



Planning and Place Monitoring Report

December 2024



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1. Introduction

- 1.1. Planning regulations¹ require that a local planning authority must publish a monitoring report. The issues that are to be reported are:
- the progress that is being made regarding the preparation of its planning policy documents specifically the Local Plan and supplementary planning documents specified in the Local Development Scheme (LDS).
 - the delivery of housing over time.
 - up-to-date information on the production of neighbourhood plans.
 - activity relating to the Duty to Cooperate; and
 - 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 the Local Plan's key strategic objectives. It also sets out the key indicators relating to planning and enforcement performance.
- 1.3. This report is a public document and is available on the planning pages of the Council's website at www.rbkc.gov.uk/planningpolicy.

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

2. 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 2024 and looks at the permissions granted before the 31 March 2024.

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

- The last financial year for planning completions, housing approvals, major applications, Green Blue policies (Chapter 4 of the Local Plan), as well as CIL and s106 contributions;
- The one year period from 1 October 2023 - 30 September 2024 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, Site Allocations and Assets of Community Value.

3. Planning Policy Documents

- 3.1. Councils are required to publish a Local Development Scheme (LDS). This is a project plan where a Council sets out the timescales for the planning documents that it is producing. An LDS will be updated as and when documents are completed, or as the Council's priorities change.
- 3.2. The [Council's current LDS](#) was published in January 2022.
- 3.3. One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of the planning documents included in the LDS. Progress is set out in figures 3.1 and 3.2 below.

Title, subject matter and geographical area	Issues Paper	Issues and Options	Draft Policies	Publication	Submission and Examination	Adoption	Monitoring report 2024 progress update
	Pre-Regulation 18		Regulation 18	Regulation 19	Regulation 22 to 25	Regulation 26	
New Local Plan Review Borough-wide The New Local Plan Review (NLPR) will include both spatial and detailed policies and site allocations. 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.	Autumn 2020 (Issues) Completed ✓	Summer 2021 (Issues and Options) Completed ✓	Feb. 2022 (Draft Policies) Completed ✓	Summer/Autumn 2022 (Publication Policies) Completed ✓	Autumn 2022 / Summer 2023 (Submission Policies and Examination) Plan submitted, and Hearing sessions took place in Summer 2023 ✓	Spring 2024 Decision letter from the Inspector received 5 July 2024 ✓	The Council adopted its new Local Plan 2024 on 24 July 2024. Completed ✓

Figure 3.1: Progress on preparation of Local Plan.

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2024 progress update
	First consultation	Second consultation	Adoption	
Lots Road Site Brief 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).	Early engagement on Site Brief design code for main site (Lots Road South) Autumn/Winter 2021 Completed 	Consultation on Draft SPD Winter 2022 Completed 	Spring 2022 Completed 	The Council adopted the SPD by key decision on 14 September 2022. Completed 
Earl's Court Opportunity Area Placemaking Framework 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.	Early engagement on Placemaking Framework Spring/Autumn 2022 Completed 	Consultation of Draft Placemaking Framework Autumn/Winter 2022 Completed 	Spring 2023 Completed 	The Council adopted the SPD by key decision on 12 April 2023. Completed 

<p>Trees and Development SPD</p> <p>An update of the Trees and Development SPD 2010. Sets out the Council's requirements in relation to any proposed development with trees on or near the site.</p>	<p>Draft SPD public consultation</p> <p>Autumn 2022 / Winter 2023</p> <p>Completed</p> <p>✓</p>	<p>N/A</p> <p>Completed</p> <p>✓</p>	<p>Summer 2023</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 14 June 2023.</p> <p>✓</p>
<p>Designing Out Crime SPD</p> <p>An update of Designing Out Crime SPD 2008. The SPD would provide guidance for developers and planners to ensure that all development proposals incorporate the principles of designing out crime.</p>	<p>Early engagement on draft SPD</p> <p>Spring 2023</p> <p>Completed</p> <p>✓</p>	<p>Draft SPD public consultation</p> <p>Winter 2023/24</p> <p>✗</p>	<p>Adoption</p> <p>Spring 2024</p> <p>✗</p>	<p>The Council will be consulting on the SPD in the winter of 2024/25 and expects to adopt the SPD early in 2025.</p>

Figure 3.2: Progress on preparation of other documents.

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 NPPF² 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. The 2023 AMR set out in some detail how the Council fulfilled its “duty to cooperate” when drafting the New Local Plan Review (NLPR).
- 4.4. With the adoption of the Local Plan in July 2024, following its examination in 2023, the more intensive phase of fulfilling the duty has ended. However, the Council will continue to fulfil its duty as it begins to prepare for the next iteration of the Local Plan and carrying out its planning function. Currently this includes:
 - Ongoing contributions to the Planning London Datahub.
 - Regular meetings with the GLA on work related to the London Plan review that has commenced in 2024.
 - 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.
 - Regular meetings with Old Oak and Park Royal Development Corporation.
 - 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 with Drain London and with Central London North Flood Risk Partnership Lead Local Flood Authorities to discuss the implementation of the Lead Local Flood Authority duties and planning policy on flood risk.
 - Attend quarterly meetings with the London Waste Planning Forum.
 - Attend regular meetings with the GLA and other local authorities to

² National Planning Policy Framework (NPPF), December 2023

consider the evidence base relating to the London-wide Gypsy and Traveller Needs Assessment.

Neighbourhood Planning

- 4.5. 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 planning policies which, when considered alongside those within the Local Plan, will shape development in a neighbourhood.
- 4.6. Neighbourhood plans have to be in line with the overall strategic approach within both the Council's adopted Local Plan and national policy.
- 4.7. As of November 2024, there are two neighbourhood plans: the St Quintin and Woodlands NP and the Norland NP. There are two designated neighbourhood forums: the St Quintin NF and the Lots Road NF. There are also five designated Neighbourhood Areas. These are shown in Figure 4.1 below.

The St Quintin and Woodlands Neighbourhood Plan

- 4.8. [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 adopted by the Council in July 2018. The plan forms part of the Development Plan for the area.
- 4.9. The original designation of the forum expired in July 2018. This designation was remade in September 2018 and lasted a further five years, expiring in July 2023. The Forum was re-designated for a further five years in November 2023. At the request of the Forum, its name, and that of the associated Neighbourhood Area, has changed to the St Quintin Neighbourhood Forum and Area. The boundary of the area is unchanged.
- 4.10. The title and status of the Neighbourhood Plan is unchanged.

The Norland Neighbourhood Plan

- 4.11. The [Norland Neighbourhood Plan](#) was made in March 2014. It carries material weight in determining planning applications within the Norland Neighbourhood area.
- 4.12. The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, have yet to apply for a re-designation despite the initial designation having now expired in 2019. The status of the Plan, as part of the area's development plan, remains.

The Courtfield Neighbourhood Area and Forum

- 4.13. In September 2017 the Council designated the [Courtfield Neighbourhood Area](#) and the associated Courtfield Neighbourhood Forum. The designation of the Forum expired in September 2022. No Neighbourhood Plan has been produced.

West Holland Park Neighbourhood Area

- 4.14. In March 2022 the Council designated the [West Holland Park Neighbourhood Area](#). There is no associated Neighbourhood Forum or Neighbourhood Plan.

Lots Road Neighbourhood Area and Forum

- 4.15. In July 2022 the Council designated the [Lots Road Neighbourhood Area and associated Neighbourhood Forum](#). To date the Council has not been asked to provide any data or assistance in the production of an associated Neighbourhood Plan.

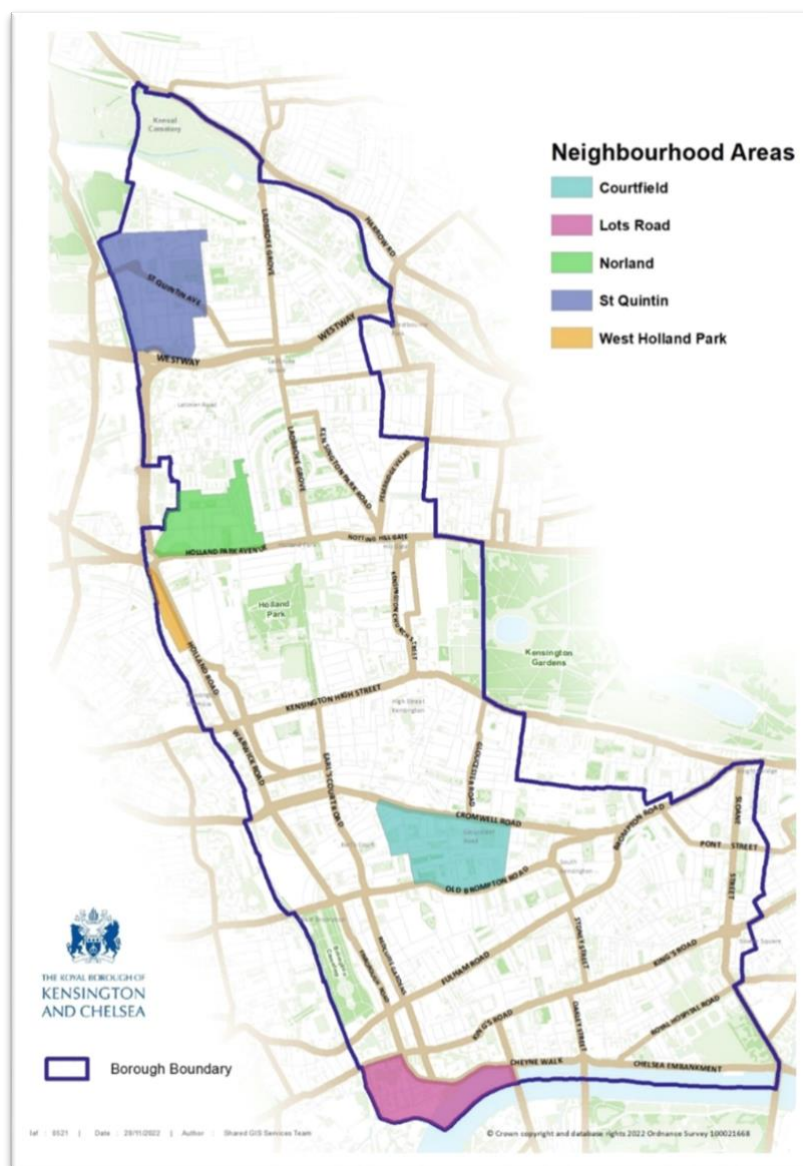


Figure 4.1: The Borough's Neighbourhood Areas (2024)

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 2023/24. 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. In most cases, the Council seeks to resolve breaches of planning control informally. In this period, 124 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 39 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
2021/22	1,120	-10%	594
2022/23	1,209	+8%	817
2023/24	1270	+5%	835

Figure 5.1: Enforcement cases 2017/18 to 2023/24

Complaint types	No. of cases Oct 2023- Sept 2024	%
Building works	355	28%
Breach of condition	57	4%
Change of use (including short-term lets)	122	10%
Proactive licensing-related investigations	199	16%
Listed building works	109	9%
Advertisements	55	4%
Deviation from approved plans	90	7%
Untidy sites	96	8%
Air conditioning plant	53	4%
Terraces/balconies	26	2%
Construction Traffic Management Plans	51	4%
Miscellaneous including works to trees, tables and chairs and requests from solicitors	53	4%
Total	1,270	100%

Figure 5.2: Break down of enforcement cases 2023/24

- 5.5. There has been a slight increase in the number of enforcement cases received by the team this year. This is mainly due to the slight increase in reported breaches related to listed building works, untidy sites and air conditioning plants.

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 2023 – 30 September 2024. This period saw 2,917 planning/listed building applications being made, and a total of 5,757 applications or pre-applications. This represents an increase 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
2021/22	2694	905	653	853	5105
2022/23	2857	1105	630	926	5518
2023/24	2917	1268	648	924	5757

Figure 5.3: Nature of applications/advice 2010/11 to 2023/24

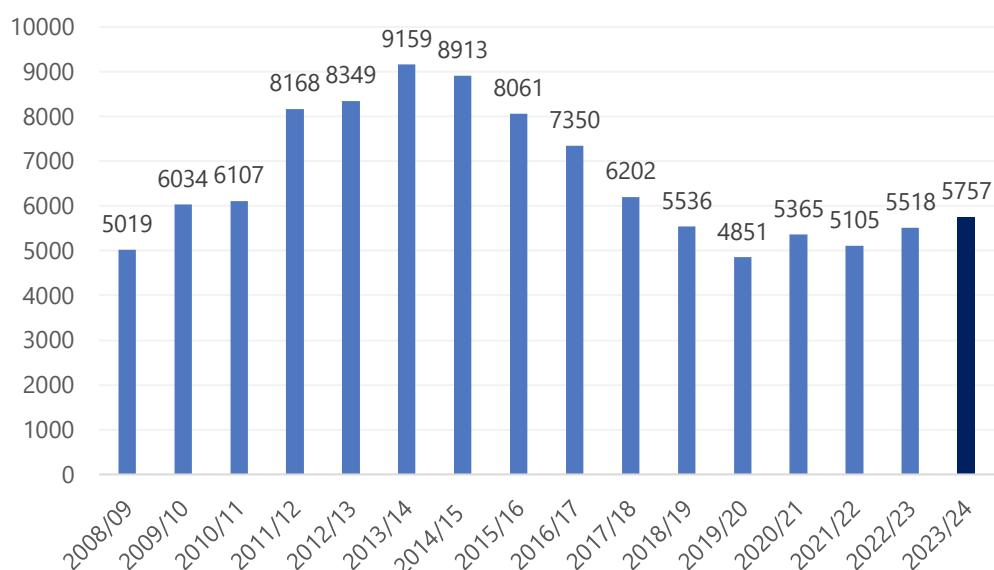


Figure 5.4: Total applications/advice 2008/9 to 2023/24

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. 97% of all “minor” applications have been decided within 8 weeks. These make up the large majority of planning applications considered by the Council. 97% represents an increase on the 93% 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%
2021/22	86%	100%	85%
2022/23	93%	100%	92%
2023/24	97%	100%	96%

Figure 5.5: Speed of determining applications in time (%) from 2010/11 to 2023/24.

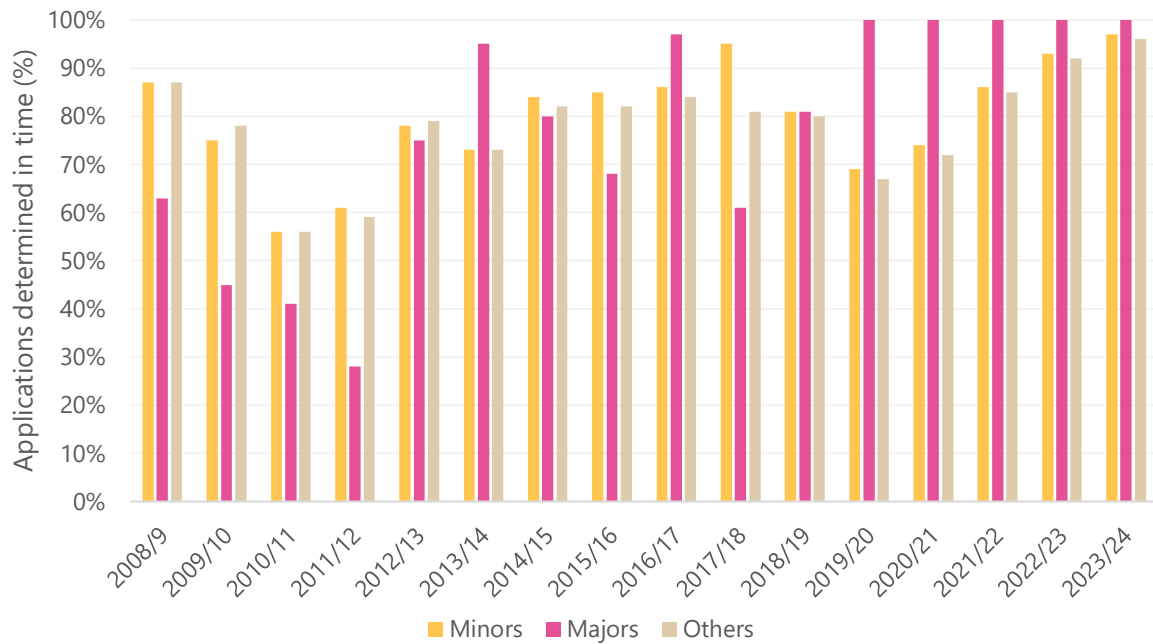


Figure 5.6: Speed of determining applications in time (%) from 2008/09 to 2023/24.

- 5.8. The percentage for major^[1] applications (where a decision was made) which were granted in time 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 91% and 88% respectively.

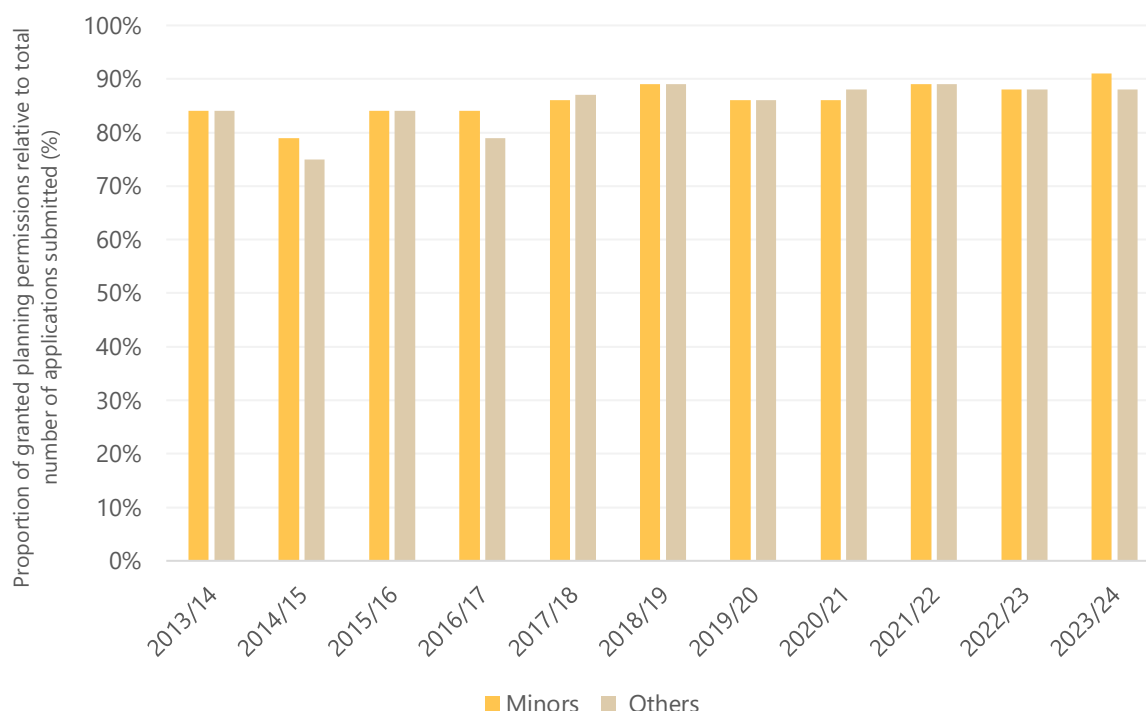


Figure 5.7: Approvals granted: Minor and “other” applications (2013/14 to 2023/24).

- 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 92% 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 100 appeals this year. Of these 44% were allowed, 50% dismissed and 6% withdrawn. This represents only a slight increase of 2% 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.

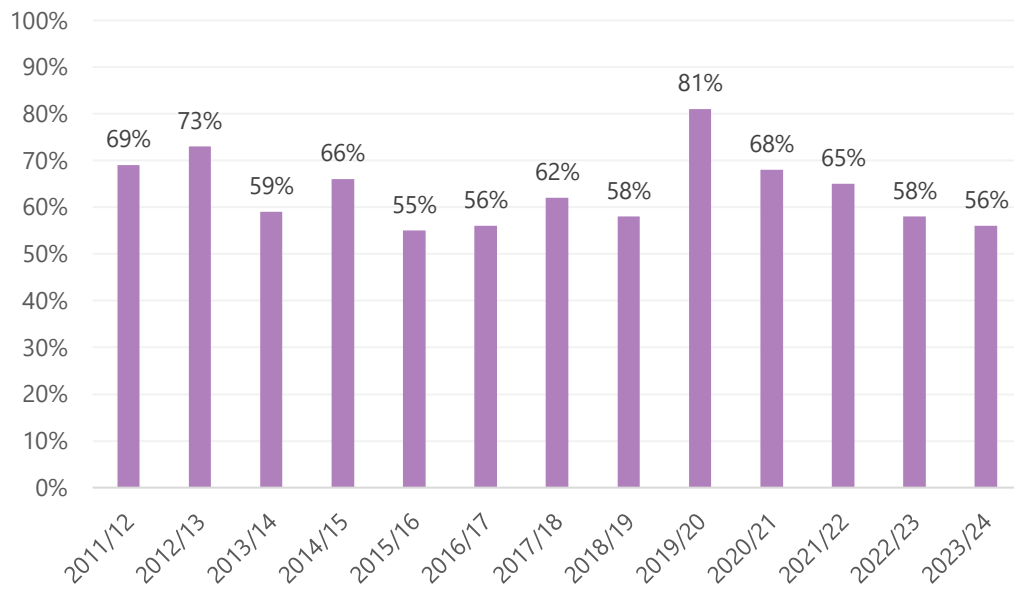


Figure 5.8: Appeals dismissed or withdrawn as a % of the total from 2011/12 to 2023/24.

6. Land Use Policies

The policies considered by this Monitoring Report

- 6.1. One of the purposes of the AMR is to report on the effectiveness of the policies within the Council's own Local Plan.
- 6.2. This AMR is the first to report on the policies within the current (2024) Local Plan. However, it should be noted that monitoring is currently in a state of transition as the majority of permissions and completions have been determined using the policies within the previous 2019 Local Plan. The transition to monitoring the new policies is generally not problematic given that the ambition of the new policies has not changed. The report notes where a new approach is being taken.
- 6.3. Appendix 4 of the Local Plan is concerned with how the Council intends to monitor the effectiveness of the document. It includes the indicators and triggers by which the success of the policies within the plan can be assessed. The "trigger" indicates when the Council will carry out its own review of the effectiveness of the policy.
- 6.4. A "review" may mean that:
 - the policy itself is not proving effective and requires amending.
 - the policy is not being implemented as expected and its implementation needs to be reviewed; or
 - there are good reasons why the policy is not achieving the expected result for the period in question, and there is no need to either amend the policy or how it is being implemented.
- 6.5. Each section considers the relevant policies and their effectiveness. In this we will have regard to a relevant trigger and the need for a future review.

Site Allocations

- 6.6. The Local Plan identifies 16 site allocations across the borough which will allow us to deliver our vision for good growth and provide for the new homes, businesses and social and community uses needed by our residents.
- 6.7. The progress to date against each site allocation is outlined in Figure 6.1 below.

Site Allocation	Progress																								
<p>SA1: Kensal Canalside Opportunity Area</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none">• Around 3,500 or more new homes.• Around 12,000 sqm or more of non-residential floorspace (in addition to the relocated supermarket), including workspace, community, and local shopping facilities commensurate with the site’s Neighbourhood Centre designation of which 5,000 sqm is E(g) office, research and development or light industrial, as part of a new Neighbourhood Centre.• The provision of affordable workspace at 10 per cent of the commercial floor space E(g).	<p>Planning application (PP/23/06575) was submitted in October 2023, no decision has been made to date.</p> <p>This is a ‘hybrid’ application consisting of outline proposal for the whole site and detailed proposals for Plot 2.</p> <p>Proposed floorspace for outline application:</p> <ul style="list-style-type: none">• 290,913.5 sqm (GEA) of residential floorspace (up to a maximum of 2,519 residential units).• A minimum of 20% of affordable housing by unit (24% by habitable room).• Tenure mix as follows: <table><tr><th>UNIT SIZE</th><th>% OF UNITS (PRIVATE TENURE)</th><th>% OF UNITS (INTERMEDIATE TENURE)</th><th>% OF UNITS (AFFORDABLE RENTED TENURE)</th></tr><tr><td>Studio</td><td>10-15%</td><td>0%</td><td>0%</td></tr><tr><td>1 bed</td><td>25-35%</td><td>40-60%</td><td>15-20%</td></tr><tr><td>2 bed</td><td>30-40%</td><td>40-60%</td><td>25-35%</td></tr><tr><td>3 bed</td><td>12-22%</td><td>0-5%</td><td>30-45%</td></tr><tr><td>4 bed</td><td>0-5%</td><td>0%</td><td>8-15%</td></tr></table> <ul style="list-style-type: none">• Up to 15,488.2 sqm (GIA) of non-residential floorspace, including commercial, retail, leisure, community and workspace uses. <p>Proposed floorspace for detailed application:</p> <ul style="list-style-type: none">• There is 8,244.5 sqm (GEA) (7,756sqm GIA) ancillary residential floorspace proposed within the Detailed Element (comprising spaces such as lobbies and cycle parking), but there are no homes provided within the Detailed Element• 22,955 sqm (GIA) of food retail (Sainsburys) floorspace• 647.9 sqm (GIA) of commercial Class E floorspace• 340.3 sqm (GIA) of leisure floorspace.	UNIT SIZE	% OF UNITS (PRIVATE TENURE)	% OF UNITS (INTERMEDIATE TENURE)	% OF UNITS (AFFORDABLE RENTED TENURE)	Studio	10-15%	0%	0%	1 bed	25-35%	40-60%	15-20%	2 bed	30-40%	40-60%	25-35%	3 bed	12-22%	0-5%	30-45%	4 bed	0-5%	0%	8-15%
UNIT SIZE	% OF UNITS (PRIVATE TENURE)	% OF UNITS (INTERMEDIATE TENURE)	% OF UNITS (AFFORDABLE RENTED TENURE)																						
Studio	10-15%	0%	0%																						
1 bed	25-35%	40-60%	15-20%																						
2 bed	30-40%	40-60%	25-35%																						
3 bed	12-22%	0-5%	30-45%																						
4 bed	0-5%	0%	8-15%																						
<p>SA2: Earl’s Court Exhibition Centre</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none">• Around 1,050 or more new homes.• Around 40,000 sqm or more of non-residential floorspace, of which a minimum 20,000 sqm should be Class E(q) office,	<p>Planning application (PP/24/05187) was submitted in July 2024, no decision has been made to date.</p> <p>This is a ‘hybrid’ application containing both outline and detailed proposals.</p> <p>The outline proposals are for:</p> <ul style="list-style-type: none">• Up to 1,090 residential units (1,400 homes in total including detailed proposals). Tenure mix as follows:																								

<p>research and development or light industrial.</p> <ul style="list-style-type: none">10 per cent of the E(g) business floorspace on the site to be affordable workspace.	<p>Table 3-3- Proposed Unit Type Mix Range (C3 Use homes)</p> <table><tr><th></th><th>Studio</th><th>1 Bed</th><th>2 Bed</th><th>3 Bed</th><th>4 Bed</th></tr><tr><td>Social Rent</td><td>0%</td><td>15 – 25%</td><td>25 – 45%</td><td>30 – 45%</td><td>5 – 15%</td></tr><tr><td>Intermediate</td><td>0 – 10%</td><td>25 – 45%</td><td>25 – 45%</td><td>5 – 20%</td><td>0 – 10%</td></tr><tr><td>Market</td><td>5 – 12.5%</td><td>30 – 50%</td><td>30 – 50%</td><td>5 – 20%</td><td>0 – 10%</td></tr></table>							Studio	1 Bed	2 Bed	3 Bed	4 Bed	Social Rent	0%	15 – 25%	25 – 45%	30 – 45%	5 – 15%	Intermediate	0 – 10%	25 – 45%	25 – 45%	5 – 20%	0 – 10%	Market	5 – 12.5%	30 – 50%	30 – 50%	5 – 20%	0 – 10%
		Studio	1 Bed	2 Bed	3 Bed	4 Bed																								
	Social Rent	0%	15 – 25%	25 – 45%	30 – 45%	5 – 15%																								
	Intermediate	0 – 10%	25 – 45%	25 – 45%	5 – 20%	0 – 10%																								
	Market	5 – 12.5%	30 – 50%	30 – 50%	5 – 20%	0 – 10%																								
<ul style="list-style-type: none">Approximately 424 affordable homes by unit and 1,352 by habitable room – which equates to 30.2% of total homes proposed, or 27.4% if extra care homes taken into consideration.Non-residential floorspace including up to 95,000sqm of commercial uses, up to 3,000sqm of cultural uses and up to 10,000sqm of retail uses.flexibility in the mix of residential and non-residential uses, with the total floorspace capped at 179,000sqm. <p>The detailed proposals are for:</p> <ul style="list-style-type: none">up to 310 residential units with associated car and cycle parking.up to 1,319 sqm GEA of retail/food and beverage/commercial floorspace.up to 340 sqm GEA of community/social floorspace (nursery).																														
<p>SA3: 100/100A West Cromwell Road</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none">A minimum of 450 gross residential units.Provision of commercial (office, retail, restaurant, food and drink) floorspaceA public leisure facility (community sports hall and public swimming pool).	<p>Under construction. Planning permission (PP/19/00781) granted in June 2020.</p> <p>Permission granted for:</p> <ul style="list-style-type: none">462 residential units (C3) including the provision of 186 affordable housing units,a public leisure centre including a gym and pool (D1/D2),commercial/retail space (B1, flexible B1/A1/A3 and B1/D1/D2).																													
<p>SA4: Former Territorial Army Site, 245 Warwick Road</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none">A minimum of 255 residential units.Class E providing active frontage along Warwick Road.	<p>The site does not benefit from any extant permission.</p>																													

<ul style="list-style-type: none"> Public open space, including outdoor play space. 	
<p>SA5: Worrington Green, Phase 3</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> A minimum of 373 gross residential units. The refurbishment or replacement of an improved community facility. High quality public open space, including adventure playground. 	<p>Planning application (PP/21/07028) was submitted in December 2021, no decision has been made to date.</p> <p>Proposals are for:</p> <ul style="list-style-type: none"> between 368 and 370 residential units; ground floor commercial space and flexible community / commercial space.
<p>SA6: Lots Road South</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> Around 100 new gross residential units. Around 65 gross affordable extra care units. Around 4,000 sqm (GIA) of commercial floorspace, of which at least 3,000 sqm will be business floorspace. 	<p>The site does not benefit from any extant permission.</p>
<p>SA7: Edenham Way</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> A minimum of 60 gross residential units. Additional social and community uses including health provision. 	<p>The site does not benefit from any extant permission.</p>
<p>SA8: Chelsea Farmer's Market</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> Around 60 residential units. Retail units at ground level facing 151 Sydney St. 	<p>Planning permission (PP/16/04366) was granted in November 2017. A time limit of 15 years applies to this planning permission due to the fact that the entire site falls within the Crossrail 2 Safeguarding Limits – the permission is extant until 2032.</p> <p>Permission was granted for:</p>

<ul style="list-style-type: none"> • Creation of a new public square. 	<ul style="list-style-type: none"> • 59 residential units, • Flexible retail uses, • The creation of new publicly accessible landscape spaces.
<p>SA9: Units 1-14 Latimer Road Industrial Estate</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • A minimum of 75 homes on upper floors • Retention of existing Class E floorspace at ground floor level. 	<p>Unit 1: Planning permission (PP/19/00991) was granted in May 2019 for:</p> <ul style="list-style-type: none"> • Office floorspace on ground floor, • 8 x residential units on upper floors. <p>Unit 10: Planning permission (PP/23/00778) was granted in July 2024 for:</p> <ul style="list-style-type: none"> • flexible commercial floorspace (Class E) at ground, first and second floors, • 8 residential units on the upper floors.
<p>SA10: Newcombe House</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • Refurbish or re-provide a minimum of 20 social rent homes and floorspace on-site with a requirement to provide additional community homes as per Policy HO3. • High-quality residential and/or office employment space. • Retail and leisure uses at ground level. • A new medical centre / GP surgery of a minimum 650 sqm GIA. 	<p>Under construction. Planning permission (PP/23/03534) was granted in May 2024.</p> <p>Permission was granted for:</p> <ul style="list-style-type: none"> • 23,104 sqm of office floorspace, • 1,696 sqm of retail floorspace, • 1,351 sqm (GIA) of residential floorspace (8 affordable homes), • 753 sqm of medical floorspace.
<p>SA11: The Plaza, 535 King's Road</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • Office or business floorspace at a quantum equal or above the existing gross floorspace • A minimum of 28 residential units. 	<p>The site does not benefit from any extant permission.</p>

<p>SA12: Harrington Road Car Park</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • A minimum of 50 residential units. • Class E commercial frontage to Harrington Rd at ground floor level. 	<p>The site does not benefit from any extant permission.</p>
<p>SA13: Emmanuel Kaye Building</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • Commercial (Use class E(g)); and/or health and medical services (Class E(e); and/or (Class C3) residential units. • As a minimum retain existing medical research facility use class and floorspace. 	<p>The site does not benefit from any extant permission.</p>
<p>SA14: 142A Highlever Road</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • A minimum of 6 residential units. 	<p>The site does not benefit from any extant permission.</p>
<p>SA15: Colebrook Court</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • A minimum of 20 net residential units. • Class E (retail) on the ground floor. 	<p>Planning application (PP/24/01856) was submitted in April 2024, no decision has been made to date.</p> <p>Proposals are for:</p> <ul style="list-style-type: none"> • 29 homes (net gain of 17 residential units), • 497 sqm (GIA) of Class E retail/commercial use.
<p>SA16: Holland Road Triangle</p> <p>Summary of land use quantum:</p> <ul style="list-style-type: none"> • A minimum of 30 residential units. 	<p>The site does not benefit from any extant permission.</p>

Figure 6.1: Progress on site allocations 2023/24.

