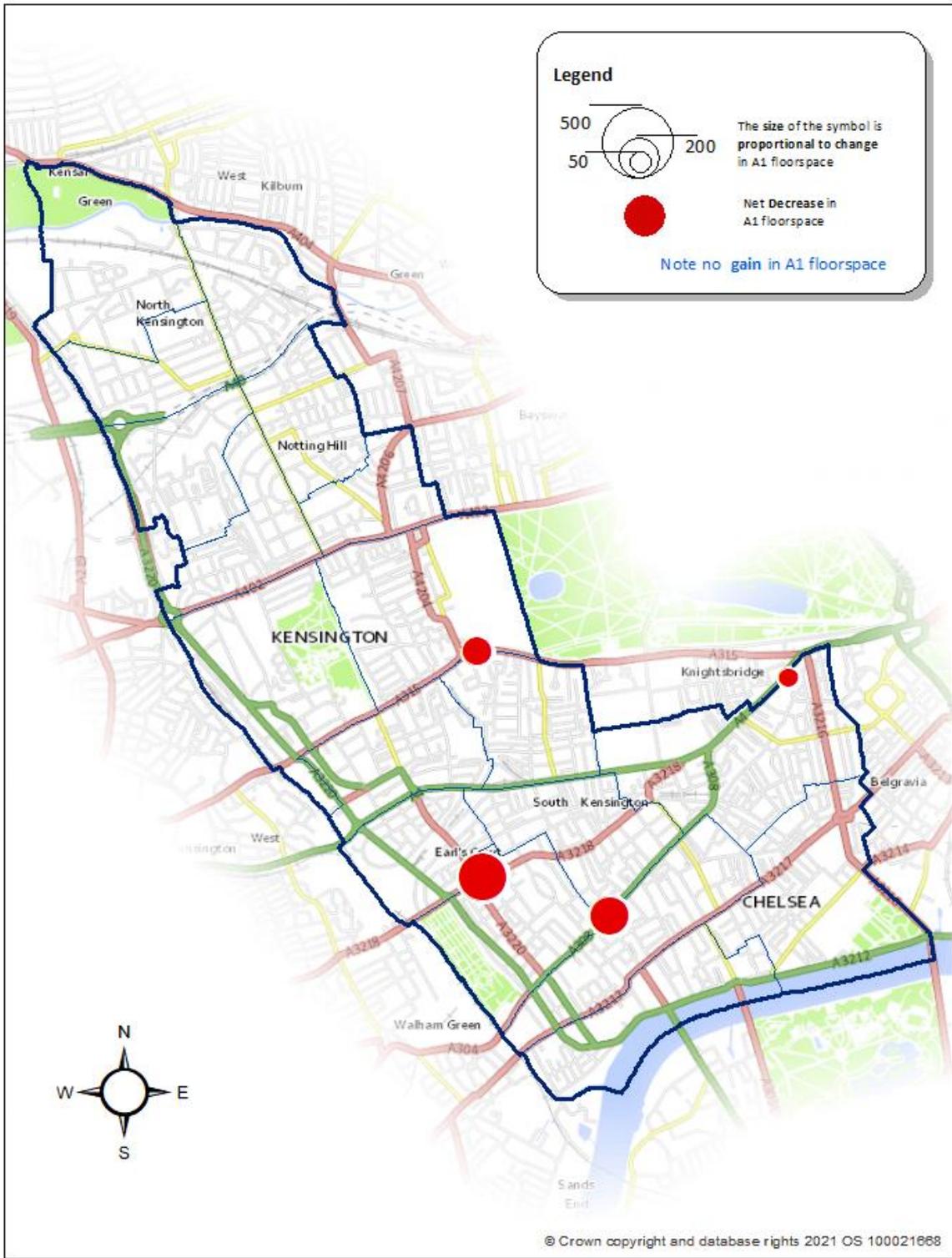
6.77 Conversely, there was a net loss of -1,017 sq. m of Sui Generis floorspace in permissions during the monitoring period. Most of which (-2,640 sq. m) was as a result of the development at 19 Mallord Street (PP/20/04812), which cancelled out a significant 1,866 sq. m net gain of Sui Generis floorspace at 118-122 King's Road and 7-9 Tryon Street (PP/20/04157).

6.78 Permissions and completions for town centre uses are included in Appendices C to K and T - U.

## Location of new retail uses

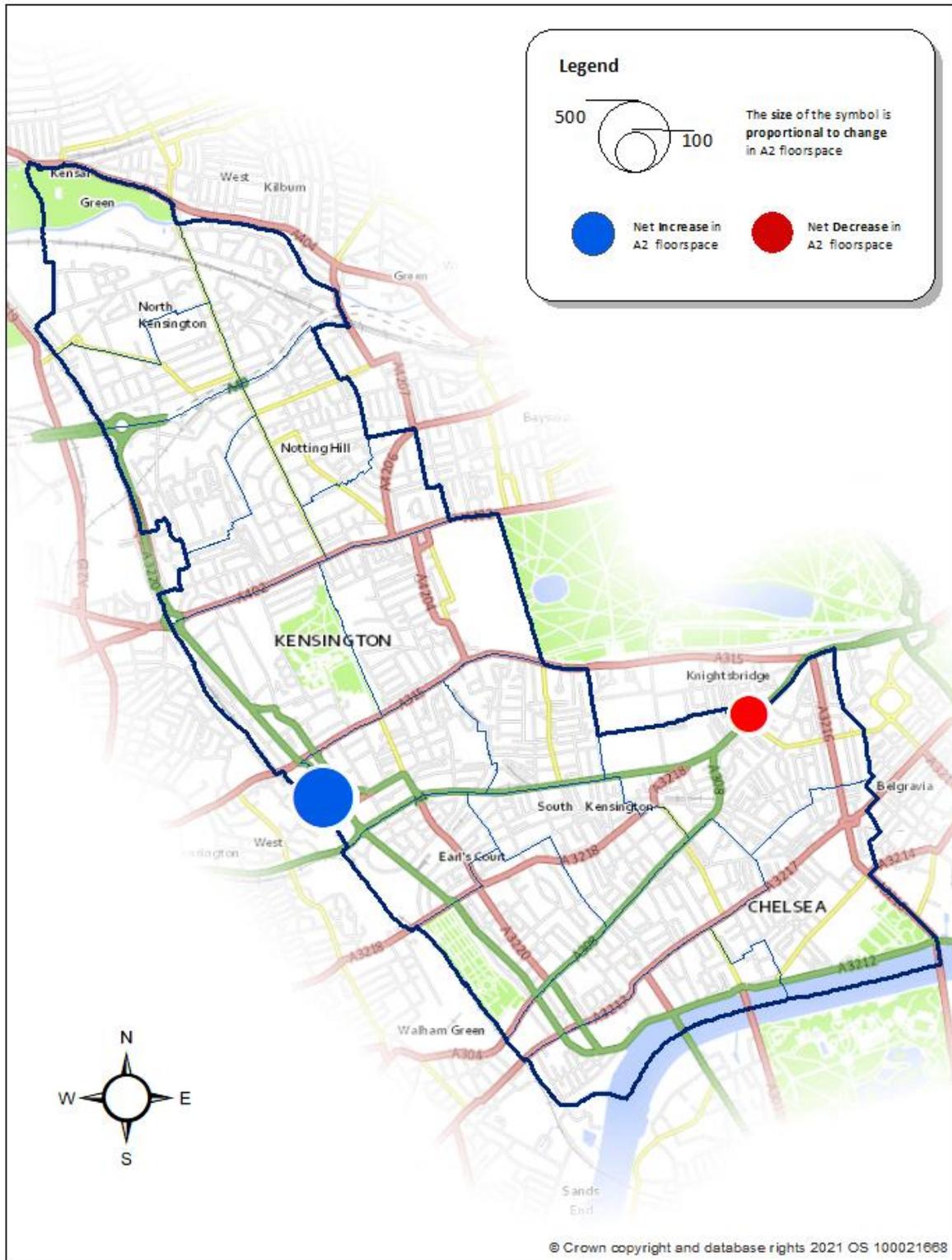
Objective:	To ensure vital and viable town centres through a town centre first approach to new retail floorspace
Target	None
Related Policies	CF1 Location of New Shop Uses

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



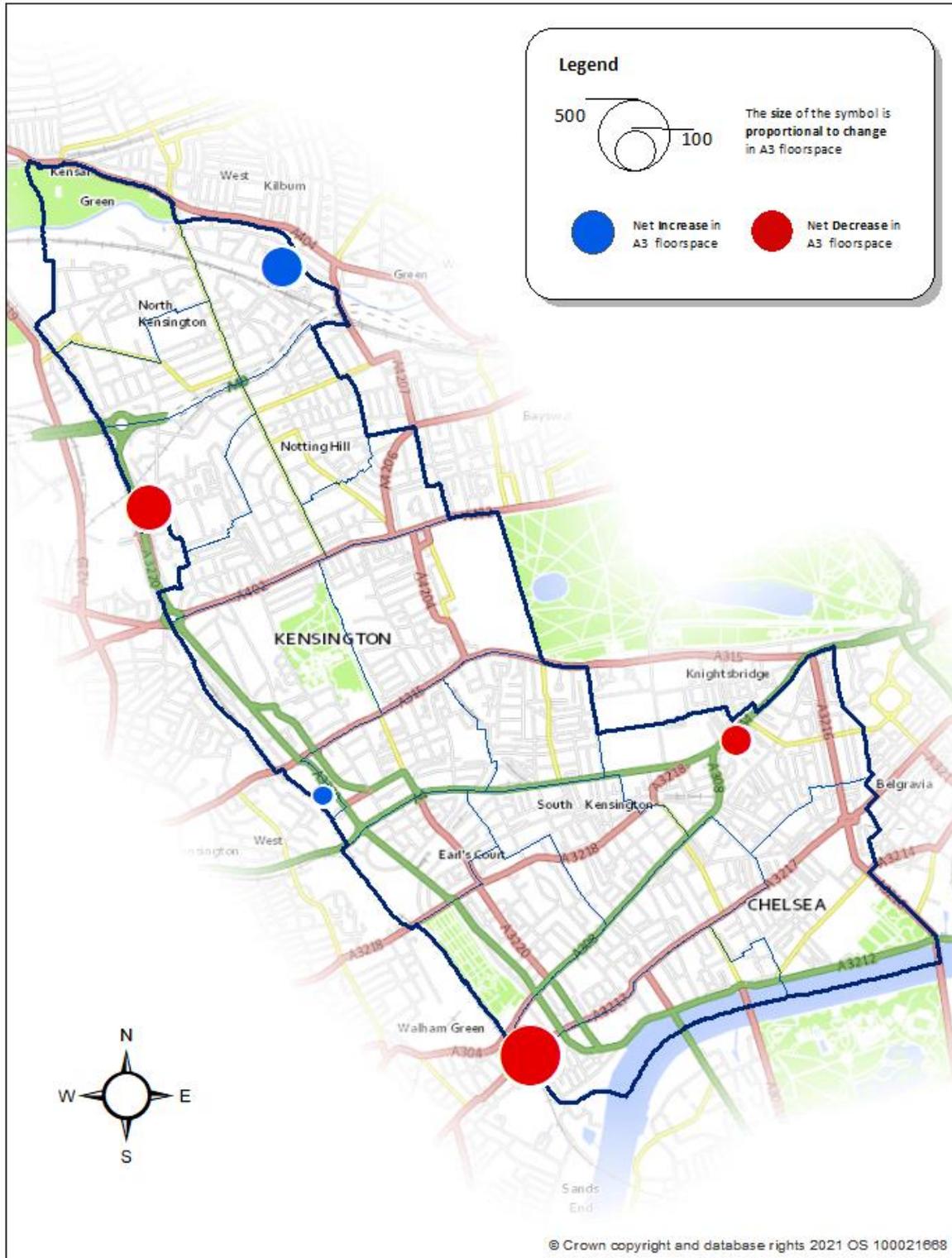
A1 (Retail use Class) Completed floorspace  $\geq$  150 Sq m net change in 2020/21 – Source PLD

Figure 6.18: A1 / (E(a) completions (2020/21)



**A2 (Financial and Professional Services) Completed floorspace  $\geq$  150 sq m net change in 2020/21 – Source PLD**

Figure 6.19: A2 / E(b) completions (2020/21)



**A3 (Restaurants and Cafés) Completed floorspace  $\geq$  150 sq m net change in 2020/21 – Source PLD**

Figure 6.20: A3 / E(c) completions (2020/21)

## 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

6.80 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.

6.81 We would ordinarily make an assessment of these factors based on an annual survey of our town centres. However, the restrictions associated with Covid-19 pandemic means that it was not possible for the Council to undertake this survey during the 2020/21 monitoring period. As such this AMR cannot include current vacancy rates or the proportion of different uses within our centres.

6.82 However, a map of ground floor land uses within the town centres, based on the 2019 surveys, is available on the [Council's website](#). The Council intends to return to annual surveys of our town centres in 2022.

6.83 The Council's Retail and Leisure Needs Assessment includes health checks of our larger centres, with details of vacancies as well as the mix of uses centre by centre.

### Vacancy rates

6.84 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 between 2015 and 2021. The rate for 2015 – 2019 have been informed by the Council's town centre surveys, whereas the rate for 2021 is from the Council's RLNA. The Council was unable to undertake a town centre survey in 2020 and 2021 due to the Coronavirus Pandemic. Therefore, no data is available for 2020.

