

Planning and place

Monitoring Report 2025

September 2026



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 2025 and looks at the permissions granted before the 31 March 2025.

2.2. The Council usually publishes its monitoring report each January. However, this publication has been delayed due to the recent cyber incident which meant that we did not have access to all our data in the normal way. The reporting period within the document equates to that of previous years so that year on year analysis can be carried out in the usual way.

2.3. 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 2024 - 30 September 2025 for planning permissions, Development Management and enforcement statistics; and
- As close to the end of the 2025 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 2025 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 (as of December 2025)

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2025 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

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.

- 4.5. The Council recognises that future reforms to the plan-making regulations are likely to abolish the current duty to cooperate. However, it is likely that a process will be in place so that Councils can continue to address strategic and cross boundary planning issues in an effector manner. This will be addressed in future monitoring reports in accordance with the relevant planning regulations.

Neighbourhood Planning

- 4.6. Neighbourhood plans are planning documents, prepared by the community, supported by the Council, which are intended to influence the future of an area. They set out the vision of a community and provide planning policies which, when considered alongside those within the Local Plan, will shape development in a neighbourhood.
- 4.7. Neighbourhood plans must be in line with the overall strategic approach within both the Council's adopted Local Plan and national policy.
- 4.8. As of November 2025, there are two neighbourhood plans: the St Quintin and Woodlands NP and the Norland NP. There are also 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

- 4.9. [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.
- 4.10. 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.
- 4.11. The title and status of the Neighbourhood Plan is unchanged.
- 4.12. The Forum has begun to review the Neighbourhood Plan, but this review lies outside of this monitoring period and will be included in the next Monitoring Report.

The Norland Neighbourhood Plan

- 4.13. The [Norland Neighbourhood Plan](#) was made in March 2014. It carries material weight in determining planning applications within the Norland Neighbourhood area.

- 4.14. The Norland Neighbourhood Forum designation expired in 2019. The status of the Plan, as part of the area's development plan, remains.

The Courtfield Neighbourhood Area and Forum

- 4.15. 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

- 4.16. 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

- 4.17. In July 2022 the Council designated the [Lots Road Neighbourhood Area and associated Neighbourhood Forum](#). No Neighbourhood Plan has been produced.

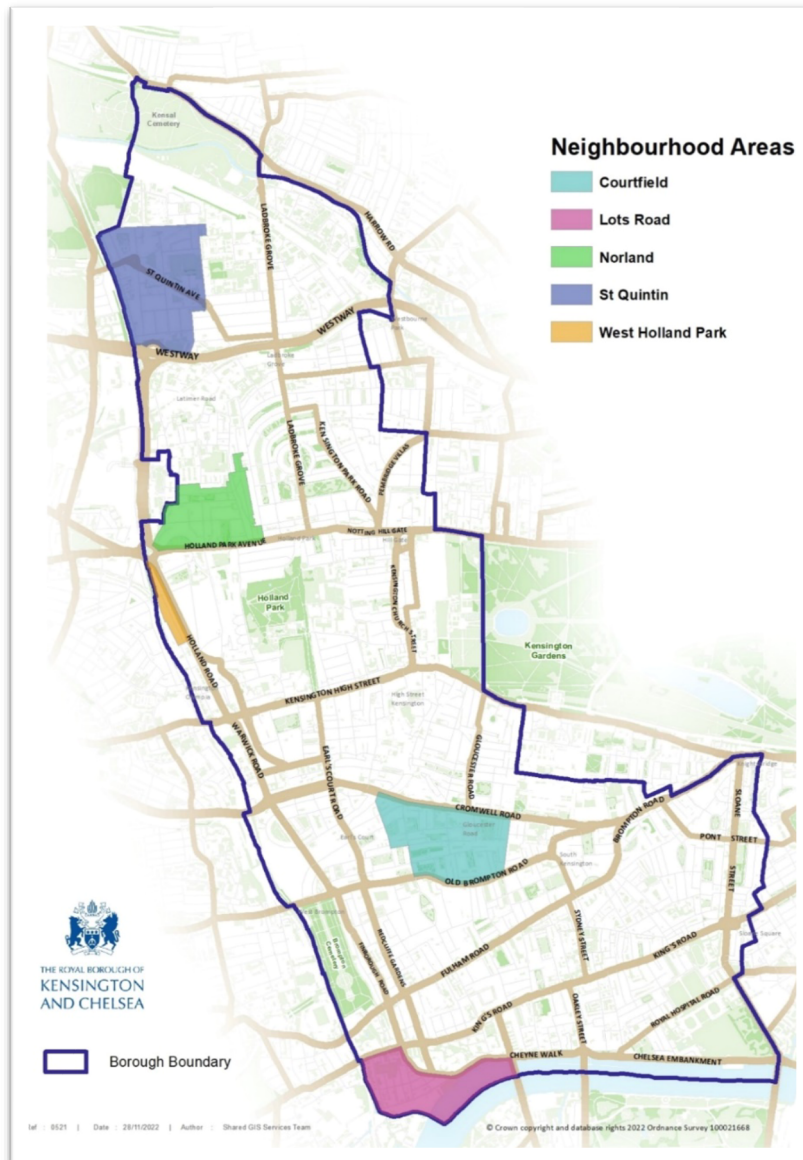


Figure 4.1: The Borough's Neighbourhood Areas (2025)

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 2019/20 to 2024/25. 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, 144 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 74 formal notices in this period. This includes (but is not restricted to) Enforcement Notices and Planning Contravention Notices.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed
2019/20	1,068	-	648
2020/21	1,248	17%	746
2021/22	1,120	-10%	594
2022/23	1,209	+8%	817
2023/24	1270	+5%	835
2024/25	1,181	-7%	667

Figure 5.1: Enforcement cases 2019/20 to 2024/25

Complaint types	No. of cases Oct 2023- Sept 2024	%
Building works	322	27%
Breach of condition	71	6%
Change of use (including short-term lets)	119	10%
Proactive licensing-related investigations	220	19%
Listed building works	83	7%
Advertisements	82	7%
Deviation from approved plans	54	5%
Untidy sites	99	8%
Air conditioning plant	34	3%
Terraces/balconies	11	1%
Construction Traffic Management Plans	43	4%
Miscellaneous including works to trees, tables and chairs and requests from solicitors	41	3%
Total	1181	

Figure 5.2: Break down of enforcement cases 2024/25

Development Management

- 5.5. 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 2024 – 30 September 2025. This period saw 2,852 planning/listed building applications being made, and a total of 5,356 applications or pre-applications. This represents a slight decrease the number of applications received on the previous year, but remains on par with recent years.

Year	Applications	Conditions	Advice	Tree works	Total
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
2024/25	2,852	992	569	940	5,353

Figure 5.3: Nature of applications/advice 2018/19 to 2024/25

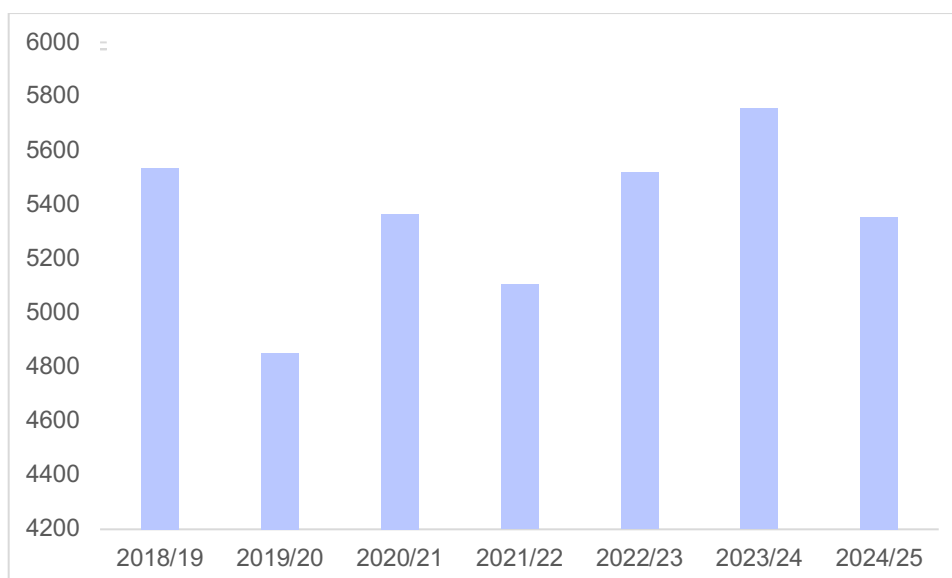


Figure 5.4: Total applications/advice 2018/19 to 2024/25

Speed of determining applications

- 5.6. 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. 96% of all “minor” applications have been decided within 8 weeks. These make up the large majority of the planning applications considered by the Council. This is similar to last year’s figure and maintains the significant improvement since 2019/20.

Year	Minors (8 weeks)	Majors (13 weeks)	Others (8 weeks)
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%
2024/25	96%	100%	96%

Figure 5.5: Speed of determining applications in time (%) from 2018/19 to 2024/25.



Figure 5.6: Speed of determining applications in time (%) from 20018/19 to 2024/25.

- 5.7. The percentage for major^[1] applications (where a decision was made) which were granted in time this year remains at 100%. This reflects the value of the pre-application system and of Planning Performance Agreements in shaping proposals before they come forward.
- 5.8. The speed of determining “other” applications is also similar to last year, and maintains the noticeable increase since 2019. “Other” applications include certificate of lawful use, prior approvals and the any other applications which are neither “minor’s” nor “majors”.
- 5.9. This demonstrates that the strategies implemented by the Council to increase the speed of decision making across the board in Development Management continue to be effective. This includes the success of the recently formed “fast track team”. Since January 2024, 549 applications have been considered by this team, with 96% determined in less than the five weeks.

^[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. 93% of both minor and other applications were granted planning permission this year. This is broadly consistent with recent years, although an uptick of 5% for “others”. This reflects a pragmatic approach where officers continue to support appropriate high-quality development.

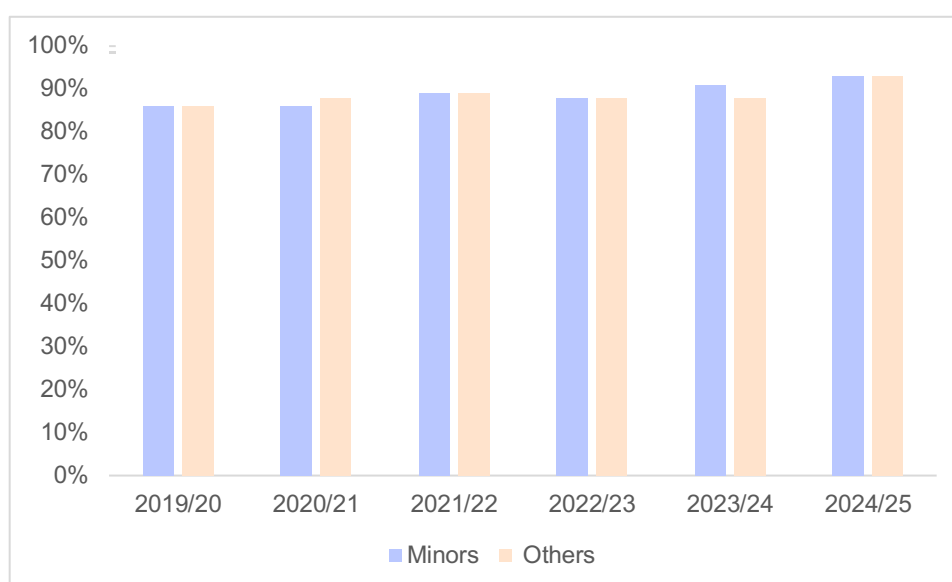


Figure 5.7: Approvals granted: Minor and “other” applications (2019/20 to 2024/25).

