



# Planning and Place

## Monitoring Report

December 2022



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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# 1. Introduction

1.1 Planning regulations<sup>1</sup> require that a local planning authority must publish a monitoring report. The issues that are to be reported are:

- 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. 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 upcoming 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 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 2022 and looks at the permissions granted before the 31 March 2022.

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

- The last financial year for planning completions, housing approvals as well as CIL and s106 agreements;
- The one year period from 1 October 2021 - 30 September 2022 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.

### 3. 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 programme for the production of our new Local Plan. The most up to date version will always be available on the Council's website.

Figure 3.1: Progress on preparation of Local Plan

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>Completed</p> <p>✓</p>	<p>Summer/Autumn 2022 (Publication Policies)</p> <p>Completed</p> <p>✓</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 fourth stage of the production of the New Local Plan as intended in the Autumn of 2022</p>

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2022 progress update
	First consultation	Second consultation	Adoption	
<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>Completed</p> <p>✓</p>	<p>Consultation on Draft SPD Winter 2022</p> <p>Completed</p> <p>✓</p>	<p>Spring 2022</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 14 September 2022.</p>

Figure 3.2: Progress on preparation of other documents

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2022 progress update
	First Consultation	Second Consultation	Adoption	
<p><b>Earl's Court Opportunity Area Placemaking Framework</b></p> <p>A framework seeking to develop and add detail to the Council's vision for the Earl's Court Opportunity Area. It identifies the key placemaking priorities to deliver the Council's vision for the site.</p>	<p>Early engagement on Placemaking Framework</p> <p>Spring/Autumn 2022</p> <p>Completed</p> <p>✓</p>	<p>Consultation of Draft Placemaking Framework</p> <p>Autumn/Winter 2022</p> <p>In progress</p>		

## 4. 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 In a similar vein, paragraph 24 of the NPPF<sup>2</sup> states that Local planning authorities “*are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries*”.
- 4.3 As part of the NLPR process, the Council has produced a [Statement of Common Ground](#) (SoCG) which has been circulated to all relevant parties and which has been subsequently updated multiple times to reflect the feedback received. The SoCG identifies the strategic matters as follows:
- The delivery of new housing, including affordable housing;
  - Meeting the identified need for permanent gypsy and traveller pitches;
  - The provision of commercial, retail and office floorspace;
  - Enhancement or growth of cultural uses in South Kensington Strategic Cultural Area;
  - The provision of infrastructure;
  - Mitigation of the impacts of development, particularly of tall buildings on conservation areas and other heritage assets;
  - Collaboration with neighbouring boroughs on Opportunity Area Sites;
  - The improvement of existing and provision of new green infrastructure, including publicly accessible open space;
  - Waste management;
  - The provision of educational facilities.
- 4.4 The ‘prescribed bodies’ for the purposes of the Duty to Cooperate relevant to the Borough are:
- The Environment Agency
  - Historic England
  - Natural England
  - The Mayor of London
  - The Civil Aviation Authority

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<sup>2</sup> National Planning Policy Framework (NPPF), July 2021

- The Homes and Communities Agency
- Clinical Commissioning Groups
- The National Health Service Commissioning Board (now known as 'NHS England')
- The Office of Rail and Road
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- The Marine Management Organisation
- Local Enterprise Partnership
- Local Nature Partnership

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

- The Council consulting all the prescribed bodies and neighbouring local planning authorities on the New Local Plan Review (NLPR): Borough Issues (September to November 2020), Issues and Options (July – October 2021), Draft Policies (February – March 2022) and Publication Policies (October – December 2022) consultation documents.
- In drafting the NLPR, Borough Issues, Issues and Options, Draft Policies and Publication Policies, 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 and Draft Policies Consultation, including the GLA, London Borough of Hammersmith and Fulham (LBHF), Westminster City Council, London Borough of Wandsworth, London Borough of Brent and the Old Oak and Park Royal Development Corporation (OPDC). The SoCG has been updated before the Publication Policies Consultation to reflect the feedback received. The Council will update the SoCG and continue to liaise with our neighbours as the NLPR progresses.
- The Council has agreed and produced a separate SoCG with LBHF and OPDC, which documents cooperation and agreement on RBKC’s waste apportionment targets.
- 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, London Borough of Hammersmith and Fulham, Westminster City Council, London Borough of Brent and London Borough of 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.
- Attend quarterly London Waste Planning Forum.
- Response to Waste Planning Authorities regarding 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 December 2022, 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 StQW 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.

## West Holland Park Neighbourhood Area

- 4.15 In March 2022 the Council designated the [West Holland Park Neighbourhood Area](#) (with an amended boundary). However, the application for designation of the West Holland Park Neighbourhood Forum was refused due to the forum not meeting a minimum statutory membership count following the changes made to the neighbourhood area.

## Lots Road Neighbourhood Area and Forum

- 4.16 In July 2022 the Council designated the [Lots Road Neighbourhood Area and associated Neighbourhood Forum](#). The new Neighbourhood Forum is the responsible body for bringing forward a Neighbourhood Plan for Neighbourhood Area, although there is no obligation for the Forum to do so.

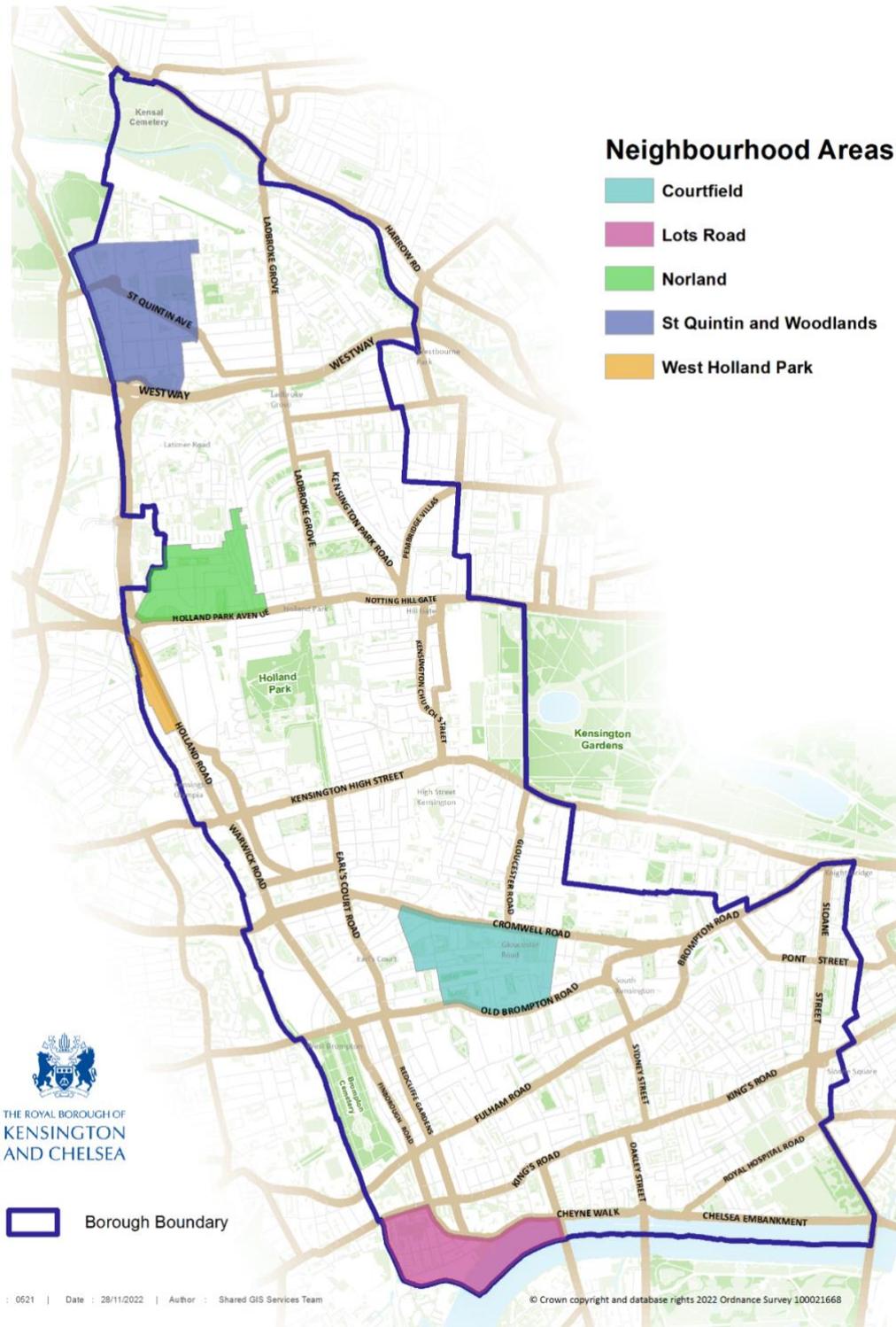


Figure 4.1: The Borough's Neighbourhood Areas (2022)

## 5. 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 2021/22. 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, 105 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 23 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
2020/21	1,248	17%	746
<b>2021/22</b>	<b>1,120</b>	<b>-10%</b>	<b>594</b>

Figure 5.1: Enforcement cases 2017/18 to 2021/22

<b>Complaint types</b>	<b>No. of cases Oct 2021- Sept 2022</b>	<b>%</b>
Building works	337	30%
Breach of condition	74	7%
Change of use (including short-term lets)	80	7%
Proactive licensing-related investigations	174	16%
Listed building works	67	6%
Advertisements	55	5%
Deviation from approved plans	87	8%
Untidy sites	47	4%
Air conditioning plant	64	6%
Terraces/balconies	34	3%
Construction Traffic Management Plans	36	3%
Miscellaneous including works to trees, tables and chairs and requests from solicitors	63	6%
<b>Total</b>	<b>1,120</b>	<b>100%</b>

*Figure 5.2: Break down of enforcement cases 2021/22*

- 5.5 There has been a slight 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 2021 – 30 September 2022. This period saw 2,694 planning/listed building applications being made, and a total of 5,105 applications or pre-applications. This represents a decrease in the number of applications received on the previous year.

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
2020/21	2800	890	673	1002	5365
<b>2021/22</b>	<b>2694</b>	<b>905</b>	<b>653</b>	<b>853</b>	<b>5105</b>

Figure 5.3: Nature of applications/advice 2010/11 to 2021/22

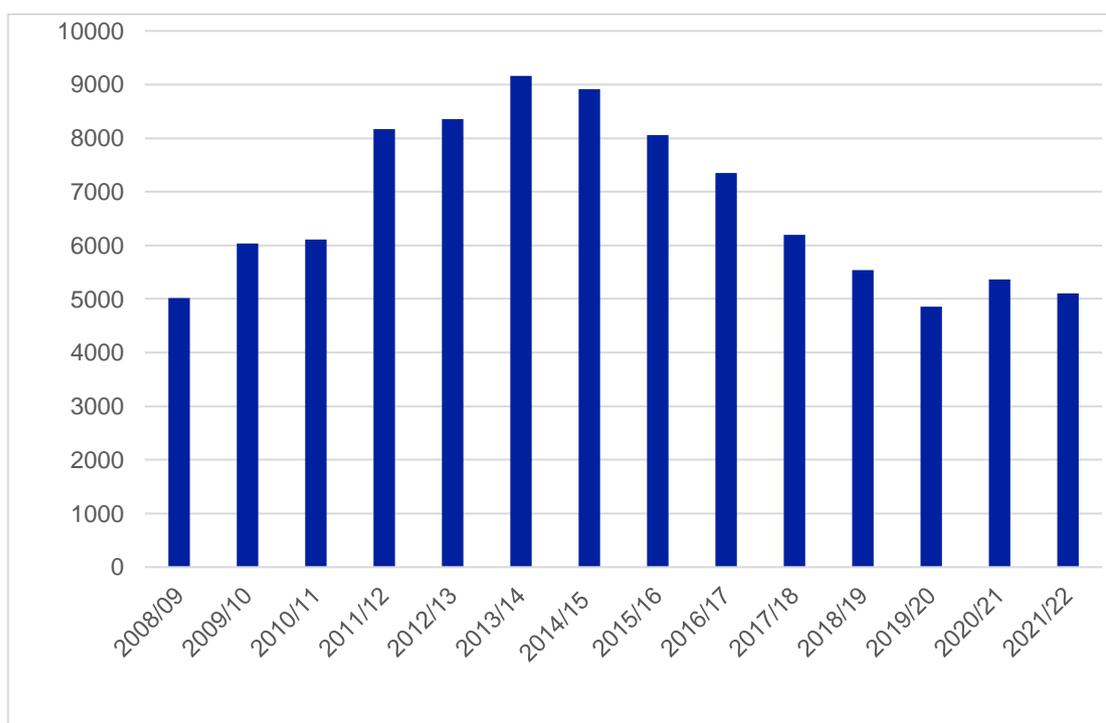


Figure 5.4: Total applications/advice 2008/9 to 2021/22

### Speed of determining applications

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. 86% of all “minor” applications have been decided within 8 weeks. These make up the large majority of planning applications considered by the Council. 86% represents an increase on the 74% 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%

2020/21	74%	100%	72%
<b>2021/22</b>	<b>86%</b>	<b>100%</b>	<b>85%</b>

Figure 5.5: Speed of determining applications in time (%) from 2010/11 to 2021/22

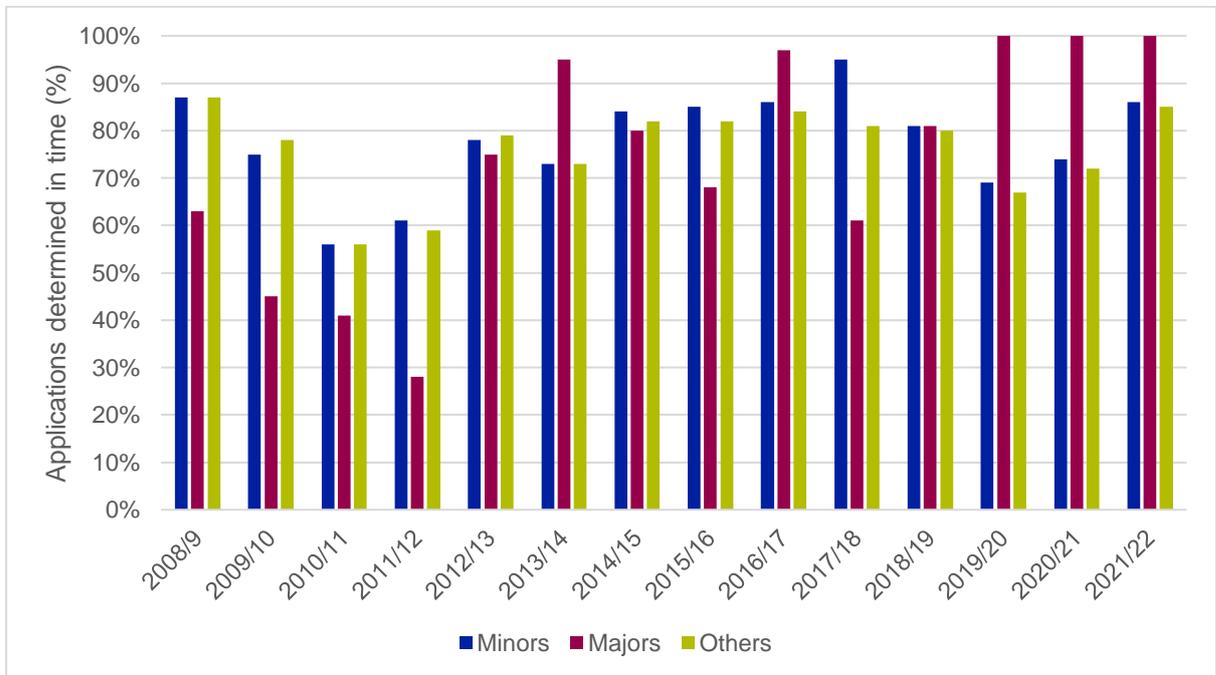


Figure 5.6: Speed of determining applications in time (%) from 2008/09 to 2021/22

- 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 noticeably increased compared to the previous year, and the year before that. This demonstrates that the strategies implemented by the Council to increase the speed of decision making in Development Management are working.

[1] A “major” application is set out in Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are: development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more; or Development of other uses, where the floor space is 1,000 square metres or more, or the site area is 1 hectare or more.

## Proportion of permissions granted relative to the total number of applications

- 5.10 The proportion of minor and other applications which were granted planning permission this year was consistent with the previous three years at 89% and 89% respectively.

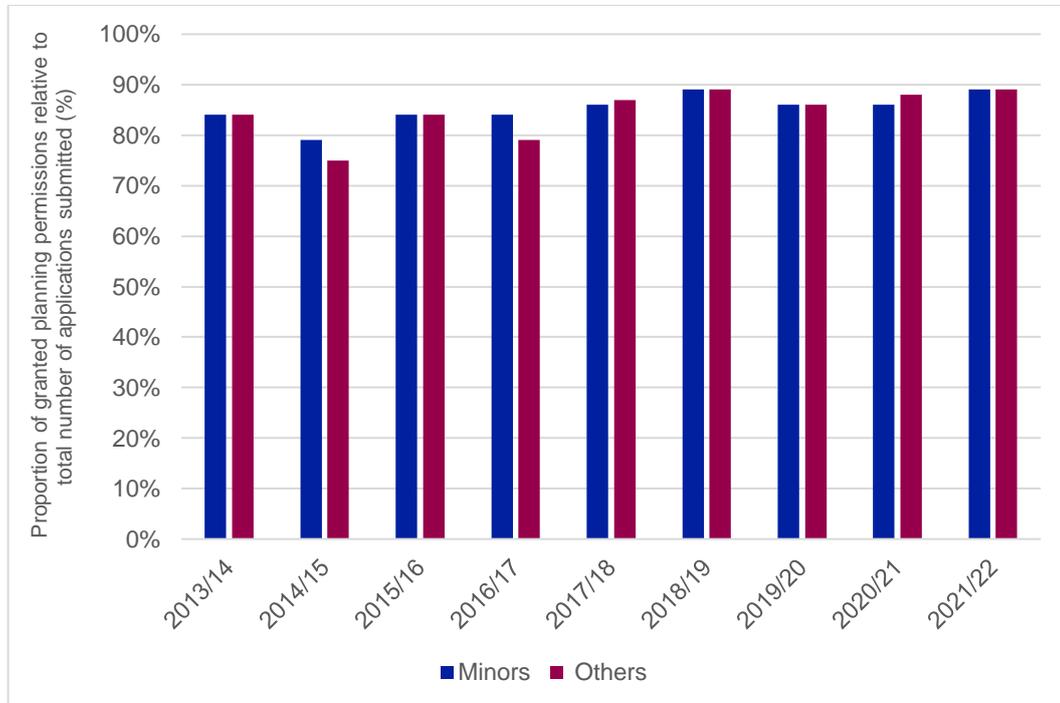


Figure 5.7: Approvals granted: Minor and “other” applications (2013/14 to 2021/22)

- 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 83% of majors determined this year were granted planning permission. This is again consistent with the trend exhibited in previous years.

## Appeals

- 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 108 appeals this year. Of these 35% were allowed, 63% dismissed and 2% withdrawn. This represents only a slight increase over the 3% of appeals allowed in the previous year, which 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.

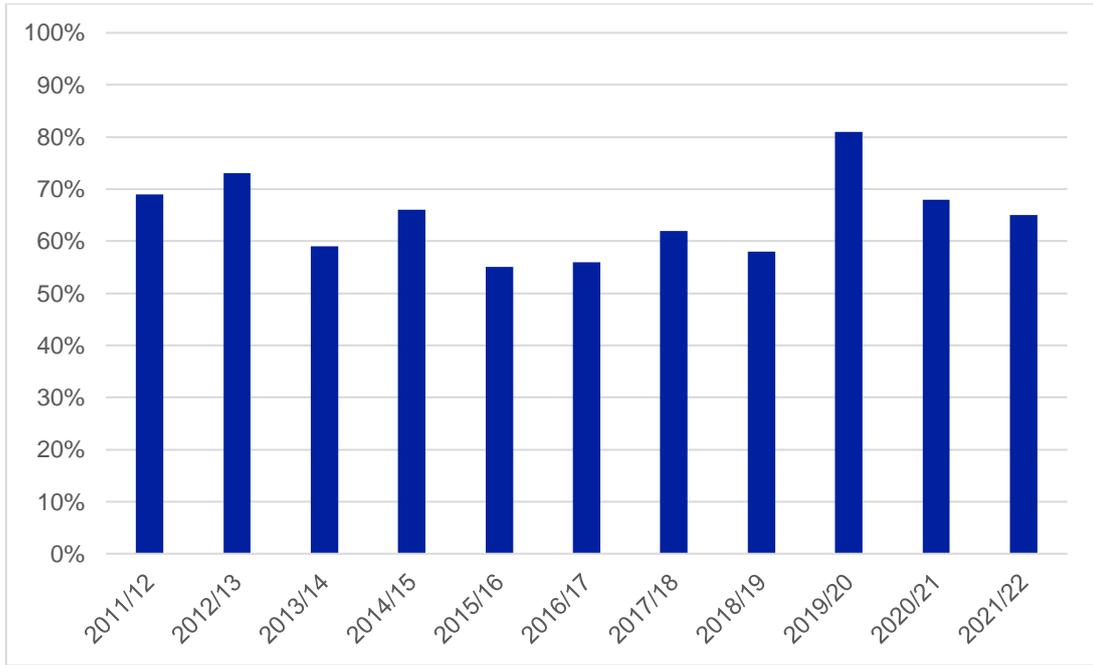


Figure 5.8: Appeals dismissed or withdrawn as a % of the total from 2011/12 to 2021/22.

## 6. 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 third to report on the policies within the current Local Plan which was adopted in September 2019.

### Housing

- 6.2 The Local Plan seeks to make full use of Kensington and Chelsea's capacity for housing, to ensure that there is a diverse mix which will cater for a variety of housing needs.
- 6.3 Our housing target is referred to in Local Plan Policy CH1 as 733 units per annum. However, with the publication of the London Plan in March 2021 this target has been reduced to 448 units per annum. As we are working on the NLPR, our housing trajectory has been published in a separate paper [RBKC Stepped Housing Trajectory, October 2022](#).

### 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. For the purposes of the NLPR, the Council has produced a stepped housing trajectory which will be considered as part of the examination in due course.

<b>Objective:</b>	To meet the housing needs of the Borough's population
<b>Target</b>	733 homes between 2015/16 and 2018/19 448 between 2019/20 <sup>3</sup> and 2028/29
<b>Related Policies</b>	CH1 Increasing Housing Supply CH2 Affordable Housing

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<sup>3</sup> As the London Plan was published in March 2021, for the purposes of the Housing Delivery Test (HDT) the 448 homes per annum target will only be used from 2021/22 financial year

## 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	733	267	163
2021/22	448	187	140
<b>Total</b>		<b>3,534</b>	<b>6,472</b>

Figure 6.1: Residential completions and approvals (net) (not including nonself-contained) 2010/11 to 2021/22

6.6 Since 2010, 3,534 new homes have been built<sup>5</sup>. This includes 187 new self-contained homes (net) completed in the 2021/22 monitoring period. It should be noted that although the Council's current Local Plan was adopted in 2019, many of the new homes completed between 2010 and 2021 will have been permitted before this date, under the previous Core Strategy of 2010.

<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.