Centre	2015	2016	2017	2018	2019	2021
Brompton Cross	12.3%	11.1%	15.9%	11.7%	14%	5%
Earl's Court Road	1.3%	2.7%	2.7%	5.5%	7.1%	5.6%
Fulham Road (West)	5.4%	2.7%	4.5%	7.1%	2.7%	9.9%
Kensington High Street	9.7%	13.6%	10.8%	9.1%	8.2%	8.3%
King's Road (East)	7.6%	6.7%	7.2%	3.7%	5.6%	12.2%
King's Road (West)	8%	5%	7.9%	10.3%	4.1%	9.9%
Knightsbridge	9%	9.4%	16.1%	10.1%	12.9%	12.7%
Notting Hill Gate	5.6%	6.6%	9%	6.5%	7.5%	17.1%
Portobello Road	3.6%	5%	5.8%	6.5%	5.6%	11.2%
South Kensington	4.9%	4.4%	2.4%	5.3%	4.3%	8.4%
Westbourne Grove	6.9%	7.1%	5%	4.6%	1.4%	11%
<b>Average</b>	<b>7.4%</b>	<b>7.8%</b>	<b>8.7%</b>	<b>7.4%</b>	<b>7.3%</b>	<b>10.1%</b>

*Figure 6.21: Vacancy rates in Higher Order Town Centres 2015 - 2021*

- 6.85 The Council's RLNA demonstrates that retail vacancies have increased across all centres over the last decade. Five higher order town centres now have vacancy rates above the national average of 11.2%. These are Knightsbridge (23%), Brompton Cross (19%), Notting Hill Gate (17%), Kensington High Street (17%) and the King's Road East (12%).
- 6.86 The RLNA does not include vacancy rate data for smaller town centres. Therefore, we must rely on the 2019 town centre survey for vacancy rate data in the Borough's neighbourhood centres until the Council is able to undertake a new survey to update these figures in 2022.
- 6.87 Figure 6.28 sets out the 2019 vacancy rates for the Borough's neighbourhood centres. For comparison the national average for vacancy rates in 2019 was 10.3%. London fared better with an overall vacancy rate of 7.9%.<sup>14</sup> In 2019 the average vacancy rate for our neighbourhood centres was 7.8%.
- 6.88 As indicated by the Council's RLNA, vacancy rates are likely to have increased across all the Borough's town centres during 2020 and 2021, as they have across London.

<sup>14</sup> Local Data Company Retail and Leisure Market Update H1 2019.

<b>Neighbourhood Centre</b>	<b>Total Units</b>	<b>% Vacant units 2015</b>	<b>% Vacant units 2016</b>	<b>% Vacant units 2017</b>	<b>% Vacant units 2018</b>	<b>% Vacant units 2019</b>
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
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

Neighbourhood Centre	Total Units	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019
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
<b>Total</b>	<b>1061</b>	<b>5.9%</b>	<b>7.2%</b>	<b>7.2%</b>	<b>6.6%</b>	<b>7.8%</b>

Figure 6.22: Vacancy rates in Neighbourhood Centres 2015 - 2019<sup>15</sup>

<sup>15</sup> Some centres were only designated in the 2019 Local Plan and were not surveyed until 2019.

#### Mix of uses within town centres

- 6.89 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 Council will no longer be able to control this mix in the way that it previously could. This is likely to have implications on the future nature of our centres which will be more open to market forces.
- 6.90 Figure 6.29 sets out the proportion of different retail 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
<b>Higher Order Town Centre</b>	<b>55.8%</b>	<b>5.8%</b>	<b>15.0%</b>	<b>1.7%</b>	<b>0.8%</b>	<b>1.9%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>2.0%</b>	<b>1.5%</b>	<b>0.7%</b>	<b>5.2%</b>
Brompton Cross	62.1%	2.7%	8.2%	2.2%	0.0%	2.7%	0.0%	0.0%	4.4%	0.0%	0.5%	1.6%
Fulham Road (West)	47.7%	6.3%	21.6%	3.6%	0.0%	1.8%	0.0%	0.0%	3.6%	2.7%	3.6%	6.3%
King's Road (West)	63.4%	3.3%	17.1%	0.8%	0.0%	0.0%	0.0%	0.0%	2.4%	0.8%	0.0%	5.7%
Notting Hill Gate	48.6%	10.4%	12.9%	2.5%	1.4%	1.8%	0.0%	0.0%	2.9%	3.2%	0.7%	4.6%
Portobello Road	66.0%	3.0%	13.5%	2.6%	1.7%	0.7%	0.0%	0.0%	0.7%	1.0%	0.7%	2.3%
South Kensington	41.1%	6.2%	30.6%	1.4%	1.0%	1.9%	1.0%	1.0%	2.9%	0.5%	0.5%	7.7%
Westbourne Grove	85.1%	2.7%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	1.4%
Earl's Court Road	31.2%	11.3%	17.7%	4.3%	3.5%	0.7%	0.0%	0.0%	0.7%	5.0%	0.7%	17.0%
Knightsbridge	53.8%	4.0%	14.9%	0.8%	0.4%	4.4%	0.4%	0.0%	1.2%	0.0%	0.8%	3.6%
Kensington High Street	51.6%	8.5%	15.3%	0.6%	0.3%	1.4%	0.3%	0.0%	1.7%	1.4%	0.8%	6.2%
King's Road (East)	69.2%	3.3%	9.3%	0.7%	0.3%	3.0%	0.3%	0.0%	2.0%	1.7%	0.0%	4.0%
<b>Neighbourhood Centre</b>	<b>50.4%</b>	<b>7.2%</b>	<b>12.8%</b>	<b>2.6%</b>	<b>1.7%</b>	<b>3.0%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>0.3%</b>	<b>6.7%</b>
All Saints Road	41.5%	2.4%	14.6%	2.4%	2.4%	7.3%	0.0%	0.0%	12.2%	4.9%	0.0%	4.9%
Barlby Road	28.6%	0.0%	0.0%	0.0%	28.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.6%
Chelsea Manor Street	70.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%
Clarendon Cross	72.2%	0.0%	0.0%	5.6%	0.0%	5.6%	0.0%	0.0%	11.1%	0.0%	0.0%	0.0%
Cromwell Road Air Terminal	21.7%	13.0%	26.1%	0.0%	0.0%	4.3%	0.0%	0.0%	21.7%	4.3%	0.0%	8.7%
Earl's Court Road (North)	55.6%	11.1%	11.1%	5.6%	0.0%	5.6%	0.0%	0.0%	0.0%	5.6%	0.0%	5.6%
Elystan Street	68.9%	6.7%	8.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%
Finborough Road	20.0%	0.0%	10.0%	10.0%	0.0%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%
Fulham Road (Brompton Cemetery)	38.9%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	0.0%	22.2%
Fulham Road (Old Church Street)	80.0%	0.0%	5.7%	5.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Gloucester Road	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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

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

Figure 6.23: 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 6.24: Retail ground floor units within designated centres (2016 to 2019)

- 6.91 The mix of uses has not changed significantly over time. The retail core of the Borough's centres remains largely unchanged. We do not expect this mix to have changed significantly in 2020 and 2021. The Covid-19 pandemic will have seen many uses "hibernate" rather than change their use.
- 6.92 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

- 6.93 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.

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

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

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%
<b>Total</b>	36%	35%	34%	32%	31%	30%	34%

*Figure 6.25: Multiple retailers by Higher Order Centre, 2013 to 2021*

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

- 6.94 The primary function of the Borough’s Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 6.95 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 serves a local need. As noted above, we have been unable to update these figures for 2019/20 and 2020/21. However, we expect to do so in the summer of 2022.

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

Figure 6.26: Convenience function of the Borough’s centres (2019)

Protection of shops outside of centres

- 6.96 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.
- 6.97 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

- 6.98 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.

6.99 No planning permissions were granted in the monitoring period which have resulted in the loss of any pubs.

#### Hotels

6.100 The Borough's hotel sector is important for two reasons. It helps provide for the needs of those visiting the capital and is an important economic generator. According to data produced on behalf of the GLA<sup>17</sup> the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.

6.101 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.

6.102 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 N and O.

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	11	16	5

*Figure 6.27: Class C1 (Hotel) bedrooms permissions 1 April 2020 to 30 September 2021*

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	12	-12	-12

*Figure 6.28: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2020 to 31 March 2021*

6.103 There was a minor net loss of 12 C1 bedrooms completed and minor net gain of 5 C1 bedrooms in permissions recorded over the monitoring period.

<sup>17</sup> [Projections of demand and supply for visitor accommodation in London to 2050. GLA Economics, Working Paper 88](#) (April 2017).

## Social and community uses

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

6.104 Prior to 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 the E Class for all “Commercial, Business and 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.

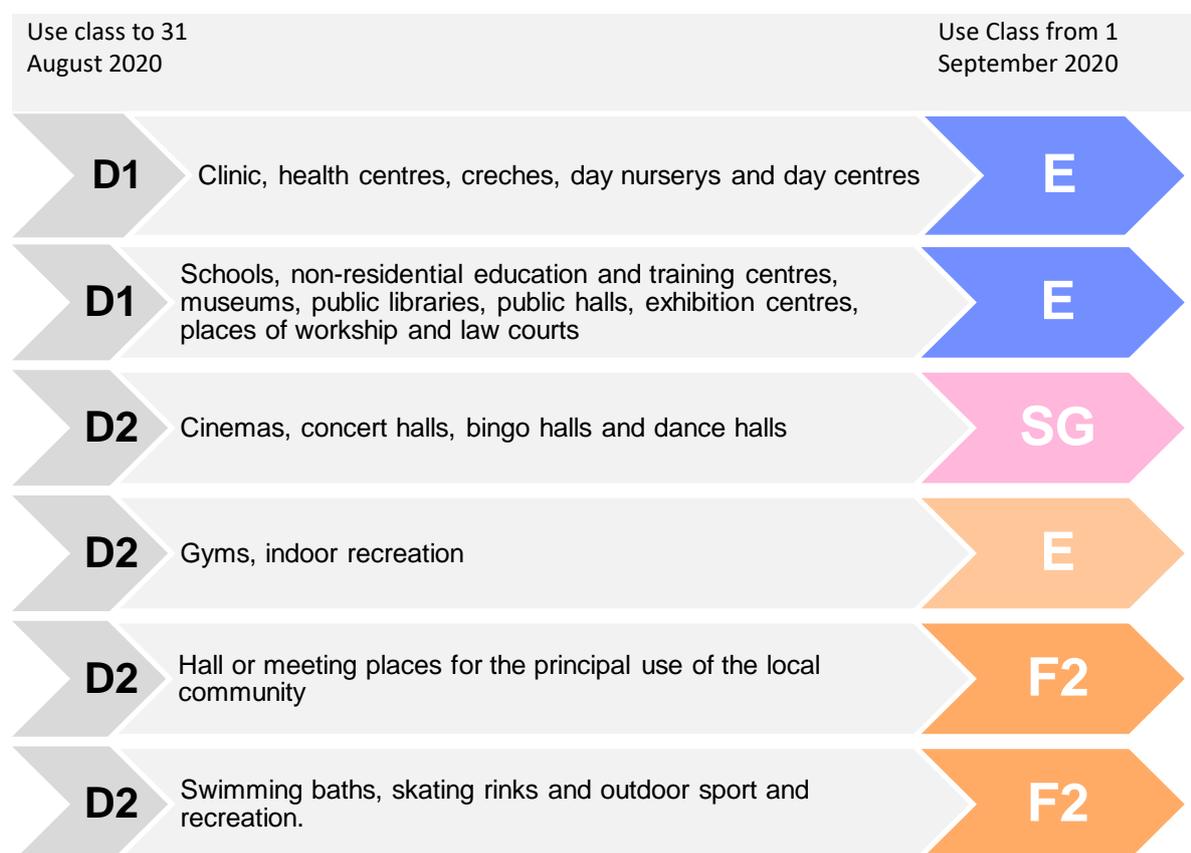


Figure 6.29: Changes to the Use Classes Order 2020

### Change of use of Social and Community Uses

6.105 Figures 6.36 and 6.37 set out the changes of social and community uses both permitted and completed over the monitoring period. Again, to allow direct comparison with previous years we have assigned the old use class to the data – i.e. D1 and D2.

6.106 The D1 completions result in a net gain of 3,485 sq. m of floorspace. Most of which (2,930 sq. m) is associated with the development at Barlby Primary School (PP/18/01168). The D2 completions also result in a net gain of 1,173 sq. m.

6.107 Permissions largely relates to the creation of gyms or other similar facilities. The monitoring period saw a net increase of 3,031 sq. m of D1 floorspace permitted. Most of which (1,995 sq. m) is provided by the mixed-use development 118-122 King's Road and 7-9 Tryon Street (PP/20/04157). In the case of D2 permission there was a significant net gain of 4,333 sq. m of D2 floorspace permitted. This is as a result of two larger applications at 19 Mallord Street (PP/20/04812) and 118-122 King's Road and 7-9 Tryon Street (PP/20/04157).