- 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 93% 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, 52% dismissed and 4% withdrawn. This represents a modest increase of appeals dismissed. This suggests that overall, the Council is continuing to take the right planning decisions and is able to justify them in a robust manner at appeal.

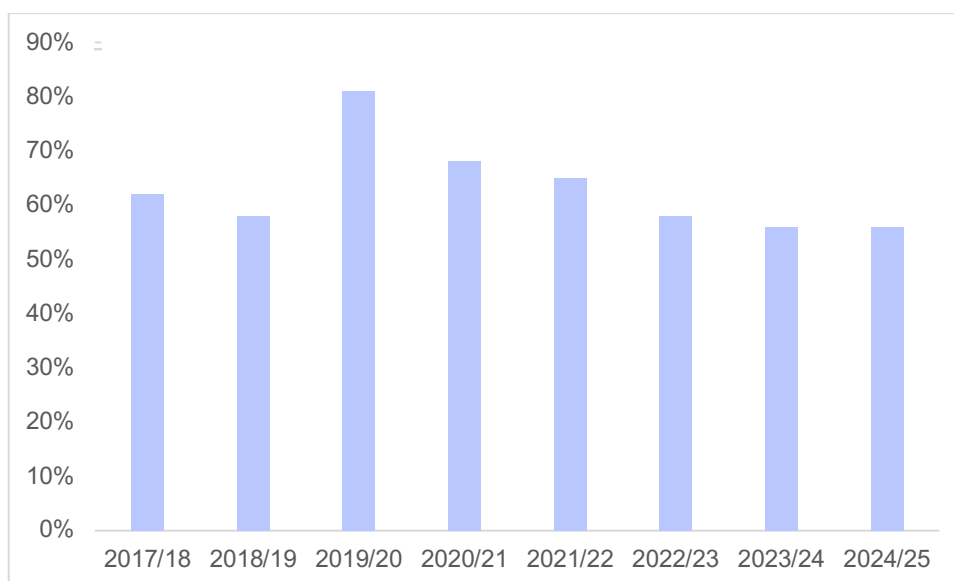


Figure 5.8: Appeals dismissed or withdrawn as a % of the total from 2017/18 to 2024/25.

- 5.14. Since March 2025 the Council has been monitoring all of the Local Plan policies which have been referenced by planning inspectors within their reports. Figure 5.9 sets out the policies referenced by inspectors. Figure 5.10 sets out the proportion of decisions where a given policy is referenced by the inspector.

Policy		Allowed	Dismissed
CD1	Context and Character	13	16
CD2	Design Quality, Character and Growth	12	15
CD3	Heritage Assets	7	4
CD4	Heritage Assets – Conservation	12	12
CD5	Heritage Assets – Listed Buildings	5	6
CD9	Living Conditions	1	7
CD10	Small-scale Alterations and Additions	14	9
CD11	Basements	1	1
CD12	Existing Buildings – Roof Alterations / Additional Storeys	1	4
CD13	Existing Buildings – Extensions and Modifications	4	6
CD15	Views	8	8
CD16	Fire Safety	1	1
SI1	Social Infrastructure	1	-
TC4	Evening economy	1	1

Figure 5.9: Policies referenced by planning inspectors in decision letters, March to November 2025.

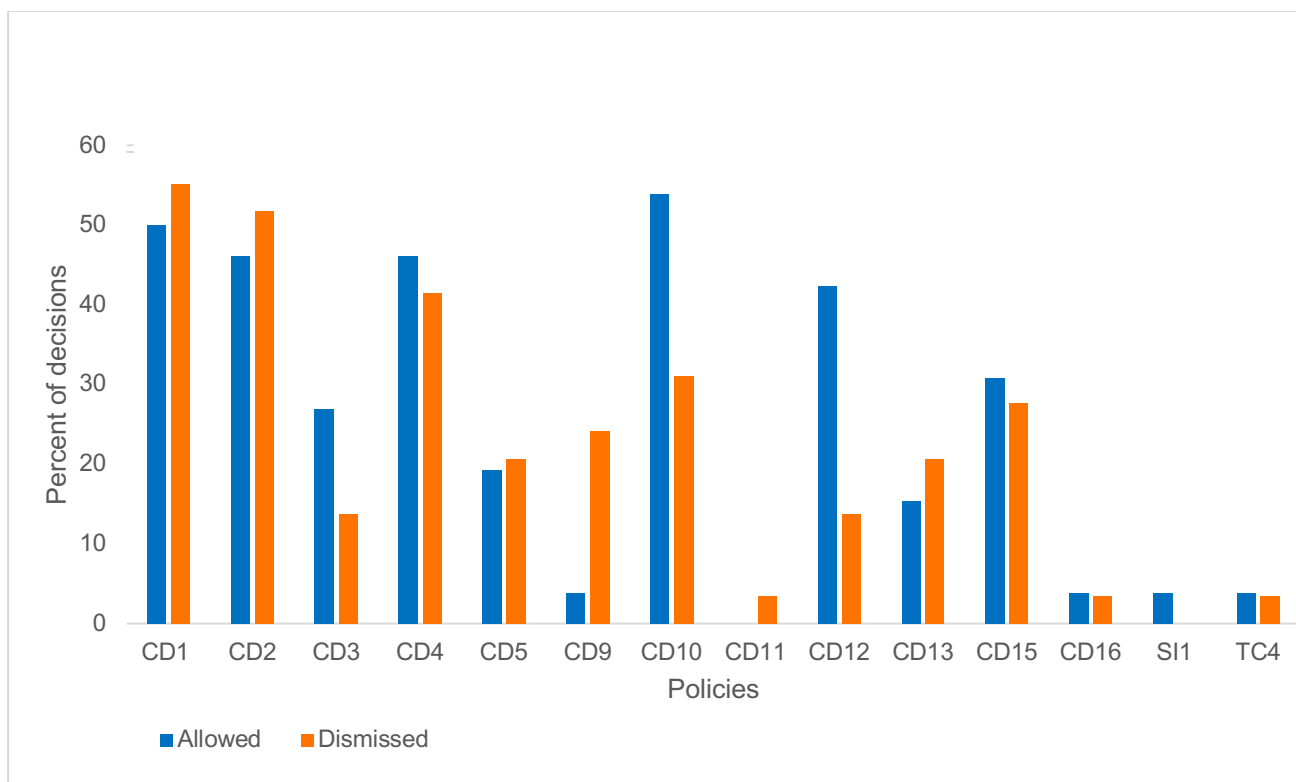


Figure 5.10: Policies referenced by planning inspectors in decision letters, March to November 2025, as a proportion of all decisions.

- 5.15. To date, the large majority of policies referenced by inspectors relate to appearance, to design or to the heritage of a building and to the character of the surrounding area. Indeed, these wider “design” policies made up 94 percent of all references. The only “non-design policy” referred to in more than two decisions was CD9, Living Conditions.
- 5.16. The policies relating to Heritage Assets (CD3), small scale alterations (CD10) and roof additions (CH12) are referenced in proportionally more allowed appeals than those which are refused. This will require ongoing monitoring to ensure that the Council only refuses proposals on design grounds when appropriate.
- 5.17. Policy CD9 (living conditions) is referenced in many more dismissed than allowed appeals. This might suggest that inspectors recognise the impact that proposals can have upon amenity in such a densely populated borough such as ours.
- 5.18. At 55 cases, this is already a useful reference. However, the value of this database will increase over time and as more cases are added.

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 reports on the policies within the current (2024) Local Plan. However, it should be noted that monitoring is still in a state of transition as whilst all the permissions will have been assessed using the policies within the 2024 Local Plan, many of the completions have been determined using the policies within the 2019 Local Plan. This will always be the case for a system when local plans are continually being updated/ replaced.
- 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 (as of December 2025) against each site allocation is outlined in Figure 6.1 below.

Site Allocation	Progress
SA1: Kensal Canalside Opportunity Area	This site is subject to two separate planning applications

Summary of land use quantum: • 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).	Permission granted, subject to a s106 agreement, for plots 1,2,4, 5 and 6. Ballymore/ Sainsbury's. Planning application (PP/23/06575) was submitted in October 2023. Planning permission was granted in November 2025. This is subject to the signing of a complex a complex s106 agreement. As of December 2025 this has not been signed. This is a 'hybrid' application consisting of outline proposal for the whole site and detailed proposals for Plot 2. Total provision for the hybrid applications • up to 339,511 sqm GEA mixed use development distributed across five plots; • Up to 2,519 Residential homes (Use Class C3), maximum provision of up to 290,913 sqm GEA of residential floor-space; • Buildings ranging up to 29 storeys in height; • A new Neighbourhood Centre; • Up to 15,950 sq.m GEA of non-residential floorspace; • Replacement supermarket 23,248 sqm; • New public realm and associated infrastructure. Planning permission has been submitted for plot 3, the St William proposal. (PP/25/03535.) As of December 2025 this is still being considered by the Council.																														
SA2: Earl's Court Exhibition Centre Summary of land use quantum: • 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(g) office, research and development or light industrial. • 10 per cent of the E(g) business floorspace on the site to be affordable workspace.	Permission granted, subject to s106 agreement Planning application (PP/24/05187) was submitted in July 2024. The Council granted this application in December 2025. This is subject to the signing of a complex s106 agreement. At the time of publication this has not be signed. This is a 'hybrid' application containing both outline and detailed proposals. The outline proposals are for: • Up to 1,090 residential units (1,400 homes in total including detailed proposals). Tenure mix as follows: <table><tr><th colspan="6">Table 3-3- Proposed Unit Type Mix Range (C3 Use homes)</th></tr><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>	Table 3-3- Proposed Unit Type Mix Range (C3 Use homes)							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%
Table 3-3- Proposed Unit Type Mix Range (C3 Use homes)																															
	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%																										

	- 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. The detailed proposals are for: - 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).
SA3: 100/100A West Cromwell Road Summary of land use quantum: - A minimum of 450 gross residential units. - Provision of commercial (office, retail, restaurant, food and drink) floorspace - A public leisure facility (community sports hall and public swimming pool).	Under construction. Planning permission (PP/19/00781) granted in June 2020. Permission granted 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).
SA4: Former Territorial Army Site, 245 Warwick Road Summary of land use quantum: - A minimum of 255 residential units. - Class E providing active frontage along Warwick Road. - Public open space, including outdoor play space.	The site does not benefit from any extant permission.