6.8. Progress can also be seen on the Figure 6.2 below.

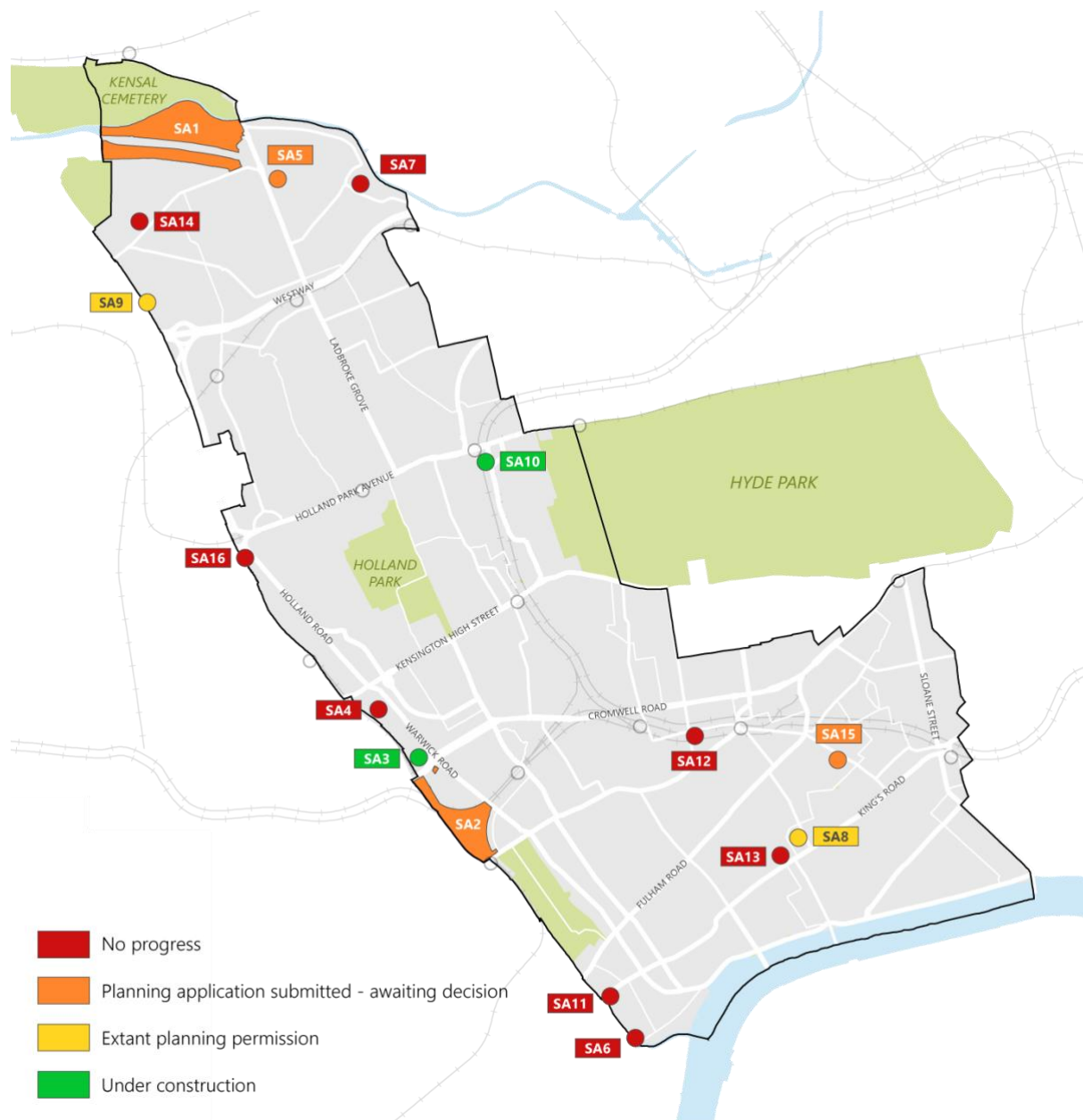


Figure **Error! No text of specified style in document.2** Map showing progress on site allocations (2024).

Green-Blue Future

- 6.9. The Local Plan sets out several policies related to the circular economy, whole life-cycle carbon, energy and net-zero carbon targets, and the management of air pollution, light pollution, odour, noise and vibration. It also includes policies on flooding and flood risk management, the protection and enhancement of green infrastructure, biodiversity and trees, as well as the management of waste and contaminated land.

Performance of major developments against targets

- 6.10. These policies set out clear targets that mainly relate to major developments or developments within the Opportunity Areas. As such, for the purposes of monitoring the effectiveness of these policies, only major developments that were approved in the last financial year are being assessed. This assessment excludes applications for variations or removal of conditions, as sustainability considerations for these schemes were addressed in the original applications submitted prior to this monitoring period. Proposals for temporary events classified as major applications are also excluded as the policies do not apply to these types of developments. A total of six major applications approved during the last financial year (April 2023 – April 2024) were deemed relevant for the assessment. A matrix assessing all relevant major cases against the key targets set out in GB policies can be found in Appendix A.
- 6.11. Six major applications that were assessed are:

Application Ref Number	Site Address	Proposal Description
PP/22/01399	17-19 Cottesmore Gardens, LONDON, W8 5PR	Change of use of Nos 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 5 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors, provision of terraces. (Major development)
PP/22/01400	17-19 Cottesmore Gardens, LONDON, W8 5PR	Change of use of no.s 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 2 houses, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors. (Major development)

PP/22/01567	Atlantic House, 1 St Alban's Grove, LONDON	Change of use of Atlantic House from Class C2 (student accommodation) to Class F1a (education). Minor alterations and additions to Atlantic House including the provision of a subservient glazed link building bridging the gap between the original Lytham House Villa and the Atlantic House building, demolition of existing metal fire escape stair on the side elevation and provision of a new fire egress stairway to the rear of the building, replacing existing western car park in place for school outdoor play space, installation of a canopy to the rear for early years play, demolition of existing rooftop plant and replacement with concealed rooftop plant in a partial extension to match the existing roofline, new and improved landscaping to all boundaries including secure fencing along St Albans Grove and partial demolition of poor quality additions to the rear (northern facade) refurbishing to match the original building form and character of Atlantic House. (Major development) (Please see associated applications ref. PP/22/01575, PP/22/01399 and PP/22/01400). (Additional viability information- APPENDIX 3 - VIABILITY ASSESSMENT)
PP/22/01575	39-41 Victoria Road, LONDON, W8 5RJ	Change of use of Nos. 39-40 Victoria Road from education use (Class F1a) to residential use (Class C3) and continued use of No 41 Victoria Road as residential (Class C3), to provide 8 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground and first floors, provision of terraces. (Major development) (Please see associated applications ref. PP/22/01567, PP/22/01399 and PP/22/01400) Additional viability information - APPENDIX 3 - VIABILITY ASSESSMENT).
PP/22/06706	30-33 Sloane Street, 49 Pavilion Road, 2-4 Hans Crescent and the Garages to the rear of Marland House	Partial demolition of 30-33 Sloane Street, retention of façade and erection of a 5-storey building of Class E (commercial, business and service) including installation of shopfronts. Total demolition of no. 2 Hans Crescent and erection of replacement building to provide Class E floorspace including a rooftop terrace. Reconfiguration and extension of ground floor of no. 49 Pavilion Road to re-provide Class E floorspace, including service corridor. Provision of substation in basement of no. 4 Hans Crescent. Provision of cycle storage and facilities, waste storage, plant, landscaping, photovoltaic panels, and other ancillary works. (MAJOR APPLICATION.)
PP/23/03353	ASA Briggs Hall, 7-17 Ansdell Street, LONDON, W8 5BN	Demolition of the existing building and construction of 10 new residential terrace houses ranging from one to three storeys with associated private external amenity spaces. (MAJOR APPLICATION)

6.12. It is important to note that the new Local Plan policies came into effect in July 2024. However, certain requirements for major developments were already in place under the London Plan 2021 and the RBKC Greening SPD, adopted in

2021. As such, the schemes included in this year's analysis were subject only to the requirements of the London Plan and Greening SPD. Although some of the requirements have been tightened up in the new Local Plan, this analysis provides a strong baseline for future evaluations.

GB2: Circular Economy

Objective	To create a regenerative built environment that prioritises retention and refurbishment over demolition and rebuilding, while minimising associated waste.
Monitoring Indicator	Major developments following circular economy principles. The submitted circular economy statement meets the requirements of the London Plan and the minimum CE targets: <ul style="list-style-type: none"> — Construction and demolition waste: 95% reuse/ recycling/ recovery. — Excavation waste: 95% beneficial use. — Municipal waste: 65% recycling by 2030.

- 6.13. Out of six assessed schemes, four partially meet the requirements, with minor shortfalls in some targets. The remaining two schemes fully meet all requirements.

GB3: Whole Life-Cycle Carbon

Objective	To capture unregulated emissions, embodied emissions and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.
Monitoring Indicator	Major developments demonstrating that actions taken to reduce whole life-cycle carbon emissions. The submitted Whole Life-Cycle Assessment meets the requirements of the London Plan and the WLC benchmarks.

- 6.14. Policy GB3 requires major development proposals to calculate whole life-cycle carbon emissions and demonstrate actions taken to reduce whole life-cycle carbon emissions through submission of a whole life-cycle carbon assessment. Applicants should refer to the [Mayor of London's Whole Life-Cycle Carbon Assessment Guidance](#) to ensure the correct information is provided at each stage and compare their schemes against appropriate benchmarks.
- 6.15. Appendix 2 of the guidance sets out WLC benchmarks for various life-cycle modules which vary depending on the type of development.
- 6.16. Three schemes fully meet the requirements and align with the London Plan WLC benchmarks. The remaining three partially meet the requirements. Although these schemes achieve the overall carbon emissions benchmarks

for Modules A-C (excluding B6 & B7), they fall short of meeting the specific benchmarks for Modules B-C (excluding B6 & B7).

GB4: Energy and Net-Zero Carbon

Objective	To reduce regulated carbon emissions associated with energy demand and supply aiming for net zero carbon development.
Monitoring Indicator	Proportion of appropriate development (of the nature meeting the thresholds set out in policy) meeting the targets set out in policy.

- 6.17. Policy GB4 (B) requires major development to be net zero carbon in operation. None of the assessed schemes meet this requirement, and a total of £190,677.35 is secured for the Council's carbon offset fund through financial contributions.
- 6.18. Policy GB4 (C) requires major developments to demonstrate that opportunities for on-site renewable energy generation have been maximised. All assessed schemes include generation of energy through renewable sources –all schemes incorporate installation of Air Source Heat Pumps, and 2 schemes also include installation of PV panels.
- 6.19. Major developments are also required to meet the minimum London Plan targets for CO2 reductions. This includes overall on-site reduction of at least 35% over Part L of Building Regulations, with 10% and 15% reduction for residential and non-residential schemes to be achieved through energy efficiency measures alone. All assessed schemes meet the overall on-site reduction targets of 35% over Part L of the Building Regulations. However, two cases fail to meet the reduction targets achieved through energy efficiency measures alone.
- 6.20. Non-residential major developments are also required to achieve BREAAAM "Excellent" rating. In this monitoring period two non-residential schemes were approved, one achieving BREEAM "Very Good" rating and the other achieving "Excellent" rating.

GB5: Overheating

Objective	To minimise overheating risk and reduce reliance on air conditioning.
Monitoring Indicator	Number of developments which meet the requirements of Mayor of London's Energy Assessment Guidance.

- 6.21. Policy GB5 requires developments to minimise overheating risk and to reduce reliance on air conditioning in accordance with the London Plan cooling

hierarchy. Applicants are encouraged to carefully consider the environmental impacts of proposed air conditioning systems and prioritize passive cooling and ventilation measures. If active cooling systems, such as air conditioning, are unavoidable, they should be designed to reuse the waste heat they produce. For proposals involving multiple air conditioning units, applicants should consider a whole system/property passive approach and implement the most efficient solution possible.

- 6.22. While the assessed schemes generally aim to minimise overheating risks, all include proposals for air conditioning systems.

GB6: Air quality

Objective	To improve air quality in the borough.
Monitoring Indicator	Appropriate developments to provide Air Quality and Dust Risk Assessments.

- 6.23. Local Plan requires all development to meet the air quality neutral benchmarks in accordance with the London Plan. Five out of 6 assessed major schemes are considered Air Quality Neutral, with one remaining scheme requiring further actions to reduce excess emissions.
- 6.24. Part C of the Policy also requires major developments located in Air Quality Focus Areas (AQFAs), masterplans, development briefs and large-scale development proposals (that are subject to Environmental Impact Assessments) to deliver an “Air Quality Positive” approach. Although one of the assessed schemes lies within the AQFA, the requirement to consider Air Quality Positive approach in line with London Plan Policy SI 1(C) was not applicable at the time of determining the application.

GB11 and GB12: Flood Risk and SUDS

Objective	To contribute to a reduction in the risk of flooding in the Borough through appropriate development and the delivery of sustainable drainage.
Monitoring Indicator	Application granted against the advice of the Environment Agency
	Application includes relevant assessment and mitigation for flooding.
	Development achieving greenfield runoff rates.

	Type of SuDS proposed includes green infrastructure and multi-functional benefits
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- 6.25. None of the schemes were approved against the advice of the Environment Agency and all schemes include the relevant assessment and mitigation for the risk of flooding at each site.
- 6.26. Although none of the schemes meet greenfield runoff rates, 2 out of 6 schemes will result in a reduction in surface water runoff by 84.5% and 76.4% respectively. The remaining four schemes are predominately a change of use with limited opportunities for SuDS delivery; however, a condition has been placed on the permissions to secure supplementary information prior to construction.
- 6.27. Constraints resulted in the applications not meeting greenfield runoff rates. Offsite contributions not secured as permissions were granted prior to Local Plan 2024 adoption.

GB13: Water and Wastewater Infrastructure

Objective	To ensure that there is adequate water and wastewater infrastructure to support the development.
Monitoring Indicator	Opportunity Areas to provide and implement Integrated Water Management Strategies
	Major applications to take integrated approach to water supply and surface water management

- 6.28. Under Policy GB12, new residential developments are required meet the optional requirement for water efficiency set out in Part G of the Building Regulations of 110 litres/person/day. All assessed major residential schemes comply with this requirement.
- 6.29. For commercial development, the policy requires achieving at least a BREEAM “Excellent” standard for the “Wat 01” water category or equivalent. During this monitoring period, only one major commercial scheme was approved, and it successfully meets this requirement.

GB14: Green and Blue Infrastructure

Objective	To ensure that development proposals contribute to the greening of the borough, enhance habitat to increase biodiversity, and protect / enhance any nearby waterways.
Monitoring Indicator	Major residential development to achieve Urban Greening Factor score of 0.4.

	Major non-residential development to achieve Urban Greening Factor score of 0.3.
	Relevant development to achieve minimum on-site biodiversity net gain of 10%.

- 6.30. The policy sets out a minimum Urban Greening Factor (UGF) score of 0.4 for major residential developments and 0.3 for major non-residential developments. Of the six assessed schemes, only one meets the UGF requirement, while the others fall short.
- 6.31. Additionally, the policy requires all relevant developments to achieve minimum on-site biodiversity net gain of 10%. This requirement has been successfully met by all assessed schemes.

GB15: Parks, Gardens and Open Spaces

Objective	To protect, enhance and make the most of existing parks, gardens and open spaces, and require new high quality outdoor spaces to be provided.
Monitoring Indicator	Major development to make contribution to improving existing or providing new publicly accessible open space.

- 6.32. The policy requires major developments to provide new public open space on-site. Where it can be robustly demonstrated that on-site provision is not feasible or appropriate, a financial contribution will be required to enhance existing public open space or provision of new public open space.
- 6.33. Of the six assessed schemes, none provide new public open space on site, however, it is noted that some private amenity space is generally being provided as part of the residential schemes. Financial contributions towards improving existing / providing new publicly accessible open space was secured only as part of one scheme.

GB17: Waste Management

Objective	To minimise the amount of waste associated with construction.
Monitoring Indicator	Major development to prepare and implement Circular Economy Statements and Site Waste Management Plans.

- 6.34. The policy established two key targets for the beneficial use of construction-related waste. For all developments:

- 95% of construction and demolition waste should be reused, recycled or recovered.
- 95% of excavation waste should be put to beneficial use.

6.35. Among the six assessed schemes, only one meets the 95% target for reuse, recycling, or recovery of construction and demolition waste. The excavation waste target is achieved by five schemes, while the remaining scheme does not involve any excavation.

Flooding and Sustainable Drainage Systems

6.36. Local Plan 2024 Policy GB11 aims to reduce both the risk of flooding and its consequences by requiring development to adapt to flooding and mitigate its effects. Policy GB12 requires developments to manage surface water in a sustainable way. Policy CD11 deals with sewer flooding and addresses the effect of basements on surface water run-off.

Local Flood Risk Management Strategy

6.37. In February 2024, the Council adopted a new Local Flood Risk Management Strategy to manage the risk of flooding between 2024 and 2030. The Strategy includes 12 objectives focussed on the four themes of Flood Resilient Communities, Adaptive Places, Working Together, and Monitoring and Review. Figure 6.3 shows the progress made against the objectives within each of those themes.



6.38. The Strategy is accompanied by a detailed Action Plan that sets out the specific actions required to deliver the Strategy.

Figure 6.3 Progress against Local Flood Risk Management Strategy 2024-2030 Objectives.

Flood Resilient Communities	Flooding webpages have been updated to include additional information on mental health impacts of flooding, as well as more advice about what residents can do to protect their properties. Flooding information continues to be in one location, accessed at www.rbkc.gov.uk/flooding .
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	<p>The first Flood Action Group (FLAG) has been formed in the Borough in North Kensington, supported by the National Flood Forum as part of the London Community Flood Action Programme.</p> <p>The Council has been involved in pan-London discussions with key representatives of the flood insurance industry, including the Association of British Insurers and Flood Re, to address the issue of access to affordable flood insurance.</p> <p>The Multi Agency Flood Plan is in the process of being reviewed by representatives of the Borough Resilience Forum.</p>
Adaptive Places	<p>New policies GB11 and GB12 in the Local Plan 2024 reinforce the demand on development to take into account flood risk and sustainable drainage. Restrictions around new self-contained dwellings in basements have been strengthened and expectations for runoff rates have been reduced to greenfield for minor developments.</p> <p>LLFA statutory consultee role³: 15 full responses to major planning applications (including 2 pre-application enquiries and 2 discharge of conditions). Further pre-application technical workshops were held with Earl's Court Delivery Company in advance of submitting the application for permission at the Opportunity Area. In addition, advice given for about 5-10 minor planning applications per week.</p> <p>Funding has been secured to deliver retrofit Sustainable Drainage System (SuDS) projects in housing estates and parks in the Borough, including Lancaster West Estate, Allom & Barlow Estate and in Holland Park.</p>
Working Together	<p>Ongoing cooperation with relevant organisations and partnerships, including the Environment Agency, Greater London Authority, Transport for London, neighbouring boroughs, Thames Water.</p> <p>Councillor member of the London Surface Water Strategic Group and officer representation to steer the London strategy.</p> <p>The Council responded to the Ofwat consultation regarding the Draft Determination for Thames Water's price review.</p> <p>Council is co-lead for the Green and Resilient theme of London Councils' Climate Programme.</p>
Monitoring and Review	<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 for high-risk streets.</p> <p>The flood risk asset register is up-to date and available on the website.</p> <p>Delivery of Local Flood Risk Management Strategy to be published in Annual Monitoring Report (February 2025) and scrutinised by Environment Select Committee.</p>

³ This covers the period from the 1 April 2023 to the 1 April 2024.

Housing

- 6.39. 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.
- 6.40. Our housing target is referred to in Local Plan Policy HO1 as 4,480 new homes over 10 years. This aligns with the London Plan 2021 target. The target has been broken down into a stepped target of 250 homes per annum between 2024/25 and 2028/29 and 646 homes per annum between 2029/30 and 2033/34. Paragraph 75 of the NPPF, December 2023 states that, "*Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.*" Paragraph 76 of the NPPF states that, "*Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:*
- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.*"
- 6.41. As we have a newly adopted Local Plan from July 2024, our latest housing trajectory is as set out in the Local Plan.

Housing Supply

- 6.42. The Inspector's Report to the examination of the partial review of the Local Plan in 2019 and the NLPR 2024 confirmed that the Council could demonstrate a five-year housing supply.

Objective:	To meet the housing needs of the Borough's population
Target	<p>4,480 homes between 2019/20 and 2028/29 (meet and exceed by 2030/31 as shown in the adopted Local Plan)</p> <ul style="list-style-type: none"> 2023/24 – 448 homes per annum <p>Stepped Local Plan target –</p> <ul style="list-style-type: none"> 250 homes per annum (2024/25 and 2028/29) 646 homes per annum (2029/30 and 2033/34)
Related Policies	<p>HO1: Delivery and protection of homes</p> <p>HO2: Small Sites</p> <p>HO3: Community Housing</p>

Net Additional Dwellings

6.43. Residential completions and permissions since 2010/11 are shown in Figure 6.4. The full list of applications is included in Appendices B and C.

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
2020/21	733	267	163
2021/22	448	187	140
2022/23	448	275	109
2023/24	448	239	125
Total		4,048	6,716

Figure 6.4: Residential completions and approvals (net) (not including nonself-contained) 2010/11 to 2023/24.

Year	Target	Net residential completions	New residential approvals
2019/20	448	511	513
2020/21	448	267	163
2021/22	448	187	140
2022/23	448	275	109
2023/24	448	239	125
Total	2,240	1,479	1,050

Figure 6.5: Residential completions and approvals (net) (not including nonself-contained) 2019/20 to 2023/24 tracking the current London Plan 10-year target.

6.44. Since 2010, 4,048 new homes have been built⁴. With regards to delivery of the London Plan target 2023/24 marks the halfway point for the ten year target. There is a delivery shortfall of 770 homes against the cumulative target in 2023/24. However, a shortfall of 850 homes was anticipated in advance as part of the July 2024 Local Plan work. This shortfall was added to the first five years of the Plan (2024/25 to 2028/29), see paragraph 5.10 of the Local Plan. The actual shortfall of 770 homes is less than the anticipated shortfall that was built in the Local Plan housing trajectory. Therefore, actual housing delivery is aligned with that demonstrated by the Council in the Local Plan. The following cumulative completion chart was submitted as part of the Local Plan examination and this continues to provide a true picture of expected delivery of the London Plan target. The Council expects to meet and exceed the target by 2030/31.

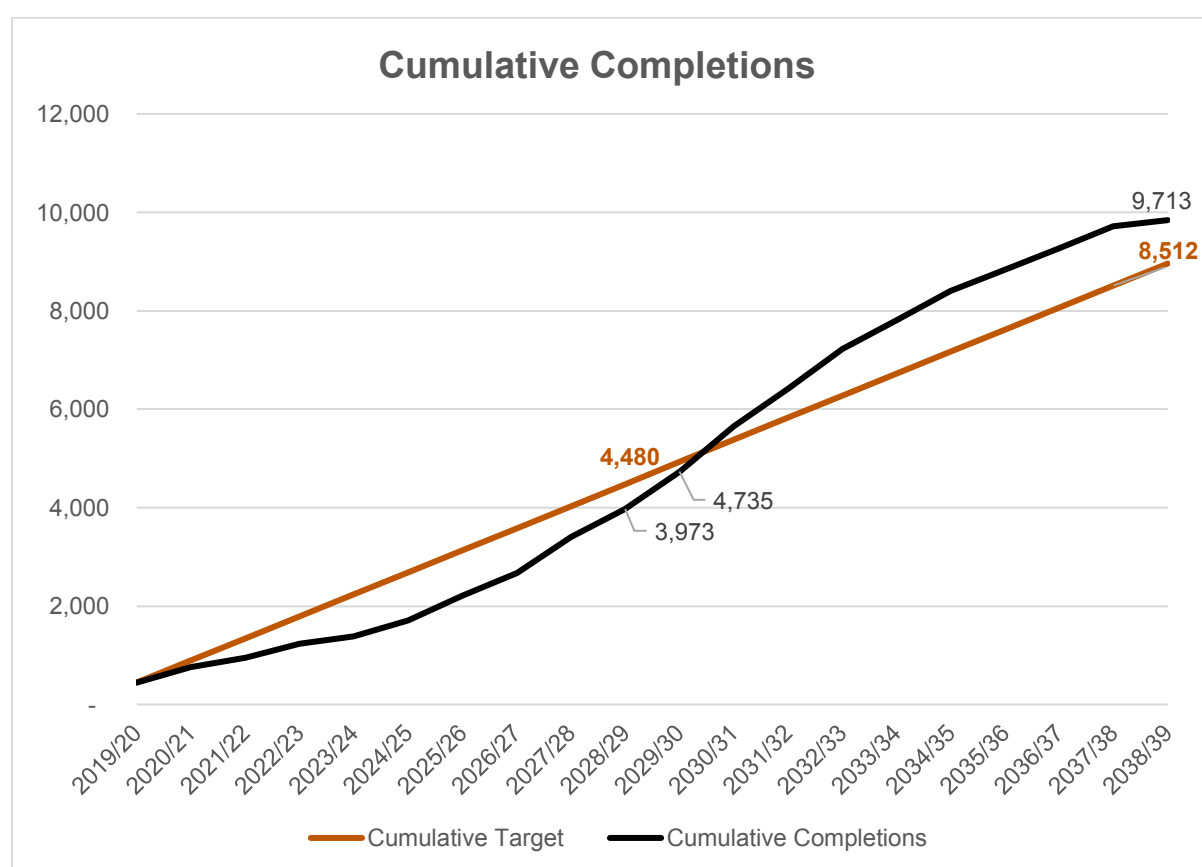


Figure 6.6: Cumulative target and completions as shown in the Local Plan 2024.