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions - approvals	2,338	5,369	3,031
D2 Assembly and Leisure - approvals	0	4,333	4,333

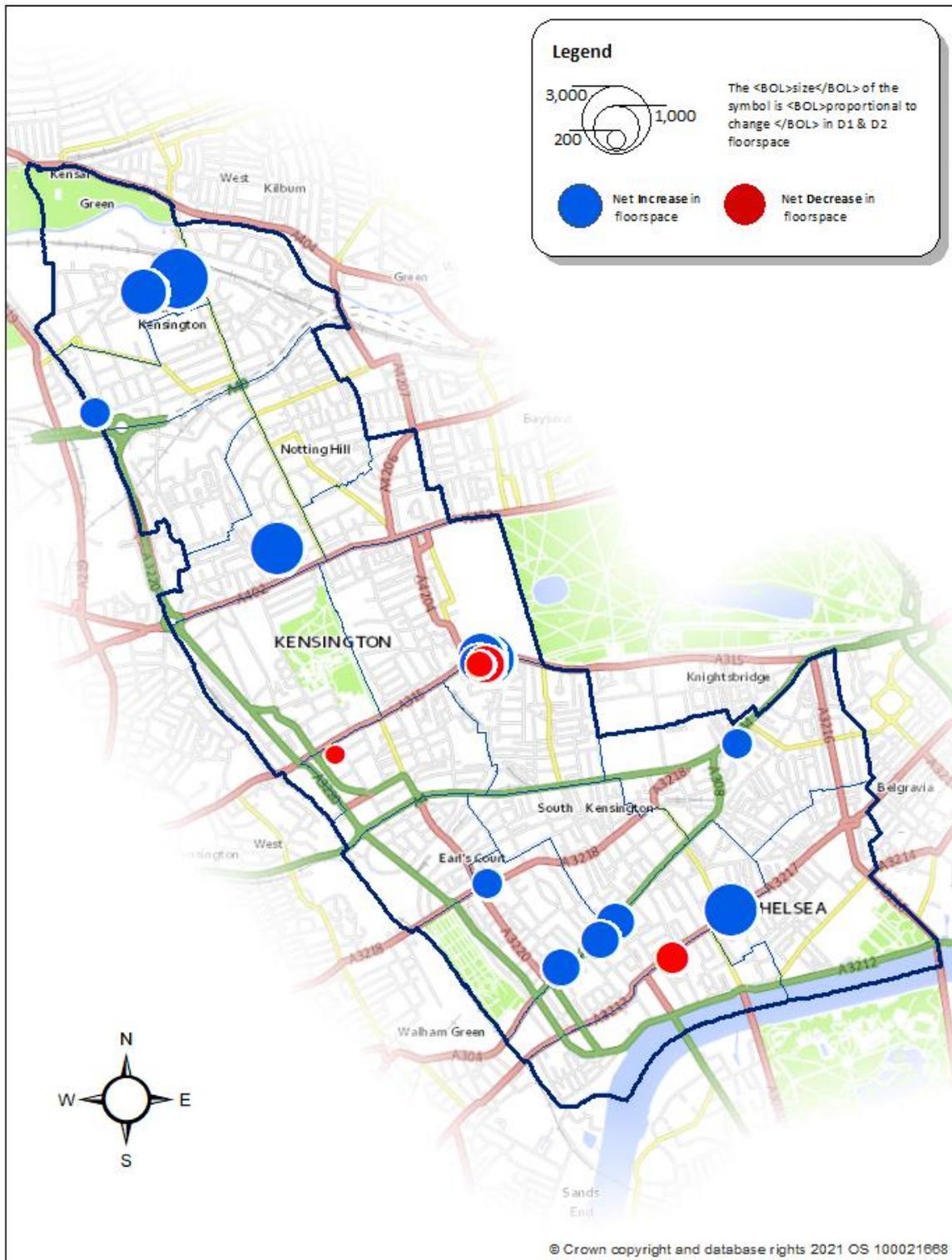
*Figure 6.30: D1 and D2 floorspace permissions 1 October 2020 to 30 September 2021*

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions – completions	4,577	8,062	3,485
D2 Assembly and Leisure – completions	1,181	2,354	1,173

*Figure 6.31: D1 and D2 floorspace completions 1 April 2020 to 31 March 2021*

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

6.109 The full dataset is included as Appendices P - S.



**D1 and D2 (Social and Community services) Completed floorspace  $\geq$  150 sq m net change in 2020/21 – Source PLD**

Figure 6.32: D1 and D2 completions (2020/21)

### Assets of Community Value

- 6.110 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.
- 6.111 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.
- 6.112 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection expires.
- 6.113 The Borough's list of Assets of Community Value (as of 31<sup>st</sup> December 2021) 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 <i>(expired 10/11/2021)</i>
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
The Academy Pub	57 Princedale Road, London, W11 4NP	The Norland Conservation Society	21/01/2020

Figure 6.33: Assets of Community Value (December 2021)

## 7.0 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

- 7.1 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.2 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.
- 7.3 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.

## 8.0 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

- 8.1 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.
- 8.2 To address these concerns the Council adopted Policy CL7: Basements in 2015 and the [Basements](#) SPD in 2016. 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

- 8.3 The monitoring period for basements for the purposes of this report is from 1<sup>st</sup> January 2021 until 31 October 2021. This differs from other datasets to allow it to be directly comparable with previous years.
- 8.4 This is the sixth year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 6.40 and 6.41 present 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.
- 8.5 Although 2021 largely continues to follow this trend, the number of basement applications has increased compared to the previous year, with 104 basement applications, 57 planning permissions granted and 15 refused. A further 32 applications were withdrawn, the majority of which would have otherwise been refused.
- 8.6 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 Council’s 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.

- 8.7 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	2021
<b>Cases Registered</b>	181	307	450	393	252	153	75	71	173	93	<b>104</b>
<b>Permissions Granted</b>	132	242	259	295	158	128	51	65	112	64	<b>57</b>
<b>Applications Refused</b>	25	53	73	111	95	32	6	7	21	14	<b>15</b>

Figure 6.34: Planning applications with a basement element, 2011 - October 2021

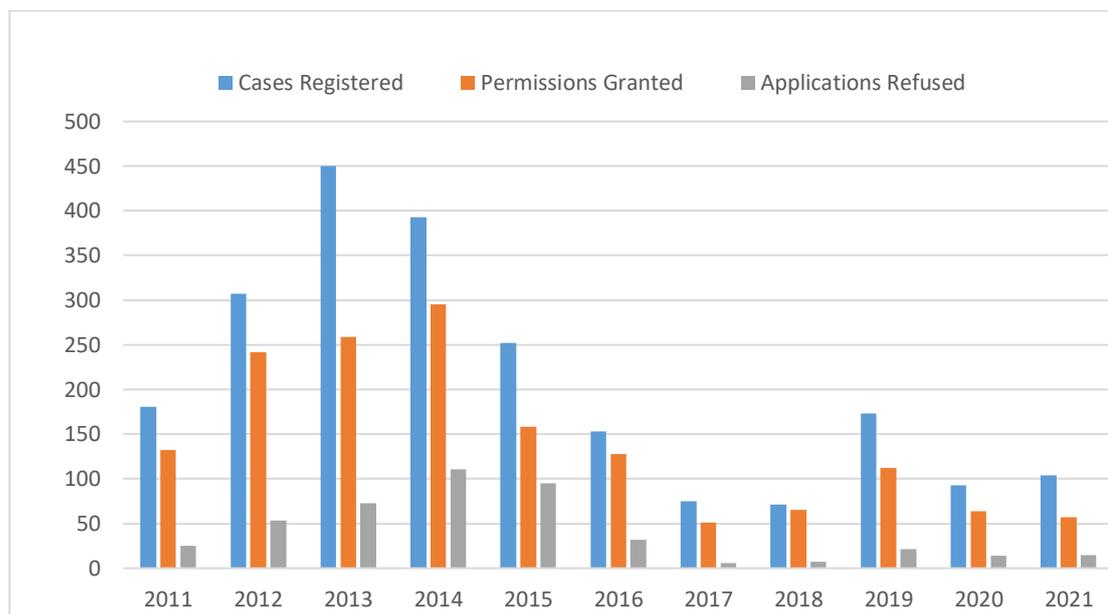


Figure 6.35: Planning applications with a basement element, 2008 – October 2021

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

- 8.9 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.