SA5: Wornington Green, Phase 3 Summary of land use quantum: • A minimum of 373 gross residential units. • The refurbishment or replacement of an improved community facility. • High quality public open space, including adventure playground.	Permission granted, subject to a s106 agreement. Planning application (PP/21/07028) was granted in March 2025. This is subject to a s106 agreement which, at the time of publication, has not been signed. Proposals are for: • between 368 and 370 residential units; • ground floor commercial space and flexible community / commercial space.
SA6: Lots Road South Summary of land use quantum: • 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.	Permission granted Planning permission was granted for this site in December 2025 (PP/25/04416). This permission is expected to be reported fully in the 2026 AMR, as and when the s106 has been signed. The final permission spans both this borough and LBHF. In total this permission includes the provision of 274 homes, of which 65 are extra care, 53 for social rent and the remaining 156 are market homes. The proposal also includes the provision of 2,015 sq m of flexible community and commercial space, including 684 sq m of affordable workspace and 275 sqm of community centre space.
SA7: Edenham Way Summary of land use quantum: • A minimum of 60 gross residential units. • Additional social and community uses including health provision.	The site does not benefit from any extant permission.
SA8: Chelsea Farmer's Market Summary of land use quantum:	Permission granted 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

• Around 60 residential units. • Retail units at ground level facing 151 Sydney St. • Creation of a new public square.	falls within the Crossrail 2 Safeguarding Limits – the permission is extant until 2032. Permission was granted for: • 59 residential units, • Flexible retail uses, • The creation of new publicly accessible landscape spaces.
SA9: Units 1-14 Latimer Road Industrial Estate Summary of land use quantum: • A minimum of 75 homes on upper floors • Retention of existing Class E floorspace at ground floor level.	Permissions granted Unit 1: Planning permission (PP/19/00991) was granted in May 2019 for: • Office floorspace on ground floor, • 8 x residential units on upper floors. Unit 10: Planning permission (PP/23/00778) was granted in July 2024 for: • flexible commercial floorspace (Class E) at ground, first and second floors, • 8 residential units on the upper floors.
SA10: Newcombe House Summary of land use quantum: • 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.	Under construction Planning permission (PP/23/03534) was granted in May 2024. Permission was granted for: • 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.
SA11: The Plaza, 535 King's Road Summary of land use quantum:	The site does not benefit from any extant permission.

- Office or business floorspace at a quantum equal or above the existing gross floorspace - A minimum of 28 residential units.	
SA12: Harrington Road Car Park Summary of land use quantum: - A minimum of 50 residential units. - Class E commercial frontage to Harrington Rd at ground floor level.	The site does not benefit from any extant permission.
SA13: Emmanuel Kaye Building Summary of land use quantum: - 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.	The site does not benefit from any extant permission.
SA14: 142A Highlever Road Summary of land use quantum: A minimum of 6 residential units.	The site does not benefit from any extant permission.
SA15: Colebrook Court Summary of land use quantum: A minimum of 20 net residential units.	Permission granted, subject to a s106 agreement Planning application (PP/24/01856) was granted in July 2025, subject to a legal agreement. This has yet to have been signed. Permission is for:

Class E (retail) on the ground floor.	29 homes (net gain of 17 residential units), 497 sqm (GIA) of Class E retail/commercial use.
SA16: Holland Road Triangle Summary of land use quantum: A minimum of 30 residential units.	The site does not benefit from any extant permission.

Figure 6.1: Progress on site allocations 2024/25 as of December 2025.

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Green-Blue Future

- 6.8. 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

- 6.9. 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 eight major applications approved during the last financial year (April 2024 – April 2025) 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.
- 6.10. Eight major applications that were assessed are:

Application Ref Number	Site Address	Proposal Description
PP/23/03534	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, LONDON, W11 3LQ	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/23/02154	380 Kensington High Street, LONDON, W14 8NL	Part demolition, part redevelopment and refurbishment of the existing hotel building to provide a new building comprising 11 storeys, for a hotel (Use Class C1) and associated uses, including extension to the existing basement, a publicly accessible roof terrace, hard and soft landscaping, together with ancillary plant and servicing; and associated enabling works. (MAJOR APPLICATION).

PP/23/01973	3-5 Crowthorne Road, LONDON, W10 6RP	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, LONDON, SW3 4NX	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/22/07709	Buspace Studios, 1-51 Conlan Street, LONDON	Demolition of existing commercial building and erection of interconnected buildings providing office and ancillary uses (all Use Class E) at basement, ground and up to fourth floor level, and residential (Use Class C3) at ground to fifth floor levels. New plant, cycle parking and all other works incidental to the development. (MAJOR APPLICATION)
PP/23/00778	Unit 10, Latimer Industrial Estate, 343-453 Latimer Road, LONDON, W10 6RQ	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).
PP/24/00254	Bridge House, Bridge Close, London, W10 6TN	Retention of the existing building to provide flexible Class E (Class E(c),(g) floorspace at ground floor with an extension of up to 6-storeys to provide 14 residential units, demolition of single storey front porch with associated landscaping, amenity space, cycle parking, refuse storage and access (MAJOR APPLICATION)
PP/24/06652	40-41 Hans Place, London, SW1X 0JZ	Partial demolition of No.40 and No.41 Hans Place. Construction of basement, front, rear, mansard extensions, associated roof terraces to No.40 and No.41, to create 7 residential units (Use Class C3), comprising 5 x 2-bedroom units and 2 x 3-bedroom units, with associated internal and external alterations. (MAJOR DEVELOPMENT) (CONSERVATION AREA) (SETTING OF LISTED BUILDINGS)

Figure 6.3 Analysis of Green/Blue policies for the major applications

- 6.11. 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. Six schemes out of eight included in this year's analysis were determined before the new Local Plan came into effect, and as such they 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: — Construction and demolition waste: 95% reuse/ recycling/ recovery. — Excavation waste: 95% beneficial use. — Municipal waste: 65% recycling by 2030.

- 6.12. Out of eight schemes assessed, three did not specify how the requirements would be met, while the remaining five demonstrated full compliance.

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.

- 6.13. 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.
- 6.14. Appendix 2 of the guidance sets out WLC benchmarks for various life-cycle modules which vary depending on the type of development.
- 6.15. Three schemes fully meet the requirements and align with the London Plan WLC benchmarks. The other three partially meet the requirements, either falling short of meeting the specific benchmarks for Modules A1-A5, or Modules B-C (excluding B6 & B7). Two schemes did not specify how they would perform against the benchmarks, but both were determined prior to new Local Plan coming into effect.

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.

- 6.16. 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 £953,739 is secured for the Council's carbon offset fund through financial contributions.
- 6.17. 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 – seven schemes incorporate installation of Air Source Heat Pumps, one scheme incorporates Ground Source Heat Pumps system, and seven schemes also include installation of PV panels.
- 6.18. 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. Seven assessed schemes meet the overall on-site reduction targets of 35% over Part L of the Building Regulations, with one scheme falling short and providing overall reduction of 29%. Three cases fail to meet the reduction targets achieved through energy efficiency measures alone.
- 6.19. Non-residential major developments are also required to achieve BREAAAM "Excellent" rating. In this monitoring period five non-residential schemes were approved: one is expected to achieve "Very Good", two "Excellent", and one "Outstanding" BREEAM 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.

- 6.20. 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.

- 6.21. While the assessed schemes generally aim to minimise overheating risks, six include proposals for air conditioning systems, one does not specify the proposed approach, and only one does not rely on active cooling.

GB6: Air quality

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

- 6.22. Local Plan requires all development to meet the air quality neutral benchmarks in accordance with the London Plan. All assessed major schemes are considered Air Quality Neutral.
- 6.23. 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

- 6.24. 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.
- 6.25. Three schemes are expected to achieve greenfield runoff rates, while the remaining schemes are expected to deliver significant reductions in surface water runoff, ranging from 50% to 94%.

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

- 6.26. 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 are expected to meet this requirement, except one for which no information was provided.
- 6.27. 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, all major commercial schemes that were approved are expected to meet 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%.

- 6.28. 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. Only three out of eight assessed schemes meet the UGF requirement, while the remaining five fall short.

- 6.29. Additionally, the policy requires all relevant developments to achieve a minimum 10% on-site biodiversity net gain. Of the six qualifying schemes, five are expected to meet this requirement, while one proposes a 7.3% BNG and therefore falls short. The remaining two schemes are exempt from the requirement.

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.

- 6.30. 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.
- 6.31. Of the eight assessed schemes, only one is expected to provide new public open space on site, in the form of a publicly accessible roof garden available during all operating/opening hours. Four schemes secured financial contributions towards the improvement or provision of publicly accessible open space, totalling £393,534.

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.

- 6.32. 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.
- 6.33. Among the eight assessed schemes, five meet the 95% target for reuse, recycling, or recovery of construction and demolition waste. The excavation waste target is also achieved by five schemes.

Flooding and Sustainable Drainage Systems

- 6.34. 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

- 6.35. 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 6.4 shows the progress made against the objectives within each of those themes over the past year.



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

Flood Resilient Communities	Flooding webpages have been updated to include additional information on sustainable drainage measures. Flooding information continues to be in one location, accessed at www.rbkc.gov.uk/flooding. The Portobello Flood Action Group (FLAG), supported by the National Flood Forum as part of the London Community Flood Action Programme, has continued to provide positive community flood resilience in North Kensington. Joint events with the Council have been held, including a successful Climate Café in July 2025. The Multi Agency Flood Plan has been updated by representatives of the Borough Resilience Forum.
Adaptive Places	Policies GB11 and GB12 in the Local Plan 2024 continue to reinforce the demand on development to take into account flood risk and sustainable drainage. Restrictions around new self-contained dwellings in basements were strengthened and expectations for runoff rates have been reduced to greenfield for minor developments.

	LLFA statutory consultee role³: 13 full responses to major planning applications (including 2 pre-application enquiries and 3 discharge of conditions). In addition, advice given for about 2-7 minor planning applications per week. Funding has been secured from the Department for Education towards the delivery of SuDS in Schools interventions in four schools in the Borough. Delivery continues for 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.
Working Together	Ongoing cooperation with relevant organisations and partnerships, including the Environment Agency, Greater London Authority, Transport for London, neighbouring boroughs, Thames Water. Councillor member of the Flood Ready London Board (previously the London Surface Water Strategic Group) and officer representation to steer the London strategy. Council is co-lead for the Green and Resilient theme of London Councils' Climate Programme.
Monitoring and Review	Maintenance of road gullies occurs twice a year for high-risk streets. Revised flood risk asset register is being developed to be published on the website in early 2026. Delivery against the Local Flood Risk Management Strategy was published in the first Annual Monitoring Report in February 2025, which was scrutinised by Environment Select Committee in October 2025.

Figure 6.4 Progress against Local Flood Risk Management Strategy 2024-2030 Objectives.

³ This covers the period from the 1 April 2024 to the 1 April 2025.

Housing

- 6.37. 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.
- 6.38. 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 79 of the NPPF, December 2024 states that, *"To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission."* Paragraph 78 of the NPPF states that, *"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*
- 6.39. Therefore, a housing trajectory is included in this AMR. This updates the housing trajectory that is included in the adopted Local Plan 2024.

Housing Supply

- 6.40. The Inspector's Report into 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. An updated housing trajectory has been provided in this AMR which shows that there is a 5 year housing supply.

Objective:	To meet the housing needs of the Borough's population
Target	4,480 homes between 2019/20 and 2028/29 (meet and exceed by 2030/31 as shown in the adopted Local Plan) 2023/24 – 448 homes per annum Stepped Local Plan target – 250 homes per annum (2024/25 and 2028/29) 646 homes per annum (2029/30 and 2033/34)
Related Policies	HO1: Delivery and protection of homes HO2: Small Sites HO3: Community Housing

Net Additional Dwellings

6.41. Residential completions and permissions since 2010/11 are shown in Figure 6.5. The full list of applications is included in Appendices B and C.1.

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
Total	5,932	2,569	5,666

Figure 6.5: Residential completions and approvals (net) (not including nonself-contained) 2010/11 to 2018/19.

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
2024/25	250	408	83
Total	2,490	1,887	1,050

Figure 6.6: Residential completions and approvals (net) (not including nonself-contained) 2019/20 to 2024/25 tracking the current London Plan 10-year target.

6.42. There were 408 new self-contained homes completed in the 2024/25 monitoring period⁴. Most of the homes delivered in this monitoring period are from the Lots Road Power Station delivering 420 new homes and other major

⁴ The monitoring period for housing completions runs for financial years. This allows a direct comparison with previous years which monitor the same period.

schemes are also included in the table below. However, there was a loss of 78 homes from the refurbishment of Sutton Dwellings housing estate in Chelsea (PP/20/05566). The loss of homes was because the existing homes were below the nationally described space standards. As the estate is in a conservation area the buildings have been refurbished within the existing envelope resulting in good quality homes but with a net loss.