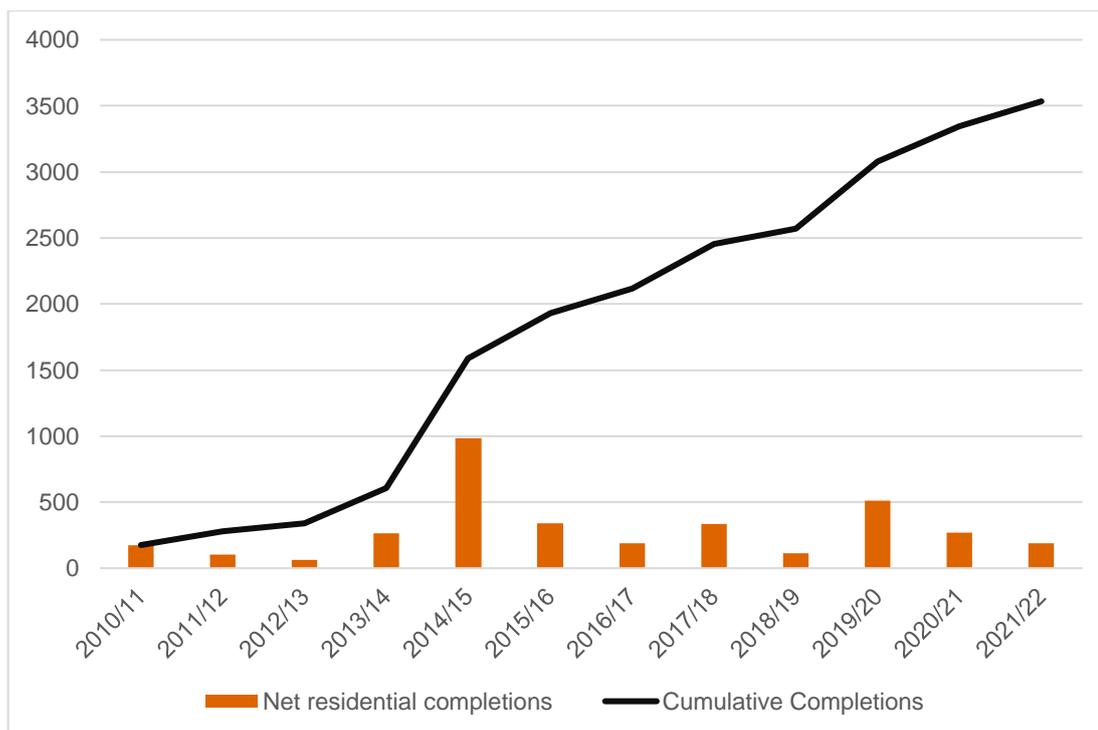


Figure 6.2: Residential completions (net) 2010/11 to 2021/22

6.7 187 new self-contained homes were completed in the 2021/22 monitoring period<sup>6</sup>. These include the following sites which have delivered a net gain of ten or more homes:

- Extra Care, Dovehouse Green, Chelsea (PP/17/00583). (55 units)
- 1- 9 Foulis Terrace (PP/19/02691). (10 units)
- 10-11 Foulis Terrace (PP/19/04595). (28 units)

6.8 140 additional homes (net) were approved in the 2021/22 monitoring period<sup>7</sup>. This is a small decrease from the 163 approved in the previous year which included a number of smaller sites in the Council's New Homes Delivery Programme.

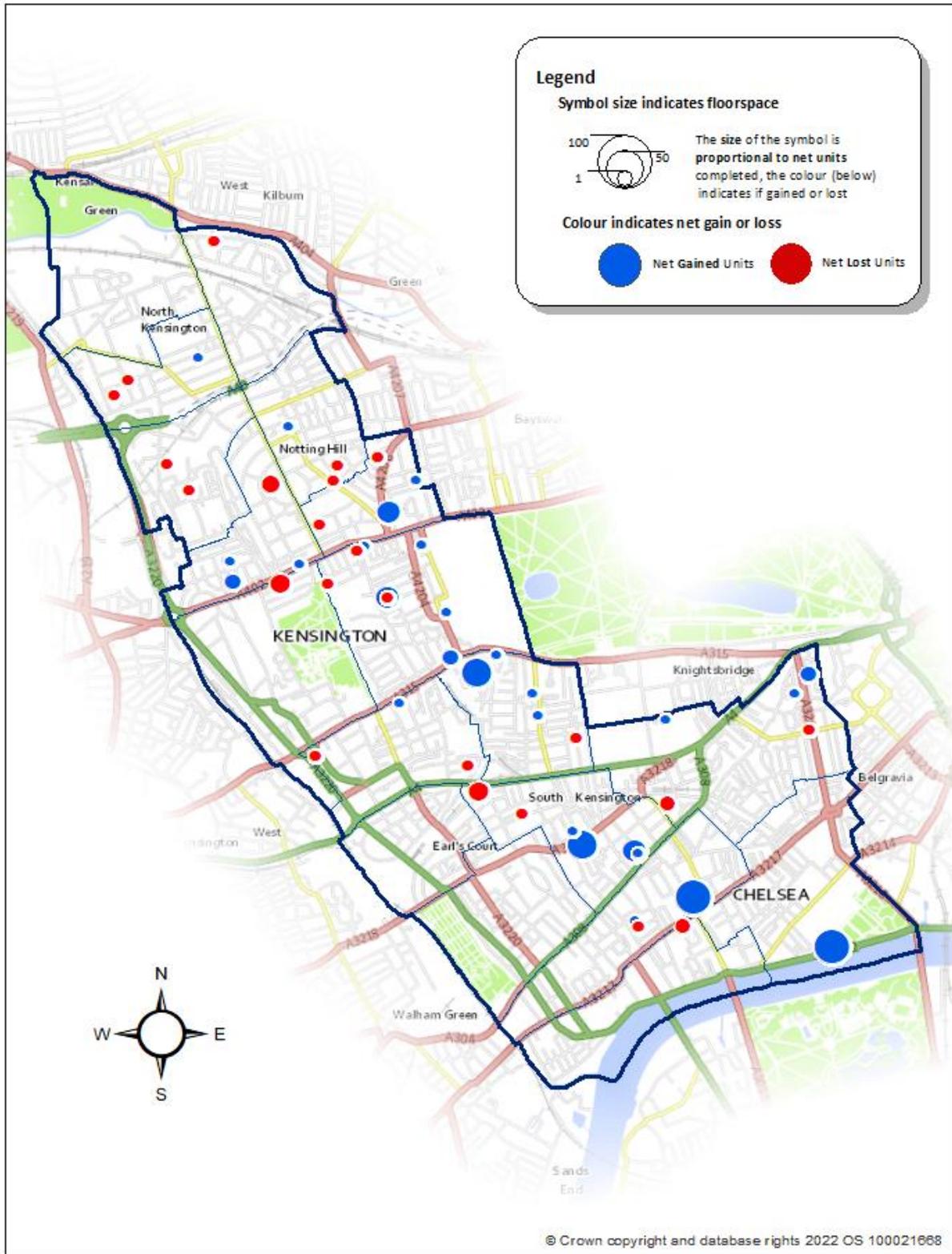
6.9 In this monitoring period only one scheme (344-350 Old Brompton Road) which is part of the Earl's Court Opportunity Area site provides more than 10 or more homes. There are two other schemes which provide more than 10 self-contained homes, but both of these include losses of HMOs which will counter the net gain.

<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> Previously housing approvals have been reported for 12 months 1 October 2020 to 30 September 2021. This AMR includes the figures from 1 April 2021 to 31 March 2022, so they are in-line with the housing completions figures.

- 344-350 Old Brompton Road (PP/21/00272)  
(45 net homes)
- 62 and 64 Longridge Road, (PP/21/02993)  
(16 self-contained homes but with the HMO losses net gain of 3 homes)
- 1-3 Clanricarde Gardens, (PP/21/01667)  
(23 self-contained homes but with the HMO losses net gain of 4 homes)
- 120 Lexham Gardens, (PP/21/02799)  
(12 self-contained homes but with the HMO losses net gain of 1 home)

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



**Net Additional Home Completed 2021/22  
(Source PLD)**

Figure 6.3: Residential completions 2021/22

## Non-conventional Supply Figures

- 6.11 The other element which makes up housing supply are 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 DLUCH 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 8 non self-contained bedsit units. A ratio of 1.8 is applied to calculate the equivalent self-contained homes and for the purposes of the Government’s Housing Delivery Test (HDT). This is about 4 homes.
- 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 number of rooms. 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	2021/22
Net change of non-self-contained units	-33	-115	-117	81	<b>8</b>
Net change at the HDT rule book 1 to 1.8 ratio	-18	-64	-65	45	<b>4</b>

Figure 6.4: Non self-contained completions (net) 2017/18 to 2021/22

- 6.14 As evident from Figure 6.4 there has been a loss of non self-contained housing between 2017/18 to 2018/19 which is three of the five years being reported in this AMR. The Council recognises that the loss of this housing can undermine the Council’s ability to deliver housing. Looking at the current reporting year there is a small net gain. This will continue to be monitored closely.
- 6.15 There are only two completions in the current monitoring year that make up the non self-contained figures, as follows:
- 2 Kensington Square (PP/19/03985) – (Change of use from offices (Use Class B1) to care home (Use Class C2) specialising in dementia). This is a net gain of 40 care home bedrooms.
  - 10-11 Foulis Terrace (PP/19/04595) – (Change of use from (sui generis) HMO to 28no. (Class C3) studio flats). This is a loss of 32

<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 \(July 2018\)](#).

HMO rooms but a gain in 28 studio flats which are included in the self-contained homes reported above. The 32 losses counter the 40 gains in the 2 Kensington Square development resulting a much smaller overall uplift.

## 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. The 2022 Housing Delivery Test is yet to be published by the Government. Since the introduction of the Housing Delivery Test in 2017/18 and 2021/22 the Borough has seen a net increase of 1,317 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>
2021/22	187	4	<b>191*</b>
<b>Total</b>	<b>3,534</b>		<b>3,436</b>

Figure 6.5: Residential completions (net) 2010/11 to 2021/22 (\*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 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. The 2022 HDT has not been published by the Government yet.
- 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

+ In 2019/20 due to the pandemic the Government made an allowance to deliver against 11 months rather than 12 months hence the figure was reduced to 671. The target was 733 dpa.

In 2020-21 due to the pandemic the Government made an allowance to deliver against 8 months rather than 12 months hence the figure was reduced to 488. The target was 733 dpa.

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 annually and the latest one published in August 2022 after the results of the 2021 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 or failure to conserve and enhance the character of conservation areas. Figure 6.7 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in homes.
- 6.23 The monitoring period saw the Council refuse 20 developments that included new additional homes which would have resulted in a net increase of 68 homes. This is more than the previous year, during which the Council refused 10 developments proposals which would have resulted in a net increase of 44 homes.

PP Ref	Address	Proposal	Net
PP/19/08380	11 Middle Row, W10 5AT	Demolition of two storey, single dwelling house and construction of five self-contained flats comprising 3x studio apartments, 1x1 bedroom apartments, and 1x2 bedroom apartment	5
PP/20/03216	South Kensington Underground Station; 20-48 (even) and 36-46 (odd) Thurloe Street; 1-9 (odd) Pelham Street; 20-34 Thurloe Square, LONDON	<b>**APPLICATION AMENDED 16.08.2021**</b> Mixed use development of the land around South Kensington Station providing for: the demolition and redevelopment of the Bullnose (including Use Classes A1, A2, A3 and B1), demolition and façade retention of the Thurloe Street Building, refurbishment of the retail facades along Thurloe Street, refurbishment of the Arcade, construction of a building along Pelham Street comprising of residential use (Use Class C3), retail use (A1, A2 and A3), and Office use (use Class B1), construction of a building along Thurloe Square to provide for Use Class C3, alterations to South Kensington Station to provide for Step-free access to the District and Circle Lines and fire escape, including consequential alterations to the layout of the Ticket Hall, construction of two retail facades within the Subway, and other works incidental to the application proposal (MAJOR APPLICATION - Consultation deadline 26.09.2021).	29
PP/21/00816	57 Princedale Road, W11 4NP	Retention of public house at basement and ground floor. Alterations and erection of three storey infill extension, basement extension and change of use	5

PP Ref	Address	Proposal	Net
		of first and second floor of public house to Class C3 (dwelling houses) to provide 5 residential dwellings.	
PP/21/01589	Unit 3, 225-227 Walmer Road, W11 4EY	Change of Use from Office Use (Class E) to Residential Use (Class C3).	1
PP/21/01954	365 Fulham Road, SW10 9TN	Conversion of approved 1no. 2 x bed duplex apartment into 2No. 1 x bed duplex apartments	1
PP/21/02182	174 Portobello Road, W11 2EB	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 residential use (Class C3). 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 and front fourth floor levels, plant at first floor and other works incidental to the development.	1
PP/21/02246	Flat 6, 1 Collingham Road, SW5 0NT	Erection of single storey addition to rear closet wing at second floor level to create additional bedroom.	1
PP/21/02965	5-19 Bute Street, SW7 3EY	Erection of first floor rear extensions with second floor terrace; mansard roof extension and internal refurbishment of maisonettes to reconfigure 7 self-contained flats at first and second floor levels, creating 3 self-contained residential flats on third floor, including associated refuse and cycle storage.	3
PP/21/03356	165-181 Kensington High Street, W8 6SH	Application for mixed-use development, consisting of roof extension and rear extensions up to fourth floor level to create 8 residential units, 3 serviced hotel apartments and additional office space; retention of retail space at ground floor with replacement shop frontages; creation of front and rear entrance for commercial and residential access (Major Application).	5
PP/21/04619	32-34 Earl's Court Road, W8 6EJ	Partial demolition of a two storey building; construction of a four storey mansard building and extension of basement to the rest of the footprint, retaining the retail unit and office, and accommodating residential units, consisting of 2 x 2B3P flats, 1 x 3B5P maisonette, and 1 x 3B5P townhouse	2

PP Ref	Address	Proposal	Net
		with basement.	
PP/21/04951	65 Elsham Road, W14 8HD	Erection of rear and roof extensions; erection of outbuilding; and conversion of existing house in multiple occupation (HMO) into nine self-contained studio flats.	1
PP/21/05973	3-4, Lansdowne Mews, W11 3AN	Demolition of two existing 2-storey mews houses and the erection of a 3-storey residential building comprising 6 flats.	5
PP/21/05999	86 Kensington Park Road, W11 2PL	Alterations and upward extension to create additional floor containing one additional 1 bed flat.	1
PP/21/06002	14 Cornwall Crescent, W11 1PP	Division of the property into two dwellings, comprising a 2 bedroom lower and upper ground floor maisonette and a 3 bedroom maisonette on the upper three floors.	1
PP/21/06051	42 Gunter Grove, SW10 0UJ	Conversion of 2 flats to provide 6 x self-contained studio apartments.	4
PP/21/07111	Land to the rear of 58 Penywern Road, SW5 9SX	Construction of single-storey dwellinghouse set around a courtyard.	1
PP/21/07133	Land rear of 61 Cambridge Gardens, W10 6JD	Redevelopment of the site; erection of two storey building over basement, comprising commercial floorspace at basement and ground floor and a one bedroom flat at ground and first floor.	1
PP/22/00192	23 Chesterton Road, W10 5LY	Erection of additional mansard floor to top floor flat.	1
PP/22/00221	365 Fulham Road, SW10 9TN	Construction of extension to create additional fourth floor storey; conversion of one bedroom apartment into two bedroom duplex.	1
PP/22/00565	Second Floor Flat, 29 Holland Road, W14 8HJ	Refurbishment of second floor flat, with infill of terrace, creating single storey mansard roof extension to provide new 1 bedroom flat.	1
		<b>Total</b>	<b>68</b>

Figure 6.7: Refusals 1 April 2021 to 31 March 2022 Involving net gain of homes

## 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 As the Council is producing a NLPR, its latest housing trajectory which uses a stepped approach has been published alongside the Publication Policies (Regulation 19). This can be found on this link <https://planningconsult.rbkc.gov.uk/NLPRReg19/consultationHome>.

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<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 19 completions resulted in the net loss of residential units. In total, these completions resulted in the loss of 35 units. This is worse than the previous year, where 16 units were lost.
- 6.27 Of these 35 units:
- 22 were lost as a result of amalgamations, in 18 applications.
  - 13 were lost as a change of use from residential to the Embassy of Azerbaijan.
- 6.28 All of these completed permissions are set out in figure 6.8 below. The figure also includes a brief explanation of why the amalgamation was considered to be appropriate at the time of granting.

Figure 6.8: Completions which have resulted in either the loss of a residential unit or floorspace 2020/22.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/16/02457	Flats 74 and 80, St Mary Abbots Court, Warwick Gardens, W14 8RA	Change of use from two residential flats to one single residential flat (amalgamation of units)	Amalgamation	2	1	-1.0	Permission granted on appeal, the Inspector concluded that the loss of one unit would not have an unacceptable effect on the supply and choice of housing in the Borough.
PP/16/04639	32 Lansdowne Crescent, W11 2NT	Internal and external alterations including erection of replacement single storey rear infill extension in connection with conversion of building from five self-contained flats into a single family dwelling house; Erection of bottle balustrade on rear garden boundary wall facing communal gardens.	Amalgamation	5	1	-4.0	Heritage benefits associated with the development proposal outweighed the harm identified from the loss of housing units and formed a convincing justification for making an exception.
PP/17/04694	237 King's Road, SW3 5EJ	Amalgamation of four dwellings to provide two consolidated units at first and second floors	Amalgamation	4	2	-2.0	The loss of units was outweighed by the low quality of the units to be lost which did not cause any positive

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
							contribution to the housing stock in the Borough. The loss of these substandard units was considered not to be detrimental to the housing stock available.
PP/17/05346	5 Mulberry Walk, SW3 6DZ	Reinstatement as a single residential dwelling from established use as two flats involving replacement of internal doors and window to front elevation. Repairs to rear window.	Amalgamation	2	1	-1.0	The removal of informal subdivision and was found to provide significant heritage benefit and outweigh the loss of one housing unit.
PP/17/07787	11-12 Queen's Gate Place, SW7 5NX	Amalgamation of two dwellings into a single dwelling/house and associated internal works.	Amalgamation	2	1	-1.0	Listed building consent for amalgamation was granted on appeal. The Inspector concluded that the proposed works would preserve the special architectural and historic interest in the Listed building and would not be harmful to its significance.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/18/01814	66 Holland Park, W11 3SJ	Convert basement, ground, first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 external wireless CCTV and bullet proof doors to inside hallway (This application is linked to PP/18/01818 re 4 Kensington Court, London, W8)	COU to Embassy	13	0	-13.0	The proposal was found to provide significant public benefits through the sensitive restoration of Grade II Listed Building, while the loss of housing was partially offset by the reprovision of 10 units at 4 Kensington Court. The loss of remaining units was found acceptable due to the recognised constraints of providing housing standards compliant units which preserve the historic floorplans and fabric of 4 Kensington Court.
PP/18/02117	Ground Floor Flat (south), 74 Kensington Park Road, W11 2PL	Amalgamation of studio and 1-bedroom flat to form one 2-bedroom flat.	Amalgamation	2	1	-1.0	The benefits of proposed amalgamation outweighed the loss of one studio unit of substandard quality which was unlikely to meet Building Regulations.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/18/06660	24 Harrington Gardens, SW7 4LS	Internal alterations including amalgamation of two flats and construction of rear infill extension at first and second floor levels. (Retrospective Application)	Amalgamation	2	1	-1.0	Retrospective application with evidence indicating that amalgamation took place prior to August 2014, when the amalgamation of four or less units did not require planning permission.
PP/19/05671	4 Balliol Road, W10 6LX	Almagamation of Flat A and Flat B to form a single family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/19/06773	5 Chepstow Villas,	Amalgamation of 2nd floor 1-bed flat and 3rd floor 1-bed flat to form 2-bedroomed maisonette with new front entrance located on 1st floor; Replacement sash window in existing dormer to the rear mansard	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/19/07174	277 Kensal Road, W10 5DB	Renovation of building and conversion of 6 flats into 5 flats (allowing for one 4 bedroom flat and	Amalgamation	6	5	-1.0	Amalgamation of two units into one supported by Local

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
		one 3 bedroom flat); structural reinforcement of chimney and addition of dormer extension to top floor flat; replacement of flat roof above flat one.					Plan Policy CH1 (b).
PP/20/01015	Flat 535 and 536, Hurstway Walk, Lancaster West Estate, W11 1WF	Merging of two-bed maisonette flat (536) with adjacent studio flat (535) to create one single three-bed dwelling unit involving no external alterations.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/20/02652	Flat 1, Bedford Gardens Studios, 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.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/21/00650	Second Floor Flat and Third+Fourth Floor Flat, Second and Third/Fourth Floor Flats, 8 Ladbroke Square, W1 3LX	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	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
		unit at main roof level.					
PP/21/01380	29 Wallingford Avenue, W10 6QA	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.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/21/04947	Apartments 2 and 3 at lower ground and ground floor., Flats 2 and 3, Aubrey Lodge, Aubrey Road, W8 7JJ	Amalgamation of Apartment 2 and Apartment 3 at lower ground and ground floor, and the insertion of an entrance door at lower ground floor.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/21/04991	80 and 82 Sirdar Road, W11 4EG	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).	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/21/06266	19 and 19A Denbigh Terrace, W11 2QJ	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/21/07681	103 Campden Hill Road, W8 7TL	Amalgamation of two flats into one.	Amalgamation	2	1	-1.0	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

## 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 2021 and 31 March 2022 £250,000 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 £250,000 was agreed on 21 Pembridge Gardens (PP/21/05204) due to the property’s listed status and relatively small size rendering on-site provision impractical (see paragraph 6.17 to 6.20 of the Officer’s Report<sup>11</sup>). Over the same period, the Council received £2,617,874.
- 6.33 For regulatory reporting purposes the financial contributions received are by 2021/22 financial year as set out above but please note that figure 6.9 sets out the most up to date information beyond 31 March 2022 and until 30 September 2022.

*Figure 6.9: Affordable housing contributions agreed and/or received between 1 April 2021 to 30 September 2022.*

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/Agreed*	Amount Received**
Land To The Rear Of 1 Cluny Mews, And 51-63 Philbeach Gardens	PP/18/00599	12/04/2019	11/11/2021	£1,795,820	£1,951,185

11 [www.rbkc.gov.uk/PP/21/05204](http://www.rbkc.gov.uk/PP/21/05204)

52 Cadogan Square & 30 Clabon Mews	PP/14/00930	14/11/2014	08/06/2022	£1,429,598	£1,789,777
49 Bassett Road	PP/16/01881	03/06/2017	26/07/2022	£325,000	£404,906
Park House, Onslow Square	PP/18/05784	01/02/2019	03/04/2021	£235,000	£260,939
21 Pembridge Gardens	PP/21/05204	17/12/2021	07/06/2022	£250,000	£254,747
201, 203, 205 And 207 Kensington High Street	PP/16/01412	18/01/2017	01/09/2021	£233,558	£237,116
2 Cranley Gardens	PP/19/05441	30/06/2020	08/05/2021	£166,421	£168,634
<b>Totals</b>				<b>£4,435,397</b>	<b>£5,067,304</b>

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

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

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 [Planning Contributions SPD](#) (adopted 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 (2015). This balance will change as more recently granted schemes begin to be delivered.

## **New affordable homes**

### ***Completions***

- 6.37 The 2021-22 completions are made up of a number of minor schemes where the requirement for on-site community homes will not have been triggered by policy. The extra care scheme at Dovehouse Green did not provide any on-site affordable housing or a contribution because at the time this application was determined the extra care housing was deemed to be in a C2 use class as opposed to general residential use (Class C3). It was considered a social and community use and did not trigger the requirement for any affordable housing. The policy has changed since the adoption of the 2019 Local Plan.