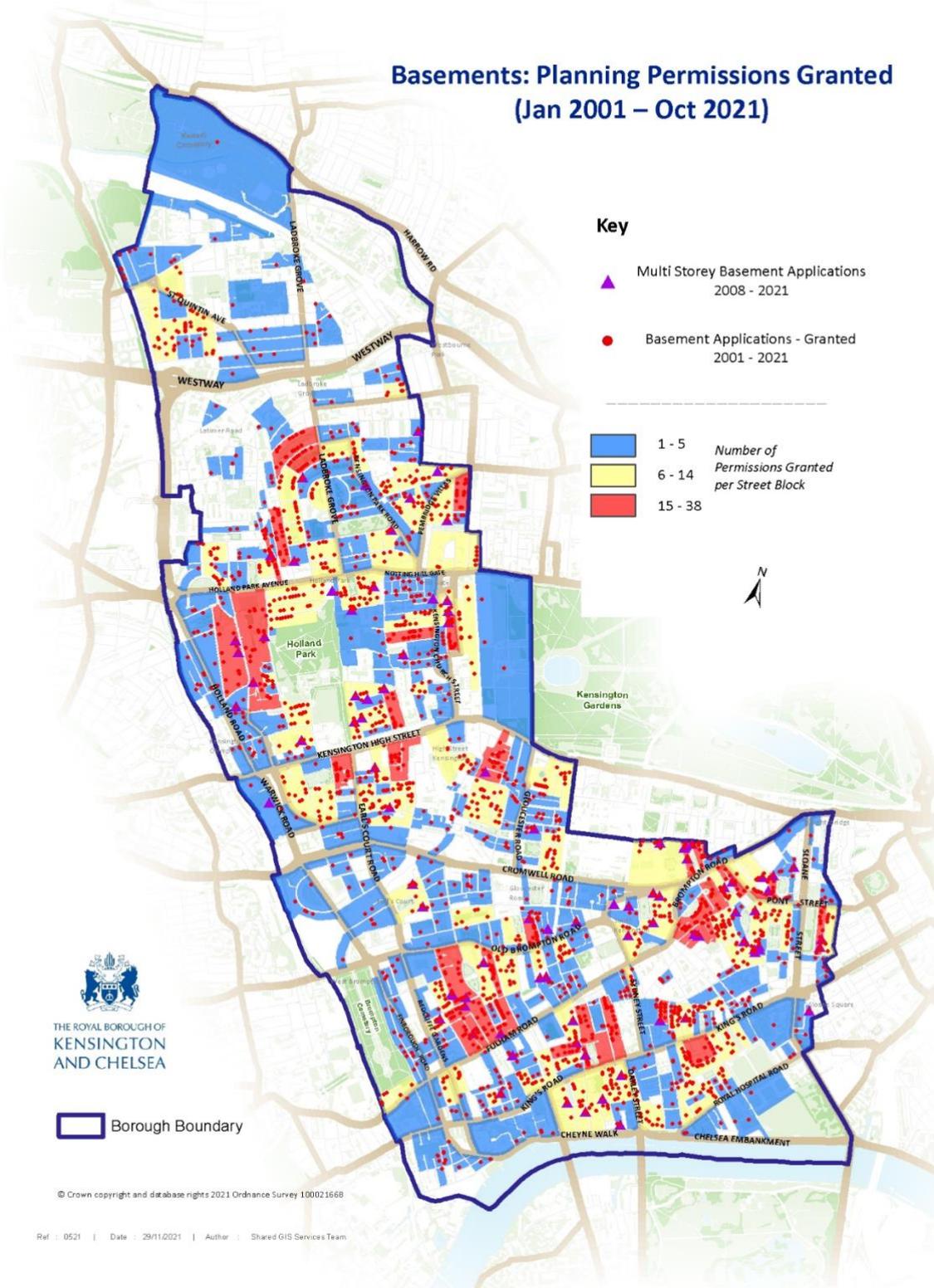


Figure 6.36: Basement planning permissions (density) 2001 to 2021

## Planning Decisions : Basement Applications (Jan 2001 – 31 Oct 2021)

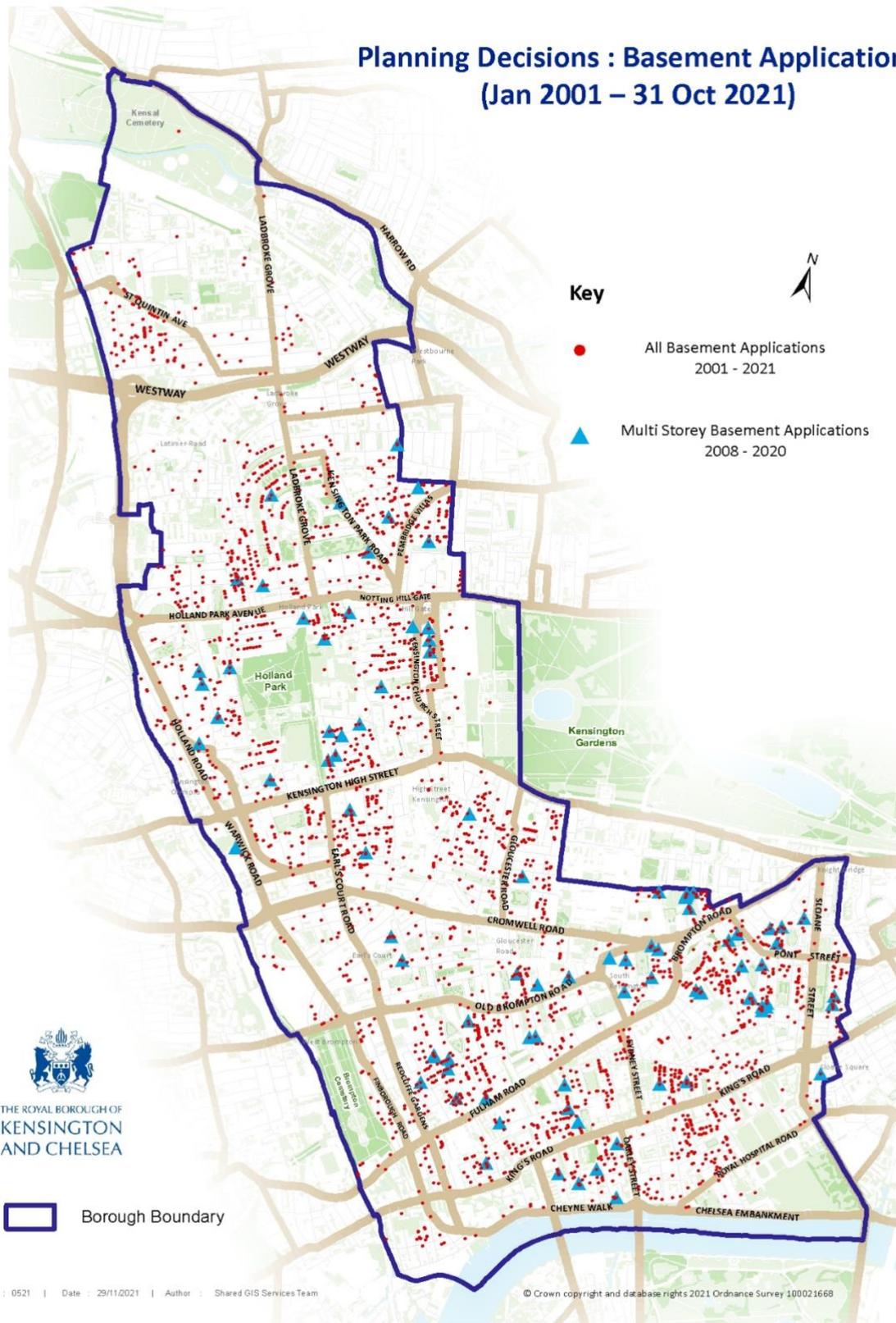


Figure 6.37: Basement planning permissions 2001 to 2021

## Basement Appeals

8.10 Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development. There were 5 appeals for planning permissions refused in 2021 which related to planning applications which included a subterranean element, and where this element was a reason for refusal.

- 18 Balliol Road (PP/20/06331) – planning permission was granted on appeal for the construction of a basement below the footprint of the house and 50% of rear garden.
- Basement Flat, 57 Cornwall Crescent (PP/20/06738) – planning permission was sought for a single storey rear extension to existing basement flat with lantern roof and lightwell. The appeal was dismissed by the inspector who concluded that the development would result in harm to the character and appearance of the host building and did not preserve or enhance the character or appearance of the CA.
- 7 Kramer Mews (PP/21/02383) – planning permission was sought for the demolition and reconstruction of the house and excavation of a basement below the footprint of premises. At the time of writing, the appeal decision has not yet been reached.
- 49 Wallingford Avenue (PP/21/03105) – planning permission was sought for the creation of a basement extension. At the time of writing, the appeal decision has not yet been reached.
- 33 Pangbourne Avenue (PP/21/04016) – planning permission was sought for the erection of a single storey rear extension and rear outbuilding, and construction of a single storey basement below the footprint of property with lightwells to front and rear. At the time of writing, the appeal decision has not yet been reached.

## 9.0 Flooding and Sustainable Drainage Systems

- 9.1 Local Plan 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. Policy CE2 is part of the New Local Plan review.
- 9.2 The Borough suffered serious flooding in July 2021. On the afternoon of 12 July significant rainfall fell which caused flooding in some parts of the borough, particularly affecting basement properties. The storm intensity varied greatly within small areas, from a moderate to a very intense storm (northern areas of the borough saw more intense rainfall)<sup>18</sup>. Furthermore, the rainfall event coincided with a high tide which reduced the ability of water to be discharged into the Thames. The combination of both events effectively increased the consequences of flooding as the combined sewer was too full and water backed up into the lower parts of buildings and on to roads. About 25 streets in the borough were affected. These streets were mostly located in the north and central/west side of the borough (see the green circle in figure 6.44 below). The Council published a report on the response to and recovery from the floods which set out recommendations to the Leadership Team<sup>19</sup>.
- 9.3 Following the 12 July 2021 flood event, the Council, in its role as the Lead Local Flood Authority (LLFA), is undertaking a formal flood investigation under Section 19 of the Flood and Water Management Act (2010). The findings of the investigation will be published in the resulting report.

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<sup>18</sup> Refer to appendix A – Thames Water response to questions, page 11.

<sup>19</sup> Report A5. KD05985 Response to and Recovery From Floods on 12 July 2021 (197Kb) available from:

<https://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/669/Meeting/8579/Committee/1593/SelectedTab/Documents/Default.aspx>

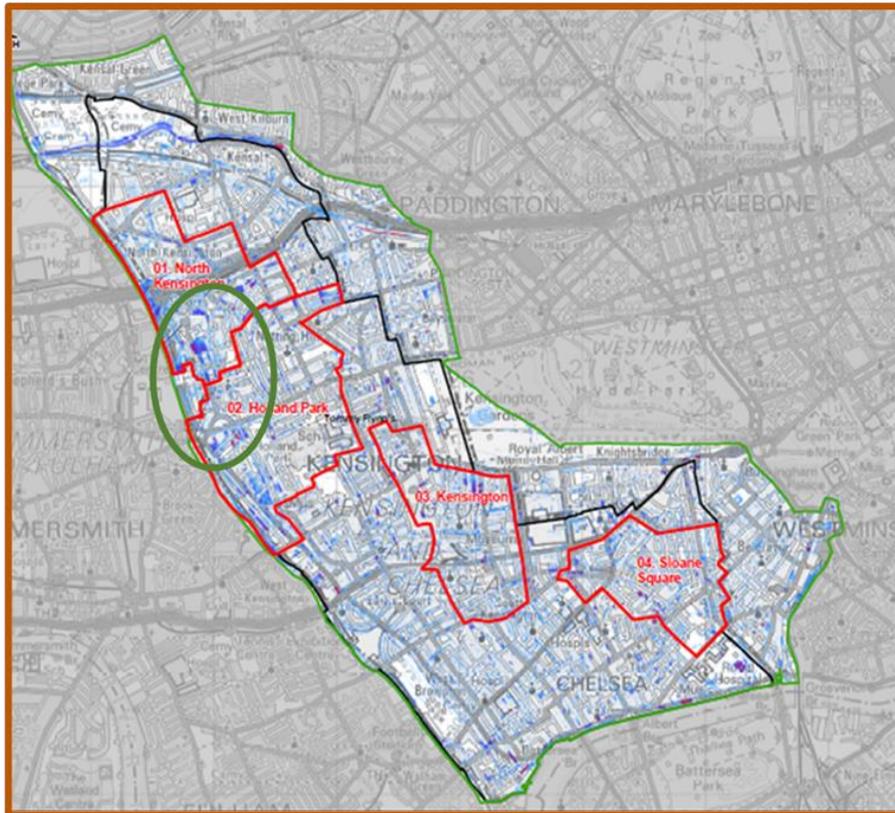


Figure 6.38: Critical Drainage Areas in RBCK (red) and area most affected by July flooding (green circle)

### Local Flood Risk Management Strategy

- 9.4 As the Lead Local Flood Authority, the Council has a statutory duty to investigate the flooding event under section 19 of the Flood and Water Management Act 2010<sup>20</sup>. This investigation will also account for the findings from Thames Water’s Independent Review on the flooding event and will be publicly available in 2022. The Council’s Local Flood Risk Management Strategy will be updated after our section 19 investigation has been completed.
- 9.5 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 6.45 shows the progress made in those objectives.

<sup>20</sup> <https://www.legislation.gov.uk/ukpga/2010/29/section/19/2011-04-06>

<b>Local Flood Risk Management Strategy Objectives</b>	
<b>1. Coordinated management of flooding</b>	Ongoing cooperation with relevant parties: EA, GLA, TfL neighbouring boroughs, Thames Water. Multiagency Flood Plans are being reviewed by Contingency Planning.
<b>2. Communicate flood risk effectively</b>	The flood risk asset register is up-to date and available on the website.  Flooding webpages are updated.  A lot of communication has happened since the flooding event in July. A special Overview and Scrutiny Committee took place on the 11 October <sup>21</sup> .
<b>3. Reduce flood risk and its consequences</b>	LLFA statutory consultee role <sup>22</sup> : 40 full responses to major planning applications (including 7 conditions, 1 DCO discharge of requirement application for the Thames Tideway Tunnel and 15 pre-applications). Also advice given for about 10 minor planning applications per week.
<b>4. Flood risk information &amp; research</b>	The Council engaged with Thames Water's regarding their new requirement to prepare <a href="#">Drainage and Wastewater Management Plans</a> .  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 on the implementation of SuDS in North Kensington was spent. The draft design was finalised (see figure below) and contact with residents started in September but formal consultation was delayed due to covid restrictions.
<b>5. Flood risk policies review</b>	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 more than doubled again.

*Figure 6.39: Progress in meeting Local Flood Risk Strategy objectives*

<sup>21</sup>

<https://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/669/Meeting/8610/Committee/1613/SelectedTab/Documents/Default.aspx>

<sup>22</sup> This covers the period from the 1 April 2020 to the 1 April 2021.

## SuDS in Portobello Court Project

- 9.6 In 2019, the Council successfully secured funding from the Thames Regional Flood and Coastal Committee<sup>23</sup> to reduce flood risk in North Kensington. Under this scheme Portobello Court has been chosen as a potential site for Sustainable Drainage Systems (SuDS) because of its open space and location. The project has three phases: draft design, detailed design, and construction (which will last about three months).
- 9.7 The project consists of diverting rainwater from some roofs and from Westbourne Grove Road, taking it to enhanced garden areas in Aston, Archer and Denbigh houses and from there to an attenuation storage built under the MUGA. This will reduce pressure in the existing sewer as rainwater will not go directly into the sewer and both, its volume and speed reaching the sewer will be lowered. The project will not only help reduce flooding in the local area. It will also bring many benefits to the estate such as enhanced green areas, a new MUGA and improved drainage.
- 9.8 The draft design can be seen in figure 6.46 below. Public consultation was undertaken in June 2021 and the feedback will be taken into the final design.

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<sup>23</sup> <https://www.gov.uk/government/groups/thames-regional-flood-and-coastal-committee>

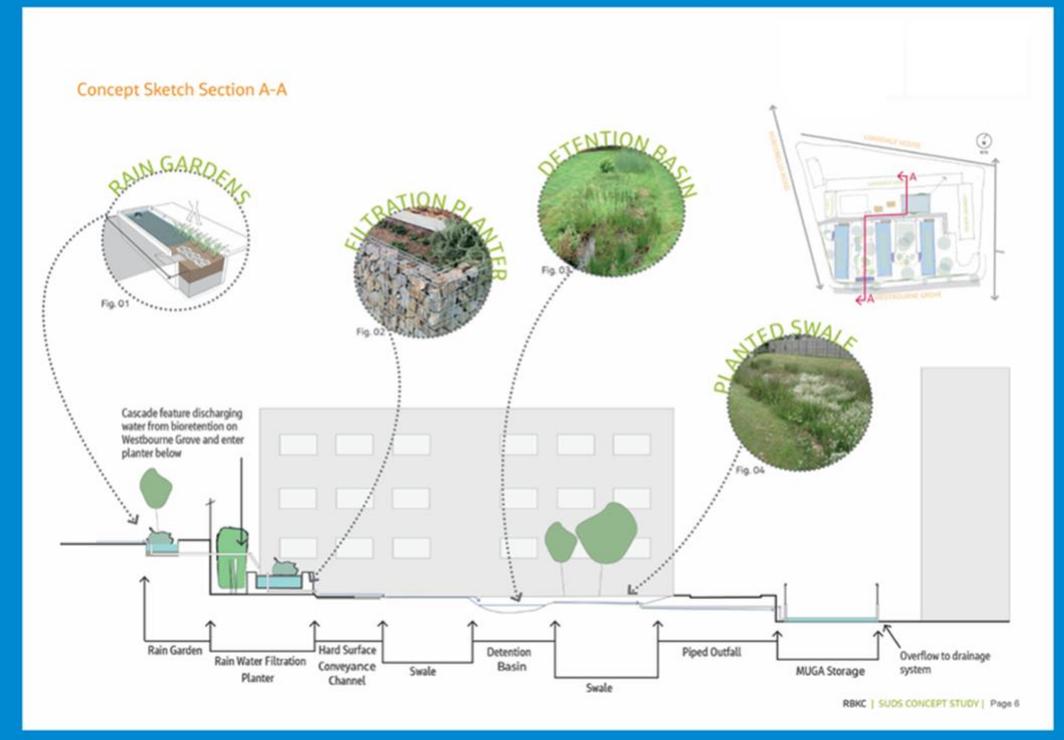


Figure 6.40: SuDS in Portobello Court project. Draft concept design and sketch sections.