6.45. 239 new self-contained homes were completed in the 2023/24 monitoring period⁵. The relatively larger schemes that have contributed to this figure as listed below:

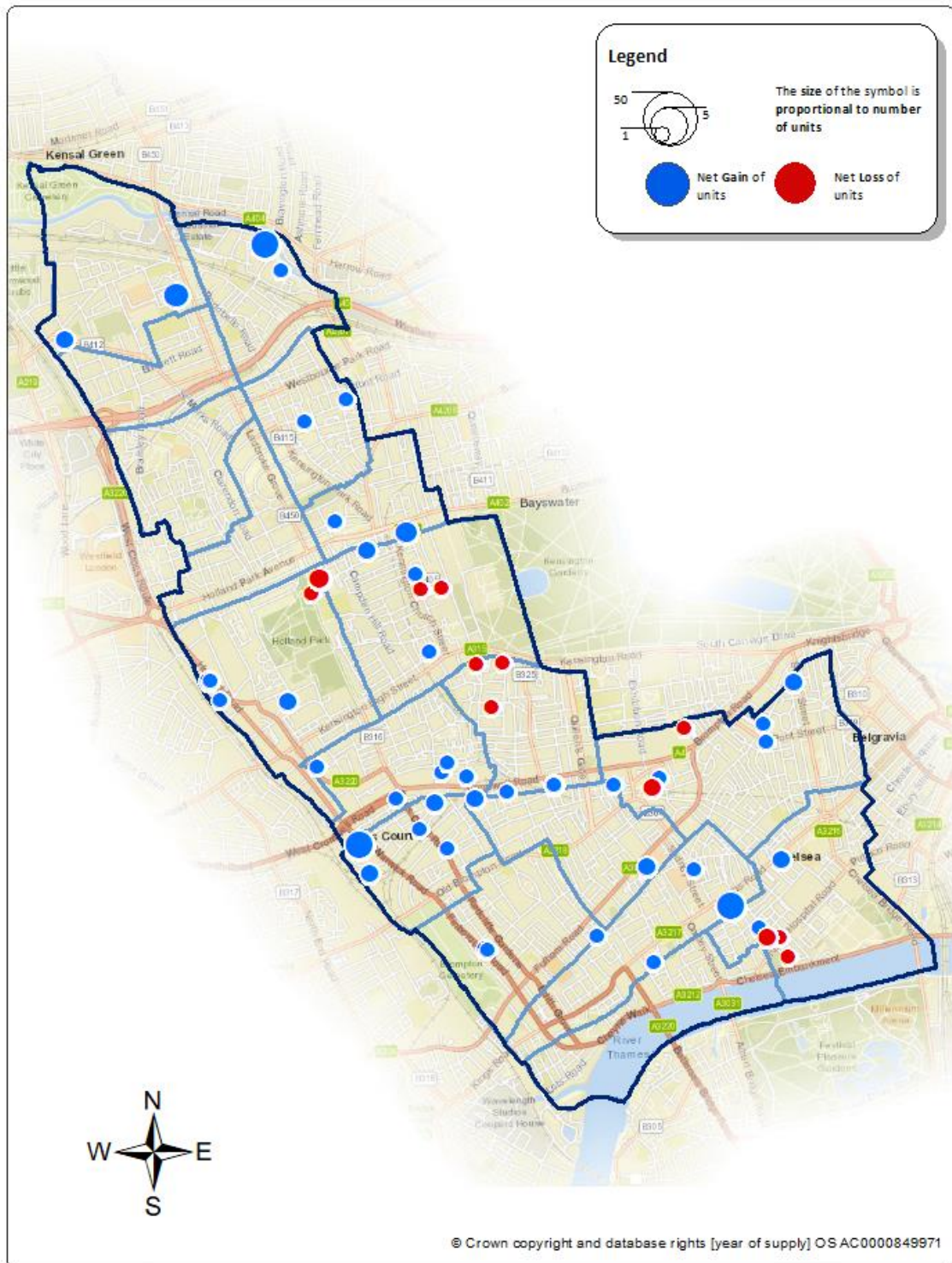
⁴ Not including changes associated with changes to non self-contained dwellings. Since at least 2017/18 these are included within the overall housing delivery test figure. See figure 6.8 below.

⁵ The monitoring period for housing completions runs for the 12 months 1 April 2023 to 31 March 2024. This allows a direct comparison with previous years which monitor the same period.

<i>196 to 222 King's Road and 7 Friese Green House Chelsea Manor Street SW3 3TW</i>	<i>PP/15/04338</i>	42 homes
<i>Cluny Mews</i>	<i>PP/18/00599</i>	23 homes
<i>175-177 Kensal Road, W10 5BJ (Council's new homes delivery programme)</i>	<i>PP/20/00879</i>	37 homes
<i>15 - 17 Hewer Street, W10 6DU (Council's new homes delivery programme)</i>	<i>PP/20/00844</i>	20 homes

- 6.46. 125 additional homes (net) were approved in the 2023/24 monitoring period⁶. Of these 106 homes are from the Odeon, Kensington High Street application. This was a variation in condition and the approval would have been included in the figures for previous years. The figures continue to be particularly low when compared to the annualised housing target. There have been 34 homes lost to amalgamations which is significant given the low approval figures overall.
- 6.47. The location of the new homes (completed) is set out in Figure 6.7 below. There is no particular concentration within Borough.

⁶ Previously housing approvals have been reported for 12 months 1 October 2020 to 30 September 2021. This AMR includes the figures from 1 April 2022 to 31 March 2023, so they are in-line with the housing completions figures.



**Net Additional Home Completed 2023/24
(Source PLD)**

Figure: 6.7: Net additional residential completions 2023/24.

Non-self contained supply

- 6.48. The other element which makes up housing supply are the “non self-contained” 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).
- 6.49. Over this monitoring period we have reported a loss of 16 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 9 homes.
- 6.50. Figure 6.8 below sets out the change in non self-contained units over time from 2017/18 – 2023/24. 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	2022/23	2023/24
Net change of non-self-contained units	-33	-115	-117	81	8	12	-16
Net change at the HDT rule book 1 to 1.8 ratio	-18	-64	-65	45	4	6	-9

Figure 6.8: Non self-contained completions (net) 2017/18 to 2023/24.

- 6.51. As evident from Figure 6.8 there has been a loss of non self-contained housing between 2017/18 to 2019/20 which is three of the seven 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 previous two reporting years there is a small net gain and a small loss again in the current monitoring year. This will continue to be monitored closely.
- 6.52. There are only two completions in the current monitoring year that make up the non self-contained figures, as follows:
- 38 Philbeach Gardens (PP/20/07228) – This is a loss of hostel rooms.
 - 149 Cromwell Road (PP/22/03972) – This is a loss of hostel rooms.

Combined Housing Supply

6.53. Figure 6.9 sets out the combined net conventional and non-conventional residential completions.

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	317*
2018/19	115	-64	51*
2019/20	511	-65	446*
2020/21	267	45	312*
2021/22	187	4	191*
2022/23	275	6	281*
2023/24	239	-9	230*
Total	4,048		3,947

Figure 6.9: Residential completions (net) 2010/11 to 2023/24 (* only these figures include non self-contained supply as before then the split was not monitored).

Housing Delivery Test

- 6.54. 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.
- 6.55. The Government published the results of the 2022 HDT in December 2023. These are set out in Figure 6.10 below. The 2023 HDT has not yet been published by the Government.
- 6.56. The 2022 HDT indicated that the 950 new homes were built and delivered between 2019/20 and 2021/22 was just 53% 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.
- 6.57. The presumption applies where the HDT indicates that the delivery of housing was below 75% of the housing requirement over the previous three years (footnote 8 of the NPPF). 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.

	2019-20+	2020-21*	2021-22^	Total
Homes required to be delivered	671	488	627	1,786
Homes delivered	446	312	191	950 (53%)

Figure 6.10: Results of 2022 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.

^It is unclear why the target used in 2021-22 is also different from the published London Plan target of 448 dpa. However, even if the correct London Plan target was used the delivery would be 59% and still fall short of the 75% required for the presumption not to apply.

- 6.58. 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. The Council is updating the Action Plan following the adoption of the new Local Plan in July 2024.

Refusals

- 6.59. 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 6.11 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in homes.
- 6.60. The monitoring period saw the Council refuse six developments that included new additional homes which would have resulted in a net increase of 12 homes. Given the number of planning applications determined by the Council, a small number are likely to be refused for valid reasons. None of the refusals are major developments.

PP Ref	Address	Proposal	Net
PP/23/00057	2 Knaresborough Place, SW5 0TG	Construction of two bedroom, three-storey dwellinghouse (plus basement) on land previously used for private parking	1
PP/23/00565	53 Gloucester Road, SW7 4QN	Extension onto flat roof at fourth floor rear and construction of fifth floor roof extension to form a one bedroom flat.	1
PP/23/02801	4-8 Drayson Mews, W8 4LY	Variation of Condition 2 (Compliance with approved drawings) of planning permission PP/19/07716 (Change of use to residential) for alterations including internal reconfiguration of approved units, general external alterations to front and rear elevations including rear dormers, proposed new flat roof rooflights, and relocation of proposed bin storage.	3
PP/23/03920	Grenbeck Court, 30-34 Trebovir Road	Construction of rooftop extension to provide 3no. units. Replacement of windows with double glazed replicas of existing windows. Repair of defects to facade.	3
PP/23/07902	17-18 Colville Mews, W11 2DA	Reconfigure and refurbish two deteriorating garages which are currently used for storage at ground floor and convert them to C3 residential use class. Proposal builds on extant consent (Ref: PP/21/00946) and comprises change of use of property to 2No. 2-bedroom maisonette residential units set over 2 storeys (ground and new lower ground floor levels).	2

PP Ref	Address	Proposal	Net
PP/24/01976	69 Cornwall Crescent, W11 1PJ	Erection of a part single, part three storey rear extension; erection of mansard roof extension in association with the subdivision of the lower ground and ground floor flat to two flats; and enlargement of the third floor flat from a one bedroom flat to a two bedroom flat	2
	Total		12

Figure 6.11: Refusals 1 April 2023 to 31 March 2024 involving net gain of homes.

Housing Trajectory

6.61. See paragraphs 6.39, 6.40 and 6.43 above.

Loss of Self-contained Residential Units

6.62. Over the monitoring period 19 completions resulted in the net loss of residential units. In total, these completions resulted in the loss of 25 units.

6.63. Of these 25 units:

- 17 were lost as a result of amalgamations, in 17 applications.
- 8 were lost as a result of conversion of HMOs to studios (in compliance with Local Plan 2019 policy).

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

6.65. Also as noted earlier there is a loss of 34 homes approved as a result of amalgamations in the current monitoring period. Given the shortfall between approvals and the housing target and the need for new homes in the Borough the new Local Plan policy resists amalgamations of homes.

Figure 6.12: Completions which have resulted in either the loss of a residential unit or floorspace 2023/24.

The table below shows net losses in the monitoring period. It should be noted that the figures may not correspond with those monitored by the GLA as there may be a difference in methodology. GLA has in the past used the commencement date to record a loss and the completion year to report a gain.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/21/07692	65 Elsham Road, W14 8HD	Erection of rear, roof extensions and outbuilding, conversion of house in multiple occupation (HMO) into ten self-contained studio flats (Major Application)	HMO to C3	12	10	-2	Local Plan 2019 policy allowed the loss of HMOs to studios
PP/22/05303	8 Holland Road, W14 8BA	Change of use of Bedsits (Class Sui Generis) into 5 Studio Flats (C 3) to include erection of lower ground floor rear extension.	HMO to C3	11	5	-6	Local Plan 2019 policy allowed the loss of HMOs to studios
PP/20/02318	87 Ladbroke Grove, W11 2HD	Amalgamation of Flats A & B to create a single three-bedroom three-bathroom family dwelling (maisonette unit occupying lower ground, raised ground and first floor levels only).	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 to 1 homes with a limit of 170 sqm.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/20/07212	Flats 17 and 18 at Raised Ground Floor Level, Mathison House, Coleridge Gardens, SW10 0RR	Amalgamation of existing flats Nos. 17 and 18 into a single dwelling.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 to 1 homes with a limit of 170 sqm.
PP/21/04536	Flat 1, 22-24 Lower Addison Gardens and Flat A, 24 Lower Addison Gardens, LONDON, W14 8BQ	Amalgamation of flat 24A and Flat 1 and associated layout changes.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 to 1 homes with a limit of 170 sqm.
PP/22/00952	Ground floor and mezzanine floor First Floor Flat, 18 Colville Terrace, W11 2BE	Amalgamation of first floor flats (front) and (rear) into single residential unit.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 to 1 homes with a limit of 170 sqm.
PP/22/01821	35 Tetcott Road, SW10 0SB	Amalgamation of basement flat into ground and first floor flat to create a single family dwelling; loft extension, infilling the gap between No 33 and No 37; addition of rear dormer window; alteration to rear facade and replacement of windows to the front facade	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 to 1 homes with a limit of 170 sqm.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/22/02501	First and second floors 65 Chesterton Road, W10 6ES	Amalgamation of first and second floor flats to form family sized three bedroom maisonette.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/22/03222	Flat 131/133, Swan Court, Chelsea Manor Street, SW3 5RY	Amalgamation of flats nos. 131 and 133 at 8th floor; internal refurbishment and reconfiguration of layouts to suit amalgamated units with no external changes	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/22/03533	19 Princedale Road, W11 4NW	Amalgamation of Flats 2 and 3 at raised ground, first and second floors, lower ground floor,	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/22/03931	4 Lancaster Road, W11 1QP	Alterations including amalgamation of 2 existing flats to form single maisonette.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/22/06024	68 Onslow Gardens, SW7 3QB	Alterations and refurbishment to interior only, and proposed amalgamation of Ground/First Floor duplex and Second Floor flat.	Amalgamation	2	1	-1	Granted on appeal despite the resulting unit being over 170 sq.m. limit. The inspector concluded that, <i>"the adverse impact of the proposal on housing supply would not significantly and demonstrably outweigh the significant heritage benefits arising from the enhancement of the listed building"</i> .
PP/22/07000	Flat A & Flat B, 58 St Mark's Road, W10 6NN	Amalgamation of lower ground and ground floor flats into one flat. Alterations to fenestration of rear and side elevations at lower ground floor level. Alterations to existing entrance door to side elevation at lower ground floor level.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/23/02686	Flat A, 188 Westbourne Grove and First and Second Floor Flat, 190 Westbourne Grove, W11 2RH	Amalgamation of two residential units to create a four-bedroom dwelling. Repositioning of roof lights behind parapet.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/23/04845	Basement Flat, 33 Addison Avenue, W11 4QS	Amalgamation of basement flat into existing house.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/23/05816	Flats 3 & 5, 2-4 Rosary Gardens, SW7 4NS	Amalgamation of 2 no. flats to form a single dwelling	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/23/05874	2nd Floor and 3rd/4th Floor Flats, 2 Wetherby Place, SW7 4ND	Amalgamation of Flat 4 (2nd floor) and Flat 5 (3rd and 4th floors) and associated internal alterations.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
PP/23/06638	Flats 1 and 2, 124 Lexham Gardens, W8 6JE	Amalgamation of basement flat and ground floor flat into one dwelling.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/23/06740	Basement and Ground Floor Flats, 149 Finborough Road, SW10 9AW	Amalgamation of lower ground floor flat with ground floor flat to restore to a single dwelling. Reinstatement of internal staircase in its original position.	Amalgamation	2	1	-1	Local Plan 2019 policy allowed the amalgamation of 2 homes to 1 home with a limit of 170 sqm.
TOTAL						-25	

Affordable/RBKC Community Housing

- 6.66. 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.
- 6.67. 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.
- 6.68. This section considers how much community/affordable housing is being delivered. This will take two forms; as actual homes, provided on-site; or through a financial contribution.

Financial contributions

- 6.69. Between 1 April 2023 and 31 March 2024 there were no contributions agreed through planning agreements to contribute to the Borough’s stock of affordable housing. Over the same period, the Council received £7,552,521.89 from planning agreements agreed outside of the monitoring period.
- 6.70. For regulatory reporting purposes the financial contributions received are by 2023/24 financial year as set out above but please note that Figure 6.13 sets out the most up to date information beyond 31 March 2023 and until 30 September 2023.

Figure 6.13: Affordable housing contributions agreed and/or received between 1 April 2023 to 30 September 2024.

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/Agreed*	Amount Received**
The Chapel, 459A Fulham Road, LONDON, SW10 9UZ	PP/15/08160	02/09/2016	03/04/2023	£480,000	£659,841
41-43 Beaufort Gardens	PP/15/06754 & PP/15/00479	17/12/2015	10/11/2023	£234,913	£340,468
4/5 Queens Gate & 22/23 Queens Gate Mews	PP/04/01037	18/05/2005	18/12/2023	£359,000***	£100,000

90-100 Sydney Street	PP/10/01178 & PP/15/01450	11/06/2015	17/01/2024	£350,000	£506,219
The Clearings Site, Draycott Avenue, LONDON, SW3 2NA	PP/16/01795 & PP/19/05299	13/09/2016	05/03/2024	£4,000,000	£5,649,905
201-207 Kensington High Street, LONDON, W8 6BA	PP/16/01412 and PP/19/07210	08/12/2020	14/03/2024	£233,558	£296,088
Totals				£5,657,471	£7,552,522

*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.

*** The company had liquidated and a settlement of £100,000 was agreed.

- 6.71. The Local Plan 2024 sets a threshold of just 650 sq. m and a renewed emphasis on the provision of affordable units on site. This threshold was first introduced in the previous Local Plan (September 2019) and is further elaborated in the [Planning Contributions SPD](#) (adopted in September 2019) and Community Housing SPD (June 2020). Ultimately the level of financial contribution sought does remain at the “maximum reasonable amount”.
- 6.72. It should be noted that 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

- 6.73. The 2023-24 completions are primarily made up of a number of minor schemes where the requirement for on-site community homes will not have been triggered by policy. Three larger schemes that were liable for affordable housing provision have addressed their obligations as follows:
- 196 to 222, King's Road, and 7 Friese Green House Chelsea Manor Street (PP/15/04338) – 5 social rent homes.

- 15-17 Hewer Street (PP/20/00844) – Council scheme with 10 London Living Rent homes.
- 175-177 Kensal Road (PP/20/00879) – Council scheme with 100% community housing of which 10 at London Living Rent and 27 social rented homes.

Permissions

- 6.74. Over the monitoring period only one scheme was of a scale to trigger the requirement for the provision of affordable housing units as follows:
- 257-265 Kensington High Street, and 4-10 and 24 Earl's Court Road (Oden Cinema) (PP/22/07748) – 35 community homes all of which were social rented housing, consisting of 29 units which are to be provided for the elderly and 6 units which are to be provided for general needs.

New Homes Delivery Programme

- 6.75. 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).
- 6.76. 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.
- 6.77. Phase 1 of the programme includes four sites, all of which now benefit from planning permission.
- 175-177 Kensal Road (PP/20/00879) (38 homes)
 - Acklam Road (PP/20/00860) (32 homes)
 - 15-17 Hewer Street (PP/20/00844) (20 homes)
 - 54 St Helens Gardens (PP/20/00943) (8 homes)
- 6.78. The schemes at Nos. 175-177 Kensal Road and Nos.15-17 Hewer Street have been completed and have been included in this AMR.
- 6.79. The site at Acklam Road has been completed but was still under construction at the time of the completions survey (which took place in April 2024). As such it was not included as a 2023/24 completion or within this year's housing returns. The housing gains will be included in next year's housing returns and will be included in the 2025 AMR.
- 6.80. Construction at St Helen's Gardens has been paused due to complications with the ground works, boundary walls and a protected tree. The Council is

actively reviewing this project and will make a decision shortly about the way forward.

- 6.81. Phase 2 of the programme includes three sites, two of which now benefit from planning permission:
- 9 Silchester Road (PP/21/04428) (11 homes) (Planning permission granted with completing of the associated s106 in August 2022)
 - Barlby Road (PP/21/07030) (83 homes) (Planning permission granted with completing of the associated s106 in January 2023)
- 6.82. The site at Edenham Way (part of Phase 2) has been paused for further consideration and consultation.
- 6.83. Further details of all the sites are available on the Council's [website](#).

Self-Build and Custom Housebuilding Register

- 6.84. The Council maintains a register of people and groups who have told us that want to buy a serviced plot of land in the Borough to build homes to live in as their main or only residence.
- 6.85. This is a two-part register. To be added to part one of the register an applicant must show that they meet the “national eligibility criteria”, can afford to purchase the necessary self-build plot and they have a “local connection”. If they demonstrate the first two criteria, but not the local connection test, they are added to Part 2.
- 6.86. The Council must consider both parts of the register when carrying out planning, housing, land disposal and regeneration functions. This means that we must take account of the number of entries on the whole register when we, for example, draft planning policy document or decide to sell Council land. The Council must count entries on Part 1 of the register (only) towards the number of suitable serviced plots that they must grant development permission for.
- 6.87. In accordance with the Self-build and Custom Housebuilding (Register) Regulations 2016, anonymised key data from the register must be included in a Council's annual Authority Monitoring Report. This is set out in Figure 6.14 below.

Registered Interest	Individual	Association	Self-build	Custom Build
Part One	1	0	0	0
Part Two	0	0	0	0
Total	1	0	1	0

Figure 6.14: The RBKC Self-Build and Custom Housebuilding Register (November 2024)

Design and Heritage

- 6.88. The Borough has inherited a remarkable historic townscape and a number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 6.89. One of the central strands of the Local Plan is the need to maintain and enhance the borough's character and distinctiveness. Part of this is ensuring that new development in the borough is built to exemplary design standards respecting the local context.

The Quality Review Panel

- 6.90. The Kensington and Chelsea Quality Review Panel (QRP) was set up in 2020 by Frame Projects on behalf of the Council. It replaces the Council's own Architectural Appraisal Panel. The panel is made up of 23 independent and experienced professionals from a broad range of backgrounds including experts in sustainability, transportation planning, and inclusive design, as well as designers.
- 6.91. The QRP provides expert advice to applicants, council officers and the planning committee during the pre-application process. It is also invited to comment on certain planning applications.
- 6.92. In 2024 four schemes were considered by the panel.
- Royal Marson Hospital
 - Kensal Canalside
 - Earl's Court Opportunity Area
 - St Wilfred's, Tite Street
- 6.93. Given their scale none have been determined yet. However, the Council expects the QRP process to help improve the quality of these proposals.

Listed buildings, scheduled ancient monuments and archaeology

Heritage at Risk Register

- 6.94. Working with local authorities, Historic England publishes a 'Buildings at Risk Register,' which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggests, at risk from development, neglect or decay.
- 6.95. The [latest Register](#) was published in November 2024. Within the Borough, there are 34 'buildings' on the register. The vast majority of these are

monuments and tombs in Kensal Green Cemetery. The entries on the Register are:

- Kensal Green Cemetery, Queen's Park W10
- Church of St John the Baptist, Holland Road, Kensington W14
- All Saints Church, Clydesdale Road, Kensington W11
- Church of St Augustine, Queen's Gate, Kensington SW7
- Church of St Michael and All Angels, Ladbroke Grove, Kensington W10
- Kensal Green (All Souls) Cemetery W10
- The North Colonnade, Harrow Road, Kensal Green Cemetery W10
- The Anglican Chapel, Harrow Road, Kensal Green Cemetery W10
- 1, Campden Hill W8
- Boundary wall to Kensal Green Cemetery, Harrow Road W10
- Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery W10
- Tomb of James Poole, Harrow Road, Kensal Green Cemetery W10
- Tomb of Sir Charles Newton, Harrow Road, Kensal Green Cemetery W10
- Tomb of John Lucas, Harrow Road, Kensal Green Cemetery W10
- Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery W10
- Tomb of John Gibson, Harrow Road, Kensal Green Cemetery W10
- Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery W10
- Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery W10
- Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery W10
- Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery W10
- Tomb of Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery NW10
- Mausolea of Isabella Gregory and Hall, Harrow Road, Kensal Green Cemetery NW10
- Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery W10
- Tomb of WH Kent, Harrow Road, Kensal Green Cemetery NW10
- Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery W10
- Tomb of Duke of Somerset, Harrow Road, Kensal Green Cemetery W10
- Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery W10
- Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery W10
- Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery W10
- Entrance Arch from Courtfield Gardens, Gaspar Mews SW5
- Enclosing walls to Moravian Burial Ground, King's Road SW10
- Tomb of Thomas Hardwick and Philip Hardwick, Kensal Green Cemetery, Harrow Road W10
- Tomb of Mary, Lady Montgomerie, Kensal Green Cemetery, Harrow Road W10

- Mausoleum of Joseph Hudson, Harrow Road, Kensal Green Cemetery W10

6.96. This year two buildings within the borough have been removed from the Register for positive reasons – Grade I Listed Holland House and Grade II Listed 31 Brompton Square. No new buildings within the borough were added to the Heritage at Risk Register this year.

6.97. The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

Change to listings

6.98. The borough contains over 4,000 listed buildings. In the period between November 2023 and November 2024 two new buildings were added to the list:

- The Picturehouse, formerly The Forum, 142-150 Fulham Road, London, SW10 9QR – received Grade II Listed status in September 2024.
- The Boltons, 326 Earls Court Road, London, SW5 9BQ – received Grade II Listed status in November 2023.

6.99. No buildings were “delisted” in the period between November 2023 and November 2024.

Tall buildings

Objective	To support new tall buildings in clearly defined locations.
Monitoring Indicator	Location of tall buildings permitted.

6.100. Policy CD8 of the Local Plan defines what “Tall Buildings” are. This definition depends on where within the borough they lie. In most of the borough a tall building is once greater than 21 m in height. However, in those areas already characterised by higher building, a tall building is defined as a building higher than 30 m. These areas are set out in figure 6.15 below.

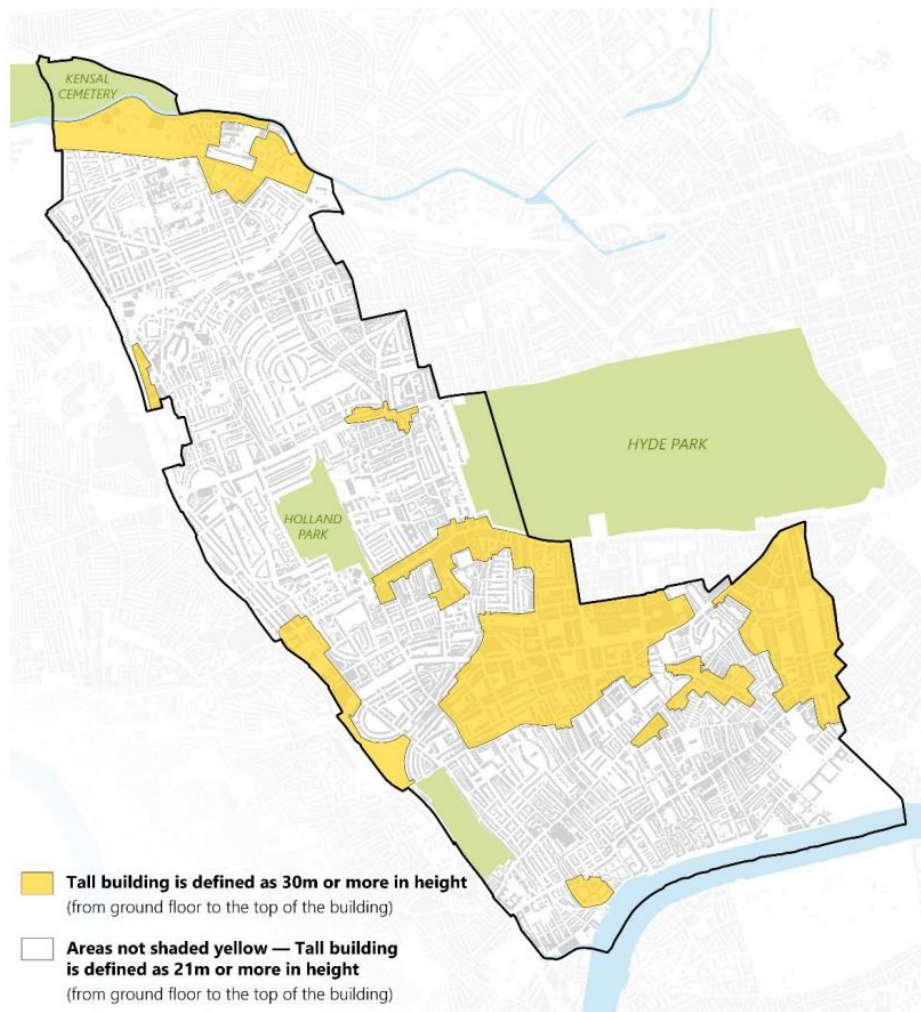


Figure 6.15: Tall building definition for specified localities.

- 6.101. Proposals that meet or exceed this definition of a tall building will be assessed in accordance with London Plan Policy D9. In essence this notes that new tall buildings should only be allowed in certain locations identified within the Development Plan. The Local Plan sets out these “suitable locations”. They include the Borough’s two “Opportunity Areas” as well as the following strategic allocations: SA3: 100/100A West Cromwell Road, SA4: 245 Warwick Road, SA10: Newcombe House and SA6: Lots Road South.
- 6.102. The only “tall building” granted planning permission in the monitoring period is Newcombe House. This is one of those “suitable locations,” and as such the policy appears to be working as intended.

Basements

Objective	To ensure that basement development does not cause unacceptable harm to residential living conditions including from construction, drainage, trees and heritage assets.
Target	None
Related Policies	CD11: Basements

- 6.103. The 2010s saw a significant increase in the construction of basements across the Borough. This peaked in 2013 when planning permission was sought for 450 new basements. Whilst a new basement would not be problematical *per se*, our residents and our councillors were increasingly concerned about the impact that the construction of basements was having upon those living nearby.
- 6.104. 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.
- 6.105. In addition in April 2019 the Council introduced a [Code of Construction Practice](#) (CoCP) which was intended to mitigate the impact that a range of building works could have upon those living nearby. This includes, but is not restricted, to the construction of/ extension to basements.
- 6.106. With the introduction of the SPD, the “new” policy and the CoCP the Council was satisfied that this policy was working as intended. As such Policy CL7 was “saved” and brought forward unchanged into the recently adopted Local Plan (2024), as Policy CD11.

Basements Development Data

- 6.107. The monitoring period for basements for the purposes of this report is from 1 November 2023 until 31 October 2024.
- 6.108. Figures 6.16 and 6.17 below present time series data since 2012 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.
- 6.109. 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.

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Cases Registered	307	450	393	252	153	75	71	173	93	104	150	173	137
Permissions Granted	242	259	295	158	128	51	65	112	64	57	110	97	80
Applications Refused	53	73	111	95	32	6	7	21	14	15	16	13	29

Figure 6.16: Planning applications with a basement element, 2012 – 31 October 2024

NOTE: The cases registered includes those permissions, granted and refused as well as those which have yet to have been determined.

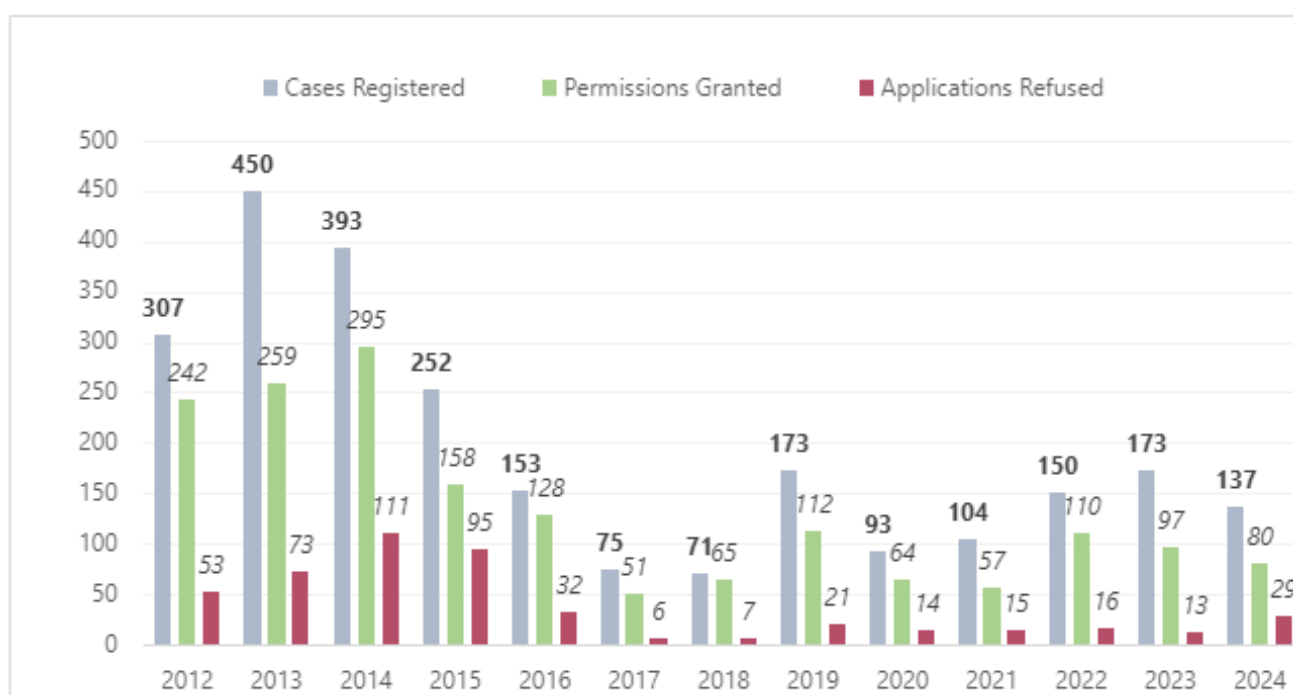


Figure 6.17: Planning applications with a basement element, 2012 – October 2024.