### ***Permissions***

- 6.38 Over the monitoring period only one of the 46 residential schemes granted permission were of a scale to trigger the requirement for the provision of affordable housing units. This scheme is 344-350 Old Brompton Road which will provide 23 community homes. This is a decrease from previous year when 46 community homes were secured mainly as a result of the Council's New Homes Delivery Programme sites and particularly from 2019/20 when 191 homes were approved. 186 of which were granted at the 100/100A Cromwell Road site.
- 344-350 Old Brompton Road (PP/21/00272). (includes the provision of 23 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 the following sites, four of which now benefit from planning permission and form Phase 1 of the NHDP: These are all under construction.
- 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 Phase 2 sites which have been consulted on are as follows:
- Silchester Arches (has planning permission)
  - Barlby Road (resolution to grant subject to legal agreement)
- 6.43 The site at Edenham Way has been paused for further consideration and consultation.
- 6.44 Further details of all the sites are available on the Council's [website](#).

## Self-Build and Custom Housebuilding Register

- 6.45 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.
- 6.46 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.
- 6.47 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 6.10 below:

Registered Interest	Individual	Association	Self-build	Custom Build
<b>Total</b>	<b>156</b>	<b>2</b>	<b>106</b>	<b>50</b>

Figure 6.10: The RBKC Self-Build and Custom Housebuilding Register (2022)

- 6.48 This data is correct as of 1 December 2022. On 1 January 2023 the Council is introducing a two part register as well as financial solvency test. Those who live within the Borough and can show that they can afford to buy the land for the self-build will be added to part 1 of the Register. Those who can afford to purchase the land but who don't live within the Borough will be added to part 2. This approach will better reflect the real demand for self/custom build plots in the Borough.

# Employment

## Employment floorspace

<b>Objective:</b>	To provide the business floorspace necessary to meet objectively assessed need
<b>Target</b>	The creation of 60,500 sq. m of additional E(g) class business floorspace by 2043
<b>Related Policies</b>	CF5 Location of Business uses CF6 Creative and Cultural Businesses

### Changes to employment floorspace

- 6.49 On the 1 September 2020 the use classes order changed, with the creation of a wide E class for “*commercial, business and service*” uses. Class E includes offices, shops, restaurants and cafes, as well as nurseries, gyms and a range of medical uses. Planning permission is no longer required for the change of use of one E class to another.
- 6.50 This has significant implications on what we can monitor. We can report on gains or losses to/from E class uses, but not changes within it.
- 6.51 Where the quantum of E class floorspace itself is changing the AMR will, where possible, identify the nature of the E class use affected. This reflects the nature of the data available from the GLA’s Planning London Datahub. It should be noted that any subsequent changes within the E class will not need planning permission.
- 6.52 Storage uses remain within Class B8 and other general industrial uses remain within Class B2.
- 6.53 The monitoring period has seen significant net increase of 11,173 sq. m of office floorspace (completed). This increase is largely due to the completion of two large developments:
- No. 326 Kensal Road (PP/16/02150). The redevelopment of the Saga Centre has resulted in a net increase of 5,324 sq. m of office (E(g)) class floorspace.
  - 127 Kensington High Street. (PP17/01901). The redevelopment of the Boots site has resulted in a mix of uses including a net increase of 5,881 sq. m of office (E(g)) floorspace.
- 6.54 For permissions, there has been a net increase in 8,706 sq. m of office floorspace granted between October 2021 and September 2022. This

includes one permission which included more than 1,000 sq. m of additional office floorspace, PP/21/00471, 63-81 Pelham Street, a mixed-use redevelopment including a net increase of 6,628 sq. m of office floorspace.

- 6.55 Both the recent permissions and the completions reflect the findings of the Council’s Employment Land Study<sup>12</sup> (ELS) and its conclusions that the Borough’s office market remains strong in the short, medium and the long term, with a net demand for an additional 60,500 sq. m office floorspace to 2043. This estimate takes account of the structural changes associated with post Covid-19 need for offices.
- 6.56 The ELS notes that much of this need is already in the development pipeline, estimated in 2020/21 to be 64,176 sq. m. This will be further boosted by the 2021/22 permissions. The recent completions will not alter the pipeline, as will already have been included as permissions, be these “started” or “un-started”.
- 6.57 Figure 6.11 below illustrates the changes in both office completions and permissions since 2010. It also includes the cumulative change (completed) over time. This illustrates that the permissions granted in recent years are now beginning to come forward on the ground. This is at odds with the historical mismatch between permissions and completions, with the former often not translating to completions. On-going monitoring will be required to establish the rate of build out.



Figure 6.11: Net change in office floorspace completions and permissions 2010/11 to 2021/22

<sup>12</sup> [RBKC Employment Land Study \(October 2021\)](#)

6.58 The office completions and permissions data for this monitoring period are summarised in figure 6.12 below. The full dataset is included in Appendices M and N.

	Previous floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
Completions (1 April 2021 to 31 March 2022)			
	20,540	31,783	11,173
Permissions (1 October 2021 to 30 September 2022)			
	4,532	13,236	8,706

Figure 6.12: Office (E(g)) floorspace completions and permissions 2021/22

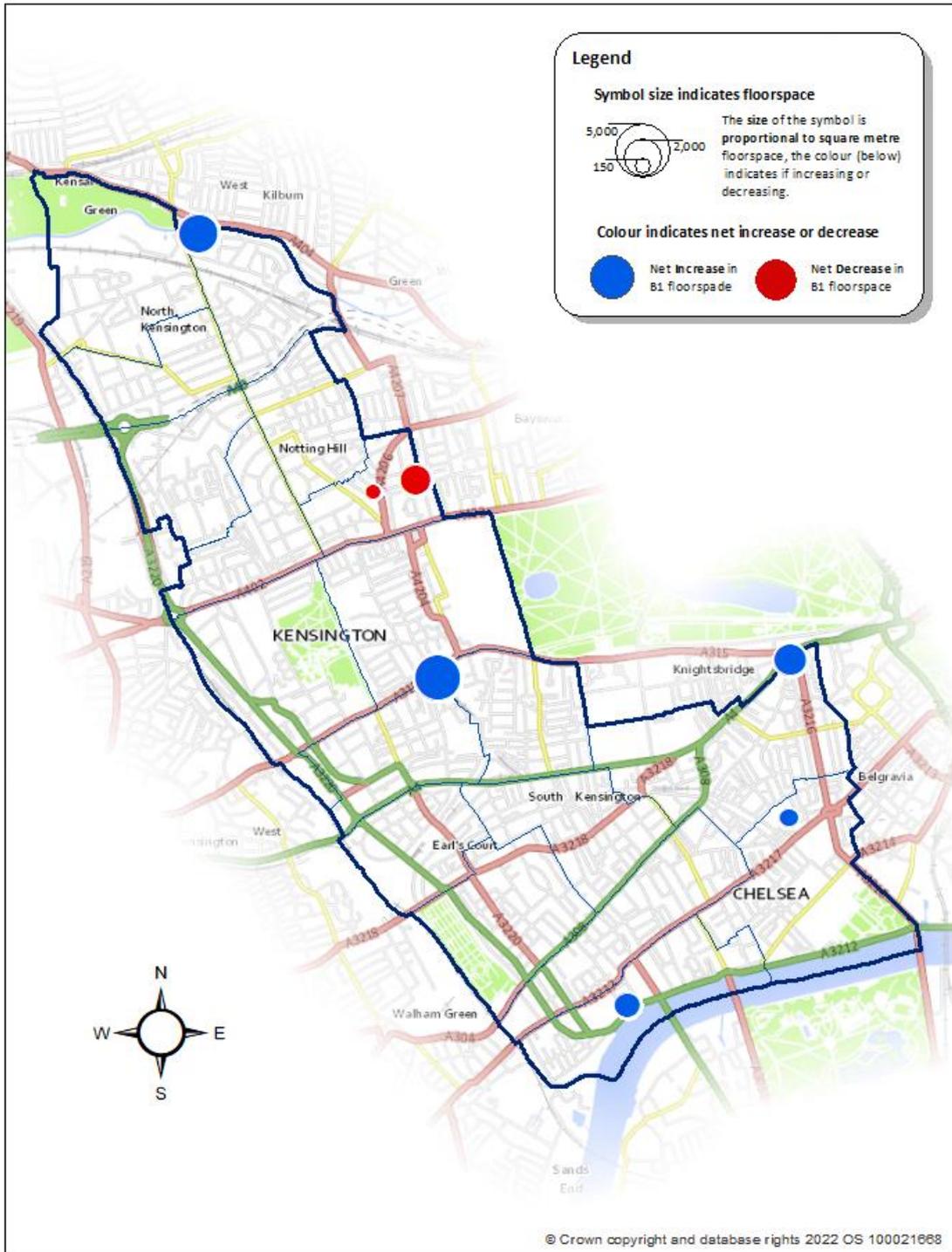
6.59 Over the same period there was a net loss of 830 sq. m of B8 storage space (completed). This related to two properties, and both related to the configuration of existing commercial floorspace, with the former low quality B8 storage space being replaced with Class E(g) office floorspace.

- No. 326 Kensal Road (PP/16/02150). The redevelopment of the Saga Centre has resulted in a net loss of 578 sq. m of storage (B8) floorspace.
- No. 605 and 609 Harrow Road (PP/17/02065). Demolition and re-provision of 252 sq. m of storage space.

	Previous floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
B8 Completions (1 April 2021 to 31 March 2022)			
	830	0	-830
B8 Permissions (1 October 2021 to 30 September 2022)			
	-	-	-

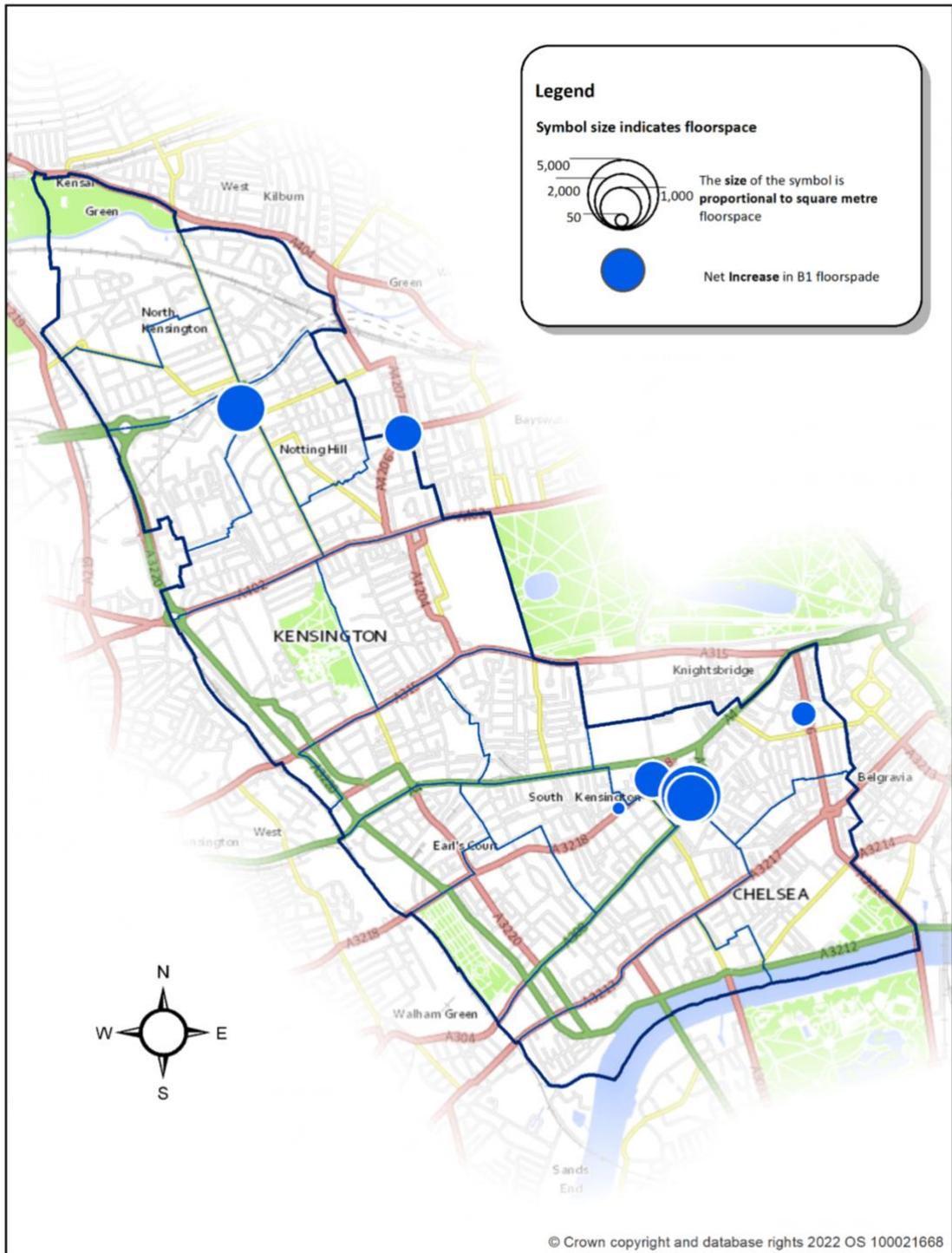
Figure 6.13: Storage (B8) floorspace completions and permissions 2021/22

6.60 Figures 6.14 and 6.15 map the locations where the main changes to office floorspace occurred (completed and permitted). It demonstrates that the Kensal Employment Zone and the Borough's main town centres remain the most attractive areas for new offices.



**B1 Business Use Class Completed floorspace  $\geq$  150 Sq m net change in 2021/22 - Source PLD**

Figure 6.14: Office floorspace (E(g)) completions 2021/22



**B1 Business Use Class Permissions floorspace  $\geq$  50 Sq m net changes in 2021/22 - Source PLD**

Figure 6.15: Office floorspace (E(g)) permissions 2021/22

## Vacancy rates

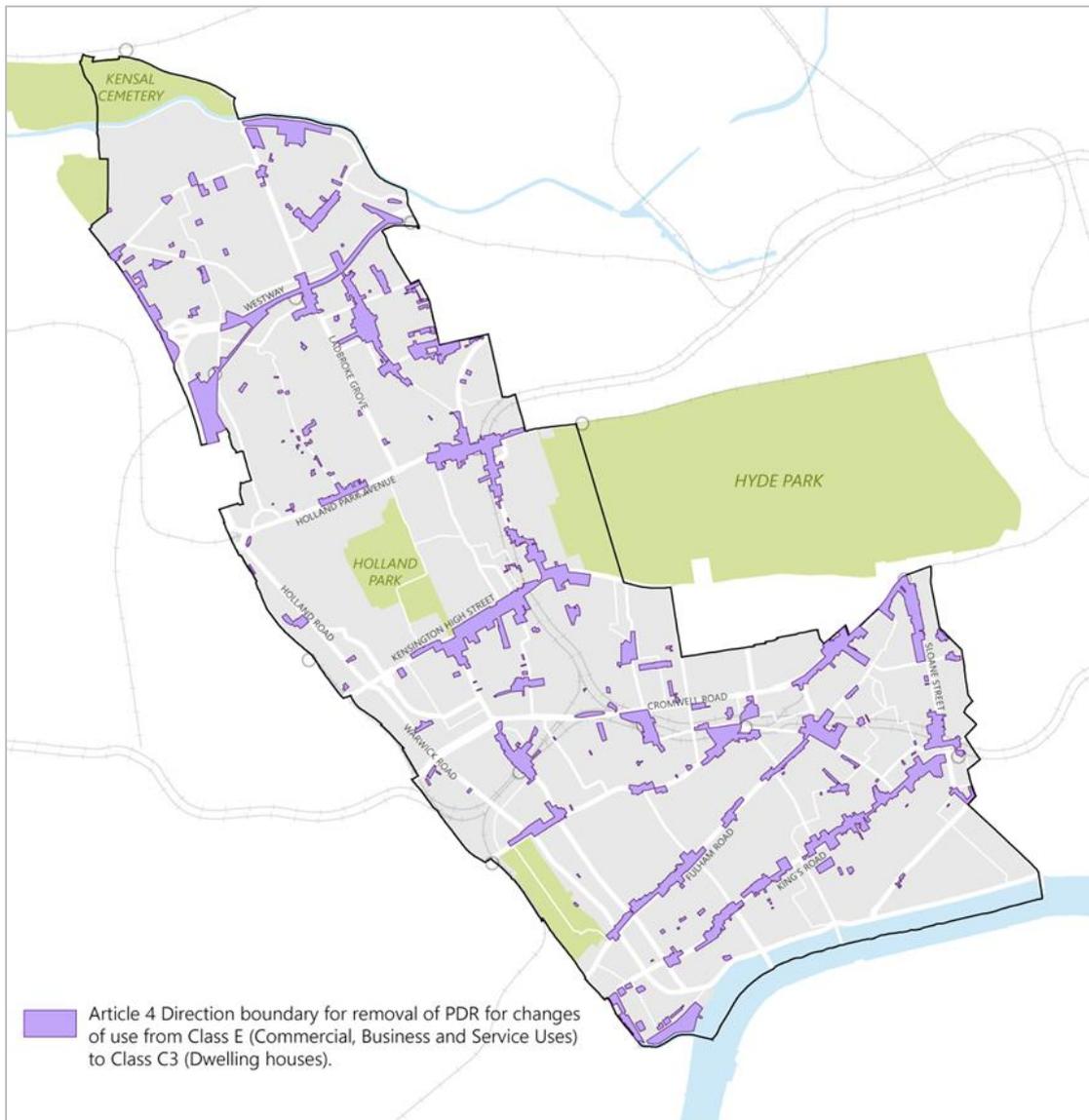
- 6.61 The Council's ELS sets out that the 2021 Borough wide vacancy rate for offices is 5.79%<sup>13</sup>. This is an increase of 2.1% over the previous year, and the highest vacancy rate for the last 10 years.
- 6.62 This is unsurprising in the context of the Covid-19 Pandemic which saw a switch to home working for almost all office-based workers and saw tenants delay decisions on taking new space.
- 6.63 However, the Borough's Employment Land Study does consider the strength of the office market and concludes that these vacancy rates will return to a long-term average of between 5% and 6%. For reference, some vacancy is required for a healthy market with churn and choice, typically 8%.

## Business uses and Article 4 Directions

- 6.64 In August 2022 the Council confirmed an Article 4 Direction to ensure that planning permission would continue to be required for change of use of any E class "*commercial, business or service use*" to residential.
- 6.65 This replaced the existing Direction concerning offices and light industrial uses.
- 6.66 The Council had initially made the direction so that it would cover the entire borough. However, the Secretary of State modified this Direction so that it would, in his view, "*cover as small an area as possible*".
- 6.67 The area covered by the Article 4 Direction is shown in figure 6.16. Whilst it covers just 9.2% of the borough this includes more than 95% of all the Borough's Class E premises. This includes:
- all but a few peripheral parades in our larger town centres;
  - all of the neighbourhood centres save the Billings and Kensington High Street/Warwick Road;
  - the three Employment Zones;
  - the other main concentrations of offices; and
  - isolated creches and medical uses.

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<sup>13</sup> [Employment Land Study, October 2021](#).



**Figure 6.16** *Error! No text of specified style in document.:* The area covered by the Article 4 Direction removing PDR right for the changes of use from Class E to Class C3.

## Retail and other Town Centre uses

### Meeting the need for new retail floorspace

<b>Objective:</b>	To provide the retail and other town centre floorspace necessary to meet the objectively assessed need
<b>Target</b>	The creation of 9,000 sq. m of additional retail floorspace across the Borough by 2043.
<b>Related Policies</b>	CK2 Local Shopping and other facilities which Keep Life Local CF1 Location of New Shop Uses CF2 Retail Development within Town Centres

- 6.68 The Council commissioned consultants Urban Shape/Regeneris to carry out a Retail and Leisure Needs Assessment (RLNA)<sup>14</sup> to help inform the production of the NLPR. The RLNA concludes that there is no need for additional comparison goods floorspace to 2043, but a modest need of 8,900 sq. m for additional convenience floorspace over the same period.
- 6.69 The target has been changed accordingly.
- 6.70 In the same way as it is now difficult to monitor changes within the class E business uses, the changes to the use classes order in September 2020 means it is no longer possible to monitor changes in retail floor space as we have in the past. Former A1, A2 and A3 uses subsumed into a single use class.
- 6.71 For the purposes of this AMR, we (through the Planning London Datahub) have, where possible, assigned the old use class to the data that we have to allow direct comparison with the previous years.

Current use class	Former use class	
Class E(a)	A1	Shops
Class E(b)	A3	Restaurants and cafes
Class E(c)	A2	Financial and professional
Class E(d)	D2	Indoor sport and recreation

<sup>14</sup> [RBKC Retail and Leisure Needs Assessment February 2022.](#)

Class E(e)	D1	Medical and health
Class E(f)	D1	Creche and day nursery
Class E(g)	B1	Business (offices and light industrial)

Figure 6.17: Comparison of the town centre uses before and after the introduction of Class E Use Class.

- 6.72 In 2021/22 there appears to have been a net increase of 833 sq. m Class E(a) retail floorspace completed. This would be the first time there has been a net increase since at least 2016/17. Permissions for 2021/22 include a net loss of 1,708 sq. m.
- 6.73 However, both figures should be treated with some caution as they will not reflect the loss/gain to/from other E class uses, changes likely to make up a significant proportion of all changes. The Council notes that the change of use from a shop (former A1) to a restaurant (former A3) is likely to be widespread, but a change that is no longer “development” and therefore no longer considered by the Council. In addition, the Council notes that this figure may be inflated (when compared to previous years) as it will include net gain associated with extensions or redevelopment which do still require planning permission.
- 6.74 For the same reasons the changes within E(b) (financial and professional services) and E(c) cafes and restaurants should also be treated with caution.
- 6.75 Given the changes to the E class, the Council will consider whether monitoring changes to E class floorspace in this way remains useful, or whether measuring the change to the number of different town centre units, as per the following sections, is now more valuable.
- 6.76 Figures 6.18 and 6.19 set out the net changes for the main town centres uses, permissions and completed. The full dataset for these uses is included in Appendices C to J.

	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	11,569	12,402	833
A2 / E(b)	-	-	-
A3 / E(c)	166	736	570
A4 / Sui Generis	0	77	77
A5 / Sui Generis	0	0	0

Figure 6.18: Retail floorspace completions April 2021 to 31 March 2022

Use	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	2,829	1,121	-1,708
A2 / E(b)	131	0	-131
A3 / E(c)	91	1,867	1,776

Figure 6.19: Retail floorspace permissions 1 October 2021 to 30 September 2022

6.77 Figure 6.20 considers the net change of retail overtime. With the caveats concerning monitoring of the E class firmly in mind, the modest increase in completed retail floorspace in 2021/22, and loss permitted over the same period, is indicative of modest fluctuations as town centres seek to evolve, in the context of a Borough when the demand and supply for retail floorspace is broadly in balance.

If the need for additional retail floorspace identified to 2043 by the RLNA was 8,900 sq. m, then the completion of the 833 sq. m in 2021/22 would bring this nominal figure down to 8,100 sq. m. However, care should be taken given the creation of the E class does mean that loss of some retail floorspace to other uses will not be reported.