## Sewer Flooding / Counters Creek Project

- 9.9 Since 2007 the Council 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.
  - 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<sup>[1]</sup> to Thames Water for the installation of a ventilation column and bollards in association with the underground sewage pumping station. The construction of this pumping station started in September 2018 and was finalised in February 2020.
- 9.10 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.
- 9.11 The flooding in July showed how the current sewer system is unable to drain rainfall during very intense storm conditions. The Independent Review commissioned by Thames Water will investigate the flooding event and the performance of the drainage systems. The Council will scrutinise the findings of the review and is lobbying for short-term and long-term measures to reduce flood risk in the borough. All the relevant documents regarding the Counters Creek can be found at the Council's dedicated [webpage](#).

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

## Thames Tideway Tunnel Project

- 9.12 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. Thames Water have done the preparatory work. The Council is working in close partnership with both Thames Water and Bazalgette Tunnel Limited to ensure that the construction works, and final permanent works will have the least possible disruption to both residents and visitors. The construction phase has commenced at our sites, Cremorne Wharf and Chelsea Embankment Foreshore, and is expected to run until late 2022 with commissioning to follow. Applications to discharge requirements (similar to conditions) will continue to be submitted to the Council for approval throughout the construction phase. A dedicated webpage (<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/thames-tideway-tunnel-project> ) has been created to increase transparency and keep interested parties informed.

## 10.0 Community Infrastructure Levy (CIL) and S106

- 10.1 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, published in December 2021, is available on the [Council's website](#).

## Appendices

### A: Housing - Planning Permissions

Between 01/10/2020 – 30/09/2021

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/20/01015	Flat 535 and 536, Hurstway Walk, W11 1WF	2	1	-1	Merging of two-bed maisonette flat (536) with adjacent studio flat (535) to create one single three-bed dwelling unit involving no external alterations
PP/20/01001	55 Redcliffe Road, SW10 9NQ		2	2	Conversion of lower ground storage into two 2 bedroom flats, with new rear addition.
PP/20/01498	Flats 3 and 4 St Johns House, St John's Gardens, W11 2NP	2	1	-1	Amalgamation of flats 3 and 4 at second floor level to create 1 x 3 bedroom unit
PP/20/02318	87 Ladbroke Grove, W11 2HD	2	1	-1	Amalgamation of Flats A & B to create a single three-bedroom three-bathroom family dwelling (maisonette unit occupying lower ground, raised ground and first floor levels only).
PP/20/01943	166 Finborough Road, SW10 9AH	1	3	2	Refurbishment and extension of existing subdivided mid-terrace property, creating 3 x 1-bedroomed flats.
PP/19/05267	159-165 Old Brompton Road, SW5 0LJ	0	18	18	Variation of Condition 2 (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.) of planning permission PP/17/03653 for replacement of extant drawings.
PP/20/00844	15-17 Hewer Street, W10 6DU	0	20	20	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)
PP/20/00879	175-177 Kensal Road, W10 5BJ		37	37	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)

PP/20/00943	54 St Helen's Gardens, W10 6LH	1	9	8	Demolition of existing building and redevelopment to provide a new building of ground plus part two and part three upper levels in connection with the use as eight residential units (Use Class C3). Associated works include the installation of external plant, refuse and cycle storage and refurbishment work to entrance of number 56 St Helen's Gardens
PP/20/00860	Plot 5 and 6, Acklam Road, W10 5QZ		32	32	Erection of a part 3, part 8 storey building comprising 590 sqm (GIA) of flexible community space and ancillary office (Use Class D1) at ground and first floors, and 32 residential units (Use Class C3) across first to seventh floors, alongside secured residential communal areas, cycle facilities, refuse storage area, infrastructural plant and replacement substation, and hard and soft landscaping (MAJOR APPLICATION)
PP/20/04859	Flats B and C, 27 Elgin Crescent, W11 2JD	2	1	-1	Amalgamation of 2 flats (flat B & flat C) into single flat; replacement of windows with like for like, double glazed, timber sash windows (white) throughout.
PP/20/02536	4 Hereford Square, SW7 4TS		1	1	Conversion of lower ground floor to a 1no. bedroom new dwelling and a rear extension at second storey level
PP/20/04385	Ivebury Court, 325 Latimer Road, W10 6RA		3	3	Top floor change of use from office/flexible use (Use Class B1 and D1) to residential (Use Class C3) to provide 3 self-contained units: 1x two-bedroom flat (4 persons); 1x two-bedroom flat (3 persons) and 1 x one-bedroom flat (2 persons)

PP/20/04500	84-86 Kensington High Street, W8 4SG		4	4	Change of use of first, second and third floors and provision of rear extensions and alterations including changes to roof to provide a new Class B1 office at first floor and 4 residential units on the second and third floors, and provision of associated refuse store.
PP/20/02652	Flat 1, Bedford Gardens Studios, W8 7EG	2	1	-1	Amalgamation of Studio 1 and Studio 1a on first floor to form single two bedroom dwelling unit with a total floor area of 105sqm.
PP/20/05041	30 Pavilion Road, SW1X 0HJ		2	2	Proposed mixed-use redevelopment comprising of 2 no. of residential units (Class C3 use) and an apart-hotel (Class C1 use) to include works relating to part demolition, part facade retention, as well as part new build to include new basement, roof extension and associated development.
PP/19/04213	316-324 Kensal Road, W10 5BZ	0	19	19	Variation of condition 2 (approved drawings) of planning permission 15/08131 for amendments to residential mix to allow creation of two additional two-bedroom units, and enlargement of the approved single studio unit to a one-bedroom unit; change of use at basement level from Class B1 (Units 1 and 2) to Class B1/Class D2; change of use and amalgamation of two units on part of ground floor from approved Class B1 (Unit 5) and Class B1/A3 (Unit 6), and part of basement level from approved Class B1/A3 (Unit 6), to Class B1/A3/D2; design amendments at basement level, ground floor level, first floor commercial layout, first to fifth floor residential layout, roof level, and alteration to facades (MAJOR

					APPLICATION) (additional documents received)
PP/20/02285	101 Highlever Road, W10 6PW	2	1	-1	Amalgamation of two flats into a single family house
PP/20/02775	24 Warwick Road, SW5 9UD	10	4	-6	Reconfiguration of 8 x studio apartments and 2 x 1-bedroom flats to provide 3 x 2-bedroom apartments and 1 x 3-bed apartment. Construction of basement extension and other external alterations.
PP/20/03758	15 Russell Gardens Mews, , W14 8EU	1	2	1	Change of use from single house to two 1-bedroom self contained units at ground and first floor levels with associated external alterations
PP/20/06727	3 Clanricarde Gardens, W2 4JJ		12	12	Change of use from house of multiple occupation (HMO) to provide 12 studios (Use Class C3) and creation of associated cycle and bin storage
PP/20/03731	26 Redcliffe Gardens, SW10 9HA		0	2	Removal of condition 8 (accessibility) of planning permission 16/08497 (internal refurbishment works and creation of basement to a single dwelling house to create six apartments)
PP/20/04964	36 Gloucester Road, SW7 4QT		2	2	Change of use of first and second floors from kitchen, staff room, ancillary to ground floor restaurant to two self-contained studio flats (Class C3); installation of residential access door at ground floor level; refurbishment of front elevation at first and second floor levels.
PP/20/06799	1 Clanricarde Gardens, W2 4JJ		10	10	Change of use from 15 HMO house of multiple occupation bed sit rooms (sui generis) to 10 self-contained studios (C3 use class) with associated cycle and bin storage.

PP/20/05427	1st 3rd Floor, 31 Kensington Park Road, W11 2EU	1	3	2	Conversion of single large flat into 3 self contained flats.
PP/21/00650	Second and Third/Fourth Floor Flats, 8 Ladbroke Square, London W1 3LX	2	1	-1	Amalgamation of two flats into one unit at 8 Ladbroke Square (approved under PP/20/05490) including insertion of slimlite double glazing; relocation and reconfiguration of roof terrace access stair housing at main roof level; provision of air conditioning condenser unit at main roof level.
PP/21/00650	Second and Third/Fourth Floor Flats, 8 Ladbroke Square, London W1 3LX	2	1	-1	Amalgamation of two flats into one unit at 8 Ladbroke Square (approved under PP/20/05490) including insertion of slimlite double glazing; relocation and reconfiguration of roof terrace access stair housing at main roof level; provision of air conditioning condenser unit at main roof level.
PP/21/00937	16A Pont Street Mews and Flat B, 42 Pont Street, LONDON, SW1X 0AF	2	1	-1	Amendments to approval PP/19/06163 involving a reduced scope of works to achieve the agreed amalgamation of 16A Pont Street Mews with Flat B, 42 Pont Street into a single, three bedroom dwelling with courtyard garden
PP/20/05249	47-49 Chesterton Road, LONDON, W10 6ES	12	8	-4	Conversion of 8 number self contained flats and one office at ground floor level into 8 self contained flats with the flat at basement level of No.47 to provide dual use training and residential accommodation.
PP/21/01123	174 Portobello Road, LONDON, W11 2EB	1	2	1	Retention and refurbishment of Class E unit at ground floor level; change of use of first floor from Class E (former ancillary bank space) to Class C3 (residential use). Refurbishment with associated internal and external

					alterations to building, including rear and dormer roof extensions, to provide two residential units (Class C3) at first to fourth floors, including private amenity space at rear first floor level, and plant at first floor and associated works.
PP/21/01380	29 Wallingford Avenue, LONDON, W10 6QA	2	1	-1	Amalgamation of ground and 1st floor flats 29a and 29b, including associated removal of two internal doors on ground floor plus removal of rear first floor kitchen.
PP/19/07860	57 Sydney Street, LONDON, SW3 6PX	0	1	1	Change of use from a D1 use (as a redundant former doctor's surgery) to residential use as a single dwelling with associated alterations
PP/21/03326	50 and 52 Queensdale Road, LONDON, W11 4SA	2	2	0	Demolition and rebuilding of two dwellinghouses, consisting of ground, lower ground, first and second floor levels.
PP/21/04195	25 Elkstone Road, LONDON, W10 5NT	1	0	-1	Change of use from Class C3 (residential) to Class E (formerly B1).
PP/21/03669	211-213 Kensington High Street, LONDON, W8 6BD	0	1	1	Mansard roof extension to provide an additional residential unit
PP/21/00646	Liberty Court, 77-79 Southern Row, LONDON	0	6	6	Change of use of rear building from commercial (B1 use) to office and six self contained apartments.
PP/21/02562	1 and 1A Kensington High Street, LONDON, W8 5NP	0	1	1	Creation of an additional two bedroom apartment through subdivision of third floor apartment and loft space. Alterations include enclosing existing lightwell from first to third floor level on flank elevation. Existing apartment layout on third floor to be reconfigured, together with addition of two new internal staircases to utilise the space available in loftspace of existing pitched

					roofs. Alteration of existing roof volume with addition of a new dormer, rooflights, and flat roofed extension in valley between roof pitches.
PP/21/04536	Flat 1, 22-24 Lower Addison Gardens and Flat A, 24 Lower Addison Gardens, LONDON, W14 8BQ	2	1	-1	Amalgamation of flat 24A and Flat 1 and associated layout changes; addition of staircase to connect lower ground and ground floor flats; conversion of lower ground floor patio door at front elevation to timber window to match existing windows; replacement of lower ground tall, narrow window with double glazed timber window; addition of metal security bars to lower ground floor front elevation windows; replacement of lower ground floor entrance door with aluminium waterproof and secure door in similar style to the main entrance door to the main building with no glazed vision panels; replacement of lower ground floor rear elevation double doors with aluminium bi-fold door that spans the whole opening; enlargement of rear ground floor double door opening to accommodate aluminium bi-fold door spanning a wider width opening; enlargement of window opening to rear ground floor to accommodate taller aluminium window; demolition of ground floor rear balcony and installation of frosted glass structural balcony to a larger depth; demolition of ground floor rear external staircase leading to communal garden; and installation of new metal staircase to match communal stairs to communal garden

PP/21/04991	80 and 82 Sirdar Road, London W11 4EG	2	1	-1	Retention of two properties as a single enlarged dwelling, adapted to meet the special needs of the disabled resident and family (Retrospective Application-Personal Permission).
PP/21/04947	Flats 2 and 3, Aubrey Lodge, Aubrey Road, London W8 7JJ	2	1	-1	Amalgamation of Apartment 2 and Apartment 3 at lower ground and ground floor, and the insertion of an entrance door at lower ground floor.