6.110. 2024 continues to follow this trend with the number of basement applications remaining considerably below the peaks of the early 2010s. 137 applications which include basement development were made in the monitoring period, of which 80 were granted and 29 either withdrawn or refused. The remaining applications had been not determined as of 1st November 2024.

- 6.111. There were no applications in the monitoring period for domestic two storey basements.
- 6.112. The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 6.18 shows the density of applications on a street block basis, and Figure 6.19 shows all applications. The number is significant in what is a small urban area of just over 4.7 sq. miles. The cases are prevalent in all residential neighbourhoods in the Borough with the exception of areas where there is a high concentration of social housing.

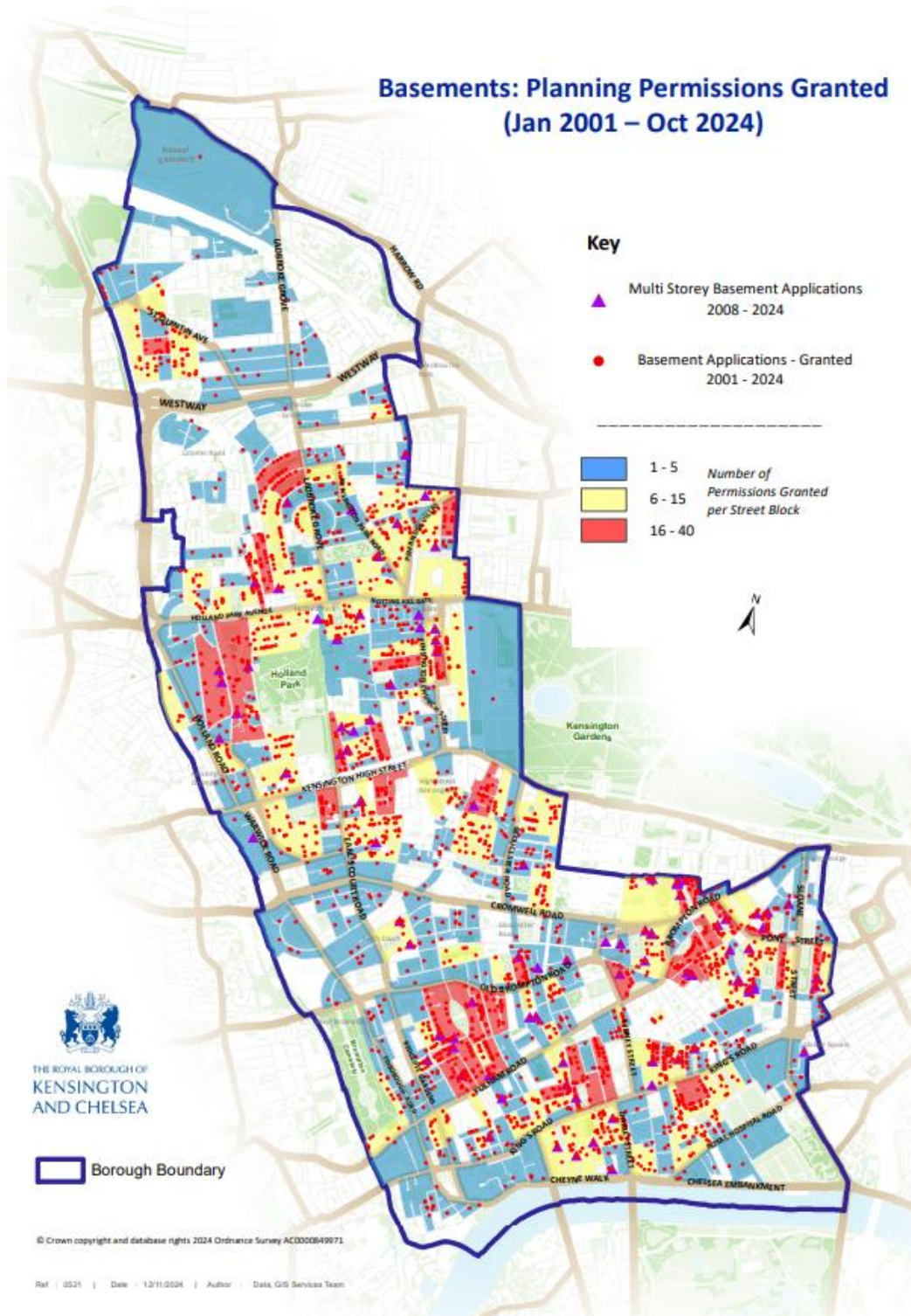


Figure 6.18: Basement planning permissions (density) 2001 to 2024.

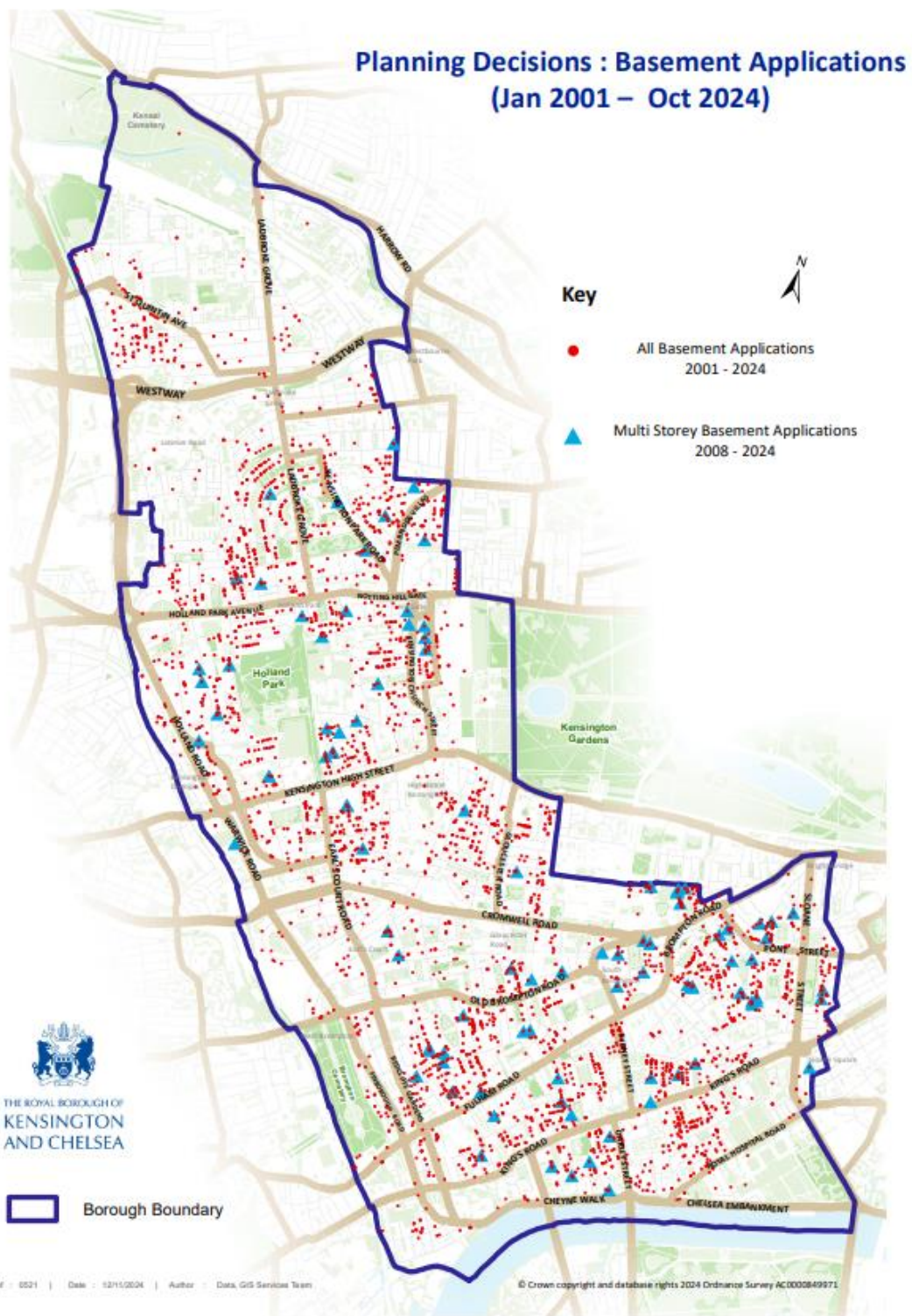


Figure 6.19: Basement planning permissions 2001 to 2024.

Basement Appeals

6.113. Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development. There was one appeal for planning permissions refused in 2024 which related to planning applications which included a subterranean element, and where this element was a reason for refusal.

- **12 The Little Boltons** (PP/23/07238). Planning permission was sought to excavate a 9m height basement beneath the footprint of the house and below large proportions of the front and rear gardens. The inspector dismissed this appeal concluding that, *“due to its size and the consequential duration of construction activity, the proposal would have an unacceptable effect on the living conditions of occupiers of neighbouring properties and is contrary to the aims of LP Policy CL7 and the SPD.”*

6.114. The decision can be seen as a direct endorsement of Policy CL7, and the need to restrict the scale of domestic basements if amenity is to be protected.

Retail and other Town Centre uses

Meeting the need for new retail floorspace

Objective	To provide the retail and other town centre floorspace necessary to meet the objectively assessed need
Target	The creation of 9,000 sq. m of additional retail floorspace across the Borough by 2043.

- 6.115. The Council commissioned consultants Urban Shape to carry out a Retail and Leisure Needs Assessment (RLNA)⁷ to help inform the production of the NLPR. The RLNA concluded that there is no need for additional comparison goods floorspace to 2043, but there is a need of 8,900 sq. m for additional convenience floorspace over the same period.
- 6.116. 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 being subsumed into a single use class.
- 6.117. 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 a more detailed analysis of the changing nature of our town centres.

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

⁷ [RBKC Retail and Leisure Needs Assessment February 2022.](#)

6.118. This means that our ongoing monitoring can give us an indication of whether our retail need is being met. We can monitor the changes in floorspace associated with the larger redevelopment proposals, those proposals which are likely to deliver the most significant changes to E class floorspace. However, these figures should be treated with some caution as they will not reflect the loss/gain to/from other E Class uses when not associated with the re-development of a site. These makes up most changes of use, in unit terms, but not overall changes to floorspace. Such changes of use of units may, however, be picked on at a centre scale through the Council's own town centre surveys.

6.119. 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.

6.120. In 2023/24 there have been permissions completed resulting in a net loss of 4,687 sq. m Class E(a) retail floorspace. This includes the following completed permissions which include a significant net loss in retail floorspace.

- Nos 196 to 222 Kings Road and 7 Freise Green House Chelsea Manor Street (PP/15/02016). Redevelopment to provide a mix of commercial uses including replacement cinema, retail, restaurant and offices. Net loss of 2,048 sq m of retail floorspace.
- Nos. 127-128 and rear of 129 Sloane Street (PP/21/07928). Change of use from retail to general E class uses. It should be noted that this space could continue to be used as retail.

6.121. For 2023/24 there has also been a net loss of 1,671 sq. m of retail E(a) floorspace (permitted). The loss is largely due to three applications:

- Nos. 35-38 Sloane Square. (PP/24/00878), Change of use of existing retail units to unrestricted E class uses, including restaurants. Net loss of 500 sq m of retail floorspace.
- Newcombe House, Nos. 43 -45 and 39-41 Notting Hill Gate and 161 to 237 Kensington Church Street. (PP24/00878). Redevelopment includes the provision of 1,696 of retail floorspace, a net loss of 873 sq m.
- Nos. 3 and 5 Sloane Street and 4 Basil Street. (PP/24/03694). Change of use of 1,476 sq m of retail floorspace to flexible E Class floorspace.

6.122. At the same time permission has been granted for a redevelopment at Nos. 81-103 King's Road (PP/23/00968) which includes the provision of 5,689 sqm of retail floorspace, a net increase of 1,141 sq m.

6.123. Figures 6.21 and 6.22 set out the net changes for the main town centres uses, permissions and completed. The full dataset for these uses is included in Appendices D to M.

	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	13,099	8,412	-4,687
A3 / E(c)	394	3,044	2,650
A4 / Sui Generis	961	1,136	175
A5 / Sui Generis	0	0	0

Figure 6.21: Retail floorspace completions April 2023 to 31 March 2024.

Use	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	9,947	8,239	-1,671
A3 / E(c)	0	1,102	1,102
A4 / Sui Generis	200	555	355
A5 / Sui Generis	131	0	-131

Figure 6.22: Retail floorspace permissions 1 October 2023 to 30 September 2024.

6.124. Figure 6.23 considers the net change of retail overtime.

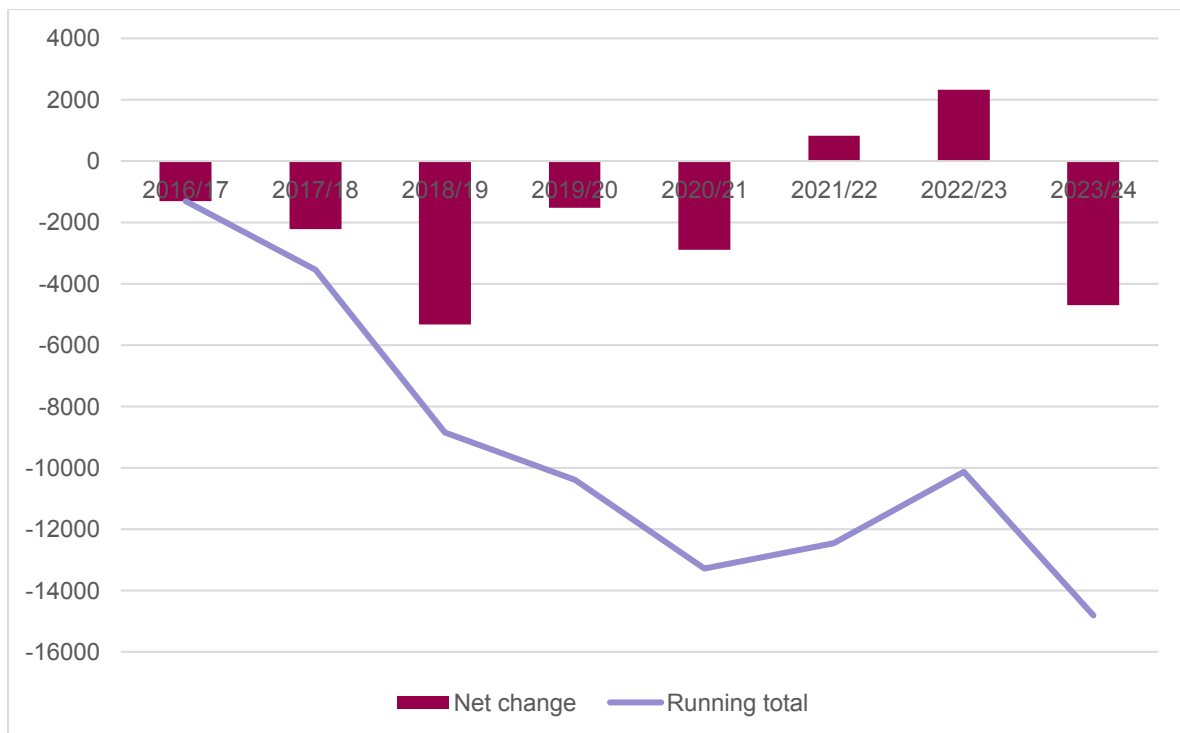


Figure 6.23: Net change in retail floorspace (completed) 2016/17 to 2023/24, as identified by the Planning London Datahub.

6.125. With the caveats concerning monitoring of the E Class firmly in mind, the net loss of 4,687 sq m retail floorspace (permitted) is notable, if not strategically significant in terms of overall provision. It is indicative of centres continuing to evolve as the nature of the retail market changes. Low vacancy rates would indicate that the changes allow our centres to remain relevant and to serve the needs of our residents and visitors from outside the borough. The Council remains satisfied that the need for the additional 9,000 sq m of retail floorspace between 2021 and 2043 is likely to be met as and when the developments at Earl's Court and Kensal Canalside are delivered.

Location of new retail uses

Objective	Take a town centre first approach to new retail and associated floorspace	
		Monitoring indicator
Policies	TC1 Location of New Shop Uses	Distribution of permissions
	TC2 Nature of development in town centres	Distribution of permissions

6.126. Policy TC1 of the Local Plan takes forward the long-established principle of directing new retail and relates uses to our town centres. This is reflected by the associated monitoring indicator, or compliance with the sequential test.

6.127. As noted in the previous section there have been no significant completions including retail floorspace over the monitoring period. There has been a single application permitted which involves a significant quantum of retail floorspace (Nos.81-103 King's Road (PP/23/00968)). This relates to the redevelopment of an existing commercial building within the King's Road (East) Major Centre, and as such meets the requirement of the sequential test.

Vitality of town centres

Objective	To ensure that the Borough's town centres remain vital and viable, containing a diverse mix of town centre uses.	
		Monitoring indicator
Policies	TC3 Diversity of uses within town centres	Vacancy rates
		Planning permissions of new betting shops etc
	TC4 The Evening Economy	Distribution of permissions for evening uses.

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

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

6.129. 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.

6.130. We can monitor the makeup of our centres through our ongoing annual town centre surveys. This AMR reports on a survey of our town centres carried out by officers in August/ September 2024.

6.131. A map of ground floor land uses within the town centres, based on the 2024 survey, is available on the [Council's website](#).

6.132. The borough's town centres remain a driving force of the borough's economy, with a total of 2,354 ground floor units within the larger or Higher Order Town Centres, and a further 1,023 units within the smaller Neighbourhood Centres.

Vacancy rates

6.133. Vacancy rates are a useful indication of the health of a town centre. Figure 6.24 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres between 2016 and 2024. The rate is informed by the Council's town centre surveys. It refers to ground floor units and not to

floorspace. The figure does not include those properties which are being actively refurbished or re-developed.

Centre	2017	2018	2019	2021 ⁸	2022	2023	2024
Brompton Cross	15.9%	11.7%	14%	5%	17.6%	17.6%	14.5%
Earl's Court Road	2.7%	5.5%	7.1%	5.6%	9.5%	7%	9.5%
Fulham Road (West)	4.5%	7.1%	2.7%	9.9%	2.7%	5.7%	11.3%
Kensington High Street	10.8%	9.1%	8.2%	8.3%	12.6%	6.7%	9.8%
King's Road (East)	7.2%	3.7%	5.6%	12.2%	5.7%	4.2%	5.7%
King's Road (West)	7.9%	10.3%	4.1%	9.9%	3.1%	4%	6.5%
Knightsbridge	16.1%	10.1%	12.9%	12.7%	14.2%	15.2%	11.1%
Notting Hill Gate	9%	6.5%	7.5%	17.1%	7.7%	8.1%	10.9%
Portobello Road	5.8%	6.5%	5.6%	11.2%	11.8%	9.2%	5.3%
South Kensington	2.4%	5.3%	4.3%	8.4%	6.6%	9.6%	7.1%
Westbourne Grove	5%	4.6%	1.4%	11%	14%	9.3%	5.7%
Average	8.7%	7.4%	7.3%	10.1%	10.4%	9.1%	9.2%

Figure 6.24: Vacancy rates in Higher Order Town Centres 2017 – 2024.

6.134. The borough's vacancy rates are very similar to last year. They remain a little below the London-wide average of 10.6% and significantly below the national average (for high streets) of 14.1%. This indicates that overall, our larger centres remain vital and viable places which continue to serve the needs of our residents and to attract visitors from further afield.

6.135. Turning to the changing status of individual centres, the vacancy rates for the Brompton Cross remain significantly higher than others across the borough. This, may in part, be related to the recent abolition of VAT free shopping for overseas visitors which is likely to contribute to a weakened retail demand in centres which traditionally have attracted large number of such visitors.

6.136. Vacancy rates in Knightsbridge remain high at 11.1%. However, this is a significant reduction from 2023, a reduction which reflects the letting of a

⁸ The 2021 figure was taken from the Council's Retail and Leisure Needs Assessment. It was a desk based exercise rather than a street based survey.

number of newly created units in the K1 development on the Brompton Road.

6.137. The vacancy rate for Fulham Road has increased significantly from 5.7% in 2023 to 11.3 % in 2024. This is greater than the previous high of 9.9% during the Covid-19 pandemic. Ongoing monitoring is necessary to established whether this high is part of a longer-term trend.

6.138. Figure 6.25 sets out the vacancy rates for the Borough's neighbourhood centres.

Neighbourhood Centre	Total Units	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022	% Vacant units 2023	% Vacant units 2024
All Saints' Road	42	5	9	11.0	11.9	9.5
Barlby Road	6	13	14	16.6	16	16.7
Chelsea Manor Street	10	0	0	10	10	10
Clarendon Cross	20	6	6	5.2	5.2	5.2
Cromwell Road Air Terminal	25	0	0	4	4	4
Earl's Court Road (North)	17	0	0	11.7	17	5.9
Elystan Street	45	4	11	11.1	7.1	6.7
Fulham Road (Brompton Cemetery)	21	6	17	16.6	26	28
Fulham Road (Old Church Street)	36	18	9	5.5	11	8.3
Gloucester Road (North)	60	3	3	8.3	10.7	6.7
Gloucester Road (South)	49	0	0	6.1	9.3	6.1
Golborne Road	112	11	18	24.5	9.8	6.3
Golborne Road (North)	14	0	14	21	14	0
Holland Park Avenue	56	4	2	7.4	7.2	7.1
Holland Road	13	8	8	7.6	20	15.4
Kensington High Street (West)	6	0	0	15	0	16.7
Kensington High Street/ Warwick Road	6	0	0	11.1	0	40
Ladbroke Grove (North)	15	0	13	21.4	7.7	6.7
Ladbroke Grove Station	46	7	9	13.4	14.6	10.9
Latimer Road Station	10	23	10	18.1	18.2	40

Neighbourhood Centre	Total Units	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022	% Vacant units 2023	% Vacant units 2024
Lower Sloane Street	29	10	7	0	5.2	6.9
Lowndes Street	12	0	17	25	25	25
Napier Road	7	0	0	14	26.7%	57.1
North Pole Road	23	13	13	13	13.6	4.3
Old Brompton Road (East)	25	8	4	12.5	8.3	8.0
Old Brompton Road (West)	79	14	14	13.1	6.7	11.4
Pembroke Road	14	0	0	14.2	16.7	21.4
Pont Street	12	0	0	8.3	14.3	0
Sloane Avenue	12	0	0	0	0	0
St. Helen's Gardens	12	25	17	25	8.3	8.3
Stratford Road	21	11	11	0	0	0
Talbot Road	17	4	-	5.8	5.8	5.8
Thackery Street	24	4	4	12.5	5.8	0
The Billings	15	13	21	7.1	20	20
Walton Street	19	6	5	10.5	22.2	26
Westbourne Park Road	12	27	17	16.6	25	16.7
World's End	53	4	2	3.7	3.7	5.8
Total –		6.6%	7.8%	9.6%	9.3%	9.4%

Figure 6.25: Vacancy rates in Neighbourhood Centres 2018 - 2024⁹.

6.139. This indicates that the overall vacancy rate remains stable at a little over 9%. The vacancy rate has fluctuated significantly in a number of the smaller centres, including Napier Road, Pont Street, Latimer Road Station and Ladbroke Grove (North). This may be a function of the size of the centres where a small number of changes can have a large impact on the overall vacancy rate. However, the Council will continue to closely monitor vacancy rates as an important mechanism to assess the vitality of our centres.

Mix of uses within town centres

6.140. The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres has traditionally been considered to be an essential element of a successful centre. However, the recent reforms

⁹ Some centres were only designated in the 2019 Local Plan and were not surveyed until 2019.

to the Use Classes Order and the creation of the E Class means that the 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.

- 6.141. Figure 6.26 sets out the proportion of different retail uses by each of the Borough's centres for 2024. The column relating to E(b) uses (restaurants and cafes) should be treated with some caution, as attempts to distinguish between shops serving food and coffee, mostly of the premises, and restaurants and cafes in the traditional sense.
- 6.142. Figure 6.27 compares this data (by level of centre) over time. However, since 2023 we have replaced the "restaurant and café" classification with all premises which serve "food and drink". This has resulted in a significant drop in shops, as a proportion of all units in our centres, down from 53% to 47%. This figure now includes excludes the cafes and coffee bars which may be an E(a) shop use, but which are not shops in the traditional sense. On going monitoring will allow us to consider whether the overall proportion of "food and drink" uses and shops changes over time.

	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	SG - Sui Generis (Others)
Higher Order Town Centre	55.7%	17%	4.5%	1.1%	1.7%	0.1%	4.1%
Brompton Cross	62.0%	8.9%	2.8%	0.6%	0.0%	0.0%	2.7%
Earl's Court Road	40.8%	24.5%	6.1%	1.4%	4.8%	0.0%	1.4%
Fulham Road (West)	50.9%	17.9%	5.7%	1.9%	2.8%	0.9%	1.9%
King's Road (West)	62.9%	16.1%	2.4%	2.4%	2.4%	0.8%	0.0%
Notting Hill Gate	48.9%	14.0%	7.6%	1.8%	1.8%	0.4%	1.1%
Portobello Road	61.5%	20.7%	2.6%	0.3%	0.7%	0.0%	0.7%
South Kensington	41%	31.6%	4.2%	0.9%	1.4%	0.0%	0.5%
Knightsbridge	51.3%	17.4%	7.3%	1.4%	2.2%	0.0%	4.1%
Kensington High Street	65.7%	12.1%	2.9%	1.0%	0.6%	0.0%	2.0%
King's Road (East)	67.5%	12.2%	2.6%	1.0%	0.3%	0.0%	3.2%
Westbourne Grove	73.6%	5.7%	4.6%	2.3%	2.3%	73.6%	0.0%
Neighbourhood Centre	51.0%	15.1%	5.7%	0.5%	3.6%	0.3%	6.7%
All Saints Road	40.5%	14.3%	2.4%	0.0%	4.8%	2.4%	7.1%
Barlby Road	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%
Chelsea Manor Street	60.0%	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%
Clarendon Cross	75.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cromwell Road	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cromwell Road Air Terminal	20.0%	24.0%	8.0%	0.0%	0.0%	0.0%	4.0%
Earl's Court Road (North)	58.8%	11.8%	5.9%	0.0%	5.9%	0.0%	5.9%
Elystan Street	66.7%	17.8%	6.7%	0.0%	2.2%	0.0%	0.0%
Finborough Road	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%	10.0%
Fulham Road (Brompton Cemetery)	42.9%	14.3%	0.0%	0.0%	9.5%	0.0%	4.8%

Fulham Road (Old Church Street)	77.8%	5.6%	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%	3.3%
Gloucester Road (South)	36.7%	28.6%	12.2%	0.0%	2.0%	0.0%	8.2%
Golborne Road	61.6%	17.9%	0.9%	0.0%	1.8%	0.0%	1.8%
Golborne Road (North)	42.9%	21.4%	0.0%	0.0%	7.1%	0.0%	0.0%
Holland Park Avenue	57.1%	8.9%	7.1%	0.0%	3.6%	0.0%	3.6%
Holland Road	23.1%	23.1%	0.0%	0.0%	23.1%	0.0%	15.4%
Kensington High Street West	50.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Kensington High Street/Warwick Road	33.3%	13.3%	0.0%	0.0%	6.7%	0.0%	6.7%
Ladbroke Grove (North)	46.7%	6.7%	0.0%	0.0%	6.7%	0.0%	26.7%
Ladbroke Grove Station	43.5%	15.2%	6.5%	0.0%	2.2%	0.0%	17.4%
Latimer Road Station	20.0%	0.0%	10.0%	0.0%	0.0%	0.0%	30.0%
Ledbury Road	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lower Sloane Street	51.7%	20.7%	0.0%	0.0%	3.4%	0.0%	6.9%
Lowndes Street	50.0%	8.3%	8.3%	0.0%	8.3%	0.0%	0.0%
Napier Road	28.6%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%
North Pole Road	60.9%	8.7%	4.3%	0.0%	0.0%	0.0%	8.7%
Old Brompton Road (East)	36.0%	32.0%	12.0%	0.0%	0.0%	0.0%	12.0%
Old Brompton Road (West)	36.7%	16.5%	12.7%	2.5%	7.6%	0.0%	3.8%
Pembroke Road	28.6%	7.1%	21.4%	0.0%	0.0%	21.4%	0.0%
Pont Street	75.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sloane Avenue	41.7%	8.3%	25.0%	0.0%	0.0%	0.0%	25.0%
St. Helens Gardens	58.3%	8.3%	8.3%	0.0%	8.3%	8.3%	0.0%
Stratford Road	57.1%	14.3%	9.5%	4.8%	0.0%	0.0%	9.5%
Talbot Road	47.1%	11.8%	0.0%	5.9%	5.9%	0.0%	5.9%
All	50.3	15.7%	5.8%	0.4%	3.3%	0.5%	6.4%

Figure 6.26: Use class by town centre, 2024.

	2016	2017	2018	2019	2022	2023		2024
Shops	57.7%	57.2%	55%	54%	53.4%		47.9%	47.5%
Finance and professional services	8.2%	6%	6.4%	6.2%	5.4%		5.0%	4.9%
Restaurants/ Cafes	14.5%	14.5%	14.2%	14.3%	15.2%	Food and Drink (Class E(a) and E(b))	22.7%	23.1%
Drinking Establishments	2%	1.6%	1.8%	1.1%	1.7%		1.8%	1.7%
Hot Food take-away	1.3%	0.6%	1.2%	2.3%	1.1%		1.5%	1.4%

Figure 6.27: Retail and related ground floor units within designated centres (2016 to 2024).