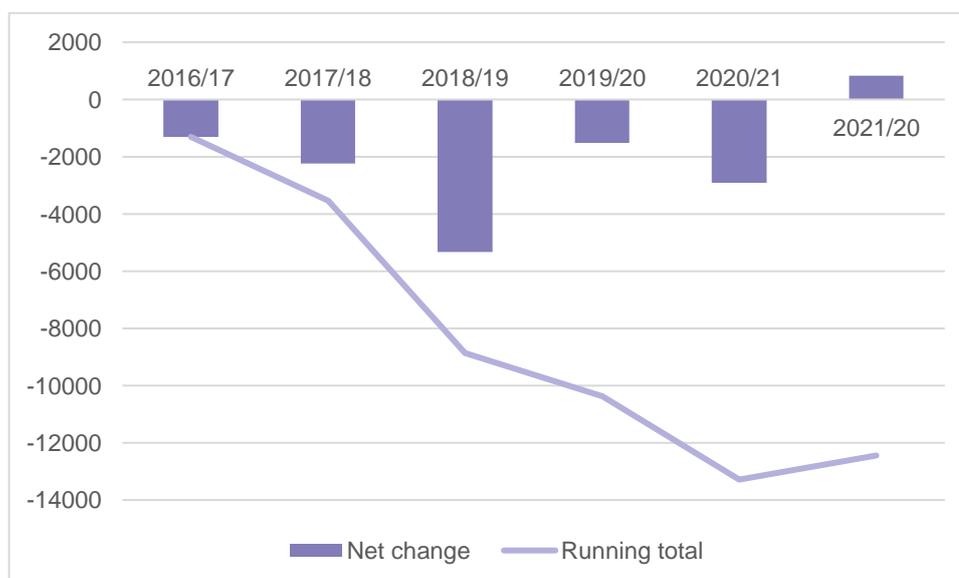


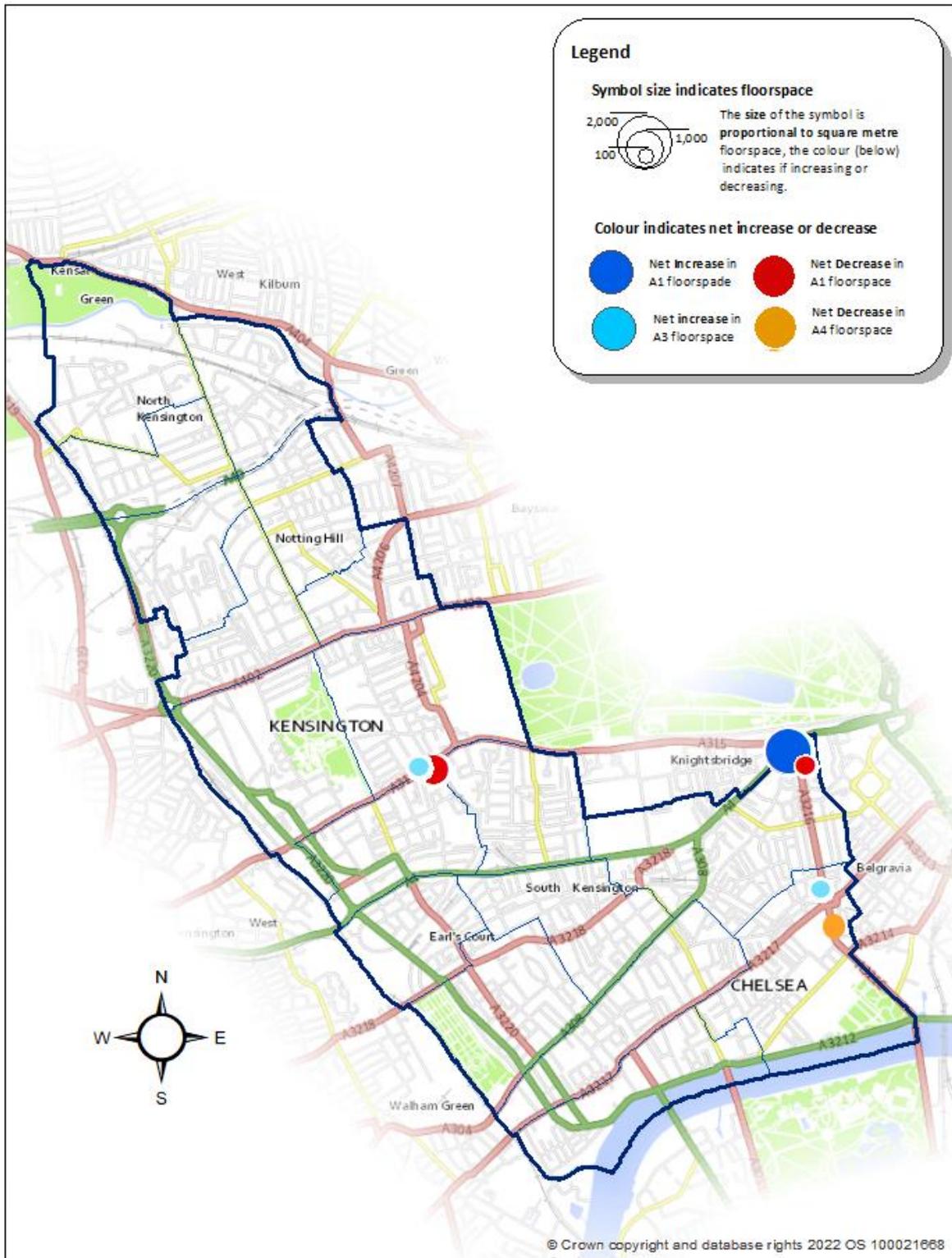
Figure 6.20: Net change in retail floorspace (completed) 2016/17 to 2021/22, as identified by the Planning London Datahub.

6.78 The Borough's Article 4 direction means that planning permission will continue to be required for changes of use to residential for 95% of the Borough's E class premises. This figure will be even greater for our town centres, with all but a very few peripheral parades covered by the Article 4 Direction. This allows any change of use can be monitored in the usual way. Future monitoring reports will also consider those E class uses permitted through the alternative system of prior approval.

## Location of new retail uses

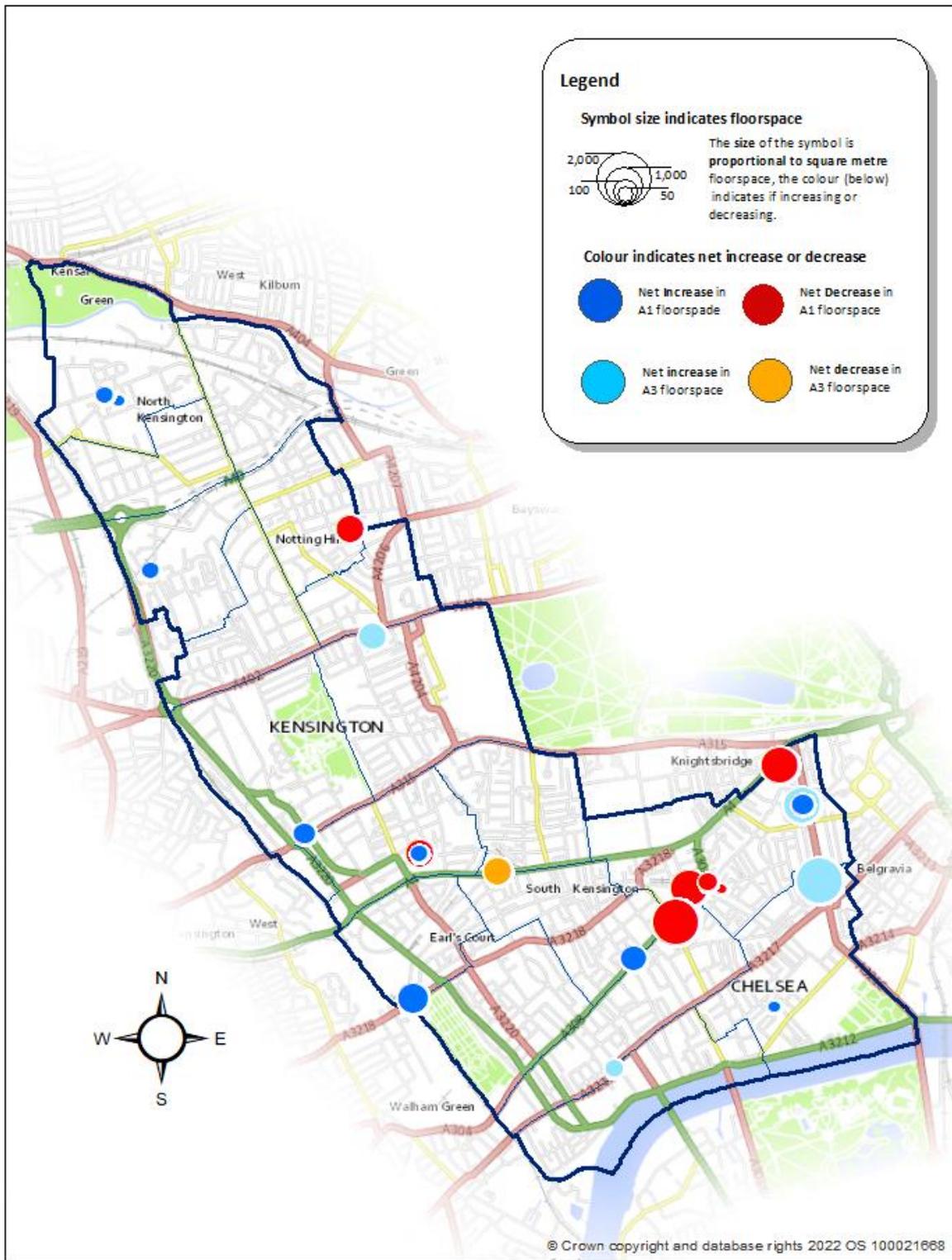
<b>Objective:</b>	To ensure vital and viable town centres through a town centre first approach to new retail floorspace
<b>Target</b>	None
<b>Related Policies</b>	CF1 Location of New Shop Uses

- 6.79 The locations of the newly created town centre floorspace (completed and permitted) are shown in figures 6.21 and 6.22 below. This includes changes to retail and restaurant floorspace. These show that, as expected, the majority of changes of retail uses takes place within the Borough's town centres.



**A1 A3 and A4 Use Class Completed floorspace  $\geq$  50 Sq m net change in 2021/22 - Source PLD**

Figure 6.21: Retail (A1), Restaurant and cafes (A3) and Drinking Establishments (A4) completions (2021/22)



**A1 and A3 Use Class Permissions floorspace net change in 2021/22 - Source PLD**

Figure 6.22: Retail (A1) and Restaurant and cafes (A3) permissions (2021/2022)

## Vitality of town centres

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

6.80 The Local Plan 2019 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 Whilst the E class means that a Council can no longer use planning powers to control that mix, it does allow our centres to evolve organically, and as the market sees fit.

6.82 We can monitor the makeup of our centres through our ongoing annual town centre surveys. Following a Covid-19 related break in the town centre surveys for 2020 and 2021 this AMR reports on the recently completed 2022 town centre survey.

6.83 A map of ground floor land uses within the town centres, based on the 2022 survey, is available on the [Council's website](#).

## Vacancy rates

6.84 Vacancy rates are a useful indication of the health of a town centre. Figure 6.23 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres between 2016 and 2022. The rate for 2016 – 2019 and 2022 have been informed by the Council's town centre surveys, whereas the rate for 2021 is from the Council's Retail and Leisure Needs Assessment only. The RLNAs is available to view on the Council's website.<sup>15</sup> There was no data for 2020.

6.85 The Council has taken a slightly different approach when recording vacancy rates since 2018. In order to better reflect the health of a centre we have distinguished between vacant units in the traditional sense of the word and units which are currently under development/ being actively fitted out. The

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<sup>15</sup> Retail and Leisure Needs Assessment (January 2022)

former (when at higher levels) suggest a weakness in a centre. The latter does not. To the contrary active redevelopment suggests investment and growth.

6.86 1.9% of the units within our larger centres are currently being “redeveloped”.

6.87 The 2021 vacancy figures should be treated it a degree of caution as they have been collated through a desk top exercise rather than through an in-person Borough-wide survey. They may not be directly comparable.

Centre	2016	2017	2018	2019	2021 (RLNA)	2022 Vacant	2022 Redev't
Brompton Cross	11.1%	15.9%	11.7%	14%	5%	17.6%	1.2%
Earl's Court Road	2.7%	2.7%	5.5%	7.1%	5.6%	9.5%	0.7%
Fulham Road (West)	2.7%	4.5%	7.1%	2.7%	9.9%	2.7%	-
Kensington High Street	13.6%	10.8%	9.1%	8.2%	8.3%	12.6%	5.3%
King's Road (East)	6.7%	7.2%	3.7%	5.6%	12.2%	5.7%	2.2%
King's Road (West)	5%	7.9%	10.3%	4.1%	9.9%	3.1%	2.5%
Knightsbridge	9.4%	16.1%	10.1%	12.9%	12.7%	14.2%	6.5%
Notting Hill Gate	6.6%	9%	6.5%	7.5%	17.1%	7.7%	3.3%
Portobello Road	5%	5.8%	6.5%	5.6%	11.2%	11.8%	1.3%
South Kensington	4.4%	2.4%	5.3%	4.3%	8.4%	6.6%	0.2%
Westbourne Grove	7.1%	5%	4.6%	1.4%	11%	14%	-
<b>Average</b>	<b>7.8%</b>	<b>8.7%</b>	<b>7.4%</b>	<b>7.3%</b>	<b>10.1%</b>	<b>10.4%</b>	<b>1.9%</b>

Figure 6.23: Vacancy rates in Higher Order Town Centres 2014 - 2022

6.88 However, whilst higher than they have been, the Borough's vacancy rates are very similar to the London-wide average of 10.7%. They remain significantly below the national average for high street vacancy rate for 2022 of 14.1%.<sup>16</sup> This indicates that our larger centres remain vital and viable places which continue to serve the needs of our residents and to attract visitors from further afield.

6.89 The Council notes that the increase in vacancies is particularly pronounced in the Portobello Road, with a rise from 5.6% in 2019 to 11.8%. Vacancy rates in Brompton Cross and Westbourne Grove are also significantly higher

<sup>16</sup> Local Data Company Retail and Leisure Market Update H1 2022

than the London average. Perhaps significantly, these are all centres which have a particular reliance on the international visitor. Ongoing monitoring will establish whether this is a one off, a temporary increase associated with the decline in visitors associated with the Covid-19 pandemic, or the result of longer-term structural changes.

6.90 Figure 6.24 sets out the 2019 vacancy rates for the Borough's neighbourhood centres.

Neighbourhood Centre	Total Units	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022
All Saints' Road	42	3	2	5	9	11.0
Barlby Road	6	33	43	13	14	16.6
Chelsea Manor Street	10	10	0	0	0	10
Clarendon Cross	19	11	6	6	6	5.2
Cromwell Road Air Terminal	25	0	0	0	0	4
Earl's Court Road (North)	17	6	0	0	0	11.7
Elystan Street	45	7	4	4	11	11.1
Fulham Road (Brompton Cemetery)	18	5	11	6	17	16.6
Fulham Road (Old Church Street)	36	13	15	18	9	5.5
Gloucester Road (North)	60	2	2	3	3	8.3
Gloucester Road (South)	49	0	0	0	0	6.1
Golborne Road	114	12	12	11	18	24.5
Golborne Road (North)	14	7	2	0	14	21
Holland Park Avenue	54	2	2	4	2	7.4
Holland Road	13	8	8	8	8	7.6
Kensington High Street (West)	6	0	0	0	0	15
Kensington High Street/ Warwick Road	6	-	-	0	0	11.1
Ladbroke Grove (North)	15	6	0	0	13	21.4
Ladbroke Grove Station	46	4	11	7	9	13.4
Latimer Road Station	11	-	-	23	10	18.1
Lower Sloane Street	29	9	14	10	7	0

Neighbourhood Centre	Total Units	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022
Lowndes Street	12	0	0	0	17	25
Napier Road	7	0	0	0	0	14
North Pole Road	23	17	17	13	13	13
Old Brompton Road (East)	24	4	0	8	4	12.5
Old Brompton Road (West)	76	9	8	14	14	13.1
Pembroke Road	14	7	7	0	0	14.2
Pont Street	12	0	0	0	0	8.3
Sloane Avenue	12	0	8	0	0	0
St. Helen's Gardens	12	17	17	25	17	25
Stratford Road	21	5	11	11	11	0
Talbot Road	17	-	-	4	-	5.8
Thackery Street	24	0	8	4	4	12.5
The Billings	14	20	15	13	21	7.1
Walton Street	19	5	17	6	5	10.5
Westbourne Park Road	12	45	34	27	17	16.6
World's End	55	10	2	4	2	3.7
<b>Total –</b>	<b>999</b>	<b>7.2%</b>	<b>7.2%</b>	<b>6.6%</b>	<b>7.8%</b>	<b>11.4%</b>

Figure 6.24: Vacancy rates in Neighbourhood Centres 2016 - 2022<sup>17</sup>

## Mix of uses within town centres

- 6.91 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres has previously been considered to be an essential element of a successful centre. However, the recent reforms 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, with individual uses being more immediately reflective of market forces. This flexibility may have its own benefits, as will allow landowners to keep properties occupied without a need to apply for planning permission. It will allow operators to carry out their business as they would wish, and not contained by the requirements of the planning system.

<sup>17</sup> Some centres were only designated in the 2019 Local Plan and were not surveyed until 2019.

6.92 Figure 6.25 sets out the proportion of different retail uses by each of the Borough's centres for 2022. Figure 6.26 compares this data (by level of centre) over time.

Figure 6.25: Use class by town centre, 2022.

	E(a) - Shop	E(b) - Restaurant and Café	E(c) - Financial and Professional services	E(d) - Indoor Sport, Recreation or Fitness	E(e) - Medical or Health Services	E(f) - Creche, Day Nursery or Day Centre	E(g) - Business	F1 - Learning and non-residential institutions	F2 – Local Community	SG - Sui Generis (Others)
<b>Higher Order Town Centre</b>	<b>53.9%</b>	<b>16.4%</b>	<b>4.8%</b>	<b>0.8%</b>	<b>1.3%</b>	<b>0.1%</b>	<b>2.0%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>4.6%</b>
Brompton Cross	59.9%	8.8%	2.7%	0.5%	0.0%	0.0%	2.7%	0.0%	0.5%	2.7%
Earl's Court Road	41.5%	21.1%	8.2%	1.4%	4.8%	0.0%	2.0%	0.0%	0.0%	9.5%
Fulham Road (West)	51.3%	19.5%	7.1%	0.0%	2.7%	0.9%	1.8%	0.9%	2.7%	7.1%
King's Road (West)	63.6%	16.5%	2.5%	1.7%	2.5%	0.8%	0.0%	0.0%	0.0%	3.3%
Notting Hill Gate	50.4%	14.7%	7.7%	1.5%	1.8%	0.4%	1.5%	0.0%	0.0%	5.5%
Portobello Road	58.4%	17.0%	2.6%	0.3%	0.0%	0.0%	0.7%	1.0%	0.3%	6.6%
South Kensington	40.3%	32.2%	4.3%	0.9%	0.9%	0.0%	1.4%	0.0%	0.0%	7.1%
Knightsbridge	52.6%	12.6%	3.6%	0.0%	0.8%	0.0%	4.0%	0.0%	0.0%	2.4%
Kensington High Street	49.2%	16.0%	7.3%	0.8%	1.7%	0.0%	1.7%	0.3%	0.3%	3.1%
King's Road (East)	67.3%	11.4%	2.5%	1.0%	0.6%	0.0%	3.2%	1.0%	0.0%	2.2%
Westbourne Grove	74.4%	5.8%	3.5%	1.2%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Neighbourhood Centre</b>	<b>52.5%</b>	<b>12.9%</b>	<b>6.4%</b>	<b>0.4%</b>	<b>2.7%</b>	<b>0.3%</b>	<b>2.2%</b>	<b>0.6%</b>	<b>0.1%</b>	<b>6.5%</b>
All Saints Road	40.5%	11.9%	2.4%	0.0%	4.8%	0.0%	4.8%	0.0%	0.0%	9.5%
Barlby Road	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%
Chelsea Manor Street	70.0%	10.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Clarendon Cross	73.7%	0.0%	0.0%	0.0%	0.0%	0.0%	5.3%	0.0%	0.0%	5.3%
Cromwell Road Air Terminal	20.0%	20.0%	8.0%	0.0%	0.0%	0.0%	8.0%	4.0%	0.0%	4.0%
Earl's Court Road (North)	47.1%	11.8%	5.9%	0.0%	5.9%	0.0%	5.9%	0.0%	0.0%	5.9%
Elystan Street	71.1%	8.9%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%
Finborough Road	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%
Fulham Road (Brompton Cemetery)	44.4%	16.7%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	16.7%
Fulham Road (Old Church Street)	80.6%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%
Gloucester Road (North)	53.3%	25.0%	6.7%	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	3.3%
Gloucester Road (South)	36.7%	28.6%	14.3%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	8.2%

Golborne Road	51.8%	15.8%	0.0%	0.0%	0.9%	0.0%	4.4%	0.9%	0.9%	1.8%
Golborne Road (North)	35.7%	21.4%	0.0%	0.0%	7.1%	0.0%	0.0%	14.3%	0.0%	0.0%
Holland Park Avenue	59.3%	5.6%	13.0%	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	1.9%
Holland Road	30.8%	23.1%	0.0%	0.0%	23.1%	0.0%	0.0%	0.0%	0.0%	15.4%
Kensington High Street/Warwick Road	33.3%	16.7%	0.0%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	16.7%
Ladbroke Grove (North)	42.9%	7.1%	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%	0.0%	28.6%
Ladbroke Grove Station	41.3%	15.2%	10.9%	0.0%	2.2%	0.0%	0.0%	2.2%	0.0%	17.4%
Latimer Road Station	36.4%	0.0%	9.1%	0.0%	0.0%	0.0%	9.1%	0.0%	0.0%	27.3%
Ledbury Road	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lower Sloane Street	58.6%	20.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%
Lowndes Street	58.3%	8.3%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Napier Road	71.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%
North Pole Road	60.9%	0.0%	4.3%	0.0%	0.0%	0.0%	4.3%	0.0%	0.0%	8.7%
Old Brompton Road (East)	33.3%	20.8%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.8%
Old Brompton Road (West)	39.5%	11.8%	10.5%	1.3%	7.9%	0.0%	3.9%	0.0%	0.0%	5.3%
Pembroke Road	21.4%	7.1%	28.6%	0.0%	7.1%	21.4%	0.0%	0.0%	0.0%	0.0%
Pont Street	66.7%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sloane Avenue	41.7%	8.3%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
St. Helens Gardens	50.0%	8.3%	8.3%	0.0%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Stratford Road	61.9%	14.3%	9.5%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	9.5%
Talbot Road	47.1%	5.9%	0.0%	5.9%	5.9%	0.0%	11.8%	0.0%	0.0%	5.9%
Thackery Street	45.8%	12.5%	16.7%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%	0.0%
The Billings	42.9%	0.0%	21.4%	0.0%	7.1%	0.0%	7.1%	0.0%	0.0%	14.3%
Walton Street	68.4%	15.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.3%
Westbourne Park Road	50.0%	16.7%	0.0%	0.0%	0.0%	0.0%	16.7%	0.0%	0.0%	0.0%
Worlds End	71.7%	11.3%	1.9%	0.0%	5.7%	0.0%	0.0%	0.0%	0.0%	5.7%
All	53.4%	15.2%	5.4%	0.7%	1.8%	0.2%	2.1%	0.4%	0.2%	5.2%

	2016	2017	2018	2019	2022
Shops	57.7%	57.2%	55%	54%	53.4%
Finance and professional services	8.2%	6%	6.4%	6.2%	5.4%
Restaurants/ Cafes	14.5%	14.5%	14.2%	14.3%	15.2%
Drinking Establishments	2%	1.6%	1.8%	1.1%	1.7%
Hot Food take-away	1.3%	0.6%	1.2%	2.3%	1.1%

Figure 6.26: Class A ground floor units within designated centres (2016 to 2022)

6.93 The freedoms offered by the E class “commercial, business and service use” does mean that the mix of uses within our town centres may change over time as some landowners seek to maximise the value of their assets. However, the data would suggest that this has yet to occur across the Borough and the mix of uses has not changed significantly over time. The retail core of the Borough’s centres remains largely unchanged at 53.4%, with a modest uplift in restaurants, from 14.3% to 15.2%.