## B: Housing – Completions

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/17/06106	The Studio, 6a Edith Grove, SW10 0NW	1	1	0	Demolition of existing building and replacement with four storey building with basement comprising a four bedroom dwelling house.
PP/18/06377	Units 01 - 02 and 04 Ground Floor; 01 - 02 First Floor, King's Road, SW10 0SZ	0	0	0	Change of use from A3 (restaurant) to A4 (immersive cocktail bar) retrospectively.
PP/19/07722	172 Ilfield Road, SW10 9AF	1	2	1	Rear ground floor extension to ground floor flat 172 Ilfield Road. Conversion of ground and lower ground floor maisonette at 174 Ilfield Road to create 1 no. self-contained one bedroom flat with private rear garden at ground floor level with rear extension.
PP/19/03980	Unit 3, Verney House 1, Hollywood Road, SW10 9HS	0	0	0	Change of use of Unit 3 from office use (Class Use B1a) to medical use (Class Use D1).
PP/16/04669	Ground Floor, 281 - 285 Fulham Road, SW10 9PZ	0	0	0	Change of use of basement area of commercial unit below footprint of nos. 281 to 285 from A1 use (retail) to A1 / D1 use (retail and non-residential institutions).
PP/19/02743	317 - 321 Fulham Road, SW10 9QL	0	0	0	Change of Use of first floor to Use Class D1 (physiotherapist practice).
PP/09/02374	459a Fulham Road, SW10 9UZ	0	1	1	Alteration of listed building to form single residence with associated outbuildings, car parking and landscaping. Change of use from offices to residential, and internal and external alterations to the existing

					building to form a single-family dwelling.
PP/16/02793	55 Sloane Gardens, SW1W 8ED	2	3	1	Conversion of property from No 2 apartments to No 3; creation of roof terrace with railings on roof; addition of internal staircase at 3rd floor to access roof terrace; installation of metal railing to replace hoarding to rear elevation at ground floor.
PP/17/00425	189 Pavilion Road, SW1X 0BJ	1	1	0	Demolition and reconstruction of two storey mews house on same footprint with addition of basement (extending beneath 50% of rear courtyard) and mansard extension at 2nd floor level.
PP/19/02990	33 Hans Place, SW1X 0JZ	0	2	2	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/19/01940	6 Ellis Street, SW1X 9AL	0	0	0	Change of Use for A1 Beauty Retail to include treatment rooms and office as well as full beauty retail.
PP/19/07401	198 and 199 Sloane Street, SW1X 9QX	0	0	0	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/17/05095	63 - 65 Brompton Road, SW3 1DB	0	0	0	Conversion of first floor internal terrace into office showroom area. Construction of third floor flat roof above finished in grass/high spec imitation with glass openings. Construction of second floor to include mezzanine to 25% of space. Construction.

PP/19/05898	63 - 65 Brompton Road, SW3 1DB	0	0	0	Change of use of first floor from retail/office (A1/B1(a)) to office/showroom space (B1(a)/Sui Generis).
PP/18/00690	142 and 146 Brompton Road, SW3 1HY	0	0	0	Change of use by way of land swap between no. 142 Brompton Road from Class A2 to Class A3 and no. 146 Brompton Road from Class A3 to Class A1.
PP/19/04015	8 Egerton Gardens Mews, SW3 2EH	0	0	0	Temporary change of use of basement from A3 (restaurant) to D2 (gym). Changes to shop front.
PP/18/02888	7 Moore Street, SW3 2QN	1	1	0	Demolition behind retained facade and new construction including extension of building and replacement of rear infill extension at upper ground floor level set back from closet wing extension.
PP/16/02939	23 Redesdale Street, SW3 4BL	3	1	-2	The amalgamation of 3 existing flats to form a single-family dwelling together with erection of lower ground floor rear infill extension and additional storey to rear closet wing.
PP/17/06597	19 Redburn Street, SW3 4DA	2	1	-1	Change of use from two flats to one family dwelling.
PP/16/04908	Flats 2 and 3, 15 Cheyne Place, SW3 4HH	2	1	-1	Amalgamation of Flats 2 and 3 into one residential unit.
PP/16/07073	26 - 30 Old Church Street, SW3 5DA	2	6	4	Demolition and redevelopment of buildings rear of 26-30 Old Church Street and refurbishment mansard roof at 28-30 Old Church Street including change of use from Business (Use Class B1(a)) to residential (Use Class C3) to provide four 2-bedroom flats.

PP/16/08015	Cineworld Cinema, 279 King's Road, SW3 5EW	0	11	11	Demolition of existing building and structures and construction of mixed-use building comprising four storeys over ground and basement levels and including retail (Use Class A1) cinema (Used Class D2) and 11 no. residential units (Use Class C3).
PP/19/02949	224 - 226 King's Road, SW3 5UB	0	0	0	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works.
PP/19/00863	96 Fulham Road, SW3 6HS	0	0	0	Change of use of basement and part of ground floor levels from Class A1 (Retail) to sui generis.
PP/18/03954	232 Old Brompton Road, SW5 0EA	0	0	0	Change of use of shop premises from A1 retail to D1 physiotherapy practices.
PP/16/03892	34 Hesper Mews, SW5 0HH	1	1	0	Demolition of the building behind the retained front facade subterranean extension at lower ground floor restoration of front facade front and rear extension at roof level.
PP/17/04264	25 Wetherby Gardens, SW5 0JR	3	3	0	Reconfiguration of Flat 1 2 and 3 at lower ground, first, second and third floors to create 2 no. one bedroom 1 no. six bedroom residential unit together with addition of skylight to the roof.
PP/19/01282	18 West Cromwell Road, SW5 9QJ	0	10	10	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 and align with adjacent properties.

PP/17/05132	1 - 5 Cromwell Place; 35 - 36 Thurloe Place; 3, 4, 4a and 20 Thurloe Place Mews, SW7 2JE	7	5	-2	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells.
PP/16/03875	46 Princes Gate Mews, SW7 2PR	1	1	0	Demolition of two storey mews house and construction of a two-storey mews house with additional basement and mansard roof extension.
PP/10/00729	16 and 16a Princes Gate Mews, SW7 2PS	2	1	-1	Excavation of a single storey basement, alterations at main roof level, fenestration alterations to front elevation and amalgamation of No.16A with No.16 Princes Gate Mews.
PP/18/04464	Holy Trinity Church, Brompton Road, SW7 2RW	0	0	0	Extension of existing crypt to enable space beneath chapel to be used as additional meeting area.
PP/15/07520	9 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). Erection of lower ground floor and ground floor rear extensions with associated rear light well and terrace. Alterations to fenestration.
PP/19/03010	91 Cornwall Gardens, SW7 4AX	1	3	2	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/18/05583	24 Gloucester Road, SW7 4RB	0	1	1	Creation of side extension of rear outrigger at first floor provision of first floor rear terrace and installation of fixed frosted glazed skylight through to ground floor commercial demise and general refurbishment of upper parts to provide 3 bedrooms.

PP/17/00802	330 Ladbroke Grove, W10 5AD	1	4	3	Conversion into four apartments including rear extension as well as widening of mansard roof; relocation of front door from Ladbroke Grove to Southern Row at rear.
PP/17/05431	Ground Floor, 150 Ladbroke Grove, W10 5NE	0	0	0	Change of use of retail (A1) storage space at rear of property into office space.
PP/15/00071	Public House, 10 Golborne Road, W10 5PE	0	1	1	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house.
PP/18/01168	Barlby Primary School, Barlby Road, W10 6BH	0	0	0	Demolition of school buildings and erection of part 3 and part 4 storey school buildings comprising a Primary School and Special Education Needs School (Use Class D1) associated landscaping erection of boundary walls formation of vehicular and pedestrian.
PP/16/03902	Pall Mall Deposit, 124 - 128 Barlby Road, W10 6BL	0	0	0	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of integrated reception area and improvement to cafe facilities at ground floor.
PP/16/01881	49 Bassett Road, W10 6JR	1	6	5	Change of use to provide 6 residential units creation of single storey basement and associated lightwells and courtyard redevelopment of carriage house including side and rear extension rear extension to main building various alterations to the fenestration.

PP/16/05317	Units 5, 8 and 10, 323 - 325 Latimer Road, W10 6RA	0	0	0	Change of use from offices (Use Class B1) to flexible use (Use Class A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/19/01101	Basement and Ground Floor, 22 Powis Terrace, W11 1JH	0	0	0	Change of use of lower ground floor level floorspace from Retail use (A1) to Business use (B1).
PP/16/06273	Colville Primary School, Lonsdale Road, W11 2DF	0	0	0	To expand the school (from one to two forms of entry 393 to 420 pupils and 92 to 100 staff) by remodelling and refurbishing the building internally and by constructing a new front extension for providing additional flexible and specialist spaces.
PP/17/06244	19 Lansdowne Walk, W11 3AH	0	0	0	Change of use to encompass both residential C3(a) and D1 uses overlapping within common floorspace. Museum open by appointment between 12:30 - 17:00 on Mondays to Fridays only during the months of April to December for specialist visits to Post Modern.
PP/18/00747	17 Victoria Gardens, W11 3PE	1	1	0	Demolition of end of terrace house and rebuilding to match existing with ground and first floor rear extensions.
PP/14/06419	Dukes Lodge, 80 Holland Park, W11 3SG	27	24	-3	Demolition of 7 storey building and replacement with a residential apartment building formed from a terrace of 5 interlinked villas to provide 24 residential apartments. The building is 5 storeys above ground floor level, with a two-storey excavation.
PP/19/08173	Flat C, 35 Holland Park, W11 3TA	2	1	-1	Amalgamation of two-bedroom flat C and adjoining one bedroom studio flat. Formation of connecting door to studio.

PP/19/05042	Public Realm Adjacent to 9 Nicholas Road, W11 4AN	0	0	0	Demolition of cafe building at 9 Nicholas Road replacement of ground coverings and placement of movable planters on the public highway.
PP/16/01354	Phase 4 Housing, Kensington Sports Centre, Walmer Road, W11 4PQ	0	32	32	Variation of Conditions 2, 3, 14 and 27 of planning permission PP/14/01608 for amendments to the residential block (Phase 4) including reduction in basement footprint and removal of basement level car park, landscaping, changes to mix of unit sizes, elevation.
PP/18/01416	195 Warwick Road, W14 8PU	0	187 (of 339 – 152 remaining)	187	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one- and two-bedroom units and providing additional three bedroom units.
PP/19/02994	28 Drayson Mews, W8 4LY	0	1	1	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.
PP/19/06101	40 Kensington High Street, W8 4PF	0	0	0	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/19/02481	Queen Ann's Orangery, Palace Green, W8 4PZ	0	0	0	Demolition of structures to rear of Queen Anne's Orangery; construction of extension comprising a single storey above ground and provision of two new internal links to the extension from the Orangery with associated alterations; new landscaping.

PP/16/01121	15 and 17 Palace Gardens Terrace, W8 4SA	2	1	-1	Amalgamation of two residential units to form a single-family dwelling together with internal works comprising the construction of an internal opening at upper ground floor level.
PP/17/01663	19 and 19a Ansdell Street, W8 5BN	2	1	-1	Amalgamation of Nos. 19 and 19a Ansdell Street to create one single family dwelling house (as approved by PP/15/00658); demolition rebuild and extension to rear of No.19a over courtyard at basement level; removal of emergency staircase in rear courtyard.
PP/17/03154	47c Kensington Court, W8 5DA	0	0	0	Change of use of first and second floors from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8.
PP/17/03159	59 - 61 Kensington High Street, W8 5ED	0	0	0	Change of use of first second and part third floor from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8.
PP/18/06144	55 - 61 Kensington High Street, W8 5ED	1	0	-1	Change of use of 3rd floor flat from C3 to D1 Educational Use for occupation by Ashbourne College.
PP/19/05644	37 and 45 Kensington High Street, W8 5ED	0	0	0	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/17/06844	40 Lexham Gardens, W8 5JE	0	1	1	Proposed demolition of single storey garage & redevelopment with lower ground (basement) level to provide one bedroom flat.
PP/17/02831	1 and 1a Kensington High Street, W8 5NP	1	0	-1	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street.

					Internal alterations to create doorway between 1 and 1a at rear ground floor level.
PP/18/01468	48 Victoria Road, W8 5RQ	1	1	0	Demolition behind retained facade and reconstruction of building to include rear extensions; excavation under building footprint and garden to form single basement level; alterations to front elevation; alterations to roof; and alterations to front bound.
PP/16/02222	9 St Mary Abbot's Place, W8 6LS	3	5	2	Demolition of the majority of the existing building (with rear and southern existing exterior walls retained) and replacement with a residential building comprising 5 flats (MAJOR APPLICATION).
PP/17/05395	255 Kensington High Street, W8 6NA	1	2	1	Extend the third-floor level, and add dormers, reconfigure the existing residential accommodation (at first, second & third floor levels) into two flats comprising a triplex apartment and a one bed apartment (latter at part third floor level).
PP/19/03466	2 Pembroke Walk, W8 6PQ	1	1	0	Demolition of existing property and erection of one new four storey single dwelling house including basement.
PP/20/00520	4 Russell Gardens, W14 8EZ	0	4	4	Change of use from non-residential diplomatic use / sui generis to a mixed-use building (within A1/A2/B1/D1 Uses and C3 Use) comprising a single commercial unit and 4 self-contained residential apartments, together with the refurbishment and reconfiguration.
PP/20/02346	19 Prince of Wales Terrace, W8 5PQ	0	3	3	Change of use from hotel (Use Class C1) to three residential units (Use Class C3) together with refurbishment and restoration.

PP/20/01737	65 Elsham Road, W14 8HD	0	8	8	Conversion of an existing house in multiple occupation (HMO) into nine self-contained studios.
PP/20/02652	Flat 1, Bedford Gardens Studios, 79 Bedford Gardens, W8 7EG	2	1	-1	Amalgamation of Studio 1 and Studio 1a on first floor to form single two-bedroom dwelling unit with a total floor area of 105sqm.
PP/20/03758	15 Russell Gardens Mews, W14 8EU	1	2	1	Change of use from single house to two 1-bedroom self-contained units at ground and first floor levels with associated external alterations.