<i>Lots Road Power Station</i>	<i>PP/02/01324</i>	420 homes
<i>Plots 5 and 6 Acklam Road, (Council New Homes Delivery Programme)</i>	<i>PP/20/00860</i>	32 homes
<i>201-207 Kensington High Street</i>	<i>PP/16/01412</i>	14 homes

- 6.43. There were 83 additional homes (net) approved in the 2024/25 monitoring period⁵. Appendix B sets out a list of applications approved in 2024/25. Of the number of homes approved, 30 are from Buspace Studios, 1-51 Conlan Street (PP/22/07709) which forms part of the housing trajectory (see Appendix C.2) and 24 from 316-324 Kensal Road (PP/22/04812) which is a variation of a condition. The figures continue to be particularly low when compared to the annualised housing target. There have been 29 homes that are permitted to be lost to amalgamations which is significant given the low approval figures overall.

Non self-contained supply

- 6.44. The other element which makes up housing supply are the “non self-contained” homes. In this Borough the main component of this supply/loss will be “communal accommodation”, and in particular bed-sits within larger houses in multiple occupation (HMO).
- 6.45. Over this monitoring period we have reported a loss of 29 non self-contained bedsit units and student accommodation. A ratio of 1.9 and 2.4 for student accommodation is applied to calculate the equivalent self-contained homes for the purposes of the Government’s Housing Delivery Test (HDT).
- 6.46. Figure 6.7 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 ratio as per the HDT rule book.

⁵ Previously housing approvals have been reported for 12 months 1 October 2020 to 30 September 2021. This AMR includes the figures from 1 April 2024 to 31 March 2025, so they are in-line with the housing completions figures.

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Net change of non-self-contained units	-33	-115	-117	81	8	12	-16	-71
Net change at the HDT rule book ratio	-18	-64	-65	45	4	6	-9	-29

Figure 6.7: Non self-contained completions (net) 2017/18 to 2024/25.

- 6.47. As evident from Figure 6.7 there has been a loss of non self-contained housing between 2017/18 to 2019/20 and also in 2023/24 to 2024/25 which is five of the eight years being reported in this AMR. The Council recognises that the loss of this housing can undermine the Council's ability to deliver housing. This will continue to be monitored closely.
- 6.48. The main loss in the current monitoring year is from PP/22/01567, Atlantic House, 1 St Alban's Grove. This was a loss of 66 student bedrooms and applying a ratio of 2.5 resulted in 26 equivalent self-contained homes. There were other losses from an HMO at 107 Oakley Street.

Combined Housing Supply

- 6.49. Figure 6.8 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*
2024/25	408	29	378*
Total	4,456	-130	2,498

Figure 6.8: Residential completions (net) 2010/11 to 2024/25 (only these figures include non self-contained supply as before then the split was not monitored).*

Housing Delivery Test

- 6.50. 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.
- 6.51. The Government published the results of the 2023 HDT in December 2024. These are set out in Figure 6.9 below.
- 6.52. The 2023 HDT indicated that the 855 new homes built and delivered between 2020/21 and 2022/23 was 63% of those required of the Borough's housing target. As such the Council has not passed the test and the presumption in favour of sustainable development continues to apply.
- 6.53. 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, December 2024). 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 as per paragraph 78 of the December 2024 NPPF (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.

	2020-21*	2021-22	2022-23	Total
Homes required to be delivered	465	448	448	1,361
Homes delivered	382	191	281	855 (63%)

Figure 6.9: Results of 2022 Housing Delivery Test.

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. The target was 733 dpa.

- 6.54. 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 adoption of the new Local Plan

in July 2024 and allocation of sites was one of the key actions that has been undertaken.

Refusals

- 6.55. 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 6.10 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in homes.
- 6.56. The monitoring period saw the Council refuse six developments that included new additional homes which would have resulted in a net increase of 24 homes. Given the number of planning applications determined by the Council, a small number are likely to be refused for valid reasons. It should also be noted that if there are valid reasons for refusal and these can be overcome with amendments, permission may be granted in a subsequent amended application. This was the case for PP/24/02944 which was the only major application refused where there would have been a net gain of homes.

Figure 6.10: Refusals 1 April 2023 to 31 March 2025 involving net gain of homes.

PP Ref	Address	Proposal	Net
PP/24/02944 (but granted later PP/24/06652)	40-41 Hans Place, LONDON, SW1X 0JZ	Partial demolition of No.40 and No.41 Hans Place. Construction of basement, front, rear, mansard extensions, associated roof terraces to No.40 and No.41, to create 7 residential units (Use Class C3), comprising 5 x 2-bedroom units and 2 x 3-bedroom units, with associated internal and external alterations. (MAJOR DEVELOPMENT)	5
PP/25/00037	36 Kensington Court, London W8 5BB	Construction of a Mansard roof extension with a full additional storey and an additional mezzanine level within, covering no more than 50% of the internal floor area to create four additional units. (Amended description)	4

PP Ref	Address	Proposal	Net
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/25/03402	Land to end of Ledbury Mews West, London, W11 2QZ	Demolition of garage units, creation of two residential units and refurbishment of existing mews houses.	2
PP/24/00692	Second Floor Flat, 29 Holland Road, London	Erection of roof extension to provide 1 x 1 Bedroom Unit (Use Class C3) and second floor rear extension (infilling existing terrace) with associated works.	1
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.	1
PP/24/03906	Cian House, 10 Bard Road, London, W10 6TP	Change of use of part of the ground floor from commercial use (Use Class E) to residential use (Use Class C3)	1
PP/24/04874	Garages Adjacent To 1, Lexham Gardens Mews, London, W8 5JQ	Demolition of garages A-D and creation of a part single-storey, part-double storey single family dwelling house with two bedrooms, for four people, with associated cycle and bins storage are.	1
PP/24/05443	53 Gloucester Road, London, SW7 4QN	Rear extension to existing fourth floor flat. Roof extension above to create additional 5th floor level and formation of 1no new self contained flat. Formation of roof terrace above raised/extended rear outrigger.	1
PP/23/03395	184 Earl's Court Road, London, SW5 9QG	Additional storey to create one studio flat and associated residential entrance door on front elevation.	1

PP Ref	Address	Proposal	Net
PA/24/06059	Unit 1, 20 Redfield Lane, London, SW5 0RJ	Change of use for Unit 1 from office (Use Class	1
PP/24/06085	39 Harrington Gardens, London, SW7 4JU	Change of use from office (Class E(g)(i)) to a single family dwelling house (Class C3), with associated internal alterations (ground to fourth floor) and external alterations	1
PP/25/00156	138 Brompton Road, London, SW3 1HY	Change of use for 1st and 2nd floors to service flat (sui generis), offered on a temporary, transient basis and for short stays.	1
PP/25/04709	1 Hereford Square, London, SW7 4TT	Demolition of existing dwellinghouse and erection of four storey residential building with 1no. two bedroom apartment and 1no. three bedroom residential unit. Proposed basement excavation and erection of roof addition.	1
PP/25/04461	12 Cathcart Road, London, SW10 9NN	Proposed demolition of the existing two storey dwelling and the construction of a new high quality two storey family home including landscaped garden, improved boundary treatment and reduced vehicle crossover	1
		Total	24

Housing Trajectory

- 6.57. With regards to delivery of the London Plan target, 2024/25 marks just over the halfway point for the ten year target. There is a delivery shortfall of 850 homes against the cumulative target in 2024/25. However, a shortfall of 850 homes was anticipated one year in advance in 2023/24 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 850 homes is a year later than the anticipated shortfall built into the Local Plan housing trajectory. Therefore, actual housing delivery is aligned with that demonstrated by the Council in the Local Plan. The cumulative completion chart at Figure 6.11 provides a true picture of the expected delivery of the London Plan target. The Council expects to meet and exceed the target by 2030/31, which is aligned with the expectation set out in the Local Plan.

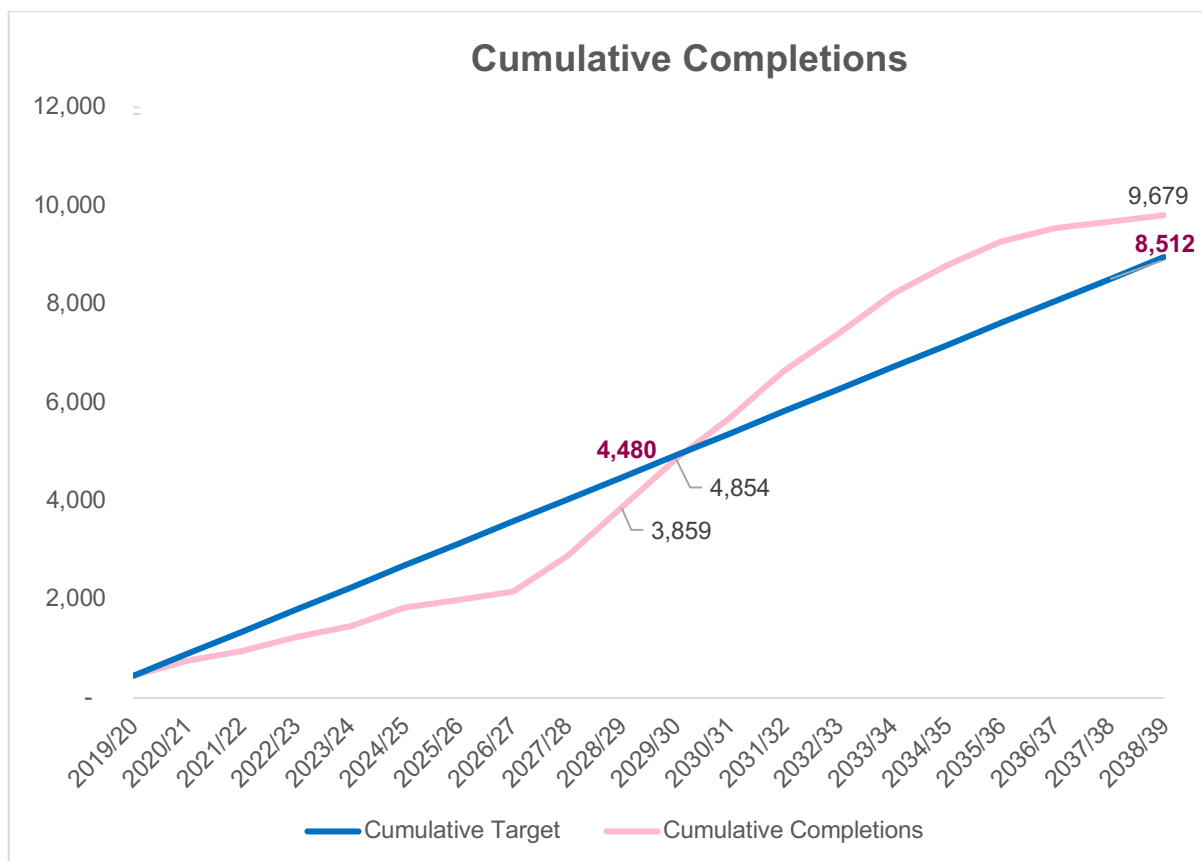
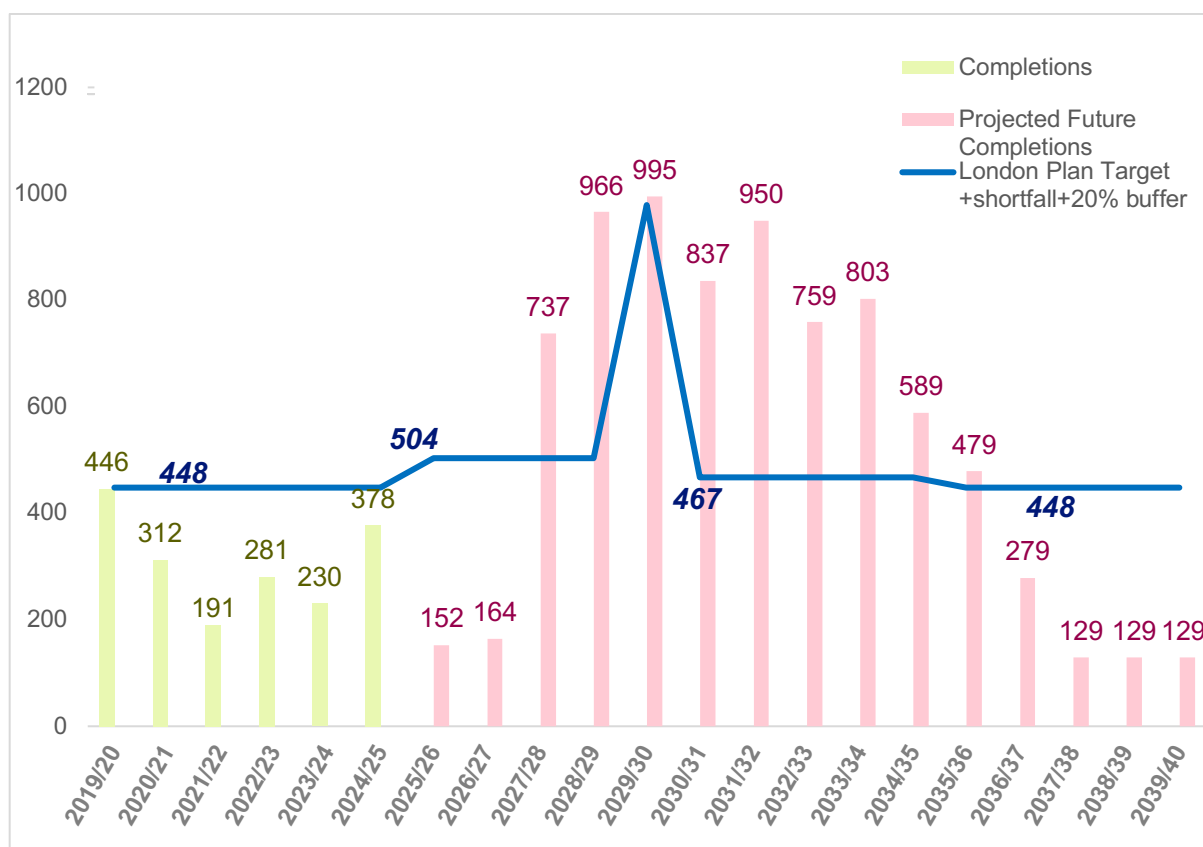