Character and Diversity

6.143. Whilst the Council cannot control the nature of what a particular shop sells, it is useful to record the number of independent and multiple retailers within a given centre. This balance gives an indication of the particular character of that centre. Figure 6.28, 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.

6.144. This figure has remained broadly static over time. However, the proportion of multiples does appear to have declined slightly since 2014. 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	2023	2024
Brompton Cross	22%	19%	18%	18%	18%	24%	20%	20%	21%
Earl's Court ¹⁰	-	-	-	-	32%	33%	27%	26%	25%
Fulham Road (West)	28%	28%	29%	27%	27%	28%	28%	27%	27%
Kensington High Street	50%	49%	47%	45%	37%	42%	32%	38%	38%
Kings Road East	47%	46%	47%	49%	52%	58%	50%	52%	53%
Kings Road West	25%	24%	24%	22%	18%	21%	18%	16.7 %	20%
Knightsbridge	42%	38%	37%	34%	36%	45%	38%	38%	37%
Notting Hill Gate	28%	26%	26%	23%	23%	26%	23%	21%	21%
Portobello Road	15%	14%	14%	13%	12%	13%	12%	11%	10%
South Kensington	30%	25%	25%	27%	25%	32%	22%	21%	19%
Westbourne Grove	-	31%	32%	33%	30%	34%	26%	26%	24%
Total	35%	34%	32%	31%	30%	34%	27%	28%	27%

Figure 6.28: Multiple retailers by Higher Order Centre, 2014 to 2024.

¹⁰ Earl's Court was only included as a larger centre in 2019. The Council did not report on multiple retailers for smaller neighbourhood centres.

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

Objective	To maintain walkable neighbourhoods, whereby residents have easy access to the range of shops and services needed to meet their daily needs.	
		Monitoring indicator
Policies	TC3 Diversity of uses within town centres	Planning permissions of new betting shops etc
	TC5 Local Shopping and other facilities which meet day to day needs	Loss of pubs

6.145. The primary function of the Borough's Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food and drink.

6.146. Figure 6.29 sets out the proportion of units within each level centre which serve a local convenience function. The figure for all our centres as a whole is 8.7%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need. This figure is broadly static over time.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	6.3%
Neighbourhood	14.6%
Total (all our centres)	8.7%

Figure 6.29: Convenience function of the Borough's centres (2024).

Protection of public houses

6.147. 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.

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

Hotels

Objective	To maintain the borough's stock of hotels	
		Monitoring indicator
Policies	TC3 Diversity of uses within town centres	Net change in hotel units and bedspaces
	TC8 Hotels	

6.149. 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 GLA¹¹ the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.

6.150. 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 London Plan which seek to continue to protect hotels.

6.151. The Local Plan reflects this approach with Policy TC8 generally protecting the existing hotel stock. However, this policy differs the previous in that it no longer protects hotels within the SW5 area or where it can be demonstrated that there is no long-term demand for the hotel.

6.152. Figure 6.30 sets out the net change in hotel bedrooms completed. The full data set is included in Appendix O.

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	0	186	186

Figure 6.30: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2023 to 31 March 2024.

6.153. There we no permission which included changes to the number of hotel bedrooms over the monitoring period.

6.154. There was a net increase in 186 bedrooms completed over the monitoring period. This largely relates to the completion of a single large hotel at Nos.

¹¹ [Projections of demand and supply for visitor accommodation in London to 2050. GLA Economics, Working Paper 88](#) (April 2017).

146 to 164 Notting Hill Gate. (PP/19/04764). This is considered to be an appropriate location for a new hotel, helping serve both the visitor economy and the vitality of the centre in which it lies.

Employment

Employment floorspace

Objective	To provide the business floorspace necessary to meet objectively assessed need
Policies	BC1 Location of Business uses
Monitoring indicator	Net change in E(g) floorspace

Changes to employment floorspace

- 6.155. 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.
- 6.156. 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. However, in the context of the quantum of existing floorspace, this “hidden” change to and from office, business floorspace is unlikely to be significant. The changes are most likely to be to residential, a change of use which due to the Borough’s Article 4 direction still normally requires planning permission.
- 6.157. 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.
- 6.158. Storage uses remain within Class B8 and other general industrial uses remain within Class B2.
- 6.159. The monitoring period has seen little change in office floorspace (completed) over the monitoring period, a net increase of 2,816 sq. m. The only significant development is the Kings Walk Mall, Nos. 118-122 Kings Road. This redevelopment is for a mixed use commercial building with a total of 2,620 sq m of E9G0 floorspace, a net increase of 2,055 sq m
- 6.160. For permissions, there has been a significant net increase in 27,116 sq. m of office floorspace granted between October 2023 and September 2024. This relates to four proposals involving a net increase in excess of 1,000 sq m of business floorspace:
- Land at 43-45 and 39-41 Notting Hill Gate and 161-237 Kensington Church Street, W11 3LQ. (Newcombe House), (PP/23/03534). This involves the redevelopment of the building, to provide a mix of uses.

This includes 23,104 sq m of E9g) floorspace, a net increase of 17,485 sq m.

- Nos. 3-5 Crowthorne Road (PP/23/01973). New building providing 2,600 sq m of flexible E class office space.
- Nos 81-103 King's Road. (PP/23/00968). Redevelopment of building, including provision of 10,344 sq m of office space, a net increase of 5,102 sqm.
- Nos 3-5 Sloane Street and 4 Basil Street (PP/24/03694), Change of use of 1,476 sq m from retail to flexible E class use. It should be noted that the ultimate use may not be Class E(g) floorspace. However, it has been reported by the London Datastore as such.

6.161. The recent permissions are of note, particularly given the increases are not due to a single outlier. It suggests that demand for high quality office space remains strong.

6.162. Figure 6.31 below illustrates the changes in both office completions and permissions since 2010. It also includes the cumulative change (completed) over time. This illustrates that planning permission continues to be granted for proposals which include additional office space. However, these permissions do not always translate into the corresponding completions.

6.163. This ongoing pattern would suggest that the Council should remain cautious with regard the office pipeline, and how it equates to the need for office floorspace as identified within the Council's Employment Land Study¹² (ELS). This estimates a need of 60,500 sq m from 2021 to 2043. The extant permissions (both started and un-started) include 51,654 sq m. of new office floorspace.

¹² [RBKC Employment Land Study \(October 2021\)](#)



Figure 6.31: Net change in office floorspace completions and permissions 2010/11 to 2023/24.

6.164. The office completions and permissions data for this monitoring period are summarised in Figure 6.32 below. The full dataset is included in Appendices P and Q.

	Previous floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
Completions (1 April 2022 to 31 March 2023)			
	3,529	6,397	2,816
Permissions (1 October 2022 to 30 September 2023)			
	11,664	38,789	27,116

Figure 6.32: Office (E(g)) floorspace completions and permissions 2023/24.

Vacancy rates

6.165. The current vacancy rate for offices is 7.3%¹³.

6.166. The Borough's Employment Land Study considers the strength of the office market and concludes that these vacancy rates are likely to 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%.

¹³ Frost Meadowcroft Market Report. Q2 2024

6.167. The Council will continue to monitor vacancy rates as part of a future review of the need for office space across the borough.

Business uses and Article 4 Directions

6.168. 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.

6.169. This replaced the existing Direction concerning offices and light industrial uses.

6.170. 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*”.

6.171. The area covered by the Article 4 Direction is shown in Figure 6.33. 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.

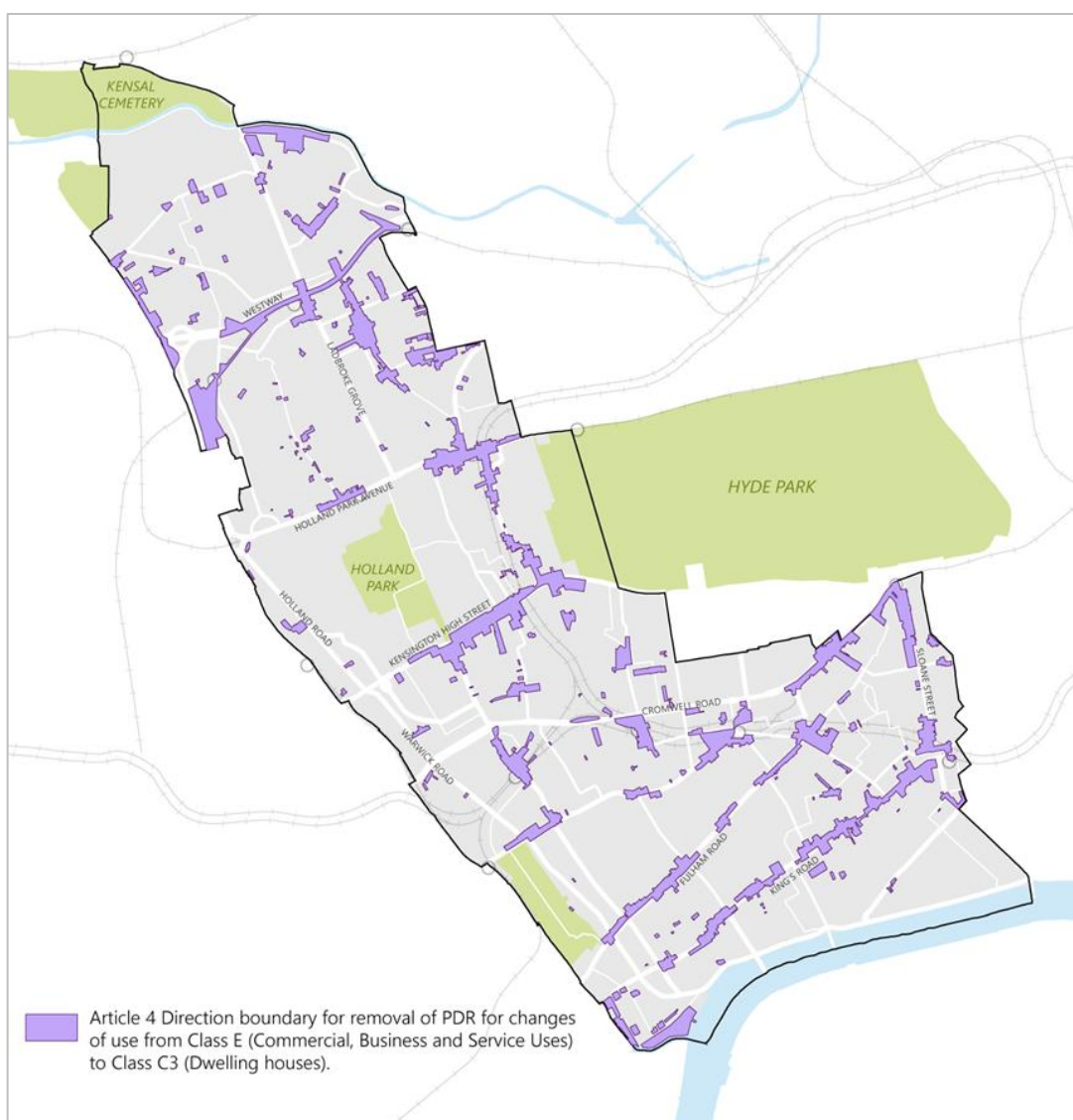


Figure 6.33: The area covered by the Article 4 Direction removing PDR right for the changes of use from Class E to Class C3.

Warehousing and industrial uses

6.172. The Council monitors change in the Borough's stock of warehouses and industrial uses. No permissions which included the changes in these uses were granted or implemented over the monitoring period.

Affordable workspace

Objective	Support the provision of affordable workspaces as part of the provision for larger business developments.
Policies	BC3 Affordable workspace

Monitoring indicator	Number and floorspace of eligible schemes which provide affordable workspace
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6.173. The 2024 Local Plan introduced an entirely new policy which required the provision of Affordable Workspace for new large commercial developments which would be delivering net increases of more than 5,000 sq m of new commercial (E class) floorspace.

6.174. The Council granted planning permission for one scheme which triggered this policy, Newcombe House (PP/23/03534). This included a net increase of 17,485 sq m of additional E class commercial floorspace. The Council was satisfied that the timing of this development meant that it would be unreasonable to require the provision of affordable workspace. The application has been submitted prior to the adoption of the new policy and had been subject to an extended pre-application process before this.

Social and community uses

Objective	Ensure that social and community uses are protected and enhanced throughout the Borough.
Policies	SI1 Social Infrastructure and Facilities
Target	None

6.175. For the purposes of Local Plan 2024, Social and Community uses are defined as including: health and social care facilities, education and childcare facilities, play and recreation facilities, sports facilities, open spaces, cultural uses, uses supporting the emergency services, bespoke premises for the voluntary sector and a range of other valued services, including launderettes, pubs and places of worship.

6.176. 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 6.34 below sets out the principal changes.

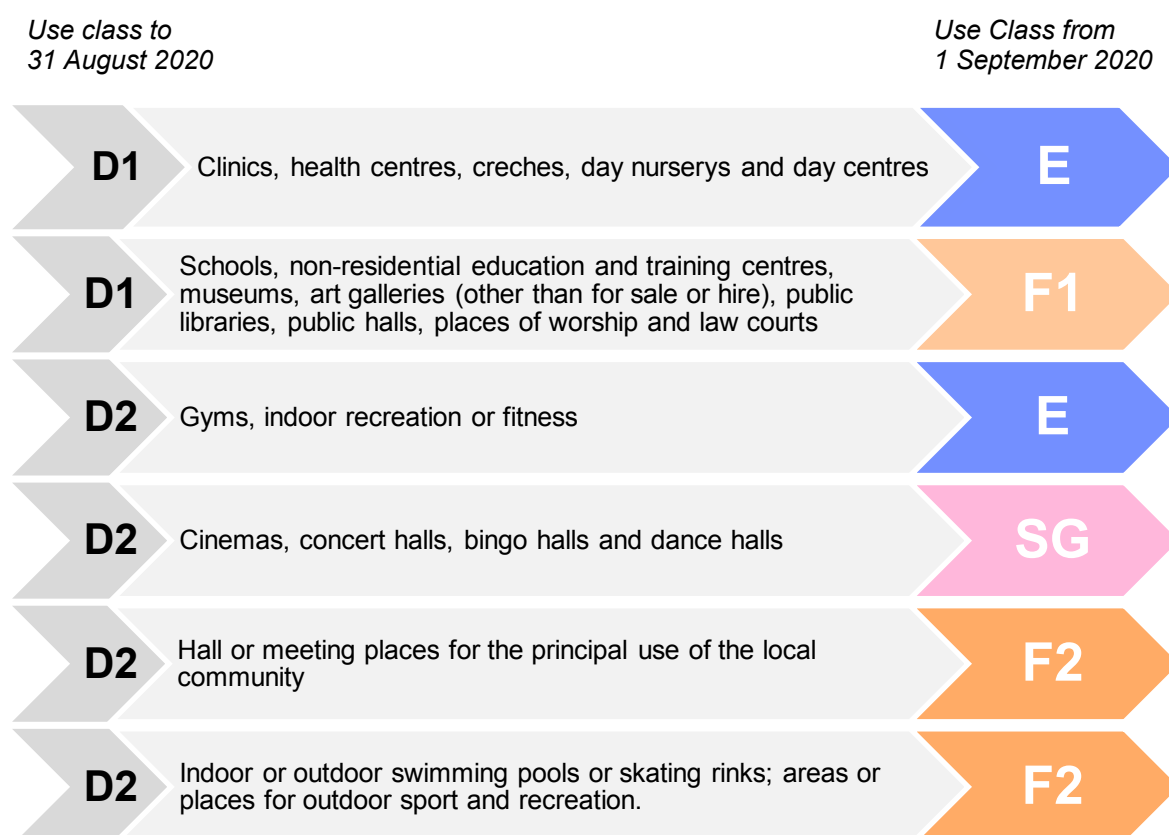


Figure 6.34: Changes to the Use Classes Order 2020.

Change of use of Social and Community Uses

6.177. Figures 6.35 and 6.36 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 revoked the D1 and D2 Use Classes to the new E Class.

6.178. The D1 completions result in a net gain of 1,541sq. m of floorspace. The increase is mainly due to the completion of the King's Walk Mall redevelopment (PP/20/04157) which included net increase of 1,955 sqm of former D1/ D2 floorspace. This use was not defined, although a significant proportion will take the form of a new gym.

6.179. In terms of permissions, there is a net increase of 753 sq. m of D1 floorspace. This includes the creation of a new medical centre at Newcombe House, with a floor area of 753 sq m. (PP/24/03534).

6.180. The monitoring year has seen no change in relation to C2 uses (for either completions or permissions).

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions	370	1,323	953
D2 Assembly and Leisure	-	-	-
C2 Residential institutions ¹⁴	—	—	—

Figure 6.35: D1, D2 and C2 floorspace permissions 1 October 2023 to 30 September 2024.

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions – completions	1,199	2,740	1,541
D2 Assembly and Leisure – completions	2,105	2,579	474
C2 Residential institutions – Medical and hospitals only	—	—	—

Figure 6.36: D1, D2 and C2 floorspace completions 1 April 2023 to 31 March 2024.

¹⁴ This includes hospitals and boarding schools. Care homes are also a C2 use but considered elsewhere in this AMR.

6.181. The full dataset is included as Appendices R to U.

Assets of Community Value

6.182. Since September 2012, local community groups which meet a set of criteria laid down in legislation have been able to nominate an ‘asset’ in their local area to be placed on a List of Assets of Community Value.

6.183. The purpose of this is to give community groups the opportunity to identify land or property that they believe furthers the social wellbeing or social interests of the local community and gives them time to bid for that asset if an owner decides to sell.

6.184. Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection expires.

6.185. The Borough’s list of Assets of Community Value (as of 1 December 2024) is set out in Figure 6.37 below. This list is constantly updated and can be viewed on the [Council’s website](#).

6.186. Within the last monitoring year, one property has been successfully nominated and added to the list – First Floor, The Prince Albert, Public House.

Name of property	Address	Nominating Community Interest Group	Date added to list	Listing Expiry
The Academy Pub	57 Princedale Road, London, W11 4NP	The Norland Conservation Society	21/01/2020	21/01/2025
Notting Hill Police Station, Woodfield house and outbuildings	99 - 101 Ladbroke Rd, London, W11 3PL	The Kensington Society	16/03/2023	16/03/2028
First Floor, The Prince Albert, Public House	11 Pembridge Road, LONDON, W11 3HQ	The Pembridge Association	05/07/2024	05/07/2029

Figure 6.37: Assets of Community Value (December 2024).

Streets and Transport

Location of trip generating uses

Objective	To reduce the reliance of the private car and to offer people living within and visiting the Borough choices as to how they wish to travel.
Policies	T5: Land use and Transport. T6: Active Travel T7: Public Transport
Target	None

- 6.187. A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 6.188. The borough is fortunate to be generally very well served by public transport. Most of the borough is no more than a few minutes from a bus route, underground or overground station. However, some parts of the borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the borough.
- 6.189. 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 6.38 shows the location of the principal E class trip generating uses (completed), in relation to public transport accessibility and to the borough's larger town centres. The large majority of these proposals are located within our town centres.
- 6.190. The Council continue to support active travel. This includes support for those who wish to walk or cycle around the borough. Department of Transport data indicates that 44.4% of adults walk within the borough at least five times a week. 12.2% of adults cycle at least once a week.
- 6.191. Whilst the Council continues to work with TfL to support our bus networks there been no changes to Public Transport Accessibility Levels on the last year.

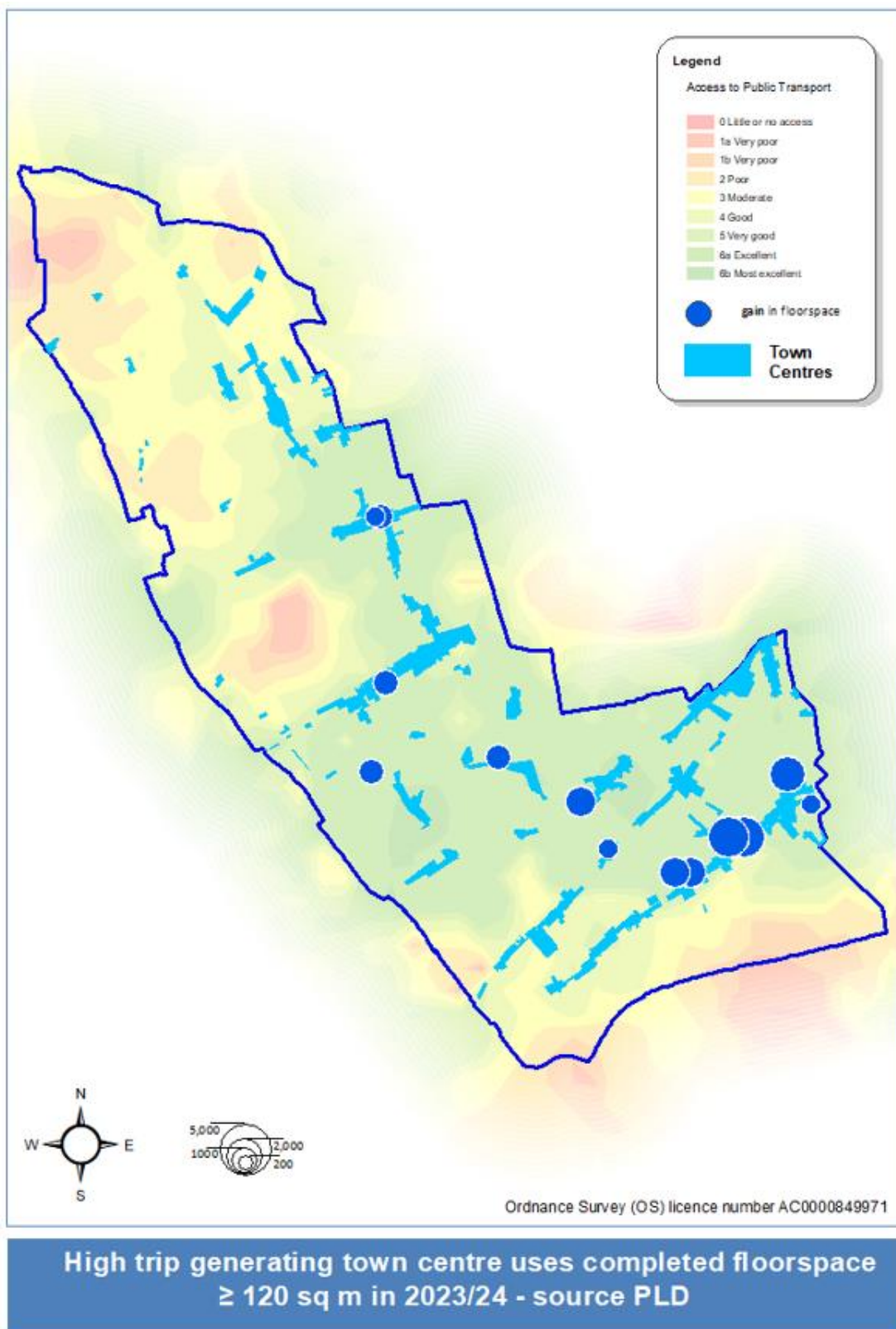


Figure 6.38: High trip generating town centre uses completed floorspace in 2023/24 and PTAL Levels.

Outdoor hospitality

Objective	Support outdoor life.
Monitoring indicator	Applications for outdoor hospitality. New markets / Pitches.

6.192. Chapter 10 of the Local Plan is more than about trip generation, important though that is. A key part of it is the Council's ambition to support the "outdoor life" of our borough through the provision of street markets, events and al fresco hospitality.

6.193. In the monitoring period 2023/24 a total of 569 applications were approved for permits to support table and chairs and other forms of outdoor hospitality. No new markets or additional pitches for market stall were granted.

Car parking

Objective	Minimise reliance on the private car and expand the electric charging infrastructure.
Policies	T8: Car Parking
Monitoring indicator	No of EV charging points. Number of off-street parking permits.

6.194. The Council recognises that the effective management of parking spaces and parking demand is an important factor in influencing mode choice. As such the Council will only support the provision of parking permits for residential properties when considered to be "essential". This includes for spaces for people with disabilities. In 2023/24 permission was not granted for any non-essential residential parking bays.

6.195. Whilst elective vehicles are not without an environmental cost their environmental impact is less than conventional vehicles. To this end the Council supports the ongoing rolling out of the EV charging infrastructure. Figure 6.39 below sets out the number and nature of the borough's public charging bays.

	September 2023	September 2024
Standard speed lamp/ column chargers	697	697
Fast chargers	159	221

Dedicated EV only charging bays	198	260
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Figure 6.39: EV charging infrastructure 2023 and 2024.

7.0 Community Infrastructure Levy (CIL)

- 7.1 Past Monitoring Reports have included data relating to the collection and spending of CIL and s106 planning contributions. However, the Council now produces a standalone Infrastructure Funding Statement, which provides more details on s106 and CIL. The current statement, published in December 2024, is available on the [Council's website](#).
- 7.2 Regulation 34(5)¹⁵ 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 2¹⁶ of those Regulations.” This information is provided below.
- 7.3 The total value of RBKC CIL demand notices issued in the reported period is **£5,820,071**.
- 7.4 The total amount of RBKC CIL collected within the reported period is **£6,259,992**.
- 7.5 **£5,005,889** is for Borough CIL (BCIL), **£941,104** is for Neighbourhood (NCIL) and **£313,000** is for BCIL Admin. This includes RBKC CIL receipts where the demand notices were issued prior to the reported year and payment was received within the reported year.
- 7.6 The amount of RBKC CIL collected prior to the reported period (up until 31 March 2023) totals **£42,993,161** and the total amount of BCIL collected was **£34,353,082**. The total BCIL collected was collected in Cash and there were no Land Transactions (including payments in kind and infrastructure payments).

£6,490,421 has been collected for NCIL and **£2,149,658** for BCIL admin.

The following total amounts remain unallocated:

Figure 7.1: The amount of BCIL collected prior to the reporting year (up until 31 March 2023).

Type	Total Received	Total Allocated	Total Unallocated
BCIL	£34,353,082	£7,681,000	£26,672,082.00
NCIL	£6,490,421	£3,633,481	£2,856,939.55
BCIL Admin	£2,149,658	£2,149,658	£0.00
Land Payment	£0	£0	£0.00
Totals	£42,993,161	£13,464,139	£29,529,021.54

- 7.7 The total amount of BCIL collected prior to the reported period (1 April 2015 up until 31 March 2023) and allocated in the reported period in relation to cash

¹⁵ Town and Country Planning (Local Plan) 2012 Regulations (as amended)

¹⁶ Community Infrastructure Levy Regulations 2010 (as amended)

received is **£262,446** and in relation to land payments (including payments in kind and infrastructure payments) is **£0**.

- 7.8 The total CIL expenditure recorded for the reported period (1 April 2023 to 31 March 2024) is as follows:

Figure 7.2: The amount of CIL spent in the reported year (between 1 April 2023 to 31 March 2024).

Type	Expenditure
BCIL	£447,700
Neighbourhood CIL	£636,681
BCIL Admin	£313,000
CIL Land Payments	£0
Total	£1,397,381

- 7.9 The total amount of CIL allocated (irrespective of year collected) and not spent during the reported period (1 April 2023 to 31 March 2024) is as follows, this does not include allocations made within the reported year that have been fully spent:

Figure 7.3: The amount of CIL allocated but not spent in the reported year (between 1 April 2023 to 31 March 2024).

Type	Allocated (in reported year)	Spent (in reported year)	Unspent (in reported year)
BCIL	£262,446	£262,446	£0
Neighbourhood CIL	£958,218	£118,041	£840,548
BCIL Admin	£313,000	£313,000	£0
CIL Land Payments	£0	£0	£0
Total	£1,533,663	£693,486	£840,178

- 7.10 The items of infrastructure on which BCIL (including land payments) has been spent within the reported year (1 April 2022 to 31 March 2023), and the amount of CIL spent on each item is as follows:

Figure 7.4: Summary details of BCIL spent during the reported year (between 1 April 2023 to 31 March 2024).

Infrastructure	Allocated (all years)	Spent / Expenditure (in reported year)	Description
Education: Other	£2,478,000 (2020-2021)	£709,280 (2020-2021) £675,530 (2021-2022) £0 (2022 – 2023)	Remodelling and refurbishment of Primary Schools: Oxford Gardens and Park Walk Primary School
Education: Other	£3,323,000 (2020-2021)	£492,052 (2020-2021) £1,447,526 (2021-2022) £1,383,000 (2022-2023)	Grenfell Nursery: Remodelling and extension of Booker Centre to provide 32 place accommodation for Grenfell Nursery.
Other	£470,000 (2020-2021) £470,000 (2021-2022) £470,000 (2022-2023) £262,456 (2023-2024)	£251,018 (2020-2021) £464,422 (2021-2022) £258,167 (2022-2023) £262,456 (2023-2024)	Growth and Delivery Team
Total spent in reporting year	-	£262,456 (2023-2024)	

- 7.11 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**.
- 7.12 The amount of CIL collected towards administration expenses is **£313,000**. This was 5% of the total CIL receipts collected (**£6,529,992**) in the reported period (1 April 2023 to 31 March 2024).
- 7.13 The amount of CIL spent on administration expenses during the reported year was **£313,000**. This was 5% of the total CIL collected within the reported year.
- 7.14 Royal Borough of Kensington and Chelsea collects Mayoral CIL (MCIL) on behalf of the Mayor of London. During the reported year **£89,853** 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.

- 7.15 Regarding BCIL, whenever collected, allocated within the reported (1 April 2023 to 31 March 2024) 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 7.5: Summary details of the BCIL allocated but not spent during the reported year (1 April 2023 to 31 March 2024).

Infrastructure	Amount Allocated (In reported year)	Amount Unspent	Description
Other	£262,456	£0	Growth and Delivery Team (allocated 2023-2024)

- 7.16 The total amount of CIL passed to a parish council under Regulation 59A or 59B is **£0**¹⁷. There are no parishes in the Borough.
- 7.17 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).
- 7.18 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**.
- 7.19 The total collected for the reported year (1 April 2023 to 31 March 2024) under Regulation 59F (Neighbourhood CIL) was **£941,104**. This relates to NCIL which is collected and retained by the Council as the Charging Authority.
- 7.20 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**.
- 7.21 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 2023 to 31 March 2024) is as follows:

¹⁷ <https://www.legislation.gov.uk/ukxi/2013/982/regulation/8/made>

Figure 7.6: Details of the Neighbourhood CIL allocated or spent during the reported year (1 April 2023 to 31 March 2024).