## Character and Diversity

6.94 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to record the number of independent and multiple retailers within a given centre. This balance does give an indication of the particular character of that centre. Figure 6.27, below, includes figures for the Borough’s Higher Order Centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units.

6.95 This figure has remained broadly static over time. However, the proportion of multiples does appear to have declined since 2019. This may be a reflection of the restructuring of our centres providing an opportunity for smaller chains or independent operators.

Centre	2014	2015	2016	2017	2018	2019	2022
Brompton Cross	22%	19%	18%	18%	18%	24%	20%
Earl’s Court <sup>18</sup>	-	-	-	-	32%	33%	27%
Fulham Road (West)	28%	28%	29%	27%	27%	28%	28%
Kensington High Street	50%	49%	47%	45%	37%	42%	32%
Kings Road East	47%	46%	47%	49%	52%	58%	50%

<sup>18</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.

Kings Road West	25%	24%	24%	22%	18%	21%	18%
Knightsbridge	42%	38%	37%	34%	36%	45%	38%
Notting Hill Gate	28%	26%	26%	23%	23%	26%	23%
Portobello Road	15%	14%	14%	13%	12%	13%	12%
South Kensington	30%	25%	25%	27%	25%	32%	22%
Westbourne Grove	-	31%	32%	33%	30%	34%	26%
<b>Total</b>	35%	34%	32%	31%	30%	34%	27%

Figure 6.27: Multiple retailers by Higher Order Centre, 2014 to 2022

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

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

- 6.96 The primary function of the Borough's Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/ magazines and confectionery.
- 6.97 Figure 6.28 sets out the proportion of units within each level centre which serve a local convenience function. The figure for the all our centres as a whole is 7.1%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	5.4%
Neighbourhood	11.2%
Total (all our centres)	7.1%

Figure 6.28: Convenience function of the Borough's centres (2022)

## 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>19</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 6.29 and 6.30 sets out the net change in hotel bedrooms both permitted and completed. The full data set is included in Appendices O and P.

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	0	11	11

Figure 6.29: Class C1 (Hotel) bedrooms permissions 1 April 2021 to 30 September 2022

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	6	-6	-6

Figure 6.30: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2020 to 31 March 2021

- 6.103 There was an increase of 11 hotel bedrooms permitted and a loss of 6 bedrooms completed. These figures are not significant.

<sup>19</sup> [Projections of demand and supply for visitor accommodation in London to 2050. GLA Economics, Working Paper 88](#) (April 2017).

## Social and community uses

<b>Objective:</b>	Ensure that social and community uses are protected and enhanced throughout the Borough.
<b>Target</b>	None
<b>Related Policies</b>	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 6.31 below sets out the principal changes.

6.105 In addition, the Council includes hospitals, boarding schools and care homes, all C2 uses, as social and community uses.

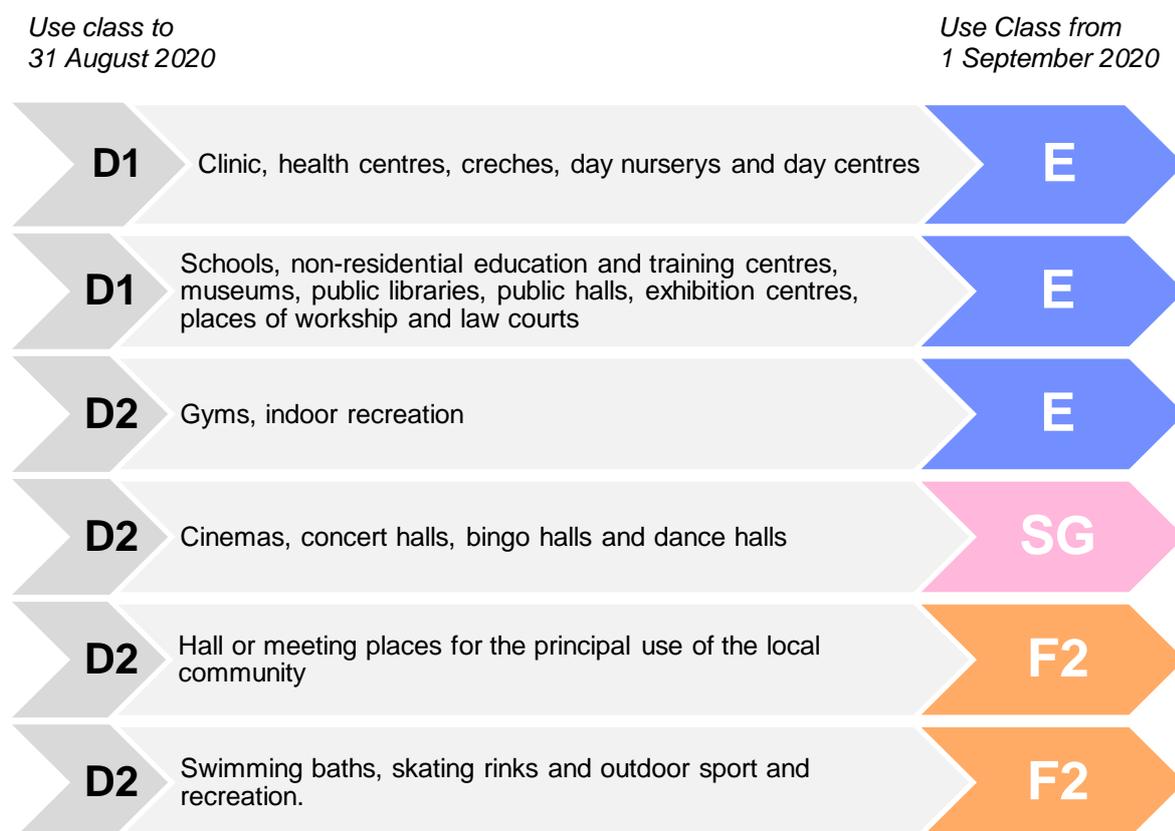


Figure 6.31: Changes to the Use Classes Order 2020

## Change of use of Social and Community Uses

6.106 Figures 6.32 and 6.33 below 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, as far as possible, assigned the new E classes to the old use class to the data – i.e. D1 and D2 uses.

6.107 The D1 completions result in a net loss of 144 sq. m of floorspace. The D2 completions also result in a net loss of 92 sq. m. Neither figure is significant. This may reflect the new E class order, and that changes to within the E class no longer require planning permission.

6.108 In terms of permissions, there is a net increase of 80 sq. m of D1 floorspace. This includes three very modest extensions to existing schools, the St Francis, St Cuthbert and Marlborough Primary Schools. Again, this figure is not significant.

6.109 In terms of D2 permissions, there is a net loss of 1,271 sq. m of D2 uses. This relates to the development of Nos. 63-81 Pelham Street (PP/21/00471) which includes the loss a large gym, and its re-provision within the basement.

6.110 The monitoring year has seen a net increase in 9,910 sq. m of C2 uses permitted. This relates to three significant permissions:

- PP/21/07660: No. 65-67 Queen’s Gate, SW7. Change of use to boarding school. This includes reaching facilities and accommodation. 4,287 sqm.
- PP/22/03391: No. 169 Fulham Road. Change of use from retail and offices to medical use.
- PP/21/06400: Avon House, Allen Street. Re- development of site to re-provide existing care home, including a net increase of 1,701 sq. m to 3,248 sq. m.

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions	92	172	80
D2 Assembly and Leisure	0	- 1,271	-1,271
C2 Residential institutions <sup>20</sup>	1,547	8,457	6,910

Figure 6.32: D1,D2 and C2 floorspace permissions 1 October 2021 to 30 September 2022

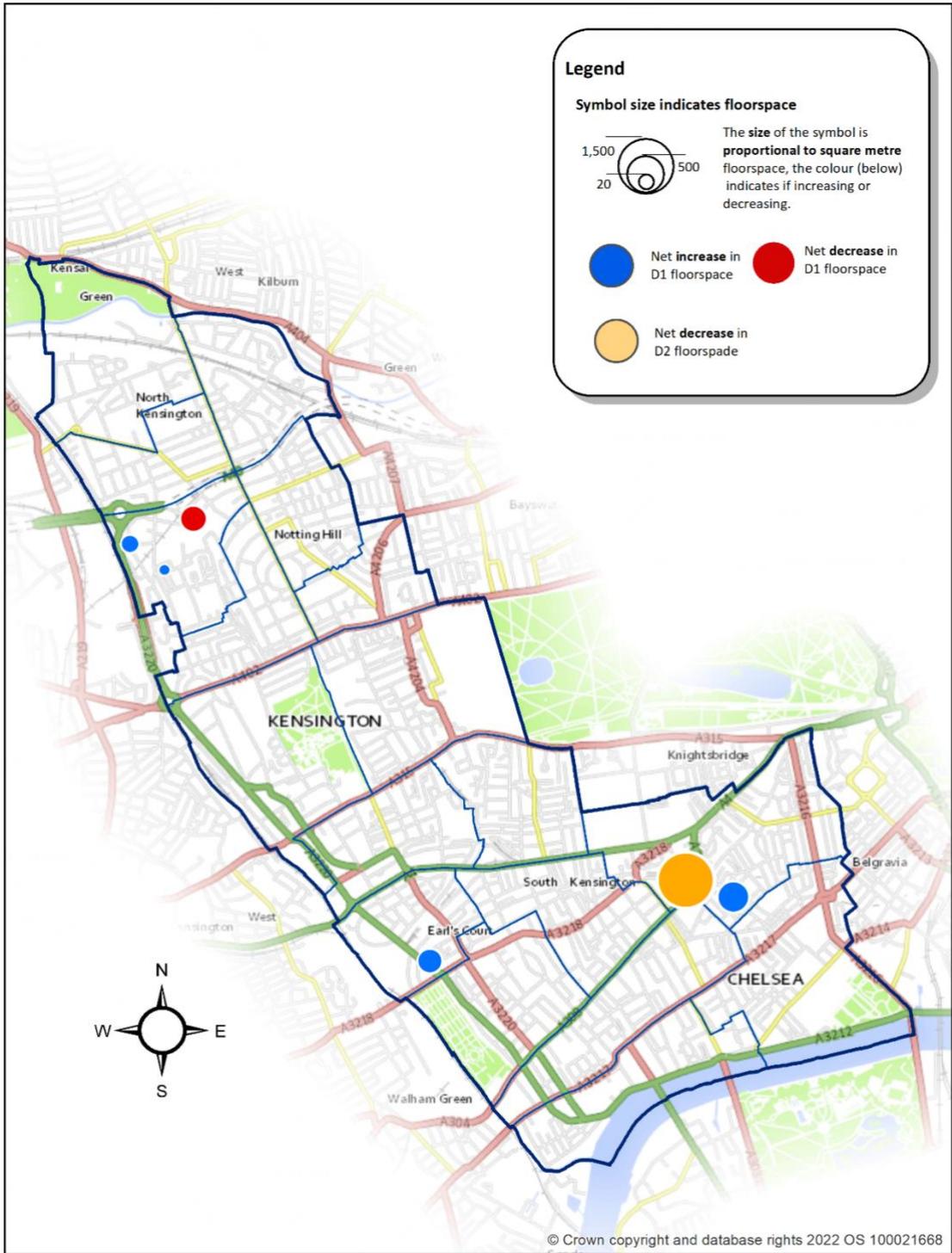
<sup>20</sup> This includes hospitals and boarding schools. Care homes are also a C2 use but considered elsewhere in this AMR.

	<b>Existing floorspace (sq. m)</b>	<b>Proposed floorspace (sq. m)</b>	<b>Net floorspace (sq. m)</b>
D1 Non-residential institutions – completions	144	0	-164
D2 Assembly and Leisure – completions	92	0	-92
C2 Residential institutions- Medical and hospitals only	-	-	-

*Figure 6.33: D1, D2 and C2 floorspace completions 1 April 2021 to 31 March 2022*

6.111 The full dataset is included as Appendices Q to V.

6.112 The Council has mapped the main proposals which have included a change of D1, D2 and C2 social and community uses as permitted. This is set out in figure 6.34 below. We haven't mapped the completions data as only three schemes were completed with the total loss of 256 sq. m.



**D1 and D2 Use Class Permissions floorspace in Sq m net change - 2021/22 Source PLD**

Figure 6.34: D1, D2 and C2 permissions (2021/22)

## 7. Assets of Community Value

- 1.1 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.
- 1.2 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.
- 1.3 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection expires.
- 1.4 The Borough’s list of Assets of Community Value (as of 1 December 2022) is set out in figure 7.1 below. This list is constantly updated and can be viewed on the [Council’s website](#).

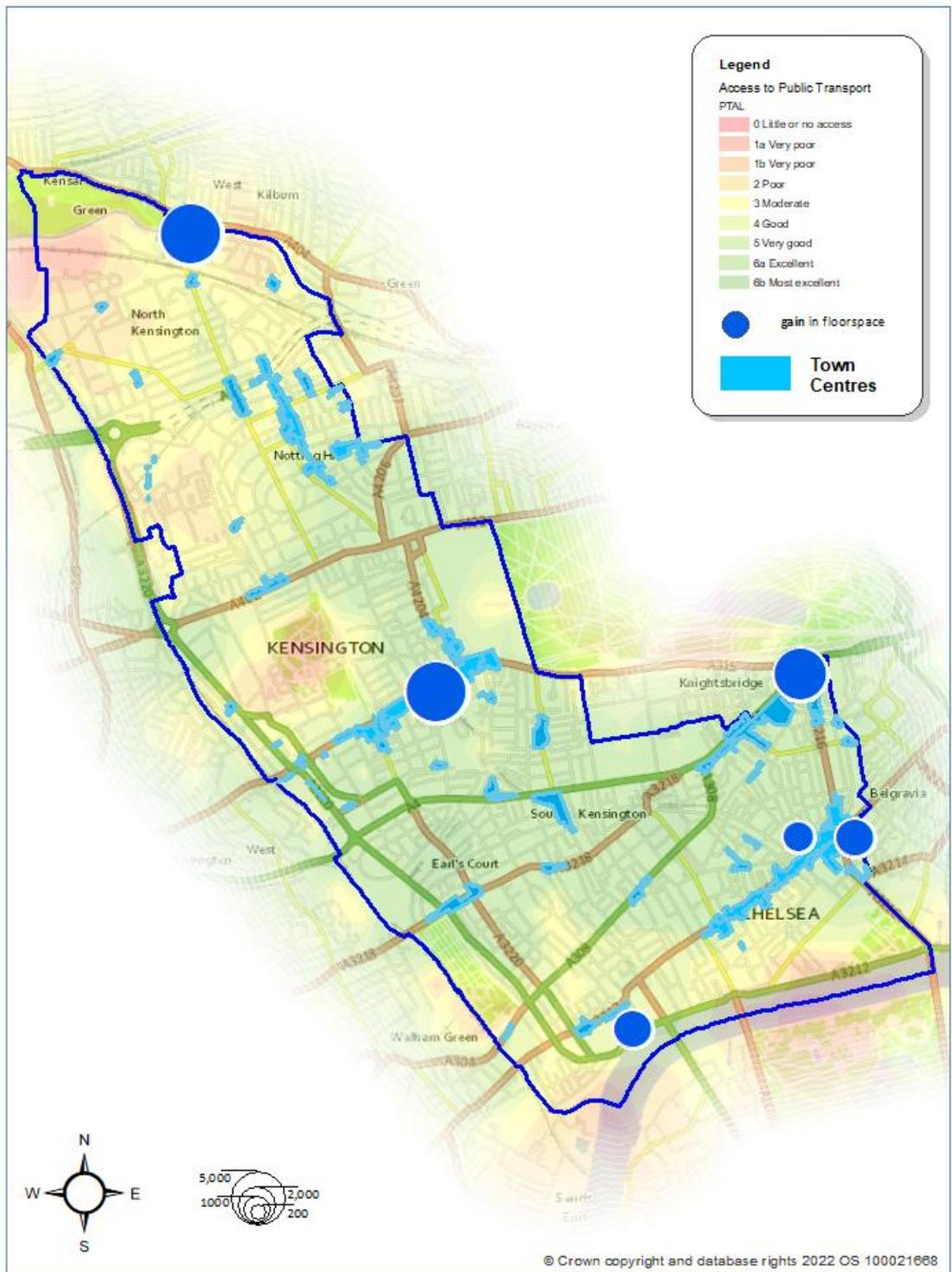
Name of property	Address	Nominating Community Interest Group	Date added to list
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	01/04/19
Ground floor community rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	21/08/2019
The Ariadne 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 7.1: Assets of Community Value (December 2022)

## 8. Transport

<b>Objective:</b>	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.
<b>Target</b>	None
<b>Related Policies</b>	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 current 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 8.1 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 and B class business uses.



**High trip generating town centre uses completed floorspace  $\geq 120$  sq m in 2021/22 - source PLD**

Figure 8.1: High trip generating town centre uses completed floorspace and PTAL Levels

## 9. Basements

<b>Objective:</b>	To ensure that basement development does not cause unacceptable harm to residential living conditions including from construction, drainage, trees and heritage assets.
<b>Target</b>	None
<b>Related Policies</b>	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 provide clarity on 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 November 2021 until 31 October 2022.
- 8.4 This is the seventh year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 9.1 and 9.2 below present time series data since 2011 of the number of planning applications registered, granted and refused. Since the adoption of the policy in 2015, it is evident that the numbers of planning applications registered, and those granted, have fallen dramatically.
- 8.5 Although 2022 largely continues to follow this trend, the number of basement applications has increased compared to the previous year, with 150 basement applications, 110 planning permissions granted and 16 refused. A further 28 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 Basements 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, the Council's [Code of Construction Practice \(CoCP\)](#) enables mitigation of construction impacts of basements by including them as Category 1 sites. This categorisation means that a pre-commencement condition is attached to the planning permission requires applicants to be bound by the contents of the CoCP. 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	2022
<b>Cases Registered</b>	181	307	450	393	252	153	75	71	173	93	104	<b>150</b>
<b>Permissions Granted</b>	132	242	259	295	158	128	51	65	112	64	57	<b>110</b>
<b>Applications Refused</b>	25	53	73	111	95	32	6	7	21	14	15	<b>16</b>

Figure 9.1: Planning applications with a basement element, 2011 - October 2022

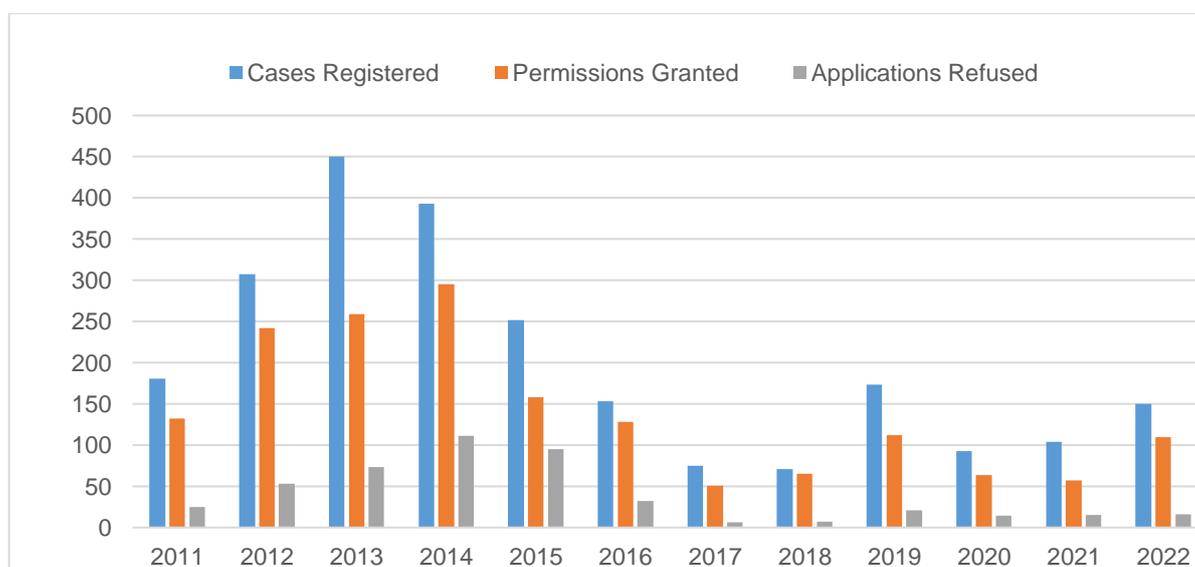


Figure 9.2: Planning applications with a basement element, 2008 – October 2022

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 9.3 shows the density of applications on a street block basis, and figure 9.4 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.