Figure 6.11: Cumulative target and completions as at April 2025

- 6.58. The chart at Figure 6.12 provides an update to Figure 5.1 of the Local Plan 2024. As set out in the Local Plan the Council adopted a stepped trajectory where the housing target over ten years of 4,480 has been broken down into two tranches reflecting anticipated delivery of homes in the Borough. The stepped trajectory is for 1,250 homes to be delivered between 2024/25 and 2028/29, which is 250 homes per annum. The remaining 3,230 homes will then be delivered between 2029/30 and 2033/34, which is 646 homes per annum.
- 6.59. In accordance with the approach agreed for the Local Plan housing trajectory during the Local Plan examination, any shortfall in housing delivery since the beginning of the current London Plan target (2018/19) is added to the first five years of the housing land supply. Then a 20 per cent buffer moved forward from later in the Plan period is added (this is normally from years 6 to 10) (paragraph 78 of the NPPF).
- 6.60. There is a spike in the housing target in 2029/20 as the stepped annualised target of 250 homes per annum moves up to 646 homes per annum. On top of this there is an under supply figure and a 20 per cent buffer added on resulting in the spike. As the 20 per cent buffer is moved forward from years 6 to 10 of the trajectory, there is a corresponding reduction to the 646 housing target which also takes into account the undersupply addition.
- 6.61. The updated housing trajectory shows that the delivery from sites as set out in the Local Plan 2024 Appendix 1 is coming forward at the expected rate. This

is also evident in Figure 6.7 above. An update to the Local Plan Appendix 1 is included in Appendix C.2 of this AMR. There is a supply of 3,015 homes against a target of 2,994 homes between 2025/26 and 2029/30. Therefore, as of 1 April 2025, the Council can demonstrate a 5 year housing land supply which is slightly less than the 5.1 years set out in Local Plan 2024 paragraph 5.1.



Loss of Self-contained Residential Units

6.62. Over the monitoring period 50 completions resulted in the net loss of residential units. In total, these completions resulted in the loss of 169 homes.

6.63. Of these 142 homes:

- 29 were lost as a result of amalgamations, in 34 applications.
- 29 were lost as a result of loss of student accommodation and an HMO.
- 78 homes were lost in the refurbishment of Sutton Dwellings to bring them to modern space standards in a conservation setting.

6.64. All of these completed permissions are set out in Figure 6.13 below.

- 6.65. 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 6.13: Completions which have resulted in either the loss of a residential unit or floorspace 2024/25.

LPA reference	Address	Net losses
PP/21/04876	120 Pavilion Road, LONDON, SW1X 0AX	-1
PP/22/03070	12-14 Ovington Square, LONDON, SW3 1LN	-2
PP/22/07232	15 Lonsdale Road, LONDON, W11 2BY	-1
PP/23/04238	20 Holland Street, LONDON	-1
PP/20/02775	24 Warwick Road, LONDON, SW5 9UD	-6
PP/23/08277	299-305 and 309 Fulham Road, LONDON, SW10 9QH	-8
PP/22/03804	2nd and 3rd floor, Second and Third Floor Flats, 20 Holland Street, LONDON, W8 4LT	-1
PP/22/07858	3 Cadogan Street, LONDON, SW3 2PP	-1
PP/23/03137	3 Edith Terrace, LONDON, SW10 0TQ	-1
PP/22/06034	37 Bramley Road, LONDON, W10 6SZ	-1
PP/24/03905	37 Kensington Park Road, LONDON, W11 2EU	-1
CL/24/06436	39-41 Egerton Terrace, LONDON, SW3 2BU	-1
PP/21/03053	500 King's Road, LONDON, SW10 0LE	-1
PP/23/03101	55 Redcliffe Road, LONDON, SW10 9NQ	-1
PP/23/07668	6 St Luke's Street, LONDON	-1
PP/21/03757	7 Philbeach Gardens, LONDON, SW5 9DY	-1

LPA reference	Address	Net losses
PP/23/08023	8 Berkeley Gardens, LONDON	-1
PP/23/08489	8 Oakfield Street, LONDON, SW10 9JB	-1
PP/24/01026	Amalgamation of ground floor flat 3 and first floor flat 4 of 43 Philbeach Gardens., Flats 3 and 4, 43 Philbeach Gardens, LONDON SW5 9EB	-1
PP/22/01567	Atlantic House, Atlantic House, 1 St Alban's Grove, LONDON	-26
PP/23/03394	Aubrey Lodge, Aubrey Road, LONDON	-1
CL/24/01770	Basement Flat, 9 Marloes Road, LONDON, W8 6LQ	-1
PP/22/01180	First and Second Floor, First and Second Floor Flat, 14 Earl's Court Gardens, LONDON, SW5 0SZ	-1
PP/23/05746	First and second floors, First and Second Floor Flats, 26 Colville Terrace, LONDON, W11 2BU	-1
PP/23/07777	First floor flats at Nos 26 and 27 Colville Terrace, Second Floor Flat at 26 and flat 4 at 27, Colville Terrace, LONDON, W11 2BU	-1
PP/24/03907	First, second and third storey, First, Second and Third Floor Flats, 2 Berkeley Gardens, LONDON, W8 4AP	-1

LPA reference	Address	Net losses
PP/22/05124	Flat 2, 32 Kensington Park Gardens and Ground Floor, 31 Kensington Park Gardens., Ground Floor Flat, 31 Kensington Park Gardens, and Flat 2, 32 Kensington Park Gardens, LONDON, W11 2QS	-1
PP/23/05218	Flat 5 and Flat 2A Chalfont House, LONDON, SW1X 8NG	-2
PP/24/06691	Flats 6 and 7, 5 Emperor's Gate, LONDON SW7 4HH	-1
PP/24/02881	Ground Floor/basement and first floor flats., 76 Ifield Road, LONDON , SW10	-1
PP/20/06868	107 Oakley Street, LONDON, SW3 5NR	-1
PP/22/04216	Lower ground and ground floor flats, Basement and Ground Floor Flats, 36 Royal Crescent, LONDON, W11 4SN	-1
PP/22/01179	Lower Ground and Ground Floor, Basement and Ground Floor Flat, 14 Earl's Court Gardens, LONDON SW5 0SZ	-1
PP/22/01177	Lower Ground and Ground Floor, Basement/Ground Floor Flat, 50 Abingdon Road, LONDON, W8 6AR	-1

LPA reference	Address	Net losses
PP/23/02167	Lower Ground and Ground Floor, Flat A and Flat 1, 9 Evelyn Gardens, LONDON, SW7 3BE	-1
PP/23/01815	Lower ground floor flat and ground floor flat., 11 St Charles Square, LONDON, W10 6EF	-1
PP/22/01317	Lower ground floor flat. Ground floor flat, Flat A and Flat B, 72 Blenheim Crescent, LONDON, W11 1NZ	-1
PP/24/05522	Lower ground, ground floor hallway and front and rear elevations and gardens., 40 Tavistock Road, LONDON, W11 1AW	-1
PP/23/08484	Flats 1 and 2, 109 Philbeach Gardens, LONDON, SW5 9ET	-1
PP/22/02691	Park Walk PS (New Nursery), Please refer to submitted plans., Park Walk Primary School, Park Walk, LONDON, SW10 0AY	-1
PP/23/04170	1B, 1C, 1D and 1F, Kensington Church Walk, LONDON, W8 4NB	-1
PP/23/04432	40 and 42 Abingdon Road, 40-50 Abingdon Road, LONDON	-4

LPA reference	Address	Net losses
PP/24/02308	Second and third floor levels only., Flat C and Flat D, 64 Courtfield Gardens, LONDON, SW5 0NQ	-1
PP/23/02109	Second Floor Flats 7 & 8 - 17 Cadogan Square, London, SW1X 0HT, Flats 7 and 8, 17 Cadogan Square, LONDON, SW1X 0HT	-1
PP/24/02264	Second, third Floor Flats and Roof Terrace, Flat 4 and Flat 5, 5 Strathmore Gardens, LONDON, W8 4RZ	-1
PP/22/03641	Studio flats at First and Second Floor, Flat A and Flat B, 73 Bedford Gardens, LONDON, W8 7EF	-1
PP/20/05566	Sutton Dwellings, William Sutton Estate, LONDON, SW3	-78
PP/22/07319	Old Warehouse, 48 Smith Terrace, LONDON, SW3 4DH and 28 Smith Street, LONDON, SW3 4EP	-1
PP/23/01076	First/second Floor Flat and Ground Floor Flat, 59 Radnor Walk, LONDON, SW3 4BT	-1
PP/23/02907	Third and Fourth Floor Flats, Flat 5 and Flat 6, 16 Chepstow Crescent, LONDON, W11 3EB, ,	-1
		-169

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 2024 and 31 March 2025 there were two contributions agreed through planning agreements to contribute to the Borough’s stock of affordable housing totalling to £1,541,635. Over the same period, the Council received £5,829,868 from planning agreements agreed outside of the monitoring period.
- 6.70. For regulatory reporting purposes the financial contributions received are by 2024/25 financial year as set out above.