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
AB16 Streetscape: Abingdon Extra Waste Collections	£95,000	£20,000	-	£75,000
AB17 Transport: Lexham Gardens Traffic Calming speed humps	£61,000	£0	-	£61,000
BHT28 Public Realm: Beauchamp Place Christmas Street Lights	£9,780	£8,150	-	£1,630
BHT30 Public Realm: Drinking Fountain	£12,000	£0	-	£12,000
BHT31 Public Realm: Street Planters Thurloe St and Thurloe PI	£42,500	£0	-	£42,500
BHT34 Community Safety: Warden	£60,000	£0	-	£60,000
BHT35 Streetscape: Street Cleaning	£15,000	£0	-	£15,000
BHT36 Streetscape: Electric waste Vehicle	£95,000	£20,000	-	£75,000
CD10 Community Safety: Estate CCTV	£15,200	£12,667	-	£2,533
CD11 Public Realm: Planter Broadwalk Court / Palace Gardens Terrace	£5,000	£0	-	£5,000
CR18 Community Safety: Upgrade to 7-day service for security officers	£25,000	£25,000	-	£0
CR19 (MW) Public Realm: Old Church Street Enhancement Project	£7,000	£0	-	£7,000
CV08 Community Safety: Longlands Court Automatic Gate and Sensor Lighting	£32,000	£4,985	-	£27,015
CV09 (MW) Public Art: Portobello Wall Public Art Project	£4,040	£0	-	£4,040
CV10 Parks and open spaces: 'Hands Off Mangrove' (garden relocation)	£33,000	£0	-	£33,000
CV11 Community Safety: Acoustic Camera	£30,000	£0	-	£30,000

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
DG11 (MW) Community: Multi-Use Games Area (MUGA) Renewal and Community Room Renovation	£6,000	£0	-	£6,000
DG13 Community Safety: Private CCTV	£6,000	£0	-	£6,000
DG15 Community Safety: Treverton and Raymede – Security Gate	£29,076	£0	-	£29,076
DG19 (MW) Community Safety: Public CCTV	£1,000	£1,000	-	£0
EC24 Streetscape: Street Cleaning	£5,062	£0	-	£5,062
EC26 (MW) Community Safety: Acoustic Camera	£15,000	£0	-	£15,000
EC29 Parks and open spaces: St Cuthbert's Church Garden Improvement	£3,211	£0	-	£3,211
GB15 Community Safety: 375 Portobello Road - Security Package	£50,000	£0	-	£50,000
GB18 Community Safety: Public CCTV	£21,000	£0	-	£21,000
HO22 Community Safety: Public CCTV	£12,600	£3,900	-	£8,700
HO23 Community: CARBON NEUTRAL HEATING PROJECT	£40,000	£0	-	£40,000
NRD09 Transport: Speed Indicator Device	£7,000	£0	-	£7,000
NRD10 Community Safety: Acoustic Camera	£15,000	£0	-	£15,000
NTD15 Community Safety: Public CCTV	£12,600	£3,900	-	£8,700
NTD16 Transport: Thomas Jones School Traffic Control Planters	£5,000	£0	-	£5,000
PB14 Public Realm: BARNEY MCMAHON MURAL RESTORATION	£12,000	£0	-	£12,000
RC09 Transport: Making Cresswell Place a materially	£10,000	£450	-	£9,550

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
safer road for pedestrians and residents				
RC10 Transport: Speed Awareness Signs	£11,000	£0	-	£11,000
RC11 Community Safety: Public CCTV	£25,200	£7,800	-	£17,400
RC13 (MW) Community Safety: Acoustic Camera	£15,000	£0	-	£15,000
RH04 Streetscape / Public realm: Royal Avenue Public Realm Improvements	£34,663	£0	-	£34,663
RH05 Acoustic Camera	£11,000	£3,389	-	£7,612
SH10 (MW) Community: St. Helens Church Basement Meeting Room 'Den' Refurbishment	£10,520	£0	-	£10,520
SH12 (MW) Community Safety: Public CCTV	£1,000	£1,000	-	£0
ST10 Community Safety: Public CCTV	£12,600	£3,900	-	£8,700
ST11 Community Safety: Public CCTV	£12,600	£0	-	£12,600
ST12 Public Realm: Dovehouse Green Bollard Lighting	£14,350	£0	-	£14,350
ST13 (MW) Public Realm: Old Church Street Enhancement Project	£7,430	£0	-	£7,430
STQWNP04 Community Safety: Public CCTV	£10,786	£1,900	-	£8,886
AB11 West End Project - St Philips Church	£30,000	£25,000	-	£5,000
AB13 Study - Energy Efficiency Retrofitting Feasibility Study	£72,000	£59,950	-	£12,050
BHT16 Community Safety CCTV	£63,000	£8,700	£23,018	£31,282
BHT21 Acoustic Cameras	£25,000	£3,389	-	£21,612
BHT23 Air Quality Monitoring	£17,000	£12,345	-	£4,655
BHT24 Community Safety CCTV	£63,000	£1,740	£23,018	£38,242
CD08 planters open space - Kensington Town Hall	£21,000	£7,014	-	£13,986

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
CF04 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
CF05 Saving Dora House	£10,000	£10,000	-	£0
CF06 Acoustic Cameras	£30,000	£6,777	£1,077	£22,146
CF07 Traffic Measures - Reece Mews / Kendrick Place Improvement Scheme – Closure of Kendrick Place at its junction with Old Brompton Road	£4,000	£4,000	-	£0
CF08 Traffic Measures Colbeck Mews	£10,000	£3,388	-	£6,612
CR16 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
EC17 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
GB09 Sport - Kensal New Town MUGA resurfacing	£15,000	£15,000	-	£0
GB10 Edenham Way Kitchen Garden - new paving	£17,408	£14,687	-	£2,721
GB11 Golborne Bridge - mural	£8,700	£8,700	-	£0
HO15 Traffic Calming Measures Holland Park	£30,000	£25,095	-	£4,905
HO16 Acoustic Cameras	£30,000	£6,777	£2,637	£20,586
HO17 Lighting - St John the Baptist Church	£27,000	£26,437	-	£563
HO20 Tree Planting - Trees and public realm improvement on Napier Road	£17,500	£15,104	£450	£1,946
NTD14 Residents Investing in the Sustainability of Earth (RISE) Lancaster West	£10,000	£3,740	-	£6,260
PB06 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
PB08(MW) Traffic Measures - Speed Indicator Device, SID request	£4,000	£1,550	-	£2,450
QG11 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
QG12 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
RC04 Cycle Hangar	£4,200	£4,200	-	£0

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
RC06 Community Safety CCTV	£50,400	£6,960	£18,415	£25,025
RH02(MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	£50,000	£45,884	-	£4,116
ST04 Traffic Measures - King's Road / Lots Road - Yellow Box Marking	£22,685	£3,600	-	£19,085
ST05 Community - Leaven Bakery and Catering	£9,254	£9,254	-	£0
ST06(MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	£150,000	£137,652	-	£12,348
ST07 Community -Elm Park House Community Centre	£85,000	£8,990	-	£76,011
ST08 Traffic Measures - Elm Park Road	£30,000	£434	-	£29,566
AB04 Acoustic Cameras	£25,248	£6,777	£2,637	£15,834
BHT10 Acoustic Cameras	£25,248	£6,777	£7,854	£10,617
BHT12 Acoustic Cameras	£25,248	£3,389	£13,554	£8,306
HO09 St John's CCTV Camera	£8,900	£8,900	-	£0
PB03 Chepstow Crescent Entry Treatment Plan	£28,000	£1,500	£9,231	£17,270
RH01 Acoustic Cameras	£25,248	£3,389	£10,026	£11,834
BHT03 Community Safety CCTV	£17,525	£1,740	£3,892	£11,893
BHT07 Ovington Community Safety and Environmental Health Project	£9,500	£270	£6,077	£3,153
EC07 Connect-2-Empower*	£5,494	-£5,045	£4,818	£5,721
HO02 Community Safety CCTV	£12,525	£1,740	£3,892	£6,893
QG03 Community Safety CCTV	£17,525	£1,740	£3,892	£11,893
QG05 Community Safety CCTV	£17,525	£1,740	£3,892	£11,893
ST02 (Previously MW4) Community Safety CCTV	£155,050	£6,960	£32,873	£115,217
STQWNP01 Community Safety CCTV	£20,000	£3,480	£7,785	£8,736
Totals	£2,333,001	£648,205	£206,662	£1,478,141

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
* Unspent money was returned by the applicant in the reporting year				

- 7.22 The Council has not served any notices in accordance with regulation 59E as there are no parish councils in the Borough.
- 7.23 The amount of BCIL collected in the reported year (1 April 2023 to 31 March 2024) and retained at the end of the reported year is **£5,005,889**.
- 7.24 The amount of BCIL collected for previous years (up until 31 March 2023) and retained at the end of the reported year is **£28,672,087**. This is BCIL that has not been spent, it does not include NCIL or BCIL Administration.
- 7.25 The amount CIL collected for the reported year (1 April 2023 to 31 March 2024) and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Figure 7.7: The amount of CIL not spent under Regulation 59E and 59F during the reported year (1 April 2023 to 31 March 2024)

Type	Amount Collected (in reporting year)	Amount Allocated (in reporting year)	Spent (in reporting year)	Retained (at end of reporting year)
Regulation 59E	£0	£0	£0	£0
Regulation 59F (NCIL)	£941,104	£958,218*	£118,041**	£840,178***
<p>* This is the amount of NCIL that was awarded to NCIL projects in 2022-2023 regardless of when the NCIL was collected. Allocations were made from NCIL that had accrued in previous years.</p> <p>** This is the amount of NCIL collected in the reported year that has been spent</p> <p>*** The amount collected in the reporting year was retained at the end of the reporting year.</p>				

- 7.26 CIL collected from previous years (up until 31 March 2023) 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 2024) is **£6,490,421**.

Figure 7.8: The amount of CIL collected under Regulation 59E and 59F between 1 April 2015 and 31 March 2023 that was retained at the end of the reported year (31 March 2024)

Type	Amount Collected (in previous years)	Amount Allocated	Spent	Retained (at end of reporting year)
Regulation 59E	£0	£0	£0	£0
Regulation 59F	£6,490,421	£2,675,263*	£509,975	£5,980,446*

*this is the allocations made in NCIL rounds 1, 2 and 3, the figure takes into account additional funding required for some projects where costs increased and money no longer needed for projects that were undeliverable.

Appendices

A: Assessment of major schemes against GB policies

Planning applications granted permission between 01/04/2023 – 31/03/2024

					GB2: Circular Economy	GB3: Whole Life-Cycle Carbon	GB4: Energy and Net Zero Carbon					GB5: Overheating	GB6: Air Quality		GB11: Flood Risk		GB12: Sustainable Drainage		GB13: Water and Wastewater Infrastructure	GB14: Green and Blue Infrastructure		GB15: Parks, Gardens and Open Spaces		GB17: Waste Management	
Application Ref Number	Date PP granted	Site Address	Proposal Description	Main se	The submitted circular economy statement meets the requirement s of the London Plan and the minimum CE targets: — Construction and demolition waste - 95% reuse/ recycling/ recovery. — Excavation waste - 95% beneficial use. — Municipal waste recycling target of 65% by 2030. (Yes / No / Partially + targets for beneficial use %)	The submitted Whole Life- Cycle Assessment meets the requirement s of the London Plan and the WLC benchmarks. (Yes / No / Partially + kgCO2e/m2 for Modules A1-A5; B-C (excluding B6 & B7) and A-C (excluding B6 & B7))	Developmen t meets the minimum London Plan targets for CO2 reduction: — Overall on-site reduction of at least 35% over Part L of BR 2021. — 10% (for resi) and 15% (for non-resi) reduction should be achieved through energy efficiency measures alone. (% reduction over Part L of BR 2021)	Developmen t includes generation of energy through renewable sources. (Amount of energy generated VS overall energy use intensity = %?)	Developmen t is net zero- carbon in operation. (Yes / No)	Financial contribution s secured for the Council's carbon offset fund. (££)	Non- residential : BREEAM "Excellent " (Yes / No)	Developmen t does not rely on air conditioning to avoid the risks of overheating. (Yes / No)	Developmen t meets the Air Quality Neutral benchmarks set out in London Plan. (Yes / No)	If in AQFA - the developmen t considers Air Quality Positive approach in line with London Plan Policy SI 1 (C). (Yes / No)	Application granted planning permission against Environmen t Agency advice on flood risk? (Yes/No)	Does the developmen t include all the necessary flood risk assessment and mitigation? (Yes / No)	Developmen t achieves greenfield runoff rates. (Yes / No)	Do the proposed SuDS include green infrastructure and provide multifunctiona l benefits? (Yes/No)	For residential: Development meets Part G of the Building Regulations of 110 litres/person/day For commercial: development achieves the BREEAM "excellent" standard for the "Wat 01" water category (Yes / No)	Developmen t meets UGF score of 0.4 (residential) or 0.3 (non- residential) (Yes / No + UGF Score)	Development achieves a minimum on- site BNG of 10%. (Yes / No + BNG %)	Developmen t provides new public open space on-site. (Yes / No)	If no open space provided on- site: Financial contribution s secured towards improving existing / providing new publicly accessible open space. (££)	95% of constructio n and demolition waste to be reused, recycled or recovered. (Yes / No)	95% of excavatio n waste is put to beneficial use. (Yes / No)
PP/22/01399	18/05/2023	17-19 Cottesmor e Gardens, LONDON, W8 5PR	Change of use of Nos 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 5 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors, provision of terraces. (Major development)	Residential	Partially. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >85% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%.	Yes. Modules A1-A5: 241 kgCO2e/m2 against the GLA WLC Aspirational Benchmark of <500 kgCO2e/m2 Modules B-C (excluding B6 & B7): 178 kgCO2e/m2 against GLA WLC Aspirational Benchmark of <300 kgCO2e/m2	Yes. — Overall 65.4% reduction in regulated CO2 emissions over the baseline. — 17.8% reduction in overall carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone.	Yes. Air Source Heat Pumps are expected to provide a saving of 8.0 tonnes CO2 per year (47.6%) in regulated carbon dioxide emissions.	No	£16,530.00	N/A	No. Air conditioning is proposed for the living rooms and bedrooms.	Yes	N/A	No	Yes	No. No attenuation proposed. Condition secured to provide additional consideration of surface water runoff.	No. No SuDS proposed. Condition secured to provide additional consideration of surface water runoff.	Yes. Proposal aims to reduce average water consumption to 110 litres/person/day.	No. UGF score 0	Yes. Uplift of 0.01 BU or 13.63% increase over the current habitat value.	No	£0.00	No. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >85% diversion from landfill.	Yes
PP/22/01400	18/05/2023	17-19 Cottesmor e Gardens, LONDON, W8 5PR	Change of use of no.s 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 2 houses, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors.(Major development)	Residential	Partially. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >85% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%.	Yes. Modules A1-A5: 217 kgCO2e/m2 against the GLA WLC Aspirational Benchmark of <500 kgCO2e/m2 Modules B-C (excluding B6 & B7): 167 kgCO2e/m2 against GLA WLC Aspirational Benchmark of <300 kgCO2e/m2	Yes. — Overall 63.8% reduction in regulated CO2 emissions over the baseline. — 15.9% reduction in carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone.	Yes. Air Source Heat Pumps are expected to provide a saving of 8.4 tonnes CO2 per year (48%) in regulated carbon dioxide emissions.	No	£17,955.00	N/A	No. Air conditioning is proposed for the living rooms and bedrooms.	Yes	N/A	No	Yes	No. No attenuation proposed. Condition secured to provide additional consideration of surface water runoff.	No. No SuDS proposed. Condition secured to provide additional consideration of surface water runoff.	Yes. Proposal aims to reduce average water consumption to 110 litres/person/day.	No. UGF score 0	Yes. Uplift of 0.01 BU or 13.63% increase over the current habitat value.	No	£0.00	No. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >85% diversion from landfill.	Yes

					GB2: Circular Economy	GB3: Whole Life-Cycle Carbon	GB4: Energy and Net Zero Carbon					GB5: Overheating	GB6: Air Quality		GB11: Flood Risk		GB12: Sustainable Drainage		GB13: Water and Wastewater Infrastructure	GB14: Green and Blue Infrastructure		GB15: Parks, Gardens and Open Spaces		GB17: Waste Management	
Application Ref Number	Date PP granted	Site Address	Proposal Description	Main se	The submitted circular economy statement meets the requirements of the London Plan and the minimum CE targets: — Construction and demolition waste - 95% reuse/ recycling/ recovery. — Excavation waste - 95% beneficial use. — Municipal waste recycling target of 65% by 2030. <i>(Yes / No / Partially + targets for beneficial use %)</i>	The submitted Whole Life-Cycle Assessment meets the requirements of the London Plan and the WLC benchmarks. <i>(Yes / No / Partially + kgCO2e/m2 for Modules A1-A5; B-C (excluding B6 & B7) and A-C (excluding B6 & B7))</i>	Development meets the minimum London Plan targets for CO2 reduction: — Overall on-site reduction of at least 35% over <i>Part L of BR 2021</i> . — 10% (for resi) and 15% (for non-resi) reduction should be achieved through energy efficiency measures alone. <i>(% reduction over Part L of BR 2021)</i>	Development includes generation of energy through renewable sources. <i>(Amount of energy generated VS overall energy use intensity = %?)</i>	Development is net zero-carbon in operation. <i>(Yes / No)</i>	Financial contributions secured for the Council's carbon offset fund. <i>(££)</i>	Non-residential : BREEAM "Excellent" <i>(Yes / No)</i>	Development does not rely on air conditioning to avoid the risks of overheating. <i>(Yes / No)</i>	Development meets the Air Quality Neutral benchmarks set out in London Plan. <i>(Yes / No)</i>	If in AQFA - the development considers Air Quality Positive approach in line with London Plan Policy SI 1 (C). <i>(Yes / No)</i>	Application granted planning permission against Environment Agency advice on flood risk? <i>(Yes/No)</i>	Does the development include all the necessary flood risk assessment and mitigation? <i>(Yes / No)</i>	Development achieves greenfield runoff rates. <i>(Yes / No)</i>	Do the proposed SuDS include green infrastructure and provide multifunctional benefits? <i>(Yes/No)</i>	For residential: Development meets Part G of the Building Regulations of 110 litres/person/day For commercial: development achieves the BREEAM "excellent" standard for the "Wat 01" water category <i>(Yes / No)</i>	Development meets UGF score of 0.4 (residential) or 0.3 (non-residential) <i>(Yes / No + UGF Score)</i>	Development achieves a minimum on-site BNG of 10%. <i>(Yes / No + BNG %)</i>	Development provides new public open space on-site. <i>(Yes / No)</i>	If no open space provided on-site: Financial contributions secured towards improving existing / providing new publicly accessible open space. <i>(££)</i>	95% of construction and demolition waste to be reused, recycled or recovered. <i>(Yes / No)</i>	95% of excavation waste is put to beneficial use. <i>(Yes / No)</i>
PP/22/01567	18/05/2023	Atlantic House, 1 St Alban's Grove, LONDON	Change of use of Atlantic House from Class C2 (student accommodation) to Class F1a (education). Minor alterations and additions to Atlantic House including the provision of a subservient glazed link building bridging the gap between the original Lytham House Villa and the Atlantic House building, demolition of existing metal fire escape stair on the side elevation and provision of a new fire egress stairway to the rear of the building, replacing existing western car park in place for school outdoor play space, installation of a canopy to the rear for early years play, demolition of existing rooftop plant and replacement with concealed rooftop plant in a partial extension to match the existing roofline, new and improved landscaping to all boundaries including secure fencing along St Albans Grove and partial demolition of poor quality additions to the rear (northern facade) refurbishing to match the original building form and character of Atlantic House. (Major development) (Please see associated applications ref. PP/22/01575, PP/22/01399 and PP/22/01400).(Additional viability information- APPENDIX 3 - VIABILITY ASSESSMENT)	Education	Partially. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >85% diversion from landfill. — Excavation waste - N/A as there's no excavation on site. — Municipal waste - aim of 65%.	Partially. Modules A1-A5: 495 kgCO2e/m2 against the GLA WLC Aspirational Benchmark of <500 kgCO2e/m2 Modules B-C (excluding B6 & B7): 352 kgCO2e/m2 against GLA WLC Baseline Benchmark of <250 kgCO2e/m2 Modules A-C (excluding B6 & B7): 847 kgCO2e/m2 against GLA WLC Baseline benchmark of <1000 kgCO2e/m2	Partially. — Overall 38.6% reduction in regulated CO2 emissions over the baseline. — 1.4% reduction in carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone. PVs - An active area of 106 sq.m. with an efficiency of 18% is expected to generate around 21.8 kWp, providing a saving of around 188 kg CO2 per year in regulated carbon dioxide emissions. Air source heat pumps are expected to provide a saving of 11.4 Tonnes CO2 per year (37.1%) in regulated carbon dioxide emissions.	Yes.	No	£53,592.35	BREEAM "Very Good"	No. Air conditioning is proposed for the IT areas of the building.	The development is not considered to be Air Quality Neutral and further action is required to reduce excess emissions.	N/A	No	Yes	No. No attenuation proposed. Condition secured to provide additional consideration of surface water runoff.	No. No SuDS proposed. Condition secured to provide additional consideration of surface water runoff.	Yes. Proposal aims to reduce average water consumption to 105 litres/person/day.	No. UGF score 0.19	Yes. Uplift of 0.06 BU or 21.73% increase over the current habitat value.	No £0.00	— Demolition waste - aim of 90% diversion from landfill. Construction waste - aim of >85% diversion from landfill.	No.	N/A as no excavation proposed
PP/22/01575	18/05/2023	39-41 Victoria Road, LONDON, W8 5RJ	Change of use of Nos. 39-40 Victoria Road from education use (Class F1a) to residential use (Class C3) and continued use of No 41 Victoria Road as residential (Class C3), to provide 8 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground and first floors, provision of terraces. (Major development) (Please see associated applications ref. PP/22/01567, PP/22/01399 and PP/22/01400) Additional viability information - APPENDIX 3 - VIABILITY ASSESSMENT).	Residential	Partially. — Demolition waste - aim of 90% diversion from landfill. — Construction waste - aim of >90% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%.	Partially. Modules A1-A5: 234 kgCO2e/m2 against the GLA WLC Aspirational Benchmark of <500 kgCO2e/m2 Modules B-C (excluding B6 & B7): 353 kgCO2e/m2 against GLA WLC Baseline Benchmark of <350 kgCO2e/m2 Modules A-C (excluding B6 & B7): 587 kgCO2e/m2 against GLA WLC Baseline benchmark of <1200 kgCO2e/m2	Yes. — Overall 64% reduction in regulated CO2 emissions over the baseline. — 14.4% reduction in carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone. Air source heat pumps are expected to provide a saving of 8.5 Tonnes CO2 per year (49.6%) in regulated carbon dioxide emissions.	Yes.	No	£17,670.00	N/A	No. Air conditioning is proposed for the living rooms and bedrooms.	Yes	N/A	No	Yes	No. No attenuation proposed. Condition secured to provide additional consideration of surface water runoff.	No. No SuDS proposed. Condition secured to provide additional consideration of surface water runoff.	Yes. Proposal aims to reduce average water consumption to 110 litres/person/day.	No. UGF score 0	Yes. Uplift of 0.02 BU or 26.86% increase over the current habitat value.	No £0.00	— Demolition waste - aim of 90% diversion from landfill. Construction waste - aim of >90% diversion from landfill.	No.	Yes

					GB2: Circular Economy	GB3: Whole Life-Cycle Carbon	GB4: Energy and Net Zero Carbon					GB5: Overheating	GB6: Air Quality		GB11: Flood Risk		GB12: Sustainable Drainage		GB13: Water and Wastewater Infrastructure	GB14: Green and Blue Infrastructure		GB15: Parks, Gardens and Open Spaces		GB17: Waste Management	
Application Ref Number	Date PP granted	Site Address	Proposal Description	Main se	The submitted circular economy statement meets the requirements of the London Plan and the minimum CE targets: — Construction and demolition waste - 95% reuse/ recycling/ recovery. — Excavation waste - 95% beneficial use. — Municipal waste recycling target of 65% by 2030. <i>(Yes / No / Partially + targets for beneficial use %)</i>	The submitted Whole Life-Cycle Assessment meets the requirements of the London Plan and the WLC benchmarks. <i>(Yes / No / Partially + kgCO2e/m2 for Modules A1-A5; B-C (excluding B6 & B7) and A-C (excluding B6 & B7))</i>	Development meets the minimum London Plan targets for CO2 reduction: — Overall on-site reduction of at least 35% over <i>Part L of BR 2021</i> . — 10% (for resi) and 15% (for non-resi) reduction should be achieved through energy efficiency measures alone. <i>(% reduction over Part L of BR 2021)</i>	Development includes generation of energy through renewable sources. <i>(Amount of energy generated VS overall energy use intensity = %?)</i>	Development is net zero-carbon in operation. <i>(Yes / No)</i>	Financial contributions secured for the Council's carbon offset fund. <i>(££)</i>	Non-residential : BREEAM "Excellent" <i>(Yes / No)</i>	Development does not rely on air conditioning to avoid the risks of overheating. <i>(Yes / No)</i>	Development meets the Air Quality Neutral benchmarks set out in London Plan. <i>(Yes / No)</i>	If in AQFA - the development considers Air Quality Positive approach in line with London Plan Policy SI 1 (C). <i>(Yes / No)</i>	Application granted planning permission against Environment Agency advice on flood risk? <i>(Yes/No)</i>	Does the development include all the necessary flood risk assessment and mitigation? <i>(Yes / No)</i>	Development achieves greenfield runoff rates. <i>(Yes / No)</i>	Do the proposed SuDS include green infrastructure and provide multifunctional benefits? <i>(Yes/No)</i>	For residential: Development meets Part G of the Building Regulations of 110 litres/person/day For commercial: development achieves the BREEAM "excellent" standard for the "Wat 01" water category <i>(Yes / No)</i>	Development meets UGF score of 0.4 (residential) or 0.3 (non-residential) <i>(Yes / No + UGF Score)</i>	Development achieves a minimum on-site BNG of 10%. <i>(Yes / No + BNG %)</i>	Development provides new public open space on-site. <i>(Yes / No)</i>	If no open space provided on-site: Financial contributions secured towards improving existing / providing new publicly accessible open space. <i>(££)</i>	95% of construction and demolition waste to be reused, recycled or recovered. <i>(Yes / No)</i>	95% of excavation waste is put to beneficial use. <i>(Yes / No)</i>
PP/22/06706	29/08/2023	30-33 Sloane Street, 49 Pavilion Road, 2-4 Hans Crescent and the Garages to the rear of Marland House	Partial demolition of 30-33 Sloane Street, retention of façade and erection of a 5-storey building of Class E (commercial, business and service) including installation of shopfronts. Total demolition of no. 2 Hans Crescent and erection of replacement building to provide Class E floorspace including a rooftop terrace. Reconfiguration and extension of ground floor of no. 49 Pavilion Road to re-provide Class E floorspace, including service corridor. Provision of substation in basement of no. 4 Hans Crescent. Provision of cycle storage and facilities, waste storage, plant, landscaping, photovoltaic panels, and other ancillary works. (MAJOR APPLICATION.)	Commercial (retail & office)	Yes. — Demolition waste - aim of 95% diversion from landfill. — Construction waste - aim of >90% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%. — Business waste - aim of 75%.	Yes. Modules A1-A5: 551 kgCO2e/m2 against the GLA WLC Aspirational Benchmark of <600 kgCO2e/m2 Modules B-C (excluding B6 & B7): 437 kgCO2e/m2 against GLA WLC Baseline Benchmark of <450 kgCO2e/m2	Yes. — Overall 36% reduction in regulated CO2 emissions over the baseline. — 32% reduction in carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone.	Air source heat pumps are expected to provide a saving of 1.6 Tonnes CO2 per year (4%) in regulated carbon dioxide emissions.	No	£70,680.00	Yes.	No. Air conditioning is proposed across the building.	Yes	N/A at the time of determining this application.	No	Yes. Site lies in Sloane Square Critical Drainage Area. Flood mitigation measures proposed.	No. There will be a 84.5% reduction in runoff rates as a result of the development.	Yes. Green roofs proposed.	Yes. Development is seeking a 50% reduction in potable water consumption over baseline consumption defined by BREEAM. This shall result in 4 of 5 credits achieved for BREEAM Wat 01, and will meet the minimum standards for BREEAM Excellent.	Not submitted at the planning application stage. Secured by Condition 27.	Yes. Secured by Condition 26 which has been discharged since (CON/23/05969) . Uplift of 0.02 BU or 154.71% increase over the current habitat value.	No	£39,154.42	Partially. — Demolition waste - aim of 95% diversion from landfill. — Construction waste - aim of >90% diversion from landfill.	Yes
PP/23/03353	28/12/2023	ASA Briggs Hall, 7-17 Ansdell Street, LONDON, W8 5BN	Demolition of the existing building and construction of 10 new residential terrace houses ranging from one to three storeys with associated private external amenity spaces. (MAJOR APPLICATION)	Residential	Yes. — Demolition waste - aim of 95% diversion from landfill. — Construction waste - aim of 95% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%.	Partially. Modules A1-A5: 549 kgCO2e/m2 against the GLA WLC Baseline Benchmark of <850 kgCO2e/m2 Modules B-C (excluding B6 & B7): 620 kgCO2e/m2 against GLA WLC Baseline Benchmark of <350 kgCO2e/m2 Modules A-C (excluding B6 & B7): 1169 kgCO2e/m2 against GLA WLC Baseline benchmark of <1200 kgCO2e/m2	Partially. — Overall 74.7% reduction in regulated CO2 emissions over the baseline. — % reduction in carbon emissions over baseline (BR Part L 2013) through passive design and energy efficiency measures alone not specified.	The Proposed Development will include approximately 95 PV panels, providing 23.7kWp of yield. Individual ASHP will be provided for the heating and hot water delivery for all of the dwellings.	No	£14,250.00	N/A	No. Air conditioning is proposed for living rooms, kitchens and bedrooms.	Yes	N/A (mainly outside the boundary of the AQFA)	No	Yes. Site lies in Kensington Critical Drainage Area and it at high risk or surface water flooding. Flood mitigation measures proposed.	No. There will be a 76.4% reduction in runoff rates as a result of the development.	Yes. Green roofs proposed.	Yes. Proposal aims to reduce average water consumption to 110 litres/person/day.	No. UGF score 0.34	Yes. Uplift of 0.10 BU or 1248% increase over the current habitat value. NBI Trading rules were not satisfied.	No	£0.00	Yes	Yes
TOTAL										£190,677.35													£39,154.42		