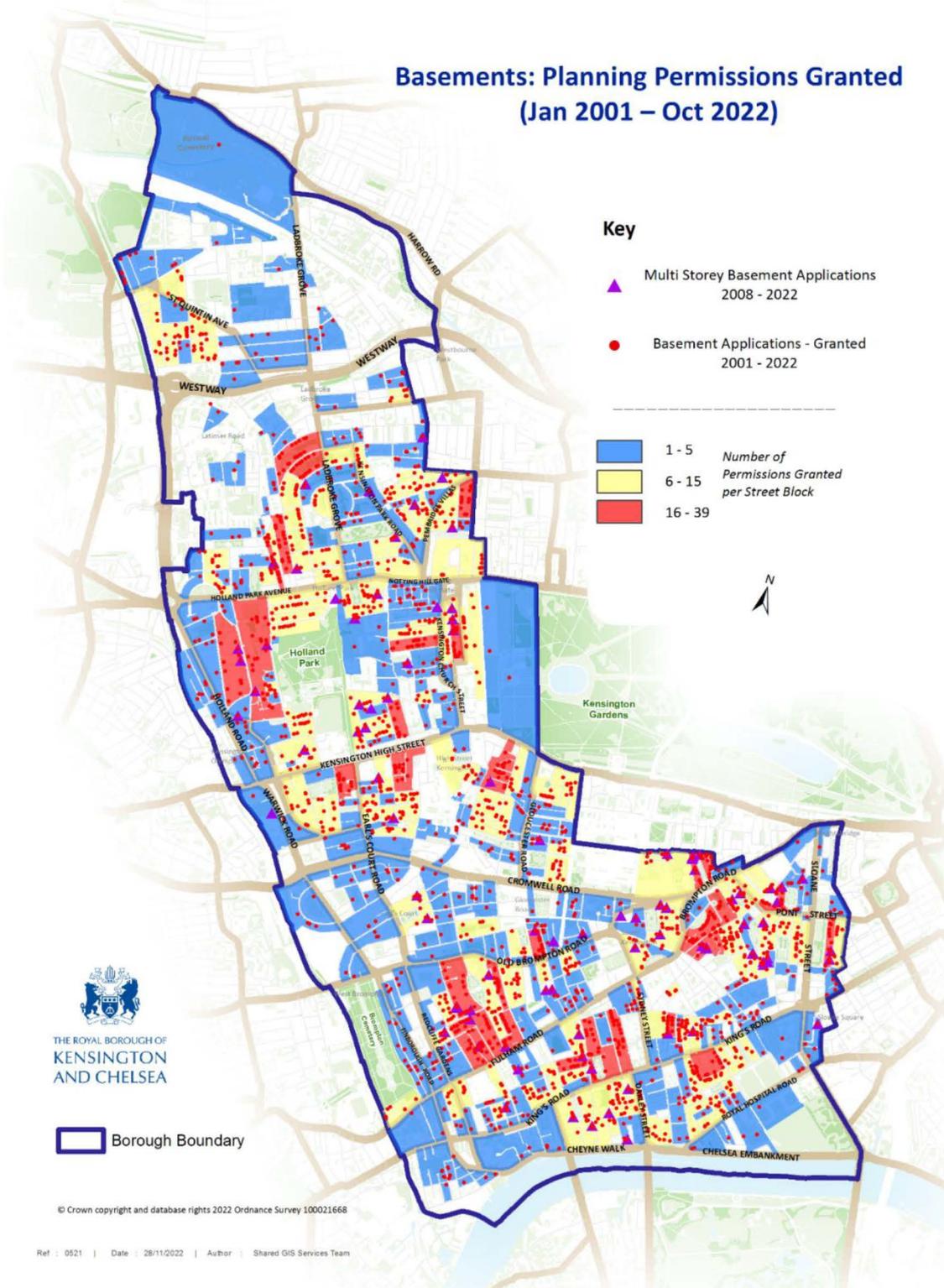


Figure 9.3: Basement planning permissions (density) 2001 to 2022

## Planning Decisions : Basement Applications (Jan 2001 – 31 Oct 2022)

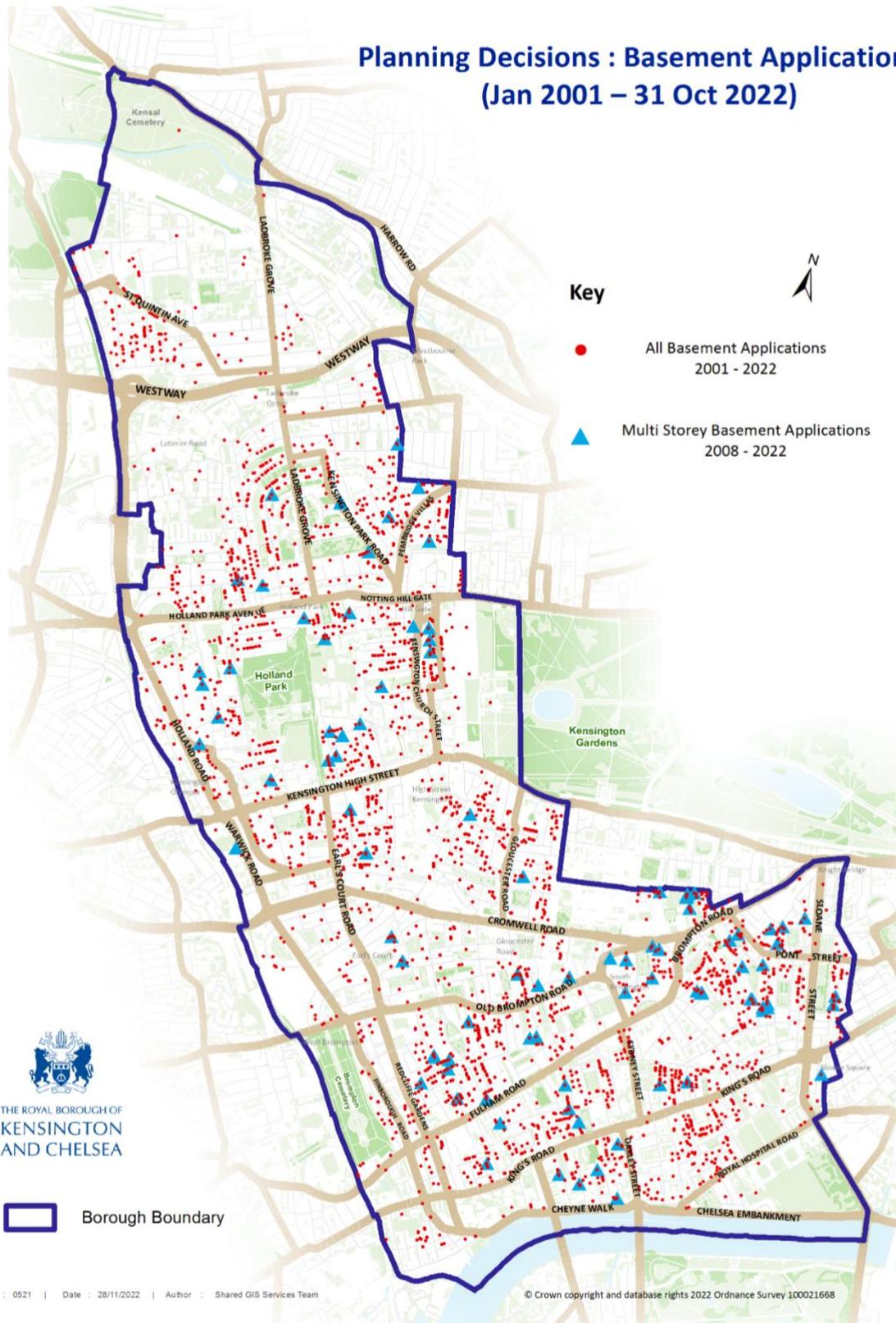


Figure 9.4: Basement planning permissions 2001 to 2022

## 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 3 appeals for planning permissions refused 2022 which related to planning applications which included a subterranean element, and where this element was a reason for refusal.

### **Appeals received between 1 November 2020 – 31 October 2021 but were determined after the publication of the last year's AMR:**

- 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. The reason for the refusal was the fact that the appellant would not agree to the same two pre-commencement conditions that were attached to the earlier basement permission on the same site. The first condition required the approval of a Construction Traffic Management Plan (CTMP), while the second required the development to be bound by the Council's Code of Construction Practice (CoCP) through the approval of a Code of Construction Checklist and a Site Construction Management Plan (SCMP). The appeal was dismissed by the Inspector who concluded that in the absence of the appellant's agreement to these conditions, the living conditions of neighbouring residential occupiers, and pedestrian and highway safety, would not be adequately safeguarded during the construction of the proposed development.
- 49 Wallingford Avenue (PP/21/03105) – planning permission was sought for the creation of a basement extension. The appeal was allowed, and the planning permission granted following the submission of additional evidence during the appeal hearing process that addressed issues that originally formed reasons for refusal.
- 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. The appeal was allowed, and the planning permission granted by the Inspector who concluded that 'the external physical manifestations' associated with the basement addition in the rear garden would not detract from the character and appearance of the Conservation Area.

### **Appeals received between 1 November 2021 – 31 October 2022:**

- 2 Cheyne Mews (PP/21/01431) – planning permission was sought for the excavation of single storey basement under footprint of the property. The appeal was allowed by the Inspector who concluded that the proposal would not have an unacceptably harmful effect upon the living conditions of nearby residents given temporary nature of construction.

- 2 Cheyne Mews (PP/22/00750) – this application was submitted following the previous refusal of planning permission for the excavation of single storey basement under footprint of the property but sought to address and resolve the reasons for refusal by submitting new legal advice, revising the size of the basement and the method of its delivery in a new draft CTMP. The appeal was submitted to the Planning Inspectorate against non-determination of application. At the time of writing, the appeal decision has not yet been reached.
- 4 Child’s Street (PP/21/06913) – planning permission was sought for construction of single storey basement below house and part rear garden. The appeal was dismissed by the Inspector who concluded that the submitted CMP did not provide assurance that the construction of the basement will safeguard the structural stability of the existing building and other nearby buildings due to the lack of information regarding an assessment of predicted ground movements and the fact that the document was unsigned by a Chartered Engineer as required by the Basements SPD.
- 1 Cornwall Mews South (PP/21/04413 and ENF/21/01309) – planning permission (part retrospective) was refused on 12 December 2021 for the excavation of basement one storey beneath the single storey basement already constructed, to form a swimming pool. An enforcement notice was subsequently issued on 21 December 2021 for the breach of planning control, namely excavation of a two-storey basement without planning permission. The enforcement notice required to completely infill the excavated area at the lower basement area. The Inspector concluded that the appeal should succeed in part only, and planning permission was granted for a 4-metre-deep basement, but otherwise the enforcement notice was upheld with corrections and planning permission for the excavation of a two-storey basement was refused.

## 10. 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. Strengthening the requirements of Policy CE2 is part of the New Local Plan Review.

### July 2021 Flooding Event

9.2 Following the 12 July 2021 flood event, the Council, in its role as the Lead Local Flood Authority (LLFA), undertook a formal flood investigation as required by Section 19 of the Flood and Water Management Act (2010)<sup>21</sup>. The findings of the investigation were published in a report in July 2022<sup>22</sup>.

9.3 The report makes several recommendations for actions to be taken forward for both the Council as well as other organisations. These recommendations include:

- The continued scrutiny of the London Flood Review<sup>23</sup>, which was published in four stages between April and July 2022.
- The Council to commission Opportunity Mapping for the priority locations to construct Sustainable Drainage Systems (SuDS) within the Borough.
- The Council and Thames Water should continue to seek opportunities for funding to deliver SuDS.
- The Council to secure a flash flood warning system to provide additional information for decision makers.
- Residents are recommended to form Community Flood Action Groups and produce a Community Flood Plan, supported by the Council.
- Residents are recommended to take steps to protect their properties where they may be at risk of flooding.

9.4 Progress has been made against many of these actions and they will be incorporated into the review of the Local Flood Risk Management Strategy.

9.5 The Council's Environment Select Committee convened a Working Group in June 2022 to investigate aspects of Flood Risk Management in the Borough. The Working Group held five evidence sessions between July and November 2022 to look into different parts of flood risk management. Officers were involved in presenting evidence to the Working Group, alongside representatives from other organisations. The Working Group will report back to ESC in February 2023.

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<sup>21</sup> <https://www.legislation.gov.uk/ukpga/2010/29/section/19/2011-04-06>

<sup>22</sup> [July 2021 flooding event | Royal Borough of Kensington and Chelsea \(rbkc.gov.uk\)](#)

<sup>23</sup> [London Flooding – Independent Review \(londonfloodreview.co.uk\)](#)

More information is available on the ESC website at [Environment Select Committee | Royal Borough of Kensington and Chelsea \(rbkc.gov.uk\)](https://www.rbkc.gov.uk/environment-select-committee).

- 9.6 Officers continue to work with Thames Water to maximise flood protection for residents in response to the flooding in July 2021. Thames Water’s Sewer Resilience Programme is underway in the Borough and officers are involved in sharing concerns of residents with Thames Water, as well as working together to solve flooding issues in specific locations.

## Local Flood Risk Management Strategy

- 9.7 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 10.1 shows the progress made against those objectives.
- 9.8 The current LFRMS covers the period from 2015-2021, with a review intended in 2021. Due to the flood event in July 2021, the review of the LFRMS was delayed until the Flood Investigation has been completed. Now that the Flood Investigation has been published, the LFRMS will be revised in early 2023, with consultation expected in summer 2023.

### Local Flood Risk Management Strategy (2015) Objectives

<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 have been updated and consolidated into one location, accessed at <a href="http://www.rbkc.gov.uk/flooding">www.rbkc.gov.uk/flooding</a> .  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>24</sup> .
<b>3. Reduce flood risk and its consequences</b>	LLFA statutory consultee role <sup>25</sup> : 35 full responses to major planning applications (including 10 pre-application enquiries, 10 discharge of conditions and two Tideway Tunnel details submissions).  In addition, advice given for about 10 minor planning applications per week. The Outline Business Case for the Portobello Court SuDS Project was approved by the Environment Agency in June 2022. A further grant of £75k from Thames Water was secured to extend the project. Secured £125k grant for Allom and Barlow Estate in collaboration with Housing Management

<sup>24</sup>

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

<sup>25</sup> This covers the period from the 1 April 2021 to the 1 April 2022.

<p><b>4. Flood risk information &amp; research</b></p>	<p>The Council engaged with Thames Water regarding their draft <a href="#">Drainage and Wastewater Management Plans</a>.</p> <p>Suitable pumped devices (FLIPS) are included in new basements. Flood Risk Assessments are submitted with planning applications in flood risk areas.</p> <p>Maintenance of road gullies occurs twice a year.</p> <p>The Outline Business Case for the Portobello Court SuDS Project was approved by the Environment Agency in June 2022. A further grant of £75k from Thames Water was secured to extend the project.</p>
<p><b>5. Flood risk policies review</b></p>	<p>Policy CE2 is being revised and strengthened as part of the New Local Plan Review. The current policy 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 continued to increase.</p>

Figure 10.1: Progress in meeting Local Flood Risk Management Strategy objectives

## SuDS in Portobello Court Project

- 9.9 In 2019, the Council successfully secured funding from the Thames Regional Flood and Coastal Committee<sup>26</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).
- 9.10 The project consists of diverting rainwater from some roofs and from Westbourne Grove, 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.
- 9.11 The draft design can be seen in figure 10.2. Further public consultation was undertaken with residents in June and August 2022 and shows how prior feedback has been taken into the final design. Procurement route has been chosen and final approvals are in process. Detailed design expected in early 2023, with construction in Spring 2023.
- 9.12 Additional SuDS schemes are in development across multiple services in the Council. A StoryMap was produced to highlight successes and future

<sup>26</sup> <https://www.gov.uk/government/groups/thames-regional-flood-and-coastal-committee>

opportunities (see [Slowing the flow of rainwater in Kensington and Chelsea \(arcgis.com\)](http://arcgis.com))



Figure 10.2: SuDS in Portobello Court project. Final concept design.

## 11. 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 2022, is available on the [Council's website](#).
- 10.2 Regulation 34(5)<sup>27</sup> requires that “where a local planning authority have prepared a report pursuant to regulation 121A(1)(b) of the Community Infrastructure Levy Regulations 2010, the local planning authority’s monitoring report must contain the information specified in regulation 121A paragraph 1 of Schedule 2<sup>28</sup> of those Regulations.” This information is provided below.
- 10.3 The total value of RBKC CIL demand notices issued in the reported period is **£18,548,716.11**.
- 10.4 The total amount of CIL collected within the reported period was **£18,912,082.07**.
- 10.5 **£15,129,665.66** is for Borough CIL, **£2,836,812.31** is for Neighbourhood (CIL) and **£945,604.10** is for BCIL Admin. This may include RBKC CIL receipts where the demand notices were issued prior to the reported year and payment was received within the reported year.
- 10.6 The amount of CIL collected prior to the reported period (up until 31 March 2021) totals **£21,083,422.36** and the total amount of BCIL collected was **£16,825,291.15**. The total BCIL collected was collected in Cash and there were no Land Transactions (including payments in kind and infrastructure payments).

**£3,203,960.09** was collected for NCIL and **£1,054,171.12** for BCIL admin.

The following total amounts remain unallocated:

*Figure 11.1: The amount of BCIL collected prior to the reporting year (up until 31 March 2021)*

Type	Total Received	Total Allocated	Total Unallocated
BCIL	£16,825,291.15	£6,741,000.00	£10,084,291.15*
NCIL	£3,203,960.09	£1,166,470.75	£2,037,489.34
BCIL Admin	£1,054,171.12	£1,054,171.12	£0.00
Land Payment	£0.00	£0.00	£0.00
<b>Totals</b>	<b>£21,083,422.36</b>	<b>£8,961,641.87</b>	<b>£12,121,780.49</b>
*£3,000,000 previously allocated for Jubilee bridge is no longer allocated			

<sup>27</sup> Town and Country Planning (Local Plan) 2012 Regulations (as amended)

<sup>28</sup> Community Infrastructure Levy Regulations 2010 (as amended)

- 10.7 The total amount of BCIL collected prior to the reported period (1 April 2015 up until 31 March 2021) allocated in the reported period in relation to cash received is **£6,741,000** and in relation to land payments (including payments in kind and infrastructure payments) is **£0**.
- 10.8 The total CIL expenditure recorded for the reported period (1 April 2021 to 31 March 2022) is as follows:

*Figure 11.2: The amount of CIL spent in the reported year (between 1 April 2021 to 31 March 2022)*

Type	Expenditure
<b>BCIL</b>	£2,587,478.49
<b>Neighbourhood CIL</b>	£272,084.06
<b>BCIL Admin</b>	£945,604.10
<b>CIL Land Payments</b>	£0.00
<b>Total</b>	<b>£3,805,166.65</b>

- 10.9 The total amount of CIL allocated and not spent during the reported period (1 April 2021 to 31 March 2022) is as follows, this does not include allocations made within the reported year that have been fully spent:

*Figure 11.3: The amount of CIL allocated but not spent in the reported year (between 1 April 2021 to 31 March 2022)*

Type	Allocated (in reporting year)	Spent (in reporting year)	Unspent (reporting year)
<b>BCIL</b>	£470,000	£464,421.68	£5,578.32
<b>Neighbourhood CIL</b>	£371,423.34	£65,777.02	£305,646.32
<b>BCIL Admin</b>	£945,604.10	£945,604.10	£0
<b>CIL Land Payments</b>	£0.00	£0.00	£0.00
<b>Total</b>	<b>£1,787,027.44</b>	<b>£1,475,802.80</b>	<b>£311,224.64</b>

- 10.10 The items of infrastructure on which BCIL (including land payments) has been spent within the reported year (1 April 2021 to 31 March 2022), and the amount of CIL spent on each item is as follows:

Figure 11.4: Summary details of BCIL spent during the reported year (between 1 April 2021 to 31 March 2022)

Infrastructure	Allocated (all years)	Spent / Expenditure (in reported year)	Description
Education: Other	£2,478,000	£709,279.74 (2020-2021)  £675,530.36 (2021-2022)	Remodelling and refurbishment of Primary Schools: Oxford Gardens and Park Walk Primary School
Education: Other	£3,323,000	£492,051.98 (2020-2021)  £1,447,526.45 (2021-2022)	Grenfell Nursery: Remodelling and extension of Booker Centre to provide 32 place accommodation for Grenfell Nursery.
Other	£470,000	£464,421.68	Growth and Delivery Team (allocated 2020-2021)
<b>Total</b>	<b>£6,271,000.00</b>	<b>£464,421.68</b>	

- 10.11 The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) in the reported year is **£0**.
- 10.12 The amount of CIL collected towards administration expenses is **£945,604.10**. This was 5% of the total CIL receipts collected (**£18,912,082.07**) in the reported period (1 April 2021 to 31 March 2022).
- 10.13 The amount of CIL spent on administration expenses during the reported year was **£945,604.10**. This was 5% of the total CIL collected within the reported year.
- 10.14 Royal Borough of Kensington and Chelsea collects Mayoral CIL (MCIL) on behalf of the Mayor of London. During the reported year **£120,499.04** was collected as administration for MCIL and all of this has been spent by the Royal Borough of Kensington and Chelsea for the administration of collecting CIL on behalf of the Mayor.
- 10.15 Regarding BCIL, whenever collected, allocated within the reported (1 April 2021 to 31 March 2022) year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Figure 11.5: Summary details of the BCIL allocated but not spent during the reported year (1 April 2021 to 31 March 2022)

Infrastructure	Amount Allocated (In reported year)	Amount Unspent	Description
Other	£470,000	£5,578.32	Growth and Delivery Team (allocated 2020-2021)

- 10.16 The total amount of CIL passed to a parish council under Regulation 59A or 59B is **£0**<sup>29</sup>. There are no parishes in the Borough.
- 10.17 BCIL has not been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4).
- 10.18 The total collected by Royal Borough of Kensington and Chelsea for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) is **£0**.
- 10.19 The total collected for the reported year (1 April 2021 to 31 March 2022) under Regulation 59F (Neighbourhood CIL) was **£2,836,812.31**. This relates to NCIL which is collected and retained by the Council as the Charging Authority.
- 10.20 The amount of CIL allocated during the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) is **£0**.
- 10.21 The Council undertakes an annual bidding round to allocate Neighbourhood CIL. These allocations are confirmed through an Executive Decision. The amount of CIL allocated or spent under Regulation 59F during the reported year (1 April 2021 to 31 March 2022) is as follows:

Figure 11.6: Details of the Neighbourhood CIL allocated or spent during the reported year (1 April 2021 to 31 March 2022)

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
AB4 Acoustic Camera Corner of Earl's Court Rd and Pembroke Rd	Abingdon	£25,248	0	£25,248
AB5 Growing Space at St. Sarkis	Abingdon	£12,500	0	£12,500
AB6 Road Safety and Environmental Improvements in Lexham Mews	Abingdon	£27,500	£2,464	£25,036

<sup>29</sup> <https://www.legislation.gov.uk/ukxi/2013/982/regulation/8/made>

<b>NCIL Item</b>	<b>Ward</b>	<b>Allocated (in reported year)</b>	<b>Spent (in reported year)</b>	<b>Unspent</b>
AB9 (MW29) KBF Christmas Lights 2021	Abingdon	£17,643.60	£7,675	£9,968.60
BHT10 Acoustic Camera Brompton Road	Brompton and Hans Town	£25,248	0	£25,248
BHT11 Improving the Wiltshire Close Community Hut	Brompton and Hans Town	£25,500	0	£25,500
BHT12 Acoustic Camera Sloane Street	Brompton and Hans Town	£25,248	0	£25,248
BHT13 Egerton Gardens Speed Humps	Brompton and Hans Town	£16,170	£398.50	£15,771.50
CD5 Cycle hangar on Aubrey Road	Campden	£3,400	0	£3,400
CD7 (MW29) KBF Christmas Lights 2021	Campden	£6,203	£6,175	£28.00
CR10 Collecting Culture: The Dance Heritage of Worlds End, - an intangible cultural acquisition	Chelsea Riverside	£9,000	0	£9,000
CR11 Worlds End Place Tree Lights	Chelsea Riverside	£10,000	0	£10,000
CR13 Regeneration and Maintenance of Cremorne Gardens	Chelsea Riverside	£12,500	0	£12,500
CR9 Cycle hangar near Beaufort Street	Chelsea Riverside	£3,400	0	£3,400
EC12 Three cycle hangars on Earl's Court Square	Earl's Court	£3,400	0	£3,400
EC13 Finborough Theatre Street Signage	Earl's Court	£100	0	£100
HO10 Cycle Hangar (Holland Park, Sun Trap Entrance or nearby)	Holland	£3,400	0	£3,400

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
HO11 Pollinator Paradise and Community Shelter - Kensington Olympia Station	Holland	£11,543	£2,795.84	£8,747.30
HO14 (MW29) KBF Christmas Lights 2021	Holland	£9,243.60	£6,175	£3,068.60
HO9 St John's CCTV Camera	Holland	£8,900	0	£8,900
NRD3 Cycle hangar on Blenheim Crescent	Norland	£3,400	0	£3,400
NRD4 Street Trees planting on Elgin Crescent	Norland	£12,500	0	£12,500
NRD5 Blenheim Crescent Traffic Calming Project	Norland	£12,000	0	£12,000
NTD10 (MW26) Biodiversity/Bug Hunt Workshops with the Natural History Museum's Urban Nature Project	Notting Dale	£1,468	0	£1,468
PB3 Chepstow Crescent Entry Treatment Plan	Pembridge	£28,000	£8,940	£19,060.00
RH1 Acoustic Cameras at Lower Sloane Street and Royal Hospital Road	Royal Hospital	£25,248	£6,777	£18,471.00
SH3 (MW25) Cycle Hangar at Ladbrooke Grove and St Charles Square	St Helen's	£3,400	0	£3,400
SH5 (MW26) Biodiversity/Bug Hunt Workshops with the Natural History Museum's Urban Nature Project	St Helen's	£3,000	0	£3,000

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
ST2 (MW4) Partial reconsideration of the "Chelsea Street Management" bid submitted in the 1st round of NCIL bidding: Acoustic Camera	Stanley	£26,260	£24,376.68	£1,883.32
<b>Totals</b>		<b>£371,423.34</b>	<b>£65,777.02</b>	<b>£305,646.32</b>

10.22 The Council has not served any notices in accordance with regulation 59E as there are parish councils in the Borough.

10.23 The amount of BCIL collected in the reported year (1 April 2021 to 31 March 2022) and retained at the end of the reported year is **£15,129,655.66**.

10.24 The amount of BCIL collected for previous years (up until 31 March 2021) and retained at the end of the reported year is **£12,785,462.94**. This is BCIL that has not been spent, it does not include NCIL or BCIL Administration.