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/Agreed*	Amount Received**
Bridge House, Bridge Close, LONDON, W10 6TN	PP/24/00254	12/02/2025	-	£490,000	£0
40-41 Hans Place, LONDON, SW1X 0JZ	PP/24/06652	28/03/2025	-	£1,051,635	£0
The Clearings Site, Draycott Avenue, LONDON, SW3 2NA	PP/16/01795 & PP/19/05299	25/08/2023	06/05/2025	£8,000,000	£5,829,868
Totals				£9,541,635	£5,829,868

*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 in the reporting year.

Figure 6.14: Affordable housing contributions agreed and/or received between 1 April 2024 to 31 March 2025.

- 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 2024-25 include the following schemes which have provided affordable housing on-site:
- Plot 5 and 6, Acklam Road, (PP/20/00860) – 32 social rent homes (all social rent as it is a Council scheme).
 - Chelsea Waterfront, Lots Road Power Station and Chelsea Creek, Lots Road (PP/02/01324) – the scheme delivers 420 homes, of which 166 units are affordable consisting of:
 - 98 Social Rented Units
 - 46 Shared Equity Units
 - 21 Intermediate Units for key workers
- 6.74. In addition, while there is a net loss of homes in the Sutton Dwellings, William Sutton Estate, the scheme has provided 81 new good quality affordable homes which are all social rented.

Permissions

- 6.75. Over the monitoring period there were no schemes where on-site affordable housing has been secured.

New Homes Delivery Programme

- 6.76. 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).
- 6.77. 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.
- 6.78. 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)
- 6.79. The schemes at Nos. 175-177 Kensal Road and Nos.15-17 Hewer Street were completed in 2024 and were included in that AMR.
- 6.80. The site at Acklam Road was completed in this monitoring year.
- 6.81. 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.
- 6.82. 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)
- 6.83. The site at Edenham Way (part of Phase 2) has been paused for further consideration and consultation.
- 6.84. Phase 3 of the programme includes two sites:
- Lots Road South. Planning permission was granted for this site in December 2025. (PP/25/04416). This permission is expected to be reported in the 2026 AMR, as and when the s106 has been signed.

The final permission spans both this borough and LBHF. This permission includes the provision of 274 homes, of which 65 are extra care, 53 for social rent and the remaining 156 are market homes.

The proposal also includes the provision of 2,015 sq m of flexible community and commercial space, including 684 sq m of affordable workspace and 275 sqm of community centre space.

- Latymer Community Church and Bramley Road. This scheme has been paused due to increasing inflation and rising costs. The Council is continuing to look at the most cost-effective way to deliver the homes on site and will talk to residents if plans change.

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

Self-Build and Custom Housebuilding Register

6.86. 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.

6.87. 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.

6.88. 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.

6.89. 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 6.15 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 6.15: The RBKC Self-Build and Custom Housebuilding Register (December 2025)

Design and Heritage

- 6.90. 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.
- 6.91. 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

- 6.92. 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 25 independent and experienced professionals from a broad range of backgrounds including experts in sustainability, transportation planning, and inclusive design, as well as designers. The panel also includes two local resident experts.
- 6.93. 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.
- 6.94. In 2025 three schemes were considered by the panel.
- Kensal Canalside
 - Lots Road South
 - Royal Marsden Hospital
- 6.95. The QRP process helped improved the quality of both the Kensal Canalside and Lots Road South proposals. A decision has yet to have been made for the future Royal Marsden application.

Listed buildings, scheduled ancient monuments and archaeology

Heritage at Risk Register

- 6.96. 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 suggest, at risk from development, neglect or decay.
- 6.97. The [latest Register](#) was published in November 2025. Within the Borough, there are 32 '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
- Tomb of Molyneux Family, Kensal Green Cemetery, Harrow Road W10
- Mausoleum of Baron John Huth, Kensal Green Cemetery, Harrow Road W10
- Monument to Edward Macklew, Kensal Green Cemetery, Harrow Road W10

- 6.98. This year one building within the borough have been removed from the Register for positive reasons – the grade II listed building, 1 Camden Hill.
- 6.99. Three new structures have been added to the Heritage at Risk Register this year. These are all monuments within the Kensal Green Cemetery. They have been added to the bottom of the preceding list.
- 6.100. The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant landowners to ensure that their upkeep is such that they can be removed from the register.

Change to listings

- 6.101. The borough contains over 4,000 listed buildings/ structures. No buildings/ structures were added or remove from the statutory list between November 2024 and the end of October 2025.

Tall buildings

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

- 6.102. 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 6.16 below.

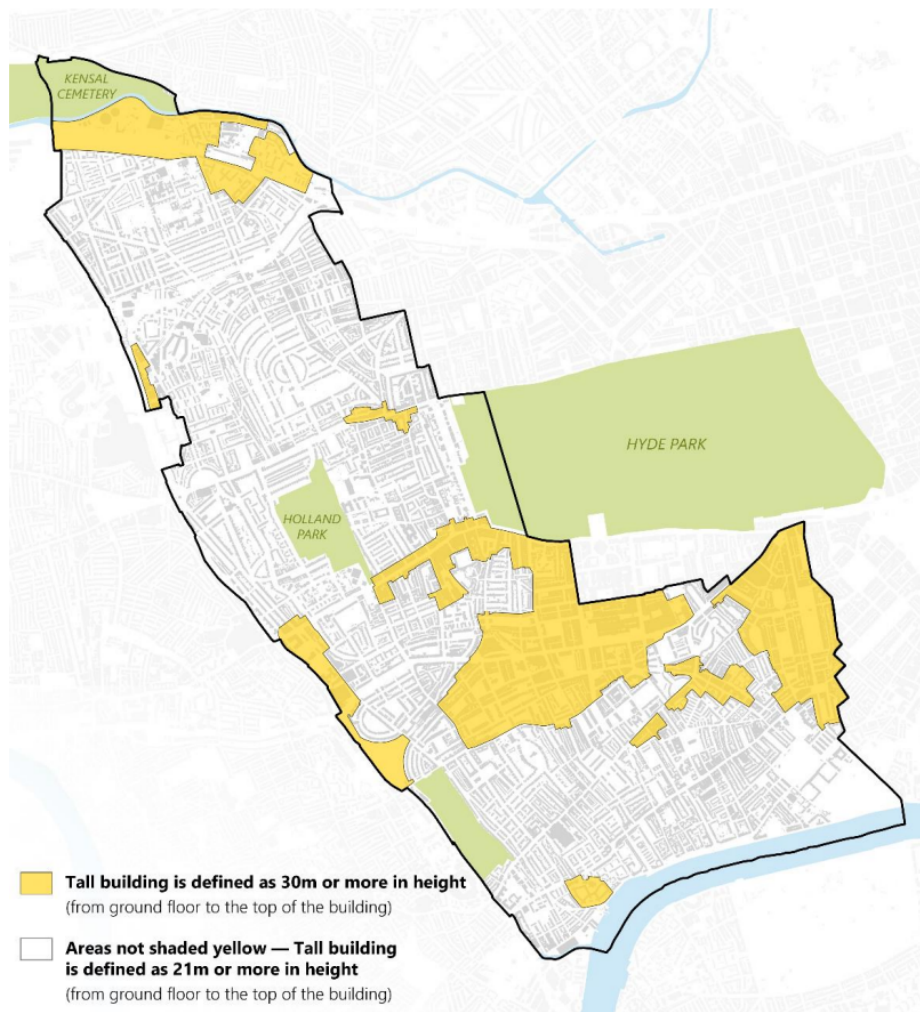


Figure 6.16: Tall building definition for specified localities.

- 6.103. 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.
- 6.104. No tall buildings have been granted permission in the monitoring period. The permissions for part of the Kensal Canalside OA, the Earl’s Court OA and Lots Road South will all be reported in the 2026 Monitoring Report, as and when the associated s106 agreements have been signed.

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

- 6.105. 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.
- 6.106. 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.
- 6.107. 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.
- 6.108. 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

- 6.109. The monitoring period for basements for the purposes of this report is from 1 November 2024 until 31 October 2025.
- 6.110. Figures 6.17 and 6.18 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.
- 6.111. 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	2025
Cases Registered	307	450	393	252	153	75	71	173	93	104	150	173	137	107
Permissions Granted	242	259	295	158	128	51	65	112	64	57	110	97	80	84
Applications Refused	53	73	111	95	32	6	7	21	14	15	16	13	29	23

Figure 6.17: Planning applications with a basement element, 2012 – 31 October 2025

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

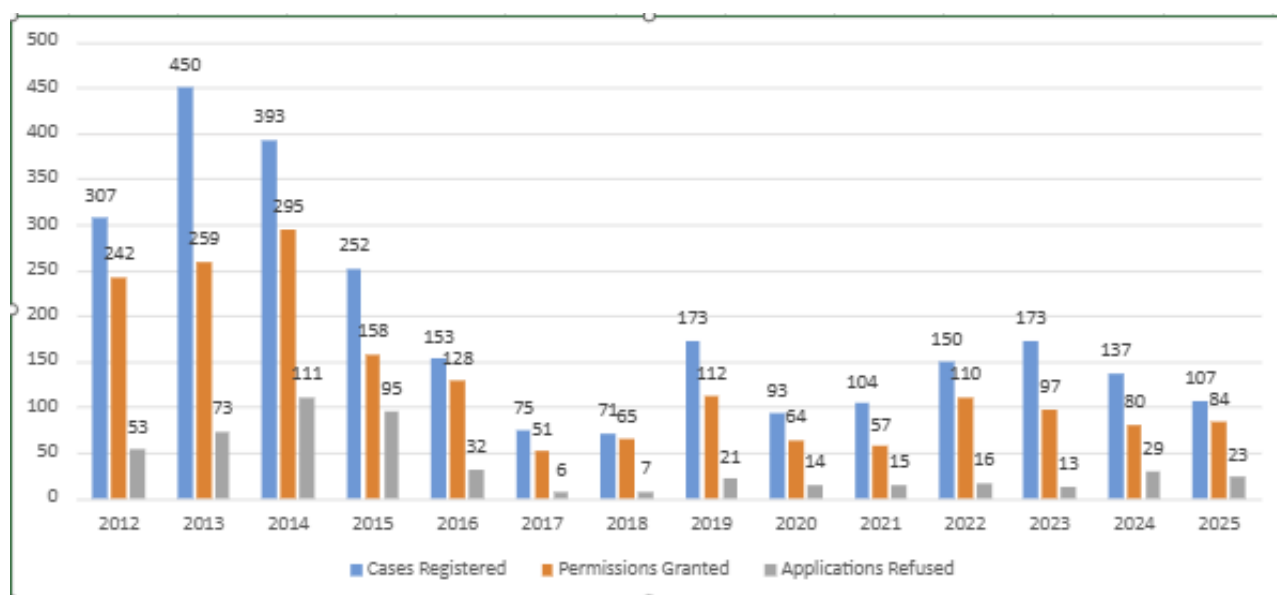


Figure 6.18: Planning applications with a basement element, 2012 – October 2025.

6.112. 2024 continues to follow this trend with the number of basement applications remaining considerably below the peaks of the early 2010s. 107 applications

which include basement development were made in the monitoring period, of which 84 were granted and 23 either withdrawn or refused.