## C: A1 floorspace m2 in permissions granted

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/06879	60 Sloane Avenue, SW3 3DD	1,713	2,690	977	Demolition behind retained facade and redevelopment to provide 7 storey (ground plus 6 upper floors) mixed use office, retail and leisure development inclusive of three additional part width basement storeys to provide leisure and retail space, plant, car and cycle parking (MAJOR APPLICATION)
PP/20/00879	175-177 Kensal Road, W10 5BJ	0	345	345	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/03369	19 Bute Street, SW7 3EY	0	50	50	Change of use of nail bar (Sui generis) to retail

PP/20/04157	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	3,275	2,210	-1,065	Demolition of above-ground buildings and structures at 118-122 King's Road, including Kings Walk Shopping Mall and 7-9 Tryon Street. Replacement with five-storey building (ground, plus three upper floors and set-back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non-residential institution/leisure (Class D1/ D2 uses). Creation of shared surface on Tryon Street, and associated parking, landscaping and public realm improvements. (MAJOR APPLICATION)
PP/20/04385	Ivebury Court, 325 Latimer Road, W10 6RA	95	0	-95	Top floor change of use from office/flexible use (Use Class B1 and D1) to residential (Use Class C3) to provide 3 self-contained units: 1x two-bedroom flat (4 persons); 1x two-bedroom flat (3 persons) and 1 x one-bedroom flat (2 persons)
PP/20/04865	Former, 2 Holbein Place, SW1W 8NP	45	23	-22	Change of use from retail to dual retail/ drinking establishment use.
PP/20/04933	3 Hillgate Street, W8 7SP	0	33	33	Change of use of first floor from Class D1 use to Class A1 (retail) use
PP/20/05353	70 Gloucester Road, SW7 4QT	0	75	75	Change of use from beauty salon (Sui Generis) to delicatessen (Use Class E).
PP/20/05723	Units H and J, 60 Sloane Avenue, SW3 3DD	47	170	123	Change of use from use Class E (Commercial, Business and Service) to dual Class E (Commercial, Business and Service) and Sui Generis (selling and/or displaying motor vehicles) for a temporary period of 3 years.

PP/20/05935	127 Kensington High Street, W8 5SF	0	14	14	Addition of ground floor A1/A3 retail unit with associated alterations to east passage roof
PP/21/01883	199-209 Kensington Church Street, W8 7LX	36	0	-36	Change of use of ground and mezzanine level of 199-209 Kensington Church Street, from restaurant (A3) and retail (A1) to Gym/Leisure (D2)
PP/21/03631	121 Sydney Street, SW3 6NR	25	0	-25	Change of use of ground floor commercial unit from Class A1 to Class A3 (Use Class E)

## D: A1 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/16/04669	Ground Floor, 281-285 Fulham Road SW10 9PZ	247	0	-247	Change of use of basement area of commercial unit below footprint of nos. 281 to 285 from A1 use (retail) to A1 / D1 use (retail and non-residential institutions).
PP/19/01940	6 Ellis Street SW1X 9AL	60	0	-60	Change of Use for A1 Beauty Retail to include treatment rooms and office as well as full beauty retail.
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/19/00863	96 Fulham Road SW3 6HS	90	0	-90	Change of use of basement and part of ground floor levels from Class A1 (Retail) to sui generis.
PP/18/03954	232 Old Brompton Road SW5 0EA	161	0	-161	Change of use of shop premises from A1 retail to D1 physiotherapy practices
PP/17/05431	Ground Floor, 150 Ladbroke Grove W10 5NE	20	0	-20	Change of use of retail (A1) storage space at rear of property into office space.
PP/19/01101	Basement and Ground Floor, 22 Powis Terrace W11 1JH	69	0	-69	Change of use of lower ground floor level floorspace from Retail use (A1) to Business use (B1).
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/20/00520	4 Russell Gardens W14 8EZ	0	56	56	Change of use from non-residential diplomatic use / sui generis to a mixed-use building (within A1/A2/B1/D1 Uses and C3 Use) comprising a single commercial unit and 4 self-contained residential apartments, together with the refurbishment and reconfiguration.
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## E: A2 floorspace m2 in permissions granted

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/20/05965	174 Portobello Road, W11 2EB	38	0	-38	Retention of Class E unit at ground floor level, and change of use of first floor from Class E (former ancillary bank space) to residential use (Class C3), to provide a single family dwelling (Class C3) over first, second and third floors, with associated internal and external alterations.
PP/21/01123	174 Portobello Road, W11 2EB	46	0	-46	Retention and refurbishment of Class E unit at ground floor level; change of use of first floor from Class E (former ancillary bank space) to Class C3 (residential use). Refurbishment with associated internal and external alterations to building, including rear and dormer roof extensions, to provide two residential units (Class C3) at first to fourth floors, including private amenity space at rear first floor level, and plant at first floor and associated works.
PP/21/04247	67 Kensington Church Street, W8 4BG	125	0	-125	Change of use from Class E unit to sui generis use (mixed retail and treatment outlet)

## F: A2 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/18/00690	142 and 146 Brompton Road SW3 1HY	0	100	100	Change of use by way of land swap between no. 142 Brompton Road from Class A2 to Class A3 and no. 146 Brompton Road from Class A3 to Class A1.
PP/19/02949	224 - 226 King's Road SW3 5UB	32	0	-32	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works.
PP/18/01416	195 Warwick Road W14 8PU	487	0	-487	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one- and two-bedroom units.

## G: A3 floorspace m in permissions granted

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/04213	316-324 Kensal Road, W10 5BZ	0	258	258	Variation of condition 2 (approved drawings) of planning permission 15/08131 for amendments to residential mix to allow creation of two additional two-bedroom units, and enlargement of the approved single studio unit to a one-bedroom unit; change of use at basement level from Class B1 (Units 1 and 2) to Class B1/Class D2; change of use and amalgamation of two units on part of ground floor from approved Class B1 (Unit 5) and Class B1/A3 (Unit 6), and part of basement level from approved Class B1/A3 (Unit 6), to Class B1/A3/D2; design amendments at basement level, ground floor level, first floor commercial layout, first to fifth floor residential layout, roof level, and alteration to facades (MAJOR APPLICATION) (additional documents received)
PP/20/01808	145 Ladbroke Grove, W10 6HJ	0	85	85	Change of use from betting shop (sui generis) to cafe (Class E) , replacement of shop front
PP/20/04865	Former, 2 Holbein Place, SW1W 8NP	0	146	146	Change of use from retail to dual retail/ drinking establishment use.
PP/20/04964	36 Gloucester Road, SW7 4QT	96	233	137	Change of use of first and second floors from kitchen, staff room, ancillary to ground floor restaurant to two self-contained studio flats (Class C3); installation of residential access door at

					ground floor level; refurbishment of front elevation at first and second floor levels.
PP/21/01883	199-209 Kensington Church Street, W8 7LX	354	0	-354	Change of use of ground and mezzanine level of 199-209 Kensington Church Street, from restaurant (A3) and retail (A1) to Gym/Leisure (D2)
PP/21/03275	109-113 Queen's Gate, SW7 5LR	0	567	567	Change of use of ground floor and basement unit from vacant hotel events space (Class C1) to commercial, business and service (Class E), internal and external alterations including removal of modern lightwell, installation of metal lightweight infill, 3 sash windows and french doors at basement level and other associated alterations.
PP/21/03631	121 Sydney Street, SW3 6NR	0	25	25	Change of use of ground floor commercial unit from Class A1 to Class A3 (Use Class E)

## H: A3 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/18/06377	Units 01, 02 and 04 Ground Floor; and 01 and 02 First Floor 535 King's Road SW10 0SZ	641	0	-641	Change of use from A3 (restaurant) to A4 (immersive cocktail bar) retrospectively.
PP/18/00690	142 and 146 Brompton Road SW3 1HY	0	32	32	Change of use by way of land swap between no. 142 Brompton Road from Class A2 to Class A3 and no. 146 Brompton Road from Class A3 to Class A1.
PP/19/04015	8 Egerton Gardens Mews SW3 2EH	179	0	-179	Temporary change of use of basement from A3 (restaurant) to D2 (gym). Changes to shop front.
PP/15/00071	Public House (No 10) 10 Golborne Road W10 5PE	0	246	246	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house (Class A4) to private members' club (sui generis) at basement level; restaurant (Class A3) at ground and part first floor and single residential unit (Class C3) at part first, second and third floor levels.
PP/16/03902	Pall Mall Deposit 124-128 Barlby Road W10 6BL	183	172	-11	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of integrated reception area and

					improvement to cafe facilities at ground floor level. Single storey rooftop extensions to Buildings A, B and C and 4-storey side extension to Block C to provide additional office accommodation and associated landscaping works (MAJOR APPLICATION).
PP/19/05042	Public Realm Adjacent to 9 Nicholas Road W11 4AN	391	100	-291	Demolition of cafe building at 9 Nicholas Road replacement of ground coverings and placement of movable planters on the public highway.
PP/18/01416	195 Warwick Road W14 8PU	0	100	100	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one and two bedroom units and providing additional three bed flat.
PP/17/02831	1 and 1a Kensington High Street W8 5NP	0	38	38	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street. Internal alterations to create doorway between 1 and 1a at rear ground floor level.

**I: A4 floorspace m2 in permissions granted**

Between 01/10/2020 – 31/09/2021

<b>PP Ref.</b>	<b>Address</b>	<b>Existing floorspace</b>	<b>Proposed floorspace</b>	<b>Net</b>	<b>Description</b>
PP/20/04865	2 Holbein Place, SW1W 8NP	0	77	77	Change of use from retail to dual retail/ drinking establishment use.

## J: A4 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/18/06377	Units 01, 02 and 04 Ground Floor; and 01 and 02 First Floor 535 King's Road SW10 0SZ	0	122	122	Change of use from A3 (restaurant) to A4 (immersive cocktail bar) retrospectively.
PP/15/00071	Public House (No 10) 10 Golborne Road W10 5PE	641	0	-641	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house (Class A4).

**K: A5 floorspace m2 in permissions completed**

Between 01/04/2020 – 31/03/2021

<b>PP Ref.</b>	<b>Address</b>	<b>Existing floorspace</b>	<b>Proposed floorspace</b>	<b>Net</b>	<b>Description</b>
PP/21/01381	Cabman's Shelter, Chelsea Embankment, SW3 5RJ	0	12	12	Change of use from Cabmen's Shelter (Sui Generis) to Use Classes E & F

## L: B1 floorspace m2 in permissions granted

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/06879	60 Sloane Avenue, SW3 3DD	8,133	19,863	11,730	Demolition behind retained facade and redevelopment to provide 7 storey (ground plus 6 upper floors) mixed use office, retail and leisure development inclusive of three additional part width basement storeys to provide leisure and retail space, plant, car and cycle parking (MAJOR APPLICATION)
PP/20/04385	Ivebury Court, 325 Latimer Road, W10 6RA	85	0	-85	Top floor change of use from office/flexible use (Use Class B1 and D1) to residential (Use Class C3) to provide 3 self-contained units: 1x two-bedroom flat (4 persons); 1x two-bedroom flat (3 persons) and 1 x one-bedroom flat (2 persons)
PP/19/04213	316-324 Kensal Road, W10 5BZ	1,752	2,370	618	Variation of condition 2 (approved drawings) of planning permission 15/08131 for amendments to residential mix to allow creation of two additional two-bedroom units, and enlargement of the approved single studio unit to a one-bedroom unit; change of use at basement level from Class B1 (Units 1 and 2) to Class B1/Class D2; change of use and amalgamation of two units on part of ground floor from approved Class B1 (Unit 5) and Class B1/A3 (Unit 6), and part of basement level from approved Class B1/A3 (Unit 6), to Class B1/A3/D2; design amendments at basement level, ground floor level,

					first floor commercial layout, first to fifth floor residential layout, roof level, and alteration to facades (MAJOR APPLICATION) (additional documents received)
PP/20/06183	Basement Front, 11 Elvaston Place, SW7 5QG	76	0	-76	Change of use of basement front from office to medical or health services (Use Class E(e))
PP/20/04157	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	565	2,620	2,055	Demolition of above-ground buildings and structures at 118-122 King's Road, including Kings Walk Shopping Mall and 7-9 Tryon Street. Replacement with five-storey building (ground, plus three upper floors and set-back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non-residential institution/leisure (Class D1/ D2 uses). Creation of shared surface on Tryon Street, and associated parking, landscaping and public realm improvements. (MAJOR APPLICATION)
PP/21/04195	25 Elkstone Road, W10 5NT	0	255	255	Change of use from Class C3 (residential) to Class E (formerly B1).
PP/21/00646	Liberty Court, 77-79 Southern Row, W10 5AL	708	0	-708	Change of use of rear building from commercial (B1 use) to office and six self-contained apartments.