10.25 The amount CIL collected for the reported year (1 April 2021 to 31 March 2022) and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

*Figure 11.7: The amount of CIL not spent under Regulation 59E and 59F during the reported year (1 April 2021 to 31 March 2022)*

Type	Amount Collected (in reporting year)	Amount Allocated (in reporting year)	Spent (in reporting year)	Retained (at end of reporting year)
<b>Regulation 59E</b>	£0	£0	£0	£0
<b>Regulation 59F (NCIL)</b>	£2,836,812.31	£371,423.34	£65,777.02	£2,771,035.29*

\*this does not include the amount that has been allocated for expenditure.

10.26 CIL collected from previous years (up until 31 March 2021) to which Regulation 59E (CIL returned to the Charging Authority after 5 years) and Regulation 59F (Neighbourhood CIL retained by the Charging Authority)

applied retained at the end of the reported year (31 March 2022) is **£2,959,272.05**.

*Figure 11.8: The amount of CIL collected under Regulation 59E and 59F between 1 April 2015 and 31 March 2021 that was retained at the end of the reported year (31 March 2022)*

Type	Amount Collected (in previous years)	Amount Allocated	Spent	Retained (at end of reporting year)
<b>Regulation 59E</b>	£0	£0	£0	£0
<b>Regulation 59F</b>	£3,203,960.09	£795,047.41	£244,688.04	£2,959,272.05*
*this does not include the amount that has been allocated for expenditure.				

## Appendices

### A: Housing - Planning Permissions

Between 01/04/2021 – 31/03/2022

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/07500	Flat 2, 18 Melbury Road, W14 8LT	1	2	1	Removal of interior stairwell between Flat 2 and 3 (installed 20 years ago when flats combined into one) and reinstatement of slab and reinstate as two separate flats. Construction of a bathroom where the stairwell was in Flat 2.
PP/21/04411	39 Harrington Gardens, SW7 4JU	0	1	1	Change of use of building from office (Class E (g)(i)) to a single family dwelling (Class C3), with associated internal alterations.
PP/21/07105	17-19 Nevern Place, SW5 9NR	3	5	2	Rear extensions at lower ground floor level to provide two additional residential units; internal alterations to flats at lower ground floor level and external landscaping works to enhance amenity areas
PP/21/04315	Coronation Court, Brewster Gardens W10 6AL	0	4	4	Erection of additional storey with green roof to provide 2x two-bedroom flats, 2x three-bedroom flats and outdoor terraces including external covered walkway; alteration to stair cores; installation of lift at rear of the building; and formation of covered waste and cycle storage
PP/21/07681	103 Campden Hill Road, W8 7TL	2	1	-1	Amalgamation of two flats into one.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/20/07142	31-62 Oakwood Court	1	6	5	Change of use of lower ground floor to (currently one flat, previously a contractors flat, storage areas, ancillary management offices and porter's area) to form 6 apartments, with construction of bicycle compound, bin stores and hard and soft landscaping.
PP/21/01602	59 Brompton Road, SW3 1DP	0	3	3	Change of use from Class E to Class C3 (residential) at levels two, three and four to provide three 1-bedroom dwellings, minor amendments at roof level, cycle parking and addition of access to the upper floors from 55-57 Brompton Road.
PP/21/01804	Basement and GF South, 138-140 Cromwell Road, SW7 4HA	0	1	1	Alterations to ground floor front elevation. Internal alterations and change of use to create a live work unit from part of current restaurant area.
PP/21/05204	21 Pembridge Gardens, W2 4EB	0	3	3	Renovation of Grade II listed building comprising 21 student rooms/8 residential units to create 3 dwellings consisting of two 1 bedroom flats at lower ground floor level and one 5 bedroom home at the upper levels. This application is part of a "land swap" agreement with 23A Launceston Place to provide a total of 10 residential units - the number of units over both sites is increased by one.
PP/21/07164	39 Cheval Place, SW7 1EW	0	1	1	External elevation alterations, 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 (office) and/or C3 (residential) and ground floor garage.
PP/21/02993	62 and 64 Longridge Road, SW5 9SH	3	16	13	Internal re-configuration and change of use of HMO units within 62 & 64 Longridge Road to create self-contained studio units, with external alterations to rear closet wings.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/03002	3-8 Logan Place, W8 6QN	0	1	1	Refurbishment of office building at 3 Logan Place including facade replacement and extensions at basement and roof level involving the removal of the roof top plant and machinery: Rear dormer extension on existing roof of 4-8 Logan Place, change of use of part of the ground floor from office to residential to provide a new studio flat.
PP/21/01251	3-8 Foulis Terrace, SW7 3LZ	0	5	5	Change of use of basement level from Private Nursery (Class E) to HMO use (Sui Generis) to provide 8no. bedrooms, plus a 1-bed residential unit (Class C3) and Estates Office (Class E), plus associated internal and external alterations, as part of a landswap with 5 Neville Street.
PP/21/01247	5 Neville Street, SW7 3AR	0	1	1	Change of use from 7no. bedroom HMO (Sui Generis) to 5 bedroom residential dwelling (Class C3), plus associated internal and external alterations, as part of a landswap with 3-8 Foulis Terrace (PP/21/01251).
PP/21/06266	19 and 19A Denbigh Terrace, W11 2QJ	2	1	-1	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.
PP/21/02799	120 Lexham Gardens, W8 6JE	0	12	12	Construction of rear extensions at first, second, and third floor levels, and raising of existing floor height at fourth floor level in association with change of use of property from House in Multiple Occupation (Use Class Sui Generis) to 12 x self-contained residential flats (Use Class C3). (MAJOR APPLICATION) - REVISED CONTENT.
PP/21/04245	365 Fulham Road, SW10 9TN	1	2	1	Conversion of approved 1 x 2 bedroomed duplex unit at ground and lower ground floors into 2 x 1 bedroomed duplex apartments

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/01667	1-3 Clanricarde Gardens, W2 4JJ	0	23	23	Change of use and internal amalgamation of 1 and 3 Clanricarde Gardens from two houses of multiple occupation (HMOs) to provide 23 studios (C3 use class) and associated cycle and bin storage. (Major application)
PP/21/03757	7 Philbeach Gardens, SW5 9DY	2	1	-1	Amalgamation of two (Class C3) 1 bed flats at 2nd and 3rd floors to provide one (Class C3) 3 bed flat; front and rear extensions at lower ground floor level; creation of external terrace to rear at 2nd floor level and addition of stair access to roof terrace; Installation of three basement skylights to garden and one window to internal lightwell, replacement extension rear doors to garden. Replacement outbuilding to rear garden; erection of gas meter enclosure to front of property; and associated works.
PP/21/04321	5 Russell Gardens, W14 8EZ	1	2	1	First floor rear extension with conversion of enlarged first floor, together with a re-configuration of second and third floors to create two self-contained dwellings (Use Class C3).
PP/21/00272	344-350 Old Brompton Road, SW5 9JU	6	51	45	Redevelopment of the site to provide new residential units (Class C3) and flexible commercial (Class E) floorspace within a new building ranging in height from 4 to 9 storeys; together with plant and cycle parking facilities and associated servicing, access, landscaping and all associated ancillary works and structures (MAJOR APPLICATION)
PP/21/04947	Flats 2 and 3, Aubrey Lodge, Aubrey Road, 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.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
LB/21/02563	1 and 1A Kensington High Street, W8 5NP	1	2	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/21/00946	17-18 Colville Mews, W11 2DA	0	1	1	Excavation of basement floor below footprint of property; alterations to front elevation; formation of three non-opening opaque glazed windows at rear elevation; change of use of two ground floor garages to form 1 x two-bedroom self-contained residential unit over ground and basement levels
PP/21/04991	80 and 82 Sirdar Road, 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/21/00768	First And Second Floor Maisonette, 6 Stratford Road, W8 6QD	1	2	1	Enlargement of rear dormer and conversion of first, second and third floor into two self-contained flats

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/02562	1 and 1A Kensington High Street, W8 5NP	1	2	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/21/03398	18 Radley Mews, W8 6JP	0	1	1	Change of use of ground floor from former car showroom / garage to residential use as self-contained studio apartment.
PP/21/03669	211-213 Kensington High Street, W8 6BD	0	1	1	Mansard roof extension to provide an additional residential unit
PP/21/02674	30 Hyde Park Gate, SW7 5DJ	1	2	1	Change of use from single flat to two self-contained flats and alteration to door to new flat.
PP/21/02270	St Mary Abbot's Court, Warwick Gardens, W14 8RA	0	2	2	Conversion of ancillary residential storage space to residential flats in basements in Block B and C at St Mary Abbots Court Estate; adding a 1-bedroom 2 person flat to Block B, and a 2-bedroom 3 person flat to Block C.
PP/20/07212	Flat 17 and 18, Mathison House, Coleridge Gardens, SW10 0RR	2	1	-1	Amalgamation of existing flats Nos. 17 and 18 into a single dwelling

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/02462	66 Pont Street, SW1X 0AE	1	3	2	Demolition of rear lower ground floor extension, construction of a single storey basement extension and a lower ground, ground, second and third floor extension to the rear elevation; together with internal alterations to create 3 x apartments across basement to third floor levels (1 x 2 bed, 1 x 3 bed and 1 x 5 bed) and associated development.
PP/20/06908	7 Beaufort Gardens, SW3 1PT	7	9	2	Rear alterations and extensions at lower ground to first floor level, in association with subdivision of building to create 2no. additional apartments.
PP/21/01266	Lexham House, 45- 53 Lexham Gardens, W8 5JT	0	2	2	Construction of single storey rooftop extension to provide 2 x two bed roomed residential units
PP/21/01292	Flat A And B, 66 Elsham Road, W14 8HD	1	2	1	Conversion of a 3 bedroomed self-contained duplex flat into 2 x 1 bedroomed self-contained flats, including addition of two shallow Juliet balconies to upper ground floor rear elevation (retrospective).
PP/21/01380	29 Wallingford Avenue, 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/20/07228	38 Philbeach Gardens, SW5 9EB	2	10	8	Sub-division of (Class C3) flat and rear extensions at lower ground floor level to provide two (Class C3) flats; conversion of (sui generis) bedsits and communal facilities to provide eight (Class C3) studio flats across ground-third floors; creation of roof terrace with access; replacement of all windows, erection of shed to rear of garden; and associated works.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/00650	Second and Third/Fourth Floor Flats, 8 Ladbroke Square, 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/20/06478	33 Holland Street, W8 4LX	0	1	1	Conversion of ancillary basement accommodation to form self-contained dwelling and associated formation of front lightwell and access.
		47	187	140	

## B: Housing – Completions

Between 01/04/2020 – 31/03/2021

PP Ref.	Address	Net Gain	Description
PP/16/01341	137 - 143 Notting Hill Gate, W11 3LB	-2	Conversion and extension of existing building at rear to first floor level to provide offices Class B1 and 5 no. residential apartments Class C3 repairs to the facade and associated works
PP/16/01341	137 - 143 Notting Hill Gate, W11 3LB	5	Conversion and extension of existing building at rear to first floor level to provide offices Class B1 and 5 no. residential apartments Class C3 repairs to the facade and associated works
PP/16/01753	24 Pembridge Gardens, W2 4DX	14	Extensive refurbishment to maintain existing building, providing community centre facilities and residential accommodation, works to include provision of sash window at basement level on north elevation, front east elevation boundary wall, widening of gate in rear west elevation boundary wall, re-landscaping of front and rear forecourt areas, replacement of sashes to two windows at ground floor level on front east elevation, replacement of two roof lights with conservation roof lights, installation of inclined platform lift to existing rear entrance steps, removal of fascias from windows/doors on front east and rear west elevations, replacement of aluminium windows with timber windows at basement level on rear west elevation, removal of rooftop water tank housing and remodelling of existing dormer, restoration of existing conservatory to rear west elevation to reinstate original column supports and sash timber windows, internal alterations to reconfigure existing bedsit accommodation and community centre facilities.

PP Ref.	Address	Net Gain	Description
PP/16/02457	Flats 74 and 80 St Mary Abbots Court, Warwick Gardens, W14 8RA	-1	Change of use from two residential flats to one single residential flat (amalgamation of units)
PP/16/02457	Flats 74 and 80 St Mary Abbots Court, Warwick Gardens, W14 8RA	-1	Change of use from two residential flats to one single residential flat (amalgamation of units)
PP/16/02457	Flats 74 and 80 St Mary Abbots Court, Warwick Gardens, W14 8RA	1	Change of use from two residential flats to one single residential flat (amalgamation of units)
PP/16/04639	32 Lansdowne Crescent, W11 2NT	-4	Internal and external alterations including erection of replacement single storey rear infill extension in connection with conversion of building from five self-contained flats into a single family dwelling house; Erection of bottle balustrade on rear garden boundary wall facing communal gardens.
PP/16/04639	32 Lansdowne Crescent, W11 2NT	-1	Internal and external alterations including erection of replacement single storey rear infill extension in connection with conversion of building from five self-contained flats into a single family dwelling house; Erection of bottle balustrade on rear garden boundary wall facing communal gardens.
PP/16/04639	32 Lansdowne Crescent, W11 2NT	1	Internal and external alterations including erection of replacement single storey rear infill extension in connection with conversion of building from five self-contained flats into a single family dwelling house; Erection of bottle balustrade on rear garden boundary wall facing communal gardens.

PP Ref.	Address	Net Gain	Description
PP/16/06138	11,13 and 15 Collingham Place, SW5 0QE	-36	Conversion into 26 self-contained units comprising 20 studio flats and 6 x 1-bed flats following change of use of part HMO erection of additional storey at 4th floor level erection of rear extensions and elevational alterations at front and rear basement extension to 13 Collingham Place within footprint of building for non-habitable rooms.
PP/16/06138	11,13 and 15 Collingham Place, SW5 0QE	20	Conversion into 26 self-contained units comprising 20 studio flats and 6 x 1-bed flats following change of use of part HMO erection of additional storey at 4th floor level erection of rear extensions and elevational alterations at front and rear basement extension to 13 Collingham Place within footprint of building for non-habitable rooms.
PP/16/07384	LAND ADJACENT TO 15 Princes Place, W11 4QA	1	Construction of single-storey dwelling with rear courtyard garden.
PP/17/00583	Thamesbrook Residential Home, 2 DOVEHOUSE STREET, SW3 6LA	22	Demolition of all existing buildings and erection of a part 5 part 6 storey building plus 2 storey basement to provide Extra Care Accommodation (Class C2 Use) comprising 55 units communal and wellbeing facilities back of house and service areas car and cycle parking landscaping and plant. (MAJOR DEVELOPMENT).

PP Ref.	Address	Net Gain	Description
PP/17/00583	Thamesbrook Residential Home, 2 DOVEHOUSE STREET, SW3 6LA	33	Demolition of all existing buildings and erection of a part 5 part 6 storey building plus 2 storey basement to provide Extra Care Accommodation (Class C2 Use) comprising 55 units communal and wellbeing facilities back of house and service areas car and cycle parking landscaping and plant. (MAJOR DEVELOPMENT).
PP/17/02033	7 to 9 Harriet Street, 47 Lowndes Square, SW1X 9JS	6	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor levels of 7-7A Harriet Street from retail (Use Class
PP/17/03495	10 Queensdale Walk, W11 4QQ	-1	Demolition reconstruction and extension of building excavation and construction of basement storey below house with light well to rear.
PP/17/03495	10 Queensdale Walk, W11 4QQ	1	Demolition reconstruction and extension of building excavation and construction of basement storey below house with light well to rear.
PP/17/04694	237 King's Road, SW3 5EJ	-4	Amalgamation of four dwellings to provide two consolidated units at first and second floors
PP/17/04694	237 King's Road, SW3 5EJ	2	Amalgamation of four dwellings to provide two consolidated units at first and second floors
PP/17/05346	5 Mulberry Walk, SW3 6DZ	-2	Reinstatement as a single residential dwelling from established use as two flats involving replacement of internal doors and window to front elevation. Repairs to rear window.

PP Ref.	Address	Net Gain	Description
PP/17/05346	5 Mulberry Walk, SW3 6DZ	1	Reinstatement as a single residential dwelling from established use as two flats involving replacement of internal doors and window to front elevation. Repairs to rear window.
PP/17/05695	Chelsea Court, Embankment Gardens, SW3 4LS	-7	Internal reconfiguration to deliver 20 new self-contained units. Refurbishment of remaining 51 units. Improvements to landscaping communal areas and private living spaces in addition of cycle storage facilities in courtyard and basement (MAJOR APPLICATION)
PP/17/05695	Chelsea Court, Embankment Gardens, SW3 4LS	78	Internal reconfiguration to deliver 20 new self-contained units. Refurbishment of remaining 51 units. Improvements to landscaping communal areas and private living spaces in addition of cycle storage facilities in courtyard and basement (MAJOR APPLICATION)
PP/17/06487	Flats 8 and 10, 37 Lexham Gardens, W8 5JR	-2	Conversion of two flats into one self-contained residential unit.
PP/17/06487	Flats 8 and 10, 37 Lexham Gardens, W8 5JR	1	Conversion of two flats into one self-contained residential unit.
PP/17/06971	137 Notting Hill Gate, W11 3LB	-2	Change of use from commercial (Class B1) to residential accommodation (Class C3) on first floor to previously approved extension (PP/16/01341) at 137-139 with changes to internal arrangements and amendments to first and second floors.

PP Ref.	Address	Net Gain	Description
PP/17/06971	137 Notting Hill Gate, W11 3LB	3	Change of use from commercial (Class B1) to residential accommodation (Class C3) on first floor to previously approved extension (PP/16/01341) at 137-139 with changes to internal arrangements and amendments to first and second floors.
PP/17/06971	137 Notting Hill Gate, W11 3LB	1	Change of use from commercial (Class B1) to residential accommodation (Class C3) on first floor to previously approved extension (PP/16/01341) at 137-139 with changes to internal arrangements and amendments to first and second floors.
PP/17/07612	FLAT A, 66 ELM PARK ROAD, SW3 6AU	1	Formation of extension at lower ground floor and infill extension at upper ground level to create a 3 bedroom and 4 bathroom apartment
PP/17/07787	11-12 Queen's Gate Place, SW7 5NX	-2	Amalgamation of two dwellings into a single dwelling/house and associated internal works.
PP/17/07787	11-12 Queen's Gate Place, SW7 5NX	1	Amalgamation of two dwellings into a single dwelling/house and associated internal works.
PP/18/01814	66 Holland Park, W11 3SJ	-5	Convert basement, ground, first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 external wireless CCTV and bullet proof doors to inside hallway (This application is linked to PP/18/01818 re 4 Kensington Court, London, W8)

PP Ref.	Address	Net Gain	Description
PP/18/01814	66 Holland Park, W11 3SJ	4	Convert basement, ground, first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 external wireless CCTV and bullet proof doors to inside hallway (This application is linked to PP/18/01818 re 4 Kensington Court, London, W8)
PP/18/01814	66 Holland Park, W11 3SJ	-12	Convert basement, ground, first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 external wireless CCTV and bullet proof doors to inside hallway (This application is linked to PP/18/01818 re 4 Kensington Court, London, W8)
PP/18/02117	Ground Floor Flat (south), 74 Kensington Park Road, W11 2PL	-2	Amalgamation of studio and 1-bedroom flat to form one 2-bedroom flat.
PP/18/02117	Ground Floor Flat (south), 74 Kensington Park Road, W11 2PL	1	Amalgamation of studio and 1-bedroom flat to form one 2-bedroom flat.
PP/18/04055	67 Clarendon Road, W11 4JE	1	Amalgamation of four self-contained flats to form a single dwellinghouse; excavation of basement extension single storey rear extension and associated works.
PP/18/05784	Park House, Onslow Square, SW7 2NG	-2	Demolition and reconstruction of two storey single family dwelling above an approved basement

PP Ref.	Address	Net Gain	Description
PP/18/05784	Park House, Onslow Square, SW7 2NG	4	Demolition and reconstruction of two storey single family dwelling above an approved basement
PP/18/06660	24 Harrington Gardens, SW7 4LS	-1	Internal alterations including amalgamation of two flats and construction of rear infill extension at first and second floor levels. (Retrospective Application)
PP/18/06660	24 Harrington Gardens, SW7 4LS	-1	Internal alterations including amalgamation of two flats and construction of rear infill extension at first and second floor levels. (Retrospective Application)
PP/18/06660	24 Harrington Gardens, SW7 4LS	1	Internal alterations including amalgamation of two flats and construction of rear infill extension at first and second floor levels. (Retrospective Application)
PP/18/08032	12 Boyne Terrace Mews, W11 3LR	-1	Demolition of existing mews building and erection of mews building over three-storeys including single-storey basement.
PP/18/08032	12 Boyne Terrace Mews, W11 3LR	1	Demolition of existing mews building and erection of mews building over three-storeys including single-storey basement.
PP/18/08043	1 Kensington Mall, W8 4EB	1	Change of use of ground and basement floors from retail (Class A1) to residential (Class C3) along with external alterations to ground floor level.
PP/18/08415	23 Pembridge Square, W2 4DR	1	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).
PP/19/01420	18 De Vere Mews, W8 5AL	1	Change of use from Office (B1) to Residential (C3) including Internal Alterations to Listed Building
PP/19/01773	17 South End, W8 5BU	-1	Demolition of existing building to be replaced with new residential dwelling including construction of basement

PP Ref.	Address	Net Gain	Description
PP/19/01773	17 South End, W8 5BU	1	Demolition of existing building to be replaced with new residential dwelling including construction of basement
PP/19/02335	3 Kensington Mall, W8 4EB	1	Change of use of ground floor from Class A1 retail use to residential (Use Class C3), construction of single-storey basement under footprint of building and rear courtyard and erection of rear extension at ground floor level, all to form part of a single family dwellinghouse
PP/19/02691	1-9 Foulis Terrace, SW7 3LZ	10	Internal works to modernise and reconfigure the existing HMOs within nos. 3-9 Foulis Terrace to provide 44no. HMO rooms with en-suite bathrooms and shared facilities, and a change of use and internal works within nos. 1- 2 Foulis Terrace to provide 10 studio apartments, with linked external upgrade works (MAJOR APPLICATION)
PP/19/03957	72 Holland Park Avenue, W11 3QZ	1	Conversion of first and second floors from bed and breakfast (Use Class C1) to residential use (Class C3) and reinstatement of property as a single family dwellinghouse
PP/19/03985	2 Kensington Square, W8 5EP	22	Change of use from offices (Use Class B1) to care home (Use Class C2) specialising in dementia; and alteration and extension, landscaping, plant and other associated work.

PP Ref.	Address	Net Gain	Description
PP/19/04595	10-11 Foulis Terrace, SW7 3LZ	-18	Change of use from (sui generis) HMO to 28no. (Class C3) studio flats; associated external alterations to front and rear elevations, including new and replacement windows and doors, installation of new door at rear ground floor level with external metal staircase and 4no. French doors at rear basement level; alterations to rear garden including the erection of an enclosure for cycle parking, installation of rooftop plant and associated works. (MAJOR APPLICATION)
PP/19/04595	10-11 Foulis Terrace, SW7 3LZ	28	Change of use from (sui generis) HMO to 28no. (Class C3) studio flats; associated external alterations to front and rear elevations, including new and replacement windows and doors, installation of new door at rear ground floor level with external metal staircase and 4no. French doors at rear basement level; alterations to rear garden including the erection of an enclosure for cycle parking, installation of rooftop plant and associated works. (MAJOR APPLICATION)
PP/19/04779	22 Princes Gate Mews, SW7 2PS	1	Alterations to front facade and internal alterations associated with use of property as a single dwelling
PP/19/04898	19 South End, W8 5BU	-1	Demolition of existing building and replacement with three storey residential building plus single storey basement, with associated landscaping and minor external works, including enclosing of front forecourt area with railings.