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

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.

6.114. The Council commissioned consultants Urban Shape to carry out a Retail and Leisure Needs Assessment (RLNA)⁶ 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.

6.115. 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.

6.116. For the purposes of this AMR, we 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.

⁶ [RBKC Retail and Leisure Needs Assessment February 2022.](#)

- 6.117. 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. Such changes of use of units may, however, be picked on at a centre scale through the Council's own town centre surveys.
- 6.118. 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.
- 6.119. In 2024/25 completed developments resulting in a modest net increase of 1,350 sq. m Class E(a) retail floorspace. This includes:
- Nos 60 Sloane Avenue. (PP/19/06879). Redevelopment which includes a net increase in 977 sq m of retail floorspace.
 - Lots Road Power Station. (PP/19/06879). The redevelopment includes the provision of 1,198 sq m of retail space.
- 6.120. At the same time the development at No. 169 Fulham Road was completed. This includes the net loss of 922 sq n of retail floorspace, to a medical use.
- 6.121. For 2024/25 there has been a modest net increase of 854 sq. m of retail E(a) floorspace (permitted). The loss is largely due to two applications:
- Nos. 81-103 King's Road. (PP/23/00968). Demolition and redevelopment to create a replacement 4 storey (plus basement) building. Net increase of 897 sq m of retail floorspace.
 - Metropolitan Building, Lots Road Power Station. (PP/24/04040). Change of use from Clas B1 to Class E, the majority of which will be E(a) retail floorspace. This includes a net increase of 1,393 sq m of retail space.
- 6.122. Permission has been granted for a number of proposals which do include the loss of some retail floorspace. These include Nos. 35-38 Sloane Square (PP/24/00878), Nos 224-226 Kings Road (PP/24/00067) and No 219 Kensington High Street, all of which result in the net loss of more than 400 sq m of retail space. This loss is more than made up for by the proposals which include increase in retail space.
- 6.123. It is worth noting that these figures do not include the significant amount of retail and other town centre floorspace recently granted for the Ballymore/ Sainsbury's part of the Kensal Opportunity Area. (PP/23/06575). It also does not include the recent permission for the Earl's Court Opportunity Area redevelopment. These redevelopments will be included in a subsequent

monitoring report, as and when the associated s106 agreement have been signed.

6.124. Over the monitoring period there has been a net loss of 5,231 sqm of uses which do not comply with any particular use class, being *sui generis*.

6.125. These uses can include a range of town centre uses. However, in this monitoring period the net loss (completed) largely relates to the loss of 9,166 sq m of the former Lot's Road Power Station (PP/02/01324). This was partially countered by the net increase of 4,190 sq m of a private members club and gallery at 1 to 5 Cromwell Place (PP/17/05132).

6.126. There is no significant change to *sui generis* uses permitted over the monitoring period.

6.127. A public house is a *sui generis* use. Such uses are concerned later in the Monitoring Report and not included in these figures.

6.128. 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)	3,006	4,356	1,350
A3 / E(c)	0	911	911
Sui Generis	9,421	4,190	-5,231

Figure 6.21: Retail floorspace and *sui generis* completions April 2024 to 31 March 2025.

Use	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	2,269	2,912	845
A3 / E(c)	118	599	481
Sui Generis	36	5	-29

Figure 6.22: Retail floorspace permissions 1 October 2024 to 30 September 2025.

6.129. Figure 6.23 considers the net change of retail floorspace overtime.

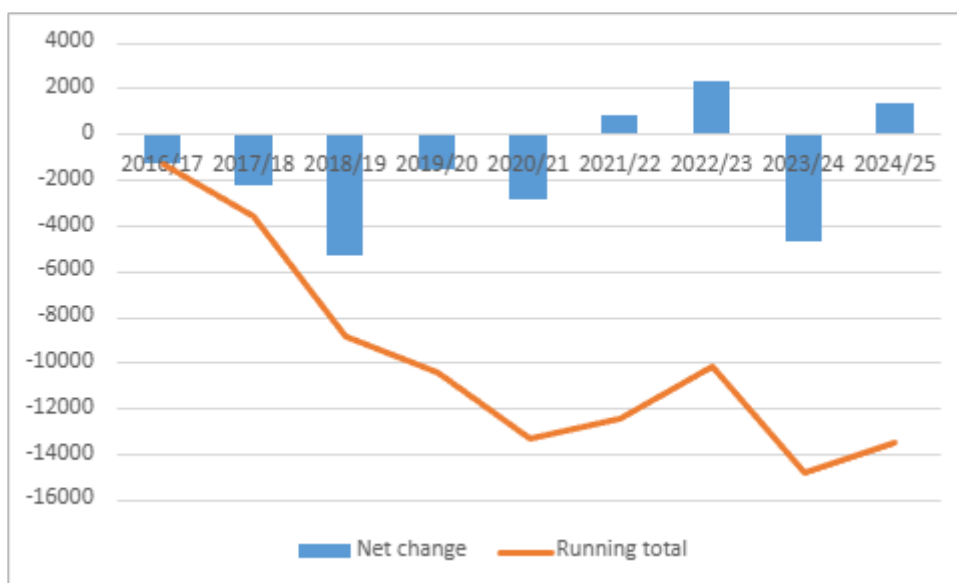


Figure 6.23: Net change in retail floorspace (completed) 2016/17 to 2024/25, as identified by the Planning London Datahub.

6.130. With the caveats concerning monitoring of the E Class firmly in mind, the net increase of 1,350 sq m retail floorspace (completed) is not significant. It indicates that investment and redevelopment continue to occur in our centres.

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

6.131. 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.

6.132. As noted in the previous section there have been two significant completions including retail floorspace over the monitoring period

- No 60 Sloane Avenue. (PP/19/06879). Redevelopment which includes a net increase in 977 sq m of retail floorspace.
- Lots Road Power Station. (PP/19/06879). The redevelopment includes the provision of 1,198 sq m of retail space.

6.133. No. 60 Sloane Avenue lies within the Brompton Cross District Centre, and as such meets the sequential test. The Lots Road proposal relates to proposal initially granted planning permission in 2001. The change of use of 1,200 sq m of space from one commercial uses to another was not considered significant.

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.

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

- 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.

6.135. 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.

6.136. 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 July to September 2025.

6.137. A map of ground floor land uses within the town centres, based on the 2025 survey, is available on the [Council's website](#).

6.138. The borough's town centres remain a driving force of the borough's economy, with a total of 2,359 ground floor units within the larger or Higher Order Town Centres, and a further 1,022 units within the smaller Neighbourhood Centres.

Vacancy rates

6.139. 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 2018 and 2025. 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	2018	2019	2021 ⁷	2022	2023	2024	2025
Brompton Cross	11.7%	14%	5%	17.6%	17.6%	14.5%	14.3%
Earl's Court Road	5.5%	7.1%	5.6%	9.5%	7%	9.5%	9.5%
Fulham Road (West)	7.1%	2.7%	9.9%	2.7%	5.7%	11.3%	11.3%
Kensington High Street	9.1%	8.2%	8.3%	12.6%	6.7%	9.8%	7.5%
King's Road (East)	3.7%	5.6%	12.2%	5.7%	4.2%	5.7%	6.3%
King's Road (West)	10.3%	4.1%	9.9%	3.1%	4%	6.5%	6.5%
Knightsbridge	10.1%	12.9%	12.7%	14.2%	15.2%	11.1%	10.7%
Notting Hill Gate	6.5%	7.5%	17.1%	7.7%	8.1%	10.9%	5.8%
Portobello Road	6.5%	5.6%	11.2%	11.8%	9.2%	5.3%	5.9%
South Kensington	5.3%	4.3%	8.4%	6.6%	9.6%	7.1%	6.3%
Westbourne Grove	4.6%	1.4%	11%	14%	9.3%	5.7%	4.3%
Average	7.4%	7.3%	10.1%	10.4%	9.1%	9.2%	7.7%

Figure 6.24: Vacancy rates in Higher Order Town Centres 2018 – 2025.

6.140. The vacancy rate of the larger centres continues to fall from the peak of 10.4% in 2022. A further reduction from 9.2% in 2024 to 7.7% in 2025 is also encouraging. This rate remains well below the London-wide average of 9.9% and the national average (for high streets) of 13%⁸. This indicates that overall, our larger centres continue to adapt to the structural changes associated with the Covid-19 Pandemic. They continue to evolve to remain the vital and viable places which serve the needs of our residents and to attract visitors from further afield.

6.141. Turning to the changing status of individual centres, the vacancy rates in both Kensington High Steet and Notting Hill Gate have fallen significantly in the last year, from 9.8% to 7.5% and 10.9 to 5.8% respectively. This, in part, reflects healthy retail demand in centres which have seen considerable investment in recent years.

⁷ 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.

⁸ CBRE: UK Real Estate Markets Mid Year Review 2025

6.142. At 14.3% the vacancy rate within the Brompton Cross District Centre remain significantly higher than the borough average. 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.

6.143. Vacancy rates in Knightsbridge remain high at 10.7%. However, this continues to fall from the 2023 high of 15.2%, a reduction which reflects the letting of a number of newly created units in the K1 development on the Brompton Road. It is also likely to reflect the hard work carried out by the Knightsbridge Partnership, the organisation running the centre's Business Improvement District, to build upon the strengths of the centre.

6.144. The vacancy rate for Fulham Road remains high at 11.3%. This is a significant increase from just 5.7% in 2023 to 11.3 % in 2024. Ongoing monitoring is necessary to established whether this high is part of a longer-term trend.

6.145. 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	% Vacant units 2025
All Saints' Road	42	5	9	11.0	11.9	9.5	7.1
Barlby Road	6	13	14	16.6	16	16.7	16.7
Chelsea Manor Street	10	0	0	10	10	10	0
Clarendon Cross	22	6	6	5.2	5.2	5.2	0
Cromwell Road Air Terminal	26	0	0	4	4	4	3.8
Earl's Court Road (North)	17	0	0	11.7	17	5.9	5.8
Elystan Street	45	4	11	11.1	7.1	6.7	0
Fulham Road (Brompton Cemetery)	21	6	17	16.6	26	28	14.3
Fulham Road (Old Church Street)	37	18	9	5.5	11	8.3	5.2
Gloucester Road (North)	60	3	3	8.3	10.7	6.7	8.3
Gloucester Road (South)	49	0	0	6.1	9.3	6.1	4
Golborne Road	114	11	18	24.5	9.8	6.3	14.9
Golborne Road (North)	14	0	14	21	14	0	0

Neighbourhood Centre	Total Units	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022	% Vacant units 2023	% Vacant units 2024	% Vacant units 2025
Holland Park Avenue	56	4	2	7.4	7.2	7.1	5.4
Holland Road	13	8	8	7.6	20	15.4	8
Kensington High Street (West)	6	0	0	15	0	16.7	16.7
Kensington High Street/ Warwick Road	15	0	0	11.1	0	40	40
Ladbroke Grove (North)	15	0	13	21.4	7.7	6.7	20
Ladbroke Grove Station	46	7	9	13.4	14.6	10.9	15.2
Latimer Road Station	13	23	10	18.1	18.2	18.2	15.4
Lower Sloane Street	29	10	7	0	5.2	6.9	10.3
Lowndes Street	12	0	17	25	25	25	8.3
Napier Road	7	0	0	14	26.7	57.1	42.9
North Pole Road	23	13	13	13	13.6	4.3	8.7
Old Brompton Road (East)	25	8	4	12.5	8.3	8.0	8
Old Brompton Road (West)	76	14	14	13.1	6.7	11.4	9.2
Pembroke Road	14	0	0	14.2	16.7	21.4	21.4
Pont Street	12	0	0	8.3	14.3	15	16.6
Sloane Avenue	12	0	0	0	0	0	0
St. Helen's Gardens	12	25	17	25	8.3	8.3	8.3
Stratford Road	21	11	11	0	0	0	4.7
Talbot Road	17	4	-	5.8	5.8	5.8	5.8
Thackery Street	24	4	4	12.5	5.8	0	0
The Billings	14	13	21	7.1	20	20	14
Walton Street	19	6	5	10.5	22.2	26	10.5
Westbourne Park Road	12	27	17	16.6	25	16.7	16.6
World's End	53	4	2	3.7	3.7	5.8	3.7
Total –		6.6%	7.8%	9.6%	9.3%	9.4%	8.6%

Figure 6.25: Vacancy rates in Neighbourhood Centres 2018 - 2025⁹.