## M: B1 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/17/03154	47c Kensington Court, W8 5DA	0	188	188	Change of use of first and second floors from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8 5DA.
PP/17/03159	59 - 61 Kensington High Street, W8 5ED	0	650	650	Change of use of first second and part third floor from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8 5ED
PP/17/05095	95 - 65 Brompton Road, SW3 1DB	0	182	182	Conversion of first floor internal terrace into office showroom area. Construction of third floor flat roof above finished in grass/high spec imitation with glass openings. Construction of second floor to include mezzanine to 25% of space. Construction of third floor walkway/link to connect two separate rooms.
PP/17/05431	Ground Floor, 31 - 150 Ladbroke Grove, W10 5NE	0	20	20	Change of use of retail (A1) storage space at rear of property into office space
PP/19/01101	Basement and Ground Floor, 01 - 22 Powis Terrace, W11 1JH	0	69	69	Change of use of lower ground floor level floorspace from Retail use (A1) to Business use (B1).
PP/19/03980	Unit 3, Verney House, 80 - 1 Hollywood Road, SW10 9HS	209	0	-209	Change of use of Unit 3 from office use (Class Use B1a) to medical use (Class Use D1)

PP/19/05644	37 - 45 Kensington High Street, W8 5ED	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/19/07401	198 - 199 Sloane Street, SW1X 9QX	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/17/05132	1 - 5 Cromwell Place; 35 - 36 Thurloe Place; 3, 4, 4a and 20 Thurloe Place Mews, SW7 2JE	3,363	0	-3,363	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of
PP/16/03902	124 - 128 Barlby Road, W10 6BL	691	987	296	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of integrated reception area and improvement to cafe facilities at ground floor
PP/16/05317	323 - 325 Latimer Road, W10 6RA	195	0	-195	Change of use from offices (Use Class B1) to flexible use (Use Class A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/19/05898	63 - 65 Brompton Road, SW3 1DB	0	813	813	Change of use of first floor from retail/office (A1/B1(a)) to office/showroom space (B1(a)/Sui Generis)

PP/20/00520	4 Russell Gardens, W14 8EZ	297	0	-297	Change of use from non-residential diplomatic use / sui generis to a mixed-use building (within A1/A2/B1/D1 Uses and C3 Use) comprising a single commercial unit and 4 self-contained residential apartments, together with the refurbishment and reconfiguration
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**N: C1 hotel bedrooms in permissions granted**

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/20/05041	30 Pavilion Road, SW1X 0HJ	11	16	5	Proposed mixed-use redevelopment comprising of 2 no. of residential units (Class C3 use) and an apart-hotel (Class C1 use) to include works relating to part demolition, part facade retention, as well as part new build to include new basement, roof extension and associated development.

**O: C1 hotel bedrooms in permissions completed**

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/20/02346	The Clearlake Hotel, 19 Prince Of Wales Terrace, W8 5PQ	12	-12	-12	Change of use from hotel (Use Class C1) to three residential units (Use Class C3) together with refurbishment and restoration.

## P: D1 floorspace m2 in permissions granted

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/07860	57 Sydney Street, SW3 6PX	234	0	-234	Change of use from a D1 use (as a redundant former doctor's surgery) to residential use as a single dwelling with associated alterations
PP/20/00860	Plot 5 and 6, Acklam Road, W10 5JJ	0	981	981	Erection of a part 3, part 8 storey building comprising 590 sqm (GIA) of flexible community space and ancillary office (Use Class D1) at ground and first floors, and 32 residential units (Use Class C3) across first to seventh floors, alongside secured residential communal areas, cycle facilities, refuse storage area, infrastructural plant and replacement substation, and hard and soft landscaping (MAJOR APPLICATION)
PP/20/00879	175-177 Kensal Road, W10 5BJ	842	488	-354	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/03809	9A Wilbraham Place, SW1X 9AE	224	0	-224	Change of use from medical to C3 (residential) including internal modifications

PP/20/04157	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	665	2,620	1,955	Demolition of above-ground buildings and structures at 118-122 King's Road, including Kings Walk Shopping Mall and 7-9 Tryon Street. Replacement with five-storey building (ground, plus three upper floors and set-back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non-residential institution/leisure (Class D1/ D2 uses). Creation of shared surface on Tryon Street, and associated parking, landscaping and public realm improvements. (MAJOR APPLICATION)
PP/20/04876	Grenfell Nursery, Ilys Booker Centre, Lower Clarendon Walk, Lancaster West Estate, W11 1SL	136	233	97	Provision of larger facility to increase Nursery capacity from 24 to 32 children and provision of all necessary amenities involving retention and retrofit of existing building, rationalizing internal layout, erection of single storey 100m2 extension at ground floor level, infilling existing first floor balcony of 10m2 and creation of open play terrace over part of new build extension below. Upgrade boundary fence along Lower Clarendon Walk providing new entrance to nursery from Clarendon Road. Provision of new landscaped play garden utilizing both existing garden and adjacent unused land.
PP/20/04933	3 Hillgate Street, W8 7SP	16	0	-16	Change of use of first floor from Class D1 use to Class A1 (retail) use
PP/20/05373	Unit 2, 216 Kensington Park Road, W11 1NR	0	146	146	Change of use class from sui generis to E class use to include medical services

PP/20/06183	Basement Front, 11 Elvaston Place, SW7 5QG	0	76	76	Change of use of basement front from office to medical or health services (Use Class E(e))
PP/21/00043	Kensington And Chelsea College, Wornington Road, W10 5QQ	221	772	551	Demolition of former caretaker's cottage. Formation of public realm space. Construction of single storey front extension. Construction of four storey rear extension to provide new educational space. Replacement of windows.
PP/21/03940	Suite 2, 121 Sloane Street, London SW1X 9BW	0	53	53	Change of use of Suite 2, 121 Sloane Street from Class D1 use to Class E use and associated works.

## Q: D1 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/03980	Verney House 1 Hollywood Road SW10 9HS	0	209	209	Change of use of Unit 3 from office use (Class Use B1a) to medical use (Class Use D1).
PP/16/04669	Ground Floor 281- 285 Fulham Road SW10 9PZ	0	247	247	Change of use of basement area of commercial unit below footprint of nos. 281 to 285 from A1 use (retail) to A1 / D1 use (retail and non-residential institutions).
PP/19/02743	317 to 321 Fulham Road SW10 9QL	0	223	223	Change of Use of first floor to Use Class D1 (physiotherapist practice).
PP/18/03954	232 Old Brompton Road SW5 0EA	0	161	161	Change of use of shop premises from A1 retail to D1 physiotherapy practices.
PP/18/04464	Holy Trinity Church Brompton Road SW7 2RW	0	59	59	Extension of existing crypt to enable space beneath chapel to be used as additional meeting area.
PP/18/01168	Barlby Primary School Barlby Road W10 6BH	3051	5981	2930	Demolition of school buildings and erection of part 3 and part 4 storey school buildings comprising a Primary School and Special Education Needs School (Use Class D1).
PP/16/06273	Colville Primary School Lonsdale Road W11 2DF	0	76	76	To expand the school (from one to two forms of entry 393 to 420 pupils and 92 to 100 staff) by remodelling and refurbishing the building internally and by constructing a new front extension for providing additional flexible and specialist spaces.
PP/17/06244	19 Lansdowne Walk W11 3AH	0	460	460	Change of use to encompass both residential C3(a) and D1 uses overlapping within common floorspace.

PP/17/03154	47c Kensington Court W8 5DA	188	0	-188	Change of use of first and second floors from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8.
PP/17/03159	59 - 61 Kensington High Street W8 5ED	650	0	-650	Change of use of first second and part third floor from education (Class D1) to office (Class B1a) in connection with land use swap with planning application at 17 Old Court Place London W8.
PP/18/06144	55 - 61 Kensington High Street W8 5ED	0	206	206	Change of use of 3rd floor flat from C3 to D1 Educational Use for occupation by Ashbourne College.
PP/19/05644	37 and 45 Kensington High Street W8 5ED	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/16/02222	9 St Mary Abbot's Place W8 6LS	688	0	-688	Demolition of the majority of the existing building (with rear and southern existing exterior walls retained) and replacement with a residential building comprising 5 flats (MAJOR APPLICATION).

**R: D2 floorspace m2 in permissions granted**

Between 01/10/2020 – 31/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/04213	316-324 Kensal Road, W10 5BZ	0	258	258	Variation of condition 2 (approved drawings) of planning permission 15/08131 for amendments to residential mix to allow creation of two additional two-bedroom units, and enlargement of the approved single studio unit to a one-bedroom unit; change of use at basement level from Class B1 (Units 1 and 2) to Class B1/Class D2; change of use and amalgamation of two units on part of ground floor from approved Class B1 (Unit 5) and Class B1/A3 (Unit 6), and part of basement level from approved Class B1/A3 (Unit 6), to Class B1/A3/D2; design amendments at basement level, ground floor level, first floor commercial layout, first to fifth floor residential layout, roof level, and alteration to facades (MAJOR APPLICATION) (additional documents received)

PP/20/04157	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	0	1,045	1,045	Demolition of above-ground buildings and structures at 118-122 King's Road, including Kings Walk Shopping Mall and 7-9 Tryon Street. Replacement with five-storey building (ground, plus three upper floors and set-back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non-residential institution/leisure (Class D1/ D2 uses). Creation of shared surface on Tryon Street, and associated parking, landscaping and public realm improvements. (MAJOR APPLICATION)
PP/20/04812	19 Mallord Street, SW3 6AP	0	2,640	2,640	Change of use of basement, ground and three upper storeys from former telephone exchange (Sui Generis) to new health and fitness club; creation of small single storey rear extension at basement level; excavation for a swimming pool at basement level; alterations to entrances and external paving; and other works and improvements to building.
PP/21/01883	199-209 Kensington Church Street, W8 7LX	0	390	390	Change of use of ground and mezzanine level of 199-209 Kensington Church Street, from restaurant (A3) and retail (A1) to Gym/Leisure (D2)

## S: D2 floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/04015	8 Egerton Gardens Mews SW3 2EH	0	179	179	Temporary change of use of basement from A3 (restaurant) to D2 (gym). Changes to shop front.
PP/16/08015	Cineworld Cinema 279 King's Road SW3 5EW	1181	875	-306	Demolition of existing building and structures and construction of mixed-use building comprising four storeys over ground and basement levels and including retail (Use Class A1) cinema (Used Class D2) and 11 no. residential units (Use Class C3).
PP/19/02949	224 - 226 King's Road SW3 5UB	0	478	478	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works.
PP/16/03902	Pall Mall Deposit 124 - 128 Barlby Road W10 6BL	0	320	320	Demolition of cottage and refurbishment and extension of Class B1 use (Offices) including provision of a flexible ground floor Class B1 (Offices) / Class D2 (Gym) unit; creation of integrated reception area and improvement to cafe facilities at ground floor.
PP/16/05317	Units 5, 8 and 10, Ivebury Court, 323- 325 Latimer Road W10 6RA	0	195	195	Change of use from offices (Use Class B1) to flexible use (Use Class A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/19/06101	40 Kensington High Street W8 4PF	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).
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## T: Sui Generis floorspace m2 in permissions granted

Between 01/10/2020 – 30/09/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/20/01808	145 Ladbroke Grove, W10 6HJ	85	0	-85	Change of use from betting shop (sui generis) to cafe (Class E) , replacement of shop front
PP/20/03369	19 Bute Street, SW7 3EY	50	0	-50	Change of use of nail bar (Sui generis) to retail
PP/20/04157	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	169	2,035	1,866	Demolition of above-ground buildings and structures at 118-122 King's Road, including Kings Walk Shopping Mall and 7-9 Tryon Street. Replacement with five-storey building (ground, plus three upper floors and set-back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non-residential institution/leisure (Class D1/ D2 uses). Creation of shared surface on Tryon Street, and associated parking, landscaping and public realm improvements. (MAJOR APPLICATION)
PP/20/04812	19 Mallord Street, SW3 6AP	2,640	0	-2,640	Change of use of basement, ground and three upper storeys from former telephone exchange (Sui Generis) to new health and fitness club; creation of small single storey rear extension at basement level; excavation for a swimming pool at basement level; alterations to entrances and external

					paving; and other works and improvements to building.
PP/20/05353	70 Gloucester Road, SW7 4QT	75	0	-75	Change of use from beauty salon (Sui Generis) to delicatessen (Use Class E).
PP/20/05373	Unit 2, 216 Kensington Park Road, W11 1NR	146	0	-146	Change of use class from sui generis to E class use to include medical services
PP/21/01381	Cabman's Shelter, Chelsea Embankment, SW3 5RJ	12	0	-12	Change of use from Cabmen's Shelter (Sui Generis) to Use Classes E & F
PP/21/04247	67 Kensington Church Street, W8 4BG	0	125	125	Change of use from Class E unit to sui generis use (mixed retail and treatment outlet)

## U: Sui Generis floorspace m2 in permissions completed

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/19/01940	6 Ellis Street SW1X 9AL	0	60	60	Change of Use for A1 Beauty Retail to include treatment rooms and office as well as full beauty retail.
PP/19/05898	63 To 65 Brompton Road SW3 1DB	0	360	360	Change of use of first floor from retail/office (A1/B1(a)) to office/showroom space (B1(a)/Sui Generis).
PP/19/02949	224-226 King's Road SW3 5UB	0	487	487	Use of basement for Class D2 (fitness) and use of ground floor for part Class A1 (retail) and part D2 (fitness) use for a temporary period until 25 December 2028; internal alterations at basement and ground floors and associated works.
PP/19/00863	96 Fulham Road SW3 6HS	0	90	90	Change of use of basement and part of ground floor levels from Class A1 (Retail) to sui generis.
PP/17/05132	1 - 5 Cromwell Place; 35-36 Thurloe Place; and 3, 4, 4a and 20 Thurloe Place Mews SW7 2JE	0	4190	4190	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells.
PP/15/00071	No 10 Public House, 10 Golborne Road W10 5PE	0	123	123	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house.
PP/16/05317	Units 5, 8 and 10, Ivebury Court, 323 -	0	195	195	Change of use from offices (Use Class B1) to flexible use (Use Class

	325 Latimer Road W10 6RA				A1/B1/D1/D2) and associated ancillary uses (Class A1/A3/B1//D1/D2).
PP/19/02481	Queen Ann's Orangery Palace Green W8 4PZ	141	595	454	Demolition of structures to rear of Queen Anne's Orangery; construction of extension comprising a single storey above ground and provision of two new internal links to the extension from the Orangery with associated alterations.