PP Ref.	Address	Net Gain	Description
PP/19/04898	19 South End, W8 5BU	1	Demolition of existing building and replacement with three storey residential building plus single storey basement, with associated landscaping and minor external works, including enclosing of front forecourt area with railings.
PP/19/05441	2 Cranley Gardens, SW7 3DA	8	Reconfiguration to create 12 self-contained residential units (7 x studio, 4 x 1 bed and 1 x 3 bed) to replace 31 bedsits. (MAJOR DEVELOPMENT)
PP/19/05441	2 Cranley Gardens, SW7 3DA	2	Reconfiguration to create 12 self-contained residential units (7 x studio, 4 x 1 bed and 1 x 3 bed) to replace 31 bedsits. (MAJOR DEVELOPMENT)
PP/19/05441	2 Cranley Gardens, SW7 3DA	14	Reconfiguration to create 12 self-contained residential units (7 x studio, 4 x 1 bed and 1 x 3 bed) to replace 31 bedsits. (MAJOR DEVELOPMENT)
PP/19/05671	4 Balliol Road, W10 6LX	-2	Amalgamation of Flat A and Flat B to form a single-family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window
PP/19/05671	4 Balliol Road, W10 6LX	1	Amalgamation of Flat A and Flat B to form a single-family home of less than 170 square metres GIA; erection of side extension and creation of rear dormer window
PP/19/06773	5 Chepstow Villas, W11 3EE	-2	Amalgamation of 2nd floor 1-bed flat and 3rd floor 1-bed flat to form 2-bedroomed maisonette with new front entrance located on 1st floor; Replacement sash window in existing dormer to the rear mansard

PP Ref.	Address	Net Gain	Description
PP/19/06773	5 Chepstow Villas, W11 3EE	1	Amalgamation of 2nd floor 1-bed flat and 3rd floor 1-bed flat to form 2-bedroomed maisonette with new front entrance located on 1st floor; Replacement sash window in existing dormer to the rear mansard
PP/19/07077	66 Sloane Street, SW1X 9SH	-1	Temporary change of use of lower ground floor from residential (Class C3) to office (Class B1) for a period of three years.
PP/19/07174	277 Kensal Road, W10 5DB	-6	Renovation of building and conversion of 6 flats into 5 flats (allowing for one 4-bedroom flat and one 3 bedroom flat); structural reinforcement of chimney and addition of dormer extension to top floor flat; replacement of flat roof above flat one
PP/19/07174	277 Kensal Road, W10 5DB	5	Renovation of building and conversion of 6 flats into 5 flats (allowing for one 4-bedroom flat and one 3 bedroom flat); structural reinforcement of chimney and addition of dormer extension to top floor flat; replacement of flat roof above flat one
PP/19/08493	91 Chesterton Road, W10 6ET	1	Amalgamation of basement level one-bed flat and 3-storey maisonette above ground to form single dwellinghouse
PP/20/01015	Flat 535 and 536, Hurstway Walk, Lancaster West Estate, W11 1WF	-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/20/01015	Flat 535 and 536, Hurstway Walk, Lancaster West Estate, W11 1WF	-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/20/01015	Flat 535 and 536, Hurstway Walk, Lancaster West Estate, W11 1WF	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 Ref.	Address	Net Gain	Description
PP/20/02536	4 Hereford Square, SW7 4TS	1	Conversion of lower ground floor to a 1no. bedroom new dwelling and a rear extension at second storey level
PP/20/02652	Flat 1, Bedford Gardens Studios, 79 Bedford Gardens, W8 7EG	-2	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/20/02652	Flat 1, Bedford Gardens Studios, 79 Bedford Gardens, W8 7EG	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/20/02810	Flat 100 and Flat 101, Vicarage Court, Vicarage Gate, W8 4HQ	1	Amalgamation of 2 flats into one and replacement of windows to Flats 100 & 101
PP/20/04500	84-86 Kensington High Street, W8 4SG	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/20/04964	36 Gloucester Road, SW7 4QT	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/20/05041	30 Pavilion Road, SW1X 0HJ	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 Ref.	Address	Net Gain	Description
PP/20/05427	First To Third Floor, 31 Kensington Park Road, W11 2EU	-1	Conversion of single large flat into 3 self-contained flats.
PP/20/05427	First To Third Floor, 31 Kensington Park Road, W11 2EU	3	Conversion of single large flat into 3 self-contained flats.
PP/21/00650	Second Floor Flat and Third+Fourth Floor Flat, Second and Third/Fourth Floor Flats, 8 Ladbroke Square, W1 3LX	-2	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 Floor Flat and Third+Fourth Floor Flat, Second and Third/Fourth Floor Flats, 8 Ladbroke Square, W1 3LX	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/21/01251	Basement level, 3-8 Foulis Terrace, SW7 3LZ	1	Change of use of basement level from Private Nursery (Class E) to HMO use (Sui Generis) to provide 8no. bedrooms, plus a 1-bed residential unit (Class C3) and Estates Office (Class E), plus associated internal and external alterations, as part of a land swap with 5 Neville Street.
PP/21/01380	29 Wallingford Avenue, W10 6QA	-2	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 Ref.	Address	Net Gain	Description
PP/21/01380	29 Wallingford Avenue, W10 6QA	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/21/02562	1 and 1A Kensington High Street, W8 5NP	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/21/03669	211-213 Kensington High Street, W8 6BD	1	Mansard roof extension to provide an additional residential unit
PP/21/04947	Apartments 2 and 3 at lower ground and ground floor., Flats 2 and 3, Aubrey Lodge, Aubrey Road, W8 7JJ	-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.
PP/21/04947	Apartments 2 and 3 at lower ground and ground floor., Flats 2 and 3, Aubrey Lodge, Aubrey Road, W8 7JJ	-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.
PP/21/04947	Apartments 2 and 3 at lower ground and ground floor., Flats 2 and 3, Aubrey Lodge, Aubrey Road, W8 7JJ	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.
PP/21/04991	80 and 82 Sirdar Road, W11 4EG	-2	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 Ref.	Address	Net Gain	Description
PP/21/04991	80 and 82 Sirdar Road, W11 4EG	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/21/06266	19 and 19A Denbigh Terrace, W11 2QJ	-1	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.
PP/21/06266	19 and 19A Denbigh Terrace, W11 2QJ	-1	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.
PP/21/06266	19 and 19A Denbigh Terrace, W11 2QJ	1	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.
PP/21/07681	103 Campden Hill Road, W8 7TL	-2	Amalgamation of two flats into one.
PP/21/07681	103 Campden Hill Road, W8 7TL	1	Amalgamation of two flats into one.
	<b>Total</b>	<b>191</b>	

## C: Retail (A1/E(a)) floorspace. Permissions

Between 01/10/2021 – 31/09/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/00272	344-350 Old Brompton Road, SW5 9JU	0	681	681	Redevelopment of the site to provide new residential units (Class C3) and flexible commercial (Class E) floorspace within a new building ranging in height from 4 to 9 storeys; together with plant and cycle parking facilities and associated servicing, access, landscaping and all associated ancillary works and structures (MAJOR APPLICATION).
PP/21/05330	23-31 Bramley Road, W10 6SZ	0	24	24	Replacement of front loading bay to store, converting the space into an internal store space; and replacement of metal shutter with glass frontage with a new staff only entrance to the store.
PP/21/00471	63-81 Pelham Street, SW7 2NL	167	0	-167	Demolition of building to basement level and construction of part two storey, part ground plus five story office building with gym use at basement level, associated bin storage, cycle parking, plant and other ancillary works. (Major Application)
PP/21/06125	6 Hill Farm Road, W10 6DN	0	11	11	Construction of single storey ground floor rear extension.
PP/21/06180	98 Draycott Avenue, SW3 3AD	16	0	-16	Replacement second floor rear extension to flat, enlarged single dormer to replace two rear dormer windows; installation of glazed walk on rooflight; replacement timber fencing to roof terrace; new and replacement windows, new front boundary railing and shopfront alterations; and change of use of rear part of first floor to form additional residential floorspace to existing flat.

PP/21/06528	25 Tedworth Square, SW3 4DP	0	14	14	Proposed rear extension spanning from Ground to Second Floor (inclusive), above previously approved lightwell infill.
PP/21/06956	196 Westbourne Grove, W11 2RH	85	0	-85	Comprehensive refurbishment of the whole building; internal and shopfront alterations to commercial unit at ground and lower ground levels; erection of rear extension and internal alterations to residential dwelling (Use Class C3).
PP/21/01602	59 Brompton Road, SW3 1DP	231	0	-231	Change of use from Class E to Class C3 (residential) at levels two, three and four to provide three 1-bedroom dwellings, minor amendments at roof level, cycle parking and addition of access to the upper floors from 55-57 Brompton Road.
PP/21/07485	Amara House, 344 Kensington High Street,	0	80	80	Replacement of existing windows, relocation of entrance door of existing ground floor unit to corner of building. Extension of existing ground floor unit (use class E) into portion of basement (ancillary space).
PP/21/06891	69 Barlby Road, W10 6AW	0	28	28	Retention of rear ground floor extension. (Retrospective application.)
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	0	97	97	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen, alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations.

PP/21/07928	127-128 and rear of 129 Sloane Street, SW1X 9AS	1,244	0	-1,244	Change of use at ground floor, lower ground floor and basement of 127 and 128 Sloane Street and part of ground floor of 129 Sloane Street to Use Class E; including the installation of new shopfront with two doors fronting Sloane Street; external seating on Sloane Street; installation of ventilation equipment and other associated works.
PP/22/00349	11 and 12 Lexham Mews, W8 6JW	7	45	38	Construction of mansard roof extensions, rear terraces with timber trellis of 1.7m high and creation of space for new light wells at back of each house.
PP/22/02591	11 and 12 Lexham Mews, W8 6JW	100	0	-100	Change of use of ground floor commercial space to create two family townhouses; reinstatement of traditional mews doors to front elevation and retention of mansard extension.
PA/21/04806	305 Brompton Road, SW3 2DY	58	0	-58	Change of use of first floor (Class A1) to residential use (Class C3).
PP/22/03754	Ground Floor, 96 Fulham Road, SW3 6HS	0	141	141	Change of use from Use Class Sui Generis (Health and Beauty Salon) to a use falling within Use Class E.
PP/22/03391	169 Fulham Road, SW3 6SP	922	0	-922	Proposed change of use of building (lower ground, ground, first and second floor - retail and third floor - office) to medical use.
<b>Total</b>				<b>-1,708</b>	

## D: Retail (A1/E(a)) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/18/08043	1 Kensington Mall, W8 4EB	34	0	-34	Change of use of ground and basement floors from retail (Class A1) to residential (Class C3) along with external alterations to ground floor level.
PP/16/00423	K1 Site, Sloane Street, bounded by Brompton Road and Basil Street, SW3 1AL	7,609	9,526	1,917	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION).
PP/17/02033	47 Lowndes Square and 7-9 Harrington Street, SW1X 9JU	432	0	-432	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor

					levels of 7-7A Harriet Street from retail (Use Class A1) to golf school (Use Class Sui Generis) and retail (Use Class A1).
PP/16/02837	1 Sloane Gardens and 6 Holbein Place, SW1 8EA	45	23	-22	Demolition and construction of replacement building behind retained façade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack; installation of plant equipment and erection of lift overrun. Change of use of lower ground floor to a bar (Use Class A4); creation of basement for associated back of house functions and plant for building, with ancillary external works. Change of use of lower ground floor of 6 Holbein Place from shop (Use Class A1) to hotel (Use Class C1) and opening of access from hotel at 1 Sloane Gardens to retail unit at 6 Holbein Place at ground floor. Erection of substation and garden shed within communal Sloane Gardens East (MAJOR APPLICATION).
PP/17/01901	127 Kensington High Street and 15 Writes Lane, W8 5SF	3,449	2,853	-596	Demolition of Caffe Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION).
<b>Total</b>				<b>833</b>	

**E: Financial and professional (A2/E(b)) floorspace. Permissions**

None

**F: Financial and professional (A2/E(b)) floorspace. Completed**

None

## G: Restaurant and cafe (A3/E(c)) floorspace. Permissions

Between 01/10/2021 – 31/09/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/01804	Basement And Ground Floor South, 138-140 Cromwell Road, SW7 4HA	85	0	-85	Alterations to ground floor front elevation. Internal alterations and change of use to create a live work unit from part of current restaurant area.
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	0	383	383	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen, alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations
PP/21/07928	127-128 and rear of 129 Sloane Street, SW1X 9AS	0	1,244	1,244	Change of use at ground floor, lower ground floor and basement of 127 and 128 Sloane Street and part of ground floor of 129 Sloane Street to Use Class E; including the installation of new shopfront with two doors fronting Sloane Street; external seating on Sloane Street; installation of ventilation equipment and other associated works.
PP/21/07053	27 Uxbridge Street, W8 7TQ	6	146	140	Alterations to restaurant to include: removal of rear additions and replacement with glazed addition with

					retractable roof; replacement of plant/machinery at rear; upgrading of lower ground floor front lightwell steps and vault areas to provide better storage and staff bathrooms; and elevational alterations including the rendering of front elevation.
PP/21/05681	Land Rear of, 402-416 King's Road,	0	94	94	Erection of single storey plus basement, two-bedroom dwelling with associated landscaping.
<b>Total</b>			<b>1,776</b>		

## H: Restaurant and cafe (A3/E(c)) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/02837	1 Sloane Gardens and 6 Holbein Place, SW1W 8EA	0	146	146	Demolition and construction of replacement building behind retained facade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack;
PP/17/01901	127 Kensington High Street and 15 Wrights Lane, W8 5SF	166	590	424	Demolition of Caffe Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)
<b>Total</b>			<b>570</b>		

## I: Drinking establishment (A4/SG) floorspace. Permissions

None

## J: Drinking establishment (A4/SG) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/02837	1 Sloane Gardens and 6 Holbein Place, SW1W 8EA	0	77	77	Demolition and construction of replacement building behind retained facade to provide hotel (Use Class C1). Erection of roof extension to provide a restaurant (Use Class A3) at roof level together with alterations to roof including raising chimney stack; installation of plant equipment and erection of lift overrun. Change of use of lower ground floor to a bar (Use Class A4); creation of basement for associated back of house functions and plant for building, with ancillary external works. Change of use of lower ground floor of 6 Holbein Place from shop (Use Class A1) to hotel (Use Class C1) and opening of access from hotel at 1 Sloane Gardens to retail unit at 6 Holbein Place at ground floor. Erection of substation and garden shed within communal Sloane Gardens East (MAJOR APPLICATION).
<b>Total</b>			<b>77</b>		

**K: Hot food takeaway (A5/ SG) floorspace. Permissions**

None

**L: Hot food takeaway (A5/ SG) floorspace. Completed**

None

## M: Office (B1/E(g)) floorspace. Permissions

Between 01/10/2021 – 31/09/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	23	192	169	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen, alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations.
PP/22/00543	Royalty Studios, 105 Lancaster Road, W11 1QF	0	575	575	Changes at roof level with the construction of single storey (fourth floor) extension on top; erection of rear extension from ground to fourth floor level to provide accessible lift and accessible building facilities; installation of windows at third floor and Photovoltaic panels on new roof; reconfiguration of rear yard with new landscaping, bike and refuse stores, electric vehicle charging points and accessible parking bays.
PP/22/01051	62 Old Brompton Road	90	160	70	Change of use of basement and ground floor to Use Class E (Commercial, Business and Service.)
PP/22/03263	25-39 Thurloe Street, SW7 2LQ	88	410	322	Demolition of mansard extensions and all roof structures to 25-39 Thurloe Street, erection of single storey mansard extension across terrace to provide additional Class B1 office floorspace and a change of use of the second floor of 29 Thurloe Street from Class B1 office to Class C3 residential, and associated works.

PP/22/00916	133-137, 139 Westbourne Grove and 2 Pembridge Villas, W8	464	790	326	Demolition of 133-137 Westbourne Grove behind retained facades; demolition of 2 Pembridge Villas behind retained facade to front elevation. Creation of basement level at 2 Pembridge Villas and lowering of basement level at 133- 137 Westbourne Grove by approximately 1.6m and extension of basement level underneath 139 Westbourne Grove and partly into courtyard to Pembridge Villas elevation. Redevelopment behind those retained facades and erection of two storey building at 139 Westbourne Grove - to provide 3 apartments (1 x 1 bed, 1 x 2 bed and 1 x 3 bed units), 4 commercial units (Class E) and an external courtyard/terrace area adjacent to the pavement fronting Pembridge Villas, together with associated works including, doors, windows, shopfronts, roof, plant, waste and cycle storage, landscaping, boundary treatments, and refurbishment of retained facade of 133-137 Westbourne Grove, refurbishment and alterations to retained facade at 2 Pembridge Villas.
PP/21/00471	63-81 Pelham Street, SW7 2NL	3,195	9,823	6,628	Demolition of building to basement level and construction of part two storey, part ground plus five story office building with gym use at basement level, associated bin storage, cycle parking, plant and other ancillary works. (Major Application)
PP/21/00457	40 Pelham Street, SW7 2NN	672	1,288	616	Alterations to eastern building, demolition behind retained facade of western building to create two storey office, excavation of a basement beneath part of the western building, and works including associated bin storage, hard and soft landscaping, cycle parking, plant and necessary ancillary works.
<b>Total</b>				<b>8,706</b>	

## N: Office (B1/E(g)) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/02150	326 Kensal Road, W10 5BZ	3,451	8,775	5,324	Refurbishment and extension of Saga Centre, demolition of all other buildings and redevelopment to provide 8,662 square metres of office floorspace (B1), 3,164 square metres of residential floorspace (C3), 113 square metres for cafe/restaurant use (A1-A4); ancillary servicing and refuse areas, plant, car and cycle parking up to 1,674 square metres together with landscaping and all other associated works (Major Application).
PP/16/01350	15-17 Hewer Street, W10 6DU	0	18	18	Change of use of buildings from mixed sui generis and residential (Class C3) to 16no. residential units (Class C3) within main buildings and office/studio (Class B1a) within existing gatehouse, including external alterations and associated works (MAJOR APPLICATION).
PP/18/08415	23 Pembridge Square, W2 4DR	718	0	-718	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).
PP/08/00058	30 Pembridge Crescent, W11 3DS	370	0	-370	Change of use to a single residential (Class C3) property with associated works including extended roof height, replacement entrance, excavation of a basement and alterations to the side and rear facades including changes to fenestration and materials and installation of internal plant.

PP/16/01341	137-143 Notting Hill Gate, W11 3LB	321	407	86	Conversion and extension of existing building at rear to first floor level to provide offices Class B1 and 5 no. residential apartments Class C3 repairs to the facade and associated works.
PP/16/00423	K1, Sloane Street, Basil Street and Hoopers Court, SW3 1AL	10,105	10,778	673	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION).
PP/18/02861	18-20 Draycott Place, SW3 2SB	0	120	120	Change of use from residential use (Use Class C3) to office use (Use Class B1).
PP/16/07067	3 Munro Terrace, SW10 0DL	0	159	159	Change of use of first to fourth floors from residential (Class C3 Use) to office (Class B1 Use) use.
PP/17/01901	127 Kensington High Street and 15 Wrights Lane, W8 5SF	5,575	11,526	5,881	Demolition of Caffè Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and

					mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION).
<b>Total</b>				<b>11,173</b>	

## O: Hotel bedrooms (C1) Permissions

Between 01/10/2021 – 31/09/2022

PP Ref.	Address	Existing bed spaces	Proposed bed spaces	Net	Description
PP/21/02600	14 Lexham Gardens, W8 5JE	0	6	6	Extension to hotel providing six additional guestrooms, three at lower ground floor extension in rear garden, one ground floor guestroom, and two guestrooms to 2nd floor of closet wing.
PP/21/08020	225 Ladbroke Grove, W10 6HQ	0	0	5	Construction of a single storey mansard roof extension to create 5 hotel rooms, replacement of external kitchen extract duct and replacement of rainwater pipes, addition of two condensers within an acoustic enclosure and window updates.
<b>Total</b>				<b>11</b>	

## P: Hotel bedrooms (C1). Completed

Between 01/04/2021 – 31/03/2022

PP Ref.	Address	Existing bed spaces	Proposed bed spaces	Net	Description
PP/19/03957	72 Holland Park Avenue, W11 3QZ	6	0	-6	Conversion of first and second floors from bed and breakfast (Use Class C1) to residential use (Class C3) and reinstatement of property as a single family dwellinghouse.
<b>Total</b>				<b>-6</b>	

## Q: Non-residential institutions (C2). Permissions

Between 01/04/2021 – 31/03/2022

PP Ref.	Address	Existing floorspace	Proposed floorspace	Net	Description
PP/22/03391	169 Fulham Road, SW3 6SP	0	922	922	Proposed change of use of building (lower ground, ground, first and second floor - retail and third floor - office) to medical use.
PP/21/06400	Avon House, Allen Street, W8 6BL	1,547	3,248	1,701	Demolition of building and redevelopment of site, to provide a ground plus three storey building, including extension of existing basement, additional sub-basement level, for use as a care home facility (Class C2), with landscaping and associated works. (Major Application)
PP/21/07660	Baden Powell House, 65-67 Queen's Gate, SW7 5JS	0	4,287	4,287	Change of use to boarding school (use class C2), comprising educational floorspace on lower ground to second floors, and boarding accommodation on third to sixth floors, alongside internal reconfigurations, minor external works (comprising the infilling of second floor loggia and enclosure of sixth floor canopied area), and other associated works. (Major development)
<b>Total</b>				<b>6,910</b>	

## R: Non-residential institutions (C2). Completions

None

## S: Learning and non-residential institutions (D1/F1) floorspace. Permissions

Between 01/10/2021 – 31/09/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/05119	St Francis Roman Catholic Primary School, Treadgold Street, W11 4BJ	0	22	22	Removal of canopy and construction of single storey extension to create a reception and office area; installation of a canopy over entrance and fencing around site.
PP/21/05247	Latimer AP Academy, 194 Freston Road, W10 6TT	0	30	30	Retention of portacabin classroom structure in rear playground close to covered area abutting the classrooms for ongoing educational needs.
PP/22/01893	Offices, Notting Hill (st Andrews) Methodist Church, 240 Lancaster Road, W11 4AH	92	0	-92	Change of use of the ground floor area from Use Class F1 (churches) to Use Class B1/E(g)(i) (office) and associated new entrance converting one window to a door.
PP/22/01780	St Cuthbert With St Matthias School, Warwick Road, SW5 9UE	0	58	58	Construction of a single storey extension: alterations to existing nursery include glazed canopy to front; 2 windows to be replaced with doors; creation of door openings and associated works.
PP/22/02723	Marlborough Primary School, Draycott Avenue, SW3 3AP	0	62	62	Conversion of an existing bike & scooter storage undercroft within boundary into a 62sqm community room.
<b>Total</b>				<b>80</b>	

## T: Learning and non-residential institutions (D1/F1) floorspace. Completed

Between 01/04/2020 – 31/03/2021

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/00423	K1, 33-35 Brompton Road, Sloane Street and Basil Street, SW3 1AL	124	0	-124	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION).
PP/18/05060	8 Kynance Mews, SW7 4QP	40	0	-40	Change of use from veterinary clinic to single domestic dwelling involving internal reconfiguration only.
<b>Total</b>				<b>-164</b>	

## U: Assembly and Leisure (D2/F1) floorspace. Permissions

Between 01/10/2021 – 31/09/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/00471	63-81 Pelham Street, SW7 2NL	2,095	824	-1,271	Demolition of building to basement level and construction of part two storey, part ground plus five story office building with gym use at basement level, associated bin storage, cycle parking, plant and other ancillary works. (Major Application)

## V: Assembly and Leisure (D2/F1) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/00423	K1, 33-35 Brompton Road, Sloane Street and Basil Street, SW3 1AL	92	0	-92	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION).
<b>Total</b>				<b>-92</b>	