B: Housing - Planning Permissions

Between 01/04/2023 – 31/03/2024

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/00828	Flats 2 and 3, 14 Lennox Gardens, SW1X 0DG	2	1	-1	Amalgamation of first and second floor flats to create a single duplex flat
PP/22/04735	6 Bramerton Street, SW3 5JX	1	1	0	Demolition and re-instatement of original facade, pre-bomb damage; new house to be built with matching front facade to nos. 8 -18 (even) Bramerton Street; works include amended ceiling heights to suit original facade; excavation works to create a single storey basement; and rear facade to have closet wing with lower ground floor infill appearance
PP/23/01159	Basement Flat (front) and Flat 1, 14 Lennox Gardens, SW1X 0DG	2	1	-1	Amalgamation and change of use of lower ground floor (front flat) and ground floor flat (Flat 1) to create one residential unit.
PP/23/01076	First/second Floor Flat and Ground Floor Flat, 59 Radnor Walk, SW3 4BT	2	1	-1	Amalgamation of the upper ground floor apartment and the maisonette apartment on the upper floors; internal alterations and reconfiguration of room layouts
PP/22/05673	17 Cavaye Place, SW10 9PT	1	1	0	Construction of four storey dwelling with single storey basement level, associated renewable energy technology and screening on third floor terrace
PP/22/05688	83 Holland Road, W14 8HL	13	13	0	Internal alterations to facilitate change of use of property from 13 self contained plus one non self contained to 13 self contained units.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/02109	Flats 7 and 8, 17 Cadogan Square, SW1X 0HT	2	1	-1	Amalgamation of two 1 bed residential units to create a 3 bed family dwelling, and internal layout alterations. (Consent approved within planning application PP/23/00173 for amalgamation of the flats).
PP/23/01568	Basement And Ground Floor Flat, and First And Second Floor Flat, 2 Anderson Street, LONDON SW3 3LU	2	1	-1	Amalgamation of flats 2A and 2B into one dwelling. Internal works are removal of the two access doors for each flat and the vertical partition above the doors on the ground floor and removal of the existing kitchen on the first floor and partition wall.
PP/23/02167	Flat A and Flat 1, 9 Evelyn Gardens, SW7 3BE	2	1	-1	Internal alterations to enable the amalgamation of the two apartments for use as a single family home
PP/23/03491	Flats 1 and 2, 100 Gloucester Road, SW7 4AU	2	1	-1	Amalgamation of Lower Ground Flat 1 with the Upper Ground Flat 2 into one dwelling, comprising internal works only.
PP/22/05029	45-47 Denyer Street, SW3 2LX	1	4	3	Refurbishment and extension of the existing listed building to provide a third-floor mansard, rebuilding over the existing side extension and the erection of a three-storey rear/side extension at ground to third floor levels plus mansard roof providing 3 new residential units (2x2-bed and 1x studio) (Class C3), extension to existing residential unit, an additional basement and associated internal and external refurbishment works

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/04170	1b, 1c, 1d and 1f, Kensington Church Walk, W8 4NB	2	1	-1	Amalgamation of two dwelling houses for use as a single dwelling house. Associated works including re-roofing structure to rear, removal of balcony, replacement of skylights, replacement of windows to southern elevation and relocation of wall. Remedial works to front elevation, including rendering and reintroduction of historic windows. Associated landscape works and improvement to refuse storage.
PP/23/03977	Ground Floor Flat and First Floor Flat, 30 Hewer Street, W10 6DU	2	1	-1	Amalgamation of ground and first floor flats to form one single dwelling. Internal fabric improvements.
PP/23/03137	3 Edith Terrace, SW10 0TQ	3	2	-1	Two-storey rear infill extension to basement and ground floor levels. Amalgamate two residential units (ground floor flat and first and second floor flat) into single dwellinghouse (with a GIA less than 170sqm in compliance with policy CH1). Basement level to remain as independent flat. New landscaping and hardscaping to front and rear of property, former coal store vaults in front light well to be retained and modified to allow for new basement steps. Addition of rear cast iron / metal entrance canopy as at 1 & 2 Edith Terrace. Replacement of all windows to double glazed timber sash painted white.
PP/23/01280	Ground Floor, 7 Hansard Mews, W14 8BJ	1	1	0	Change of use from mixed use to single dwellinghouse; loss of existing garage space to habitable space ancillary to host dwelling, along with external facade alterations including replacement garage doors, new front door, new window and replacement door at first floor level

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/04298	41 Elystan Place, SW3 3JY	1	1	0	Demolition and rebuild of property behind a retained facade to include provision of extant two storey basement approved under PP/13/07094, and extensions and improvements to bulk and visual appearance of rear elevation
PP/23/04343	Flat D, 2 Eardley Crescent, SW5 9JZ	1	1	0	Addition of third-floor mansard roof to extend second (top) floor flat into a 3-bed duplex with rear terrace
PP/23/02907	Flat 5 and Flat 6, 16 Chepstow Crescent, W11 3EB	2	1	-1	Amalgamation of third and fourth floor flats
PP/23/04845	Basement Flat, 33 Addison Avenue, W11 4QS	2	1	-1	Amalgamation of basement flat into existing house.
PP/23/05218	Flat 5 and Flat 2A Chalfont House, 19-21 Chesham Street, SW1X 8NG	2	1	-1	Amalgamation of 2No. adjoining flats at lower ground floor level comprising internal works only.
PP/23/02686	Flat A, 188 Westbourne Grove and First And Second Floor Flat, 190 Westbourne Grove, W11 2RH	2	1	-1	Amalgamation of two residential units to create a four-bedroom dwelling. Repositioning of rooflights behind parapet.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/02399	65-69 Linden Gardens, W2 4HJ	13	11	-2	Enlargement of 9no. self-contained studios at lower ground and upper ground floors (Class C3) through amalgamation with adjacent bedsits (sui generis) and communal areas, and a lightwell infill extension at lower ground floor. Creation of 1no. additional studio (Class C3) at lower ground floor through conversion of communal areas. Creation of 1no. additional studio (Class C3) at first floor through conversion of two bedsits (sui generis) including rear extensions, external alterations and associated works.
PP/23/04238	20 Holland Street, LONDON	3	1	-2	Conversion of mixed use listed building into single residential dwelling; replacement of mansard roof; replacement of windows; installation of solar panels; construction of external bin and cycle storage; external alterations, landscaping and other associated works; internal works including removal of modern fixtures and fittings; installation of partitions, and other associated internal works.
PP/23/05816	Flats 3 & 5, 2-4 Rosary Gardens, LONDON	2	1	-1	Amalgamation of 2 no. flats to form a single dwelling
PP/23/05874	2nd Floor and 3rd/4th Floor Flats, 2 Wetherby Place, SW7 4ND	2	1	-1	Amalgamation of Flat 4 (2nd floor) and Flat 5 (3rd and 4th floors) and associated internal alterations.
PP/23/05054	First and Second Floors, 344 King's Road, SW3 5UR	0	1	1	Change of use of first and second floor levels from a live/work unit (Sui Generis) to residential use (Class C3)
PP/23/06638	Flats 1 and 2, 124 Lexham Gardens, W8 6JE	2	1	-1	Amalgamation of basement flat and ground floor flat into one dwelling.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/05374	15 Colville Mews, LONDON	1	1	0	Change of use to Class C3 (residential) at ground floor, with refurbishment of first floor flat to include proposed additional floor/mezzanine level within retained external envelope of building and so as to form a single enlarged dwellinghouse, alterations to fenestration on front and rear elevations plus rear roof lights.
PP/23/03353	ASA Briggs Hall, 7-17 Ansdell Street, W8 5BN	0	10	10	Demolition of the existing building and construction of 10 new residential terrace houses ranging from one to three storeys with associated private external amenity spaces. (MAJOR APPLICATION)
PP/23/04432	40-50 Abingdon Road, LONDON	13	9	-4	Reconfiguration of 40-50 Abingdon Road to create 9 residential units. Reconstruction of top floor of No.42 and construction of roof extensions to 44-50 Abingdon Road creating a uniform second floor level. Installation of solar PV panels to roofs from 40-50 Abingdon Road. Removal of infill extension at rear of No.50, and construction of lower ground floor extensions to rear of 44-50 Abingdon Road. Replacement of non-original windows with slimline double glazed timber sash units, repair and redecoration of railings, landscaping works and other associated works.
PP/23/05746	First and Second Floor Flats, 26 Colville Terrace, W11 2BU	2	1	-1	Amalgamation of first and second floor flats to create maisonette.
PP/23/03609	5-6 Foulis Terrace, LONDON	0	1	1	Change of use of basement level from private nursery (class E) to HMO use (Sui Generis) to provide 2no. bedrooms, plus associated internal and external alterations (Retrospective application)

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/04589	14 Barkston Gardens, LONDON	0	5	5	Construction of a mansard roof extension, creation of roof terrace above existing closet wing, lower ground floor extension, creation of rear lightwells, raising height of existing rear ground floor extension, alterations to fenestration, provision of cycle and refuse storage, all in connection with the change of use of building from hotel (use class C1) to 5 residential flats (use class C3).
PP/23/07668	6 St Luke's Street, LONDON	2	1	-1	Amalgamation of basement flat with maisonette above to reinstate the building back into a single family dwelling house.
PP/23/03346	32-34 Earl's Court Road, W8 6EJ and 1-4 Pembroke Place, W8 6ET	2	4	2	Partial demolition of two storey building and redevelopment to form a part-four storey building, part-two storey building with new façade and mansard roof, to provide retained retail unit, 4no residential units, and extension at basement level to accommodate communal core and storage.
PP/23/07332	Flat A, 119 Ifield Road, SW10 9AR	1	2	1	Construction of mansard roof extension at third floor level; subdivision of maisonette at 1st and 2nd floor level to create a one-bedroom self-contained flat at 1st floor level and a 2 / 3-bedroom maisonette at 2nd and 3rd floor level
PP/23/07830	8 Dilke Street, LONDON	2	1	-1	Amalgamation of apartments 1 and 3 to create 1 residential unit
PP/23/04793	15 Eardley Crescent, SW5 9JS	0	6	6	Conversion of Hotel into 6 x residential units with associated extensions.
PP/22/07753	Flat 3 and Flat 4, 36 Oakley Street, SW3 5NT	2	1	-1	Amalgamation of flat 3 on first floor and flat 4 on second floor.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/06238	First Floor Front, 142 Cromwell Road, SW7 4EF	0	2	2	Change of use of the mezzanine floor office and first floor front office (Use Class E) to 2no self-contained apartments (Use Class C3)
PP/23/06985	2 Linden Gardens, W2 4ES	3	5	2	Conversion of 7 bed HMO to 4no. self-contained studio's and 1no. separate flat and associated works.
PP/23/06740	Basement and Ground Floor Flats, 149 Finborough Road, SW10 9AW	2	1	-1	Amalgamation of lower ground floor flat with ground floor flat to restore to a single dwelling. Reinstatement of internal staircase in its original position.
PP/23/03620	90-92 Cromwell Road, SW7 4EN	0	1	1	Construction of mansard extension to provide self-contained fifth floor apartment with terrace.
PP/23/04680	76 Kensington Park Road, LONDON	0	2	2	Change of use of lower ground and part ground floor from retail arcade and associated storage (Class E) to residential (Class C3). Demolition of existing 1 storey garden level retail annexe building (Class E) and erection of new 2 storey building at lower ground and ground levels to provide residential (Class C3) accommodation, including basement excavation under footprint of the existing link building. Associated internal and external alterations and provision of new plant.
PP/23/07456	House, 23 First Street, SW3 2LB	2	1	-1	Conjoining of lower ground floor self-contained apartment with remainder of house creating a single dwelling unit (amalgamation)
PP/23/07906	Gazelle Lodge, Chepstow Villas, LONDON	2	1	-1	Amalgamation of existing two self-contained units on raised ground floor (Flat 1 and Flat 2) to form one self-contained flat.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/08489	8 Oakfield Street, SW10 9JB	1	1	0	Demolition of existing building and construction of a residential dwelling with additional basement (Class C3) with associated refuse and recycling storage.
PP/23/08023	8 Berkeley Gardens, LONDON	2	1	-1	Amalgamation of 2 existing flats to create a single family dwelling.
PP/23/03635	Flats 10 and 13, 12-14 Lansdowne Walk, LONDON	2	1	-1	Amalgamation of two residential units (flat No. 10 and 13) to create one residential unit at second floor
PP/23/03636	Flats 11 and 12, 12-14 Lansdowne Walk, LONDON	2	1	-1	Amalgamation of two residential units (flat No. 11 and 12) to create one residential unit at second floor
PP/23/03638	Flats 6 and 9, 12-14 Lansdowne Walk, LONDON	2	1	-1	Amalgamation of two residential units (flat No. 6 and 9) to create one residential unit at first floor
PP/23/03639	Flats 7 and 8, 12-14 Lansdowne Walk, LONDON	2	1	-1	Amalgamation of two residential units (flat No. 7 and 8) to create one residential unit at first floor
PP/23/03640	Flats 4 and 5, 12-14 Lansdowne Walk, LONDON	2	1	-1	Amalgamation of two residential units (flat No. 4 and 5) to create one residential unit at ground floor
PP/23/03662	Flats 2 and 3, 12-14 Lansdowne Walk, LONDON, W11 3LN	2	1	-1	Amalgamation of two residential units (flat No. 2 and 3) to create one residential unit at ground floor

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/23/04721	Ground, First and Second Floor, Cian House, 10 Bard Road, LONDON, W10 6PT	0	8	8	Change of Use of the first and second floors from office use (Class E(g)(i)) to residential use (Class C3) to provide a total of 8 self-contained residential units and the widening of uses of the ground floor to flexible Class E use.

PP/22/07748	257-265 Kensington High Street, and 4-10 and 24 Earl's Court Road, LONDON, W8	0	106	106	<p>Variation of condition 1 (Approved drawings), 15 (Telecommunication equipment), 24 (Provision of parking) and 26 (Electric Vehicle Charging Points) of planning permission PP/19/05105 (**Amended description**) Variation of condition 2 (approved drawings) of planning permission PP/14/07276 allowed under appeal ref. APP/K5600/W/15/3010472 (Demolition of the former Post Office delivery office, Whitlock House office building and the cinema building with retention of the cinema façade to Kensington High Street, and construction of a basement and buildings to provide cinema facilities, 63 residential units (including affordable housing units) and associated residential facilities, retail/class D1 and office accommodation, car parking spaces, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works) to allow for :</p> <ul style="list-style-type: none"> - a redesigned single cinema facility providing circa 887 seats (including 12 wheelchair accessible seats) with six screens accessed from Kensington High Street; - flexible retail space (Use Class A1/A2/A3/A4/D1 and D2) in place of a residential entrance at ground floor behind the retained cinema facade and on Earls Court Road; - 106 residential units, including 35 on-site affordable units for elderly people; - office space (Use Class B1) accessed from Kensington High Street; - car parking within an automated 'stacker' system; - design revisions to internal layouts and facades; - changes and minor increases to massing of the buildings; and associated changes to plant, hard and soft landscaping and related works. <p>Summary of changes: Total number of units increased from 98 to 106 with an increase of affordable housing units from 30 to 35; Additional floors added to Block 2/3 (fronting Kensington High</p>
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PP Ref.	Address	Existing Units	Proposed Units	Net	Description
					<p>Street and Earl's Court Road), and Block 4 (fronting Earl's Court Road/Pembroke Place);</p> <p>Internal reconfiguration of layouts in Block 4)</p> <p>To allow for:</p> <p>Incorporation of new entrance canopy/port-cochere (Block 1);</p> <p>Enlarging roof terrace facing Kensington High Street by setting massing of building further back from the street (Block 2 level 5);</p> <p>Addition of 3 balconies within the internal courtyard (Block 2);</p> <p>Infill massing at level 6 (Block 2/3);</p> <p>Creation of additional office space at basement level below reinstated façade;</p> <p>Excluding the satellite dishes on the roof that are indicated on the drawings from the prohibition in current condition 15; and</p> <p>Amendment to the wording of conditions 24 and 26. (Major Application)(Amended description)</p>
PP/22/01399	17-19 Cottesmore Gardens, LONDON, W8 5PR	0	5	5	Change of use of Nos 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 5 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors, provision of terraces. (Major development)
PP/22/01400	17-19 Cottesmore Gardens, LONDON, W8 5PR	0	2	2	Change of use of no.s 17-19 Cottesmore Gardens from education use (Class F1a) to residential use (Class C3) to provide 2 houses, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground, first and second floors.(Major development)

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/01575	39-41 Victoria Road, LONDON, W8 5RJ	1	8	7	Change of use of Nos. 39-40 Victoria Road from education use (Class F1a) to residential use (Class C3) and continued use of No 41 Victoria Road as residential (Class C3), to provide 8 apartments, addition of a mansard roof, partial demolition to the rear and provision of small rear extensions at ground and first floors, provision of terraces. (Major development) (Please see associated applications ref. PP/22/01567, PP/22/01399 and PP/22/01400) Additional viability information - APPENDIX 3 - VIABILITY ASSESSMENT).
	Total			125	

C: Housing – Completions

Between 01/04/2023 – 31/03/2024

PP Ref.	Address	Number of units	Description
PP/13/05330	Anglo Czech Welfare Association, 22, Ladbroke Square, W11 3NA	1	Ground floor infill extension to rear and basement; rebuilding of outrigger extension; change of use from Sui Generis to residential (Use Class C3) LPA altered the description upon receipt of the application. Appellant has no issue with the new descript
PP/15/00071	Public House (No 10), 10, Golborne Road, W10 5PE	1	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house (Class A4) to private members' club (sui generis) at basement level; restaurant (Class A3) at ground and part first floor and single residential unit (Class C3) at part first, second and third floor levels.
PP/15/04338	196 to 222, King's Road, and 7 Friese Green House Chelsea Manor Street, SW3 3TW	13	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)

PP/15/04338	196 to 222, King's Road, and 7 Friese Green House Chelsea Manor Street, SW3 3TW	29	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
PP/15/04338	196 to 222, King's Road, and 7 Friese Green House Chelsea Manor Street, SW3 3TW	3	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)

PP/15/04338	196 to 222, King's Road, and 7 Friese Green House Chelsea Manor Street, SW3 3TW	2	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
PP/15/05730	66-70 and 72-74, Notting Hill Gate, W11 3HT	5	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/15/05730	66-70 and 72-74, Notting Hill Gate, W11 3HT	6	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/15/05730	66-70 and 72-74, Notting Hill Gate, W11 3HT	1	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).

PP/15/05730	66-70 and 72-74, Notting Hill Gate, W11 3HT	7	Partial demolition extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/16/08091	35, Tregunter Road, SW10 9LG	1	Demolition and redevelopment of property.
PP/16/08091	35, Tregunter Road, SW10 9LG	1	Demolition and redevelopment of property.
PP/16/08494	The Queen's Head Public House, 25-27, Tryon Street, and 1A Elystan Place, SW3 3LG	3	Change of use of first and second floors to residential use; Incorporation of 1a Elystan Place into the site and alterations to provide 1No. dwelling at ground to third floor level and rear extension at basement and ground floor to create additional pub floorspace; Change of use of 25 Tryon St to create 1No. dwelling, including excavation of basement and improvements to front elevation to match the rest of the terrace along Tryon St; Mansard roof on the Queen's Head pub to provide 1No. dwelling; Installation of plant and associated ducting; Rear extensions at first and second floor levels and other associated alterations.

PP/16/08494	The Queen's Head Public House, 25-27, Tryon Street, and 1A Elystan Place, SW3 3LG	1	Change of use of first and second floors to residential use; Incorporation of 1a Elystan Place into the site and alterations to provide 1No. dwelling at ground to third floor level and rear extension at basement and ground floor to create additional pub floorspace; Change of use of 25 Tryon St to create 1No. dwelling, including excavation of basement and improvements to front elevation to match the rest of the terrace along Tryon St; Mansard roof on the Queen's Head pub to provide 1No. dwelling; Installation of plant and associated ducting; Rear extensions at first and second floor levels and other associated alterations.
PP/16/08494	The Queen's Head Public House, 25-27, Tryon Street, and 1A Elystan Place, SW3 3LG	1	Change of use of first and second floors to residential use; Incorporation of 1a Elystan Place into the site and alterations to provide 1No. dwelling at ground to third floor level and rear extension at basement and ground floor to create additional pub floorspace; Change of use of 25 Tryon St to create 1No. dwelling, including excavation of basement and improvements to front elevation to match the rest of the terrace along Tryon St; Mansard roof on the Queen's Head pub to provide 1No. dwelling; Installation of plant and associated ducting; Rear extensions at first and second floor levels and other associated alterations.
PP/17/06419	120, Talbot Road, W11 1JR	1	Change of use of ground floor launderette and basement plant room (sui generis) into shop (A1) at ground floor and flat in basement (C3).
PP/17/07768	22, Cheyne Place, SW3 4HJ	1	Demolition of a 3 storey building and erection of a replacement five storey building to provide 3 residential units (1 x 5 bedroom 1 x 4 bedroom 1 x 3 bedroom)

PP/17/07768	22, Cheyne Place, SW3 4HJ	1	Demolition of a 3 storey building and erection of a replacement five storey building to provide 3 residential units (1 x 5 bedroom 1 x 4 bedroom 1 x 3 bedroom)
PP/17/07768	22, Cheyne Place, SW3 4HJ	1	Demolition of a 3 storey building and erection of a replacement five storey building to provide 3 residential units (1 x 5 bedroom 1 x 4 bedroom 1 x 3 bedroom)
PP/18/00599	Land to the rear of, 1, Cluny Mews, and 51-63 Philbeach Gardens, SW5 9EG	3	Development of a part 6- part 8-storey building comprising 697sqm of office space (Use Class B1) and 38 residential units (Use Class C3) hard and soft landscaping car and cycle parking and associated groundworks (MAJOR APPLICATION).
PP/18/00599	Land to the rear of, 1, Cluny Mews, and 51-63 Philbeach Gardens, SW5 9EG	23	Development of a part 6- part 8-storey building comprising 697sqm of office space (Use Class B1) and 38 residential units (Use Class C3) hard and soft landscaping car and cycle parking and associated groundworks (MAJOR APPLICATION).
PP/18/00599	Land to the rear of, 1, Cluny Mews, and 51-63 Philbeach Gardens, SW5 9EG	8	Development of a part 6- part 8-storey building comprising 697sqm of office space (Use Class B1) and 38 residential units (Use Class C3) hard and soft landscaping car and cycle parking and associated groundworks (MAJOR APPLICATION).
PP/18/00599	Land to the rear of, 1, Cluny Mews, and 51-63 Philbeach Gardens, SW5 9EG	4	Development of a part 6- part 8-storey building comprising 697sqm of office space (Use Class B1) and 38 residential units (Use Class C3) hard and soft landscaping car and cycle parking and associated groundworks (MAJOR APPLICATION).

PP/19/02102	75-77 Lower Sloane Street, LONDON, SW1W 8DA	4	Demolition of rear extensions at ground, first and second floor and erection of a stepped rear extension at ground, first and second floors to match rear elevation of No 81 Lower Sloane Street. Reconfiguration of 6 x studio flats and 1 x 2-bed flat at upper levels to create 4 x one-bed apartments and 2 x studio apartments from first to third floor levels
PP/19/02102	75-77 Lower Sloane Street, LONDON, SW1W 8DA	2	Demolition of rear extensions at ground, first and second floor and erection of a stepped rear extension at ground, first and second floors to match rear elevation of No 81 Lower Sloane Street. Reconfiguration of 6 x studio flats and 1 x 2-bed flat at upper levels to create 4 x one-bed apartments and 2 x studio apartments from first to third floor levels
PP/19/07860	57 Sydney Street, LONDON, SW3 6PX	1	Change of use from a D1 use (as a redundant former doctor's surgery) to residential use as a single dwelling with associated alterations
PP/20/00844	15-17 Hewer Street, LONDON, W10 6DU	5	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)
PP/20/00844	15-17 Hewer Street, LONDON, W10 6DU	5	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)

PP/20/00844	15-17 Hewer Street, LONDON, W10 6DU	5	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)
PP/20/00844	15-17 Hewer Street, LONDON, W10 6DU	3	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)
PP/20/00844	15-17 Hewer Street, LONDON, W10 6DU	2	Partial demolition of the existing building, and redevelopment to provide a new building comprising ground, first and new second floor level with the use of the building for 20 residential units (Use Class C3). Installation of air source heat pumps within acoustic enclosures at second floor flat roof level and associated external alterations (MAJOR APPLICATION)
PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	1	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)

PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	9	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	9	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	8	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	8	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)

PP/20/00879	175-177 Kensal Road, LONDON, W10 5BJ	2	Demolition of the existing buildings (community centre and youth facility), erection of a part 7 storey, part 5 storey building in connection with the provision of 37 residential units (Use Class C3) 488sqm (GIA) of community space (Use Class D1 at ground floor)), 345sqm (GIA of retail (Use Class A1)) at ground floor with associated works. (Major application)
PP/20/00993	Front Basement and Flat 1, 236 Old Brompton Road, LONDON, SW5 0DE, ,	-1	Change of use of Front Basement from nil use to Class C3 residential use with associated amalgamation of Front Basement and Flat 1 into a single residential unit.
PP/20/00993	Front Basement and Flat 1, 236 Old Brompton Road, LONDON, SW5 0DE, ,	1	Change of use of Front Basement from nil use to Class C3 residential use with associated amalgamation of Front Basement and Flat 1 into a single residential unit.
PP/20/02318	87 Ladbroke Grove, LONDON, W11 2HD	-2	Amalgamation of Flats A & B to create a single three-bedroom three-bathroom family dwelling (maisonette unit occupying lower ground, raised ground and first floor levels only).
PP/20/02318	87 Ladbroke Grove, LONDON, W11 2HD	1	Amalgamation of Flats A & B to create a single three-bedroom three-bathroom family dwelling (maisonette unit occupying lower ground, raised ground and first floor levels only).
PP/20/03758	15 Russell Gardens Mews, LONDON, W14 8EU	2	Change of use from single house to two 1-bedroom self contained units at ground and first floor levels with associated external alterations
PP/20/03758	15 Russell Gardens Mews, LONDON, W14 8EU	-1	Change of use from single house to two 1-bedroom self contained units at ground and first floor levels with associated external alterations

PP/20/06478	Basement Only, 33 Holland Street, LONDON, W8 4LX	2	Conversion of ancillary basement accommodation to form self-contained dwelling and associated formation of front lightwell and access.
PP/20/06908	7 Beaufort Gardens, LONDON, SW3 1PT	2	Rear alterations and extensions at lower ground to first floor level, in association with subdivision of building to create 2no. additional apartments.
PP/20/07142	Lower ground floor, 31-62 Oakwood Court, LONDON	-1	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/20/07142	Lower ground floor, 31-62 Oakwood Court, LONDON	4	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/20/07142	Lower ground floor, 31-62 Oakwood Court, LONDON	2	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/20/07212	Flat 17 and 18, Mathison House, Coleridge Gardens, LONDON, SW10 0RR	-1	Amalgamation of existing flats Nos. 17 and 18 into a single dwelling
PP/20/07228	38 Philbeach Gardens, LONDON, SW5 9EB	-1	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/20/07228	38 Philbeach Gardens, LONDON, SW5 9EB	-1	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/20/07228	38 Philbeach Gardens, LONDON, SW5 9EB	2	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/20/07228	38 Philbeach Gardens, LONDON, SW5 9EB	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/21/00650	Second and Third/Fourth Floor Flats, 8 Ladbroke Square, London 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/21/00768	First And Second Floor Maisonette, 6 Stratford Road, LONDON, W8 6QD	-1	Enlargement of rear dormer and conversion of first, second and third floor into two self-contained flats

PP/21/00768	First And Second Floor Maisonette, 6 Stratford Road, LONDON, W8 6QD	1	Enlargement of rear dormer and conversion of first, second and third floor into two self-contained flats
PP/21/00768	First And Second Floor Maisonette, 6 Stratford Road, LONDON, W8 6QD	1	Enlargement of rear dormer and conversion of first, second and third floor into two self-contained flats
PP/21/01251	Basement level, 3-8 Foulis Terrace, LONDON, SW7 3LZ	8	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/21/01266	Both Apartments 1 + 2 are set back from the building front face, Lexham House, 45-53 Lexham Gardens, LONDON, W8 5JT	2	Construction of single storey rooftop extension to provide 2 x two bedroomed residential units
PP/21/01292	Flat A And B, 66 Elsham Road, LONDON, W14 8HD	2	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/21/01292	Flat A And B, 66 Elsham Road, LONDON, W14 8HD	-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/21/01602	59 Brompton Road, LONDON, SW3 1DP	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	Ground floor Part Front & Rear, Basement And Ground Floor South, 138-140 Cromwell Road, LONDON, SW7 4HA	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/21/02182	174 Portobello Road, LONDON, W11 2EB	-1	Retention and refurbishment of Class E unit at ground floor level, change of use of first floor from Class E (former ancillary bank space) to 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.
PP/21/02182	174 Portobello Road, LONDON, W11 2EB	1	Retention and refurbishment of Class E unit at ground floor level, change of use of first floor from Class E (former ancillary bank space) to 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.
PP/21/02182	174 Portobello Road, LONDON, W11 2EB	1	Retention and refurbishment of Class E unit at ground floor level, change of use of first floor from Class E (former ancillary bank space) to 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.

PP/21/02270	St Mary Abbots Court, Part of Block B Basement and Part of Block C Basement, St Mary Abbot's Court, Warwick Gardens, LONDON, W14 8RA	1	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/21/02270	St Mary Abbots Court, Part of Block B Basement and Part of Block C Basement, St Mary Abbot's Court, Warwick Gardens, LONDON, W14 8RA	1	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/21/03002	4-8 Logan Place - ground and fourth floors only, 3-8 Logan Place, LONDON, W8 6QN	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/21/04075	104 Finborough Road, LONDON, SW10 9ED	1	Construction of mansard roof extension with 3 rear and 3 front dormers
PP/21/04315	Coronation Court, Brewster Gardens, LONDON, W10 6AL	2	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/21/04315	Coronation Court, Brewster Gardens, LONDON, W10 6AL	2	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/21/04536	Flat 1, 22-24 Lower Addison Gardens and Flat A, 24 Lower Addison Gardens, LONDON, W14 8BQ	-2	Amalgamation of flat 24A and Flat 1 and associated layout changes; addition of staircase to connect lower ground and ground floor flats; conversion of lower ground floor patio door at front elevation to timber window to match existing windows; replacement of lower ground tall, narrow window with double glazed timber window; addition of metal security bars to lower ground floor front elevation windows; replacement of lower ground floor entrance door with aluminium waterproof and secure door in similar style to the main entrance door to the main building with no glazed vision panels; replacement of lower ground floor rear elevation double doors with aluminium bi-fold door that spans the whole opening; enlargement of rear ground floor double door opening to accommodate aluminium bi-fold door spanning a wider width opening; enlargement of window opening to rear ground floor to accommodate taller aluminium window; demolition of ground floor rear balcony and installation of frosted glass structural balcony to a larger depth; demolition of ground floor rear external staircase leading to communal garden; and installation of new metal staircase to match communal stairs to communal garden
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PP/21/04536	Flat 1, 22-24 Lower Addison Gardens and Flat A, 24 Lower Addison Gardens, LONDON, W14 8BQ	1	Amalgamation of flat 24A and Flat 1 and associated layout changes; addition of staircase to connect lower ground and ground floor flats; conversion of lower ground floor patio door at front elevation to timber window to match existing windows; replacement of lower ground tall, narrow window with double glazed timber window; addition of metal security bars to lower ground floor front elevation windows; replacement of lower ground floor entrance door with aluminium waterproof and secure door in similar style to the main entrance door to the main building with no glazed vision panels; replacement of lower ground floor rear elevation double doors with aluminium bi-fold door that spans the whole opening; enlargement of rear ground floor double door opening to accommodate aluminium bi-fold door spanning a wider width opening; enlargement of window opening to rear ground floor to accommodate taller aluminium window; demolition of ground floor rear balcony and installation of frosted glass structural balcony to a larger depth; demolition of ground floor rear external staircase leading to communal garden; and installation of new metal staircase to match communal stairs to communal garden
PP/21/05204	21 Pembridge Gardens, LONDON, W2 4EB	2	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/21/05204	21 Pembridge Gardens, LONDON, W2 4EB	1	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/21/06876	First floor, 90-92 Cromwell Road, LONDON, SW7 4EN	-4	Rationalisation of four residential units to provide six apartments at first floor level with cycle parking and refuse located at lower ground level
PP/21/06876	First floor, 90-92 Cromwell Road, LONDON, SW7 4EN	6	Rationalisation of four residential units to provide six apartments at first floor level with cycle parking and refuse located at lower ground level
PP/21/07105	17-19 Nevern Place, LONDON, SW5 9NR	1	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/21/07105	17-19 Nevern Place, LONDON, SW5 9NR	1	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/21/07692 (65 Elsham Road, W14 8HD)	65 Elsham Road, LONDON, W14 8HD	-12	Erection of rear, roof extensions and outbuilding, conversion of house in multiple occupation (HMO) into ten self-contained studio flats (Major Application)
PP/21/07692 (65 Elsham Road, W14 8HD)	65 Elsham Road, LONDON, W14 8HD	10	Erection of rear, roof extensions and outbuilding, conversion of house in multiple occupation (HMO) into ten self-contained studio flats (Major Application)

PP/21/07909	Lower ground floor and ground floor, 90-92 Cromwell Road, LONDON, SW7 4EN	2	Reconfiguration of retail floorspace and formation of 4 residential units comprising 2 x 2-bedroom units and 1 x 1-bedroom unit at lower ground floor, and 1 x 1-bedroom unit at ground floor; provision for bicycle and refuse storage within lower ground vault; and reinstatement of external railings, windows and introduction of platform lift
PP/21/07909	Lower ground floor and ground floor, 90-92 Cromwell Road, LONDON, SW7 4EN	2	Reconfiguration of retail floorspace and formation of 4 residential units comprising 2 x 2-bedroom units and 1 x 1-bedroom unit at lower ground floor, and 1 x 1-bedroom unit at ground floor; provision for bicycle and refuse storage within lower ground vault; and reinstatement of external railings, windows and introduction of platform lift
PP/22/00019	154 Fulham Road, LONDON, SW10 9PR	-1	Part change of use of ground and lower ground floor commercial unit; creation of one new residential unit; alterations to rear elevation of upper levels residential unit including 3 no conservation area style rooflight on rear roofslope.
PP/22/00019	154 Fulham Road, LONDON, SW10 9PR	1	Part change of use of ground and lower ground floor commercial unit; creation of one new residential unit; alterations to rear elevation of upper levels residential unit including 3 no conservation area style rooflight on rear roofslope.
PP/22/00019	154 Fulham Road, LONDON, SW10 9PR	1	Part change of use of ground and lower ground floor commercial unit; creation of one new residential unit; alterations to rear elevation of upper levels residential unit including 3 no conservation area style rooflight on rear roofslope.

PP/22/00040	Basement, 4 Campden Street, LONDON, W8 7EP	1	Change of use of basement from retail storage (Use Class E) to residential (Use Class C3) to provide a one-bed self contained flat with home office/workspace.
PP/22/00078	121 Ifield Road, LONDON, SW10 9AR	-1	Construction of mansard roof extension at third floor level. Subdivision of maisonette at 1st and 2nd floor level to create self-contained studio flat at 1st floor level and 3 bedroom maisonette at 2nd and 3rd floor level.
PP/22/00078	121 Ifield Road, LONDON, SW10 9AR	1	Construction of mansard roof extension at third floor level. Subdivision of maisonette at 1st and 2nd floor level to create self-contained studio flat at 1st floor level and 3 bedroom maisonette at 2nd and 3rd floor level.
PP/22/00078	121 Ifield Road, LONDON, SW10 9AR	1	Construction of mansard roof extension at third floor level. Subdivision of maisonette at 1st and 2nd floor level to create self-contained studio flat at 1st floor level and 3 bedroom maisonette at 2nd and 3rd floor level.
PP/22/00090	98 Lexham Gardens, LONDON, W8 6JQ	2	Conversion of three 4th floor bedsits, loft and bathroom space, into two self contained studio units
PP/22/00333	250-252 Earl's Court Road, LONDON	1	Change of use from restaurant seating area (Use Class E(B)) to one bedroom apartment (Use Class C3) with associated works
PP/22/00952	Ground floor and mezzanine floor (Between ground and first floor at rear), First Floor Flat (front) and First Floor Flat (rear), 18 Colville Terrace, LONDON, W11 2BE	-1	Amalgamation of first floor flats (front) and (rear) into single residential unit.

PP/22/00952	Ground floor and mezzanine floor (Between ground and first floor at rear), First Floor Flat (front) and First Floor Flat (rear), 18 Colville Terrace, LONDON, W11 2BE	1	Amalgamation of first floor flats (front) and (rear) into single residential unit.
PP/22/00952	Ground floor and mezzanine floor (Between ground and first floor at rear), First Floor Flat (front) and First Floor Flat (rear), 18 Colville Terrace, LONDON, W11 2BE	-1	Amalgamation of first floor flats (front) and (rear) into single residential unit.
PP/22/01036	Flat 3, 47 Cromwell Road, LONDON, SW7 2ED	1	Internal refurbishment of existing flat, with single storey rear extension to create 1 new self-contained flat
PP/22/01821	35 Tetcott Road, LONDON, SW10 0SB	-1	Amalgamation of basement flat into ground and first floor flat to create a single family dwelling; loft extension, infilling the gap between No 33 and No 37; addition of rear dormer window; alteration to rear facade and replacement of windows to the front facade
PP/22/01821	35 Tetcott Road, LONDON, SW10 0SB	-1	Amalgamation of basement flat into ground and first floor flat to create a single family dwelling; loft extension, infilling the gap between No 33 and No 37; addition of rear dormer window; alteration to rear facade and replacement of windows to the front facade
PP/22/01821	35 Tetcott Road, LONDON, SW10 0SB	1	Amalgamation of basement flat into ground and first floor flat to create a single family dwelling; loft extension, infilling the gap between No 33 and No 37; addition of rear dormer window; alteration to rear facade and replacement of windows to the front facade
PP/22/02501	First and second floors, 65 Chesterton Road, LONDON, W10 6ES	-2	Amalgamation of first and second floor flats to form family sized three bedroom maisonette.

PP/22/02501	First and second floors, 65 Chesterton Road, LONDON, W10 6ES	1	Amalgamation of first and second floor flats to form family sized three bedroom maisonette.
PP/22/03222	Flat 131 & 133, Swan Court, Chelsea Manor Street, LONDON, SW3 5RY	-1	Amalgamation of flats nos. 131 and 133 at 8th floor; internal refurbishment and reconfiguration of layouts to suit amalgamated units with no external changes
PP/22/03533	19 Princedale Road, LONDON, W11 4NW	-2	Amalgamation of Flats 2 and 3 at raised ground, first and second floors, lower ground floor infill extension associated with retained Flat 1, ground floor glazed infill extension, set back first floor rear extension with roof terrace above existing raised ground floor rear extension, with associated alterations to rear, and new roof light at main roof.
PP/22/03533	19 Princedale Road, LONDON, W11 4NW	1	Amalgamation of Flats 2 and 3 at raised ground, first and second floors, lower ground floor infill extension associated with retained Flat 1, ground floor glazed infill extension, set back first floor rear extension with roof terrace above existing raised ground floor rear extension, with associated alterations to rear, and new roof light at main roof.
PP/22/03766	3 Cromwell Road, LONDON, SW7 2HR	1	Retention of self contained one bedroom unit at fifth floor level. (Retrospective application).
PP/22/03931	4 Lancaster Road, LONDON, W11 1QP	-2	Alterations including amalgamation of 2 existing flats to form single maisonette; replacement of fenestration with double sash glazed timber framed units (like for like to match existing at front) throughout.
PP/22/03931	4 Lancaster Road, LONDON, W11 1QP	1	Alterations including amalgamation of 2 existing flats to form single maisonette; replacement of fenestration with double sash glazed timber framed units (like for like to match existing at front) throughout.

PP/22/03972	149 Cromwell Road, LONDON, SW5 0TQ	4	Conversion of 7no. bedsit rooms (use class sui generis) to 4no. self-contained residential flats (use class C3)
PP/22/04511	Flat 217, Cromwell Mansions, Cromwell Road, LONDON, SW5 0SD	2	Erection of a single storey roof addition to provide 2no. 3-bedroom apartments with associated amenity space, solar panels, bicycle parking and refuse storage
PP/22/05146	36 Beauchamp Place, LONDON, SW3 1NU	1	Change of use of the upper floors from Beauty Salon (Class Sui Generis) to accommodate a self-contained duplex residential unit (Class C3).
PP/22/05303 (8 Holland Road, W14 8BA)	8 Holland Road, LONDON, W14 8BA	-11	Change of use of Bedsits(Class Sui Generis) into 5 Studio Flats (C 3) to include erection of lower ground floor rear extension.
PP/22/05303	8 Holland Road, LONDON, W14 8BA	5	Change of use of Bedsits(Class Sui Generis) into 5 Studio Flats (C 3) to include erection of lower ground floor rear extension.
PP/22/05821	137-143 Notting Hill Gate, LONDON, W11 3LB	2	Conversion of commercial floor space at first and second floor, to four self-contained apartments
PP/22/05821	137-143 Notting Hill Gate, LONDON, W11 3LB	1	Conversion of commercial floor space at first and second floor, to four self-contained apartments
PP/22/05821	137-143 Notting Hill Gate, LONDON, W11 3LB	1	Conversion of commercial floor space at first and second floor, to four self-contained apartments
PP/22/06024	68, 68 Onslow Gardens, LONDON, SW7 3QB	-1	Alterations and refurbishment to interior only, and proposed amalgamation of Ground/First Floor duplex and Second Floor flat.
PP/22/06024	68, 68 Onslow Gardens, LONDON, SW7 3QB	-1	Alterations and refurbishment to interior only, and proposed amalgamation of Ground/First Floor duplex and Second Floor flat.

PP/22/07000	Flat A & Flat B, 58 St Mark's Road, LONDON, W10 6NN	1	Amalgamation of lower ground and ground floor flats into one flat. Alterations to fenestration of rear and side elevations at lower ground floor level. Alterations to existing entrance door to side elevation at lower ground floor level.
PP/22/07000	Flat A & Flat B, 58 St Mark's Road, LONDON, W10 6NN	-2	Amalgamation of lower ground and ground floor flats into one flat. Alterations to fenestration of rear and side elevations at lower ground floor level. Alterations to existing entrance door to side elevation at lower ground floor level.
PP/23/02686	Flat A, 188 Westbourne Grove and First And Second Floor Flat, 190 Westbourne Grove, LONDON, W11 2RH	-2	Amalgamation of two residential units to create a four-bedroom dwelling. Repositioning of rooflights behind parapet.
PP/23/02686	Flat A, 188 Westbourne Grove and First And Second Floor Flat, 190 Westbourne Grove, LONDON, W11 2RH	1	Amalgamation of two residential units to create a four-bedroom dwelling. Repositioning of rooflights behind parapet.
PP/23/04845	Basement Flat, 33 Addison Avenue, LONDON, W11 4QS	-1	Amalgamation of basement flat into existing house.
PP/23/05054	344 King's Road, LONDON, SW3 5UR	1	Change of use of first and second floor levels from a live/work unit (Sui Generis) to residential use (Class C3)
PP/23/05816	Flats 3 & 5, 2-4 Rosary Gardens, LONDON	-1	Amalgamation of 2 no. flats to form a single dwelling
PP/23/05874	2 Wetherby Place, LONDON, SW7 4ND	-1	Amalgamation of Flat 4 (2nd floor) and Flat 5 (3rd and 4th floors) and associated internal alterations.
PP/23/05874	2 Wetherby Place, LONDON, SW7 4ND	-1	Amalgamation of Flat 4 (2nd floor) and Flat 5 (3rd and 4th floors) and associated internal alterations.
PP/23/05874	2 Wetherby Place, LONDON, SW7 4ND	1	Amalgamation of Flat 4 (2nd floor) and Flat 5 (3rd and 4th floors) and associated internal alterations.

PP/23/06638	Flats 1 and 2, 124 Lexham Gardens, LONDON, W8 6JE	-1	Amalgamation of basement flat and ground floor flat into one dwelling.
PP/23/06638	Flats 1 and 2, 124 Lexham Gardens, LONDON, W8 6JE	-1	Amalgamation of basement flat and ground floor flat into one dwelling.
PP/23/06638	Flats 1 and 2, 124 Lexham Gardens, LONDON, W8 6JE	1	Amalgamation of basement flat and ground floor flat into one dwelling.
PP/23/06740	Basement and Ground Floor Flats, 149 Finborough Road, LONDON, SW10 9AW	-2	Amalgamation of lower ground floor flat with ground floor flat to restore to a single dwelling. Reinstatement of internal staircase in its original position.
PP/23/06740	Basement and Ground Floor Flats, 149 Finborough Road, LONDON, SW10 9AW	1	Amalgamation of lower ground floor flat with ground floor flat to restore to a single dwelling. Reinstatement of internal staircase in its original position.
	Total	230	

D: Retail (A1/E(a)) floorspace. Permissions

Between 01/10/2023 – 31/09/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/24/00878	35-38 Sloane Square, SW1W 8AQ	1,354	854	-500	Change of use of existing retail unit to Class E at ground and lower ground floor level, including alterations to shopfront, installation of new ventilation duct in western lightwell to serve restaurant and associated works. External and internal alterations including subdivision of existing retail unit at lower ground and ground floor to three separate units to create two retail units and restaurant, and associated works.
PP/23/03534	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, LONDON, W11 3LQ	2,569	1,696	-873	Partial retention, refurbishment and extension of the Newcombe House tower for continued office use (Class E(g)(i)), the full demolition of the rest of the site comprising existing retail (Class E) and housing (Class C3) uses and surface level car park, and redevelopment to provide retail use (Class E) at ground floor and office use (Class E(g)(i)) at the upper floors, housing (Class C3) and a medical centre (Class E (e)), in new buildings ranging from 6 - 15 storeys with double basement, public realm works and other ancillary works (MAJOR DEVELOPMENT).
PP/24/03381	Fulham Road Post Office, 256A Fulham Road, SW10 9LZ	0	37	37	"Change of use from Customer Service Point (Sui Generis) to mixed use to Royal Mail Customer Service Point & Parcelshop (Sui Generis and Use Class E (a)) with proposed opening hours of 8:00am - 17:30pm Monday-Friday & 8:00am - 12:00pm Saturday

PP/23/00968	81-103 King's Road, SW3 4NX	4,548	5,689	1,141	Demolition of existing building and redevelopment for new building up to four storeys and basement (Use Class E - commercial, business and service); roof terraces, landscaping works; installation of plant; and associated works. (MAJOR APPLICATION)
PP/24/03694	3 and 5 Sloane Street, 4 Basil Street, SW1X 9LA	1,476	0	-1,476	Change of use of Units B and C from Use Class A1 to flexible Use Class E; amalgamation of Units B and C at basement level; and alterations to the façade of the shop front of retail Unit C
Total				-1,671 sqm	

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

Between 01/04/2023 – 31/03/2024

Ref	Address	Existing floorspace	Proposed floorspace	Net change	Description
PP/21/06125	6 Hill Farm Road, W10 6DN	0	11	11	Construction of single storey ground floor rear extension.
PP/17/06419	120 Talbot Road, W11 1JR	0	45	45	Change of use of ground floor launderette and basement plant room (sui generis) into shop (A1) at ground floor and flat in basement (C3).
PP/19/04764	146-164 Notting Hill Gate, W11 3QG	843	295	-548	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use. Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/15/05730	72-74 Notting Hill Gate, and 66-70 and 72-74 66-70 W11 3HT	733	839	106	Partial demolition, extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/20/01255	2 Allen Street, W8 6BG	24	0	-24	Replacement of first floor windows to match approved windows on rest of building. Alterations to entrance to offices. Change of use of 24 sq. metres

					of retail unit to be added to office reception (Class Use B1).
PP/21/07909	Lower ground floor and ground floor. 90-92 Cromwell Road, SW7 4EN	609	340	-269	Reconfiguration of retail floorspace and formation of 4 residential units comprising 2 x 2-bedroom units and 1 x 1-bedroom unit at lower ground floor, and 1 x 1-bedroom unit at ground floor; provision for bicycle and refuse storage within lower ground vault; and reinstatement of external railings, windows and introduction of platform lift
PP/15/04338	196 to 222 King's Road, and 7 Friese Green House Chelsea Manor Street SW3 3TW	7,905	5,857	-2,048	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
PP/20/00152	Basement And Ground Floor 18 Beauchamp Place, SW3 1NQ	148	108	-40	Change of use from A1 (retail) to dual A1 (retail) / D1 (clinic) over upper ground floor.
PP/21/01602	59 Brompton Road, LONDON, SW3 1DP	655	424	-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/16/02837	Sloane Gardens Mansions, 1 Sloane Gardens, SW1W 8EA	45	23	-22	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).
PP/19/03242	Basement And Ground Floor 64 Notting Hill Gate, W11 3HT	259	0	-259	Change of use of basement and ground floor vacant unit from retail (Use Class A1) to restaurant (Use Class A3) and installation of flue at rear
PP/19/07950	2 Allen Street, W8 6BG	339	0	-339	Change of use of first floor from retail (Use Class A1) to Office (Use Class B1)
PP/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/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/21/07928	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/19/02102	75 and 77 Lower Sloane Street, SW1W 8DA	295	315	20	Demolition of rear extensions at ground first and second floor and erection of a stepped rear extension at ground first and second floors to match rear elevation of No 81 Lower Sloane Street. Reconfiguration of 6 x studio flats and 1 x 2-bed flat at upper levels to create 4 x one-bed apartments and 2 x studio apartments from first to third floor levels
Total				-4,687	

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

Between 01/10/2023 – 31/09/2024

None

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

Between 01/04/2023 – 31/03/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/15/05730	72-74 Notting Hill Gate, and 66-70 and 72-74 66-70 W11 3HT	175	0	-175	Partial demolition, extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
Total				-175	

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

Between 01/10/2023 – 31/09/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/24/00878	35-38 Sloane Square, SW1W 8AQ	0	535	535	Change of use of existing retail unit to Class E at ground and lower ground floor level, including alterations to shopfront, installation of new ventilation duct in western lightwell to serve restaurant and associated works. External and internal alterations including subdivision of existing retail unit at lower ground and ground floor to three separate units to create two retail units and restaurant, and associated works.
PP/24/02300	109-113 Queen's Gate, SW7 5LR	0	567	567	Change of use of ground floor and basement from Hotel (Class C1) to Commercial, Business and Service (Class E). Internal and external alterations including: removal of basement lightwell infill on Queen's Gate, replacement with metal lightweight infill and resurfacing of floor in stone slabs; replacement of basement and ground floor bay windows to match adjacent windows and installation of French doors to basement; On Old Brompton Road, reinstatement of 2 'blind' windows at ground floor, enlargement of 3 sash windows to uniform height, addition of awning to shop front, and other associated alterations.
Total				1,102	

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

Between 01/04/2023 – 31/03/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/03242	Basement And Ground Floor 64 Notting Hill Gate, W11 3HT	0	259	259	Change of use of basement and ground floor vacant unit from retail (Use Class A1) to restaurant (Use Class A3) and installation of flue at rear
PP/15/04338	196 to 222 King's Road, and 7 Friese Green House Chelsea Manor Street SW3 3TW	0	650	650	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
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/22/00333	250-252 Earl's Court Road, LONDON	37	0	-37	Change of use from restaurant seating area (Use Class E(B)) to one bedroom apartment (Use Class C3) with associated works
PP/21/01804	Ground floor Part Front & Rear Basement And Ground Floor South, 138-140 Cromwell Road, SW7 4HA	263	178	-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/21/03275	The Kensington Hotel, 108-113 Queen's Gate, LONDON, SW7 5LR	0	567	567	Change of use of ground floor and basement unit from vacant hotel events space (Class C1) to commercial, business and service (Class E), internal and external alterations including removal of modern lightwell, installation of metal lightweight infill, 3 sash windows and french doors at basement level and other associated alterations.
PP/20/01201	9 Lamont Road, SW10 0HP	94	0	-94	Change of use of building from solely Class A3 to dual use - restaurant use (Class A3) and/or yoga/fitness/health consultation facility (Sui Generis). Replacement of bi-folding doors on west (Limerston Street) elevation. Infilling of 3no. windows on east elevation. Installation of signage and associated works.
PP/16/02837	Sloane Gardens Mansions, 1 Sloane Gardens, 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; 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).
Total				2,650	

J: Drinking establishment (A4/SG) floorspace. Permissions

Between 01/10/2023 – 31/09/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/23/01369	14 Hogarth Place, SW5 0QT	0	181	181	Change of use and conversion of ground floor and basement from takeaway to bar with enhanced food provision including new shopfront, entrance and escape stair from basement. Refurbishment of first floor flat. (Retrospective)
PP/24/00197	171-175 Portobello Road, LONDON	200	374	174	Change of use to allow extension to public house (Sui Generis) (amended description)
Total				355	

K: Drinking establishment (A4/SG) floorspace. Completed

Between 01/04/2023 – 31/03/2024

None

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

Between 01/10/2023 – 31/09/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/23/01369	14 Hogarth Place, SW5 0QT	131	0	-131	Change of use and conversion of ground floor and basement from takeaway to bar with enhanced food provision including new shopfront, entrance and escape stair from basement. Refurbishment of first floor flat. (Retrospective)
Total				-131	

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

Between 01/04/2022 – 31/03/2023

None

N: Hotel bedrooms (C1). Permissions

Between 01/10/2022 – 31/09/2023

None

O: Hotel bedrooms (C1). Completed

Between 01/04/2023 – 31/03/2024

PP Ref.	Address	Existing bed spaces	Proposed bed spaces	Net (Rooms)	Description
PP/19/04764	146-164 Notting Hill Gate, W11 3QG	0	173	173	Demolition of existing building and erection of ground plus five storey building with a set back pavilion level including plant and basement extension to provide a new hotel (Class C1) use. Provision of Class A1 (retail) unit at part ground and part basement level; provision of flexible Class A1 / A3 (retail / restaurant) unit at part ground and part basement level. Reconfiguration of rear car park and service road; erection of new substation; provision of cycle parking spaces and facilities and associated works.
PP/19/03119	28 and 32 Penywern Road, SW5 9SU	0	4	4	Landscaping of rear garden with extension of basement to provide 4 hotel rooms at rear basement
PP/16/02837	Sloane Gardens Mansions, 1 Sloane Gardens, SW1W 8EA	0	9	9	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).
Total				186	

P: Office (B1/E(g)) floorspace. Permissions

Between 01/10/2023 – 31/09/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/23/02683	Basement Flat, 21 Colville Terrace, W11 2BU	0	14	14	Proposed new Studio Office outbuilding at rear of property
PP/23/06238	First Floor Front, 142 Cromwell Road, SW7 4EF	110	0	-110	Change of use of the mezzanine floor office and first floor front office (Use Class E) to 2no self-contained apartments (Use Class C3)
PP/24/00021	Amara House, 344 Kensington High Street, LONDON	135	0	-135	Proposed change of use on the 1st and 2nd floor from office (Class E) to educational use (Class F1) with associated bicycle parking.
PP/23/03534	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 Kensington Church Street, W11 3LQ	5,619	23,104	17,485	Partial retention, refurbishment and extension of the Newcombe House tower for continued office use (Class E(g)(i)), the full demolition of the rest of the site comprising existing retail (Class E) and housing (Class C3) uses and surface level car park, and redevelopment to provide retail use (Class E) at ground floor and office use (Class E(g)(i)) at the upper floors, housing (Class C3) and a medical centre (Class E (e)), in new buildings ranging from 6 - 15 storeys with double basement, public realm works and other ancillary works (MAJOR DEVELOPMENT).
PP/23/01973	3-5 Crowthorne Road, W10 6RP	0	2,600	2,600	Construction of a part four (with setback fourth floor), part two floor building for flexible office use (Class E) with associated plant, landscaping, cycle parking and creation of a footway and kerb to Crowthorne Road. (MAJOR APPLICATION)
PP/23/00968	81-103 King's Road, SW3 4NX	5,242	10,344	5,102	Demolition of existing building and redevelopment for new building up to four storeys and basement (Use

					Class E - commercial, business and service); roof terraces, landscaping works; installation of plant; and associated works. (MAJOR APPLICATION)
PP/23/00778	Unit 10, Latimer Industrial Estate, 343-453 Latimer Road, W10 6RQ	558	1,198	637	Demolition of building and construction of part 3, part 5 storey building comprising flexible commercial floorspace (Class E) at ground, first and second floors and 8 residential units set back above (Use Class C3), with associated landscaping, public realm, private amenity space and cycle parking (MAJOR APPLICATION).
	Outbuilding to rear of 503 King's Road (Off Thorndike Close), SW10 0TU	0	15	15	External alterations and change of use to Class E(g) (Business)
PP/24/04378	Ground Floor, 153 Fulham Road, SW3 6SN	0	32	32	Change of use from hand and foot spa (Sui Generis) to flexible use within Use Class E
PP/24/03694	3 and 5 Sloane Street, 4 Basil Street, SW1X 9LA	0	1,476	1,476	Change of use of Units B and C from Use Class A1 to flexible Use Class E; amalgamation of Units B and C at basement level; and alterations to the façade of the shop front of retail Unit C
Total				27,116	

Q: Office (B1/E(g)) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/15/05730	72-74 Notting Hill Gate, and 66-70 and 72-74 66-70 W11 3HT	88	0	-88	Partial demolition, extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate together with plant cycle and refuse storage (MAJOR APPLICATION).
PP/19/07950	2 Allen Street, W8 6BG	0	339	339	Change of use of first floor from retail (Use Class A1) to Office (Use Class B1)
PP/15/04338	196 to 222 King's Road, and 7 Friese Green House Chelsea Manor Street SW3 3TW	2,309	2,216	-93	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
PP/21/03002	4-8 Logan Place - ground and fourth floors only 3-8 Logan Place, W8 6QN	567	896	329	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/20/01255	2 Allen Street, W8 6BG	0	24	24	Replacement of first floor windows to match approved windows on rest of building. Alterations to entrance to offices. Change of use of 24 sq. metres of retail unit to be added to office reception (Class Use B1).
PP/19/01928	114A Cromwell Road, SW7 4ET	0	250	250	Erection of upper floor extension to existing six storey office building over lower ground on the site to provide an increase of circa 250 sq.m NIA of B1 office floor area as well as associated recladding of the main entrance and public realm works
PP/21/01251	3-8 Foulis Terrace, LONDON, SW7 3LZ	0	52	0	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/20/04157	118-122 Kings Road, and 7-9 Tryon Street.	565	2,620	2,055	Demolition of above -ground buildings and structures at 118 -122 King's Road, including Kings Walk Shopping Mall and 7 -9 Tryon Street. Replacement with five -storey building (ground, plus three upper floors and set -back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non - residential institution/leisure (Class D1/ D2 uses).
Total				2,816 sqm	

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

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/24/00021	Amara House, 344 Kensington High Street, LONDON	0	135	135	Proposed change of use on the 1st and 2nd floor from office (Class E) to educational use (Class F1) with associated bicycle parking.
PP/23/03534	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, LONDON, W11 3LQ	0	753	753	Partial retention, refurbishment and extension of the Newcombe House tower for continued office use (Class E(g)(i)), the full demolition of the rest of the site comprising existing retail (Class E) and housing (Class C3) uses and surface level car park, and redevelopment to provide retail use (Class E) at ground floor and office use (Class E(g)(i)) at the upper floors, housing (Class C3) and a medical centre (Class E (e)), in new buildings ranging from 6 - 15 storeys with double basement, public realm works and other ancillary works (MAJOR DEVELOPMENT).
PP/24/02717	Flat, 43 Ladbroke Square, W11 3ND	370	435	65	Change of use of top floor flat to Use Class E as a nursery to make the entire property at No. 43 a nursery
Total				953	

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

Between 01/04/2023 – 31/03/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
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/21/01251	3-8 Foulis Terrace, LONDON, SW7 3LZ	300	0	-300	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/19/07860	57 Sydney Street, LONDON, SW3 6PX	234	0	-234	Change of use from a D1 use (as a redundant former doctor's surgery) to residential use as a single dwelling with associated alterations.
PP/22/02723	Marlborough Primary School, Draycott Avenue, SW3 3AP	0	62	62	Conversion of an existing bike & scooter storage under-croft within boundary into a 62sqm community room.
PP/20/04157	118-122 Kings Road, and 7-9 Tryon Street.	665	2,620	1,955	Demolition of above -ground buildings and structures at 118 - 122 King's Road, including Kings Walk Shopping Mall and 7 - 9 Tryon Street. Replacement with five -storey building (ground, plus three upper floors and set -back roof). Retention and refurbishment of basement and lower ground levels and rear ground floor area to provide retail (Class A1 and / or A3), office (Class B1) and non -residential institution/leisure (Class D1/ D2 uses).
Total				1,541	

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

Between 01/10/2023 – 31/09/2024

None

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

Between 01/04/2023 – 31/03/2024

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/15/04338	196 to 222 King's Road, and 7 Friese Green House Chelsea Manor Street SW3 3TW	2,105	2,579	474	Partial demolition and redevelopment of 196 - 222 King's Road with a two storey basement excavation, to provide cinema floor space at basement and ground floor level; retail use at ground, basement and first floor level fronting King's Road and Chelsea Manor Street; office use at ground, first, second, third and fourth floor level; roof top bar at basement, ground and fifth floor level; public house at basement and ground floor level fronting Kings Road; and residential floor space at ground, first, second, third, fourth, fifth and sixth floor level. New plant and equipment to basement; hard and soft landscaping; works to the public highway; and other ancillary associated works (MAJOR APPLICATION)
Total				474	