- 6.146. This indicates that the overall vacancy rate has dropped marginally to 8.6%. The vacancy rate continues to fluctuate significantly in a number of the smaller centres, including Napier Road, Holland Road, Ladbroke Grove (North) and Golborne Road. 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

- 6.147. 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 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.
- 6.148. Figure 6.26 sets out the proportion of different retail uses by each of the Borough's centres for 2025. 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.
- 6.149. Figure 6.27 compares this data (by level of centre) over time. However, since 2023 we have replaced the Class E(c) "restaurant and café" classification with all premises which serve "food and drink". This has resulted in a significant drop in shops, as this figure no longer includes a café of coffee bar which may be an E(a) shop uses, but is not a retail shop in the traditional sense. The 47.2% for shops and 23.1 % for "food and drink" uses are very similar to last year's figures.

	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	62.6%	8.8%	2.2%	1.1%	0%	0%	2.6%
Earl's Court Road	40.1%	23.8%	6.1%	1.4%	4.7%	0%	9.5%
Fulham Road (West)	50%	17.9%	5.7%	1.9%	2.8%	0.9%	4.7%
King's Road (West)	62.6%	15.4%	2.4%	1.6%	3.3%	0.8%	3.6%
Notting Hill Gate	51.3%	14.8%	7.2%	1.8%	1.1%	0.4%	6.5%
Portobello Road	61.4%	19.6%	2.6%	0.3%	0.7%	0%	5.9%
South Kensington	39.9%	33.8%	4.2%	0.9%	1.4%	0%	7.0%
Knightsbridge	57.8%	16%	2.8%	0%	2%	0%	2.9%
Kensington High Street	51.8%	18%	7.2%	1.4%	2.2%	0%	2.5%
King's Road (East)	67.7%	10.9%	2.6%	0.3%	0.3%	0%	2.6%
Westbourne Grove	79.3%	9.2%	3.5%	0%	2.3%	0%	0%
Neighbourhood Centre	50.8%	15.6%	5.8%	0.4%	3.7%	0.4%	5.4%
All Saints Road	50%	14.3%	2.4%	0%	4.8%	0%	4.8%
Barlby Road	33.3%	0%	0%	0%	0%	0%	50%
Chelsea Manor Street	70%	20%	10%	0%	0%	0%	0%
Clarendon Cross	72.7%	9.1%	0%	0%	0%	0%	0%
Cromwell Road Air Terminal	23.8%	23.1%	7.7%	0%	0%	0%	3.9%
Earl's Court Road (North)	58.8%	11.8%	5.9%	0%	5.9%	0%	5.9%
Elystan Street	66.7%	22.2%	6.7%	0%	4.4%	0%	0%
Finborough Road	20%	10%	0%	0%	0%	0%	10%
Fulham Road (Brompton Cemetery)	42.8%	14.3%	0%	0%	23.8%	0%	4.8%
Fulham Road (Old Church Street)	86.5%	2.7%	0%	0%	5.4%	0%	5.4%
Gloucester Road (North)	50%	26.7%	6.7%	0%	3.3%	0%	3.3%

Gloucester Road (South)	36.7%	30.6%	14.3%	0%	2.%	0%	8.2%
Golborne Road	54.4%	17.5%	0.9%	0%	1.6%	0%	3.5%
Golborne Road (North)	50%	14.3%	0%	0%	7.1%	0%	0%
Holland Park Avenue	58.9%	8.9%	5.4%	0%	3.6%	0%	3.6%
Holland Road	30.8%	23.1%	0%	0%	23.1%	0%	23.1%
Kensington High Street West	50%	33.3%	0%	0%	0%	0%	0%
Kensington High Street/Warwick Road	40%	6.7%	0%	0%	0%	0%	6.7%
Ladbroke Grove (North)	33.3%	6.7%	0%	0%	6.7%	0%	26.7%
Ladbroke Grove Station	37%	13%	6.5%	0%	2.2%	0%	21.7%
Latimer Road Station	30.8%	7.7%	7.7%	0%	0%	0%	23.1%
Lower Sloane Street	44.8%	20.7%	0%	0%	3.5%	0%	6.9%
Lowndes Street	58.3%	8.3%	16.7%	0%	8.3%	0%	0%
Napier Road	42.9%	0%	0%	0%	0%	0%	14.3%
North Pole Road	60.9%	4.4%	4.6%	0%	0%	0%	8.7%
Old Brompton Road (East)	36.0%	32.%	12.%	0%	0%	0%	12.%
Old Brompton Road (West)	39.5%	18.4%	10.5%	2.6%	6.6%	0%	4%
Pembroke Road	28.6%	7.1%	21.4%	0%	0%	21.4%	0%
Pont Street	66.7%	16.7%	0%	0%	0%	0%	0%
Sloane Avenue	66.7%	8.3%	25.%	0%	0%	0%	0%
St. Helens Gardens	58.3%	8.3%	8.3%	0%	8.3%	8.3%	0%
Stratford Road	57.1%	14.3%	9.5%	4.7%	0%	0%	9.5%
Talbot Road	41.2%	17.7%	0%	5.9%	5.9%	0%	5.9%
Thackery Street	54.2%	16.7%	16.7%	0%	0%	0%	0%
The Billings	35.7%	0%	14.3%	0%	0%	0%	28.6%
Walton Street	68.4%	15.8%	0%	0%	0%	0%	5.3%
Westbourne Park Road	50%	16.7%	0%	0%	0%	0%	0%
World's End	67.9%	11.3%	1.9%	0%	7.6%	0%	7.6%
All	54.6%	16.9%	4.7%	0.8%	2.3%	0.3%	5.3%

Figure 6.26: Use class by town centre, 2025.

	2017	2018	2019	2022		2023	2024	2025
Shops	57.2%	55%	54%	53.4%		47.9%	47.5%	47.2%
Finance and professional services	6%	6.4%	6.2%	5.4%		5.0%	4.9%	4.8%
Restaurants/ Cafes	14.5%	14.2%	14.3%	15.2%	Food and Drink (Class E(a) and E(b))	22.7%	23.1%	23.1%
Drinking Establishments	1.6%	1.8%	1.1%	1.7%		1.8%	1.7%	1.7%
Hot Food take-away	0.6%	1.2%	2.3%	1.1%		1.5%	1.4%	1.5%

Figure 6.27: Retail and related ground floor units within designated centres (2017 to 2025).

Character and Diversity

6.150. 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.

6.151. 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	2018	2019	2022	2023	2024	2025
Brompton Cross	18%	24%	20%	20%	21%	21%
Earl's Court ¹⁰	32%	33%	27%	26%	25%	23%
Fulham Road (West)	27%	28%	28%	27%	27%	27%
Kensington High Street	37%	42%	32%	38%	38%	39%
Kings Road East	52%	58%	50%	52%	53%	51%
Kings Road West	18%	21%	18%	17%	20%	16%
Knightsbridge	36%	45%	38%	38%	37%	32%
Notting Hill Gate	23%	26%	23%	21%	21%	21%
Portobello Road	12%	13%	12%	11%	10%	11%
South Kensington	25%	32%	22%	21%	19%	20%
Westbourne Grove	30%	34%	26%	26%	24%	25%
Total	30%	34%	27%	28%	27%	28%

Figure 6.28: Multiple retailers by Higher Order Centre, 2018 to 2025.

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

6.152. 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.

6.153. 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 7.2%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need. Whilst this figure has been broadly static over time the proportion of convenience retail units does appear to have fallen slightly since 2022.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	5.4%
Neighbourhood	11.5%
Total (all our centres)	7.2%

Figure 6.29: Convenience function of the Borough's centres (2025).

Protection of public houses

6.154. 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.

6.155. No planning permissions were implemented in the monitoring period which have resulted in the change of any pub floorspace. A single planning permission was granted (although yet to have been implemented) for the expansion of an existing pub, the Portobello Star, 171- 175 Portobello Road. (PP/24/04442). This has resulted in a net increase in 200 sq m of pub floorspace from 174 sq m to 374 sq m.

6.156. This permission is included in Appendix J.

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	

6.157. 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.

6.158. According to data produced on behalf of the GLA¹¹ in 2016 the Borough was the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms. The study also estimated that the supply and demand for hotel bedrooms (in 2016) in the Borough was in balance.

6.159. However, this data is now nearly ten years old and predates the rise of the short-term holiday let platforms such as Air BnB. New data to inform the forthcoming review of the London Plan is expected to be published later in 2026. This is likely to reflect a recent uplift in hotel demand, an uplift demonstrated in this borough by a number of recent applications and inquiries by consultants working on behalf of hoteliers.

6.160. Local Plan Policy TC8 is intended to be flexible. It does recognise the value of the tourist sector. However, it allows the loss of a hotel where an owner/ operator can demonstrate that it is no longer viable. It also reflects the changing nature of the Earl's Court area and allows the unrestricted loss of any hotels in the SW5 area.

6.161. Over the monitoring period planning permission was granted for the development of the Hilton Hotel, 380 Kensington High Street. (PP/23/02154). This involved the provision of 936 rooms, a net increase of 527.

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

6.162. Figure 6.30 sets out the net change in hotel bedrooms completed and permitted. The full data set is included in Appendices N and O.

	Previous bedrooms	Proposed bedrooms	Net change in bedrooms
Completions (1 April 2024 to 31 March 2025)			
	0	14	14
Permissions (1 October 2024 to 30 September 2025)			
	409	936	527

Figure 6.30: Class C1 (Hotel) bedrooms completions and permissions 2024/25.

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

- 6.163. 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.
- 6.164. 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.
- 6.165. 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.
- 6.166. Storage uses remain within Class B8 and other general industrial uses remain within Class B2.
- 6.167. The monitoring period has seen a significant increase in office floorspace (completed) over the monitoring period, a net increase of 13,097 sq. m. This includes the following significant developments:
- Lots Road Power Station. (PP/02/01324) Mixed use redevelopment including the creation of 4,904 sq m of office floorspace.
 - 60 Sloane Avenue. (PP19/06879). Demolition and rebuild including the provision of a net increase of 11,730 sq m of office space.
- 6.168. Over the same period the development at No.1 to 5 Cromwell Place included the loss of 3,363 sqm of office floorspace to a gallery and private members club. (PP/17/05132).

6.169. For permissions, there has been a significant net increase in 10,734 sq. m of office floorspace granted between October 2024 and September 2025. This relates to two proposals involving a net increase in excess of 2,000 sq m of business floorspace:

- Nos. 3-5 Crowthorne Road (PP/23/01973). New building proving 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 9,442 sq m of office space, a net increase of 7,844 sqm.

6.170. The King's Road permission is particularly significant, as this would suggest that demand for high quality office space, in more accessible locations remains strong.

6.171. 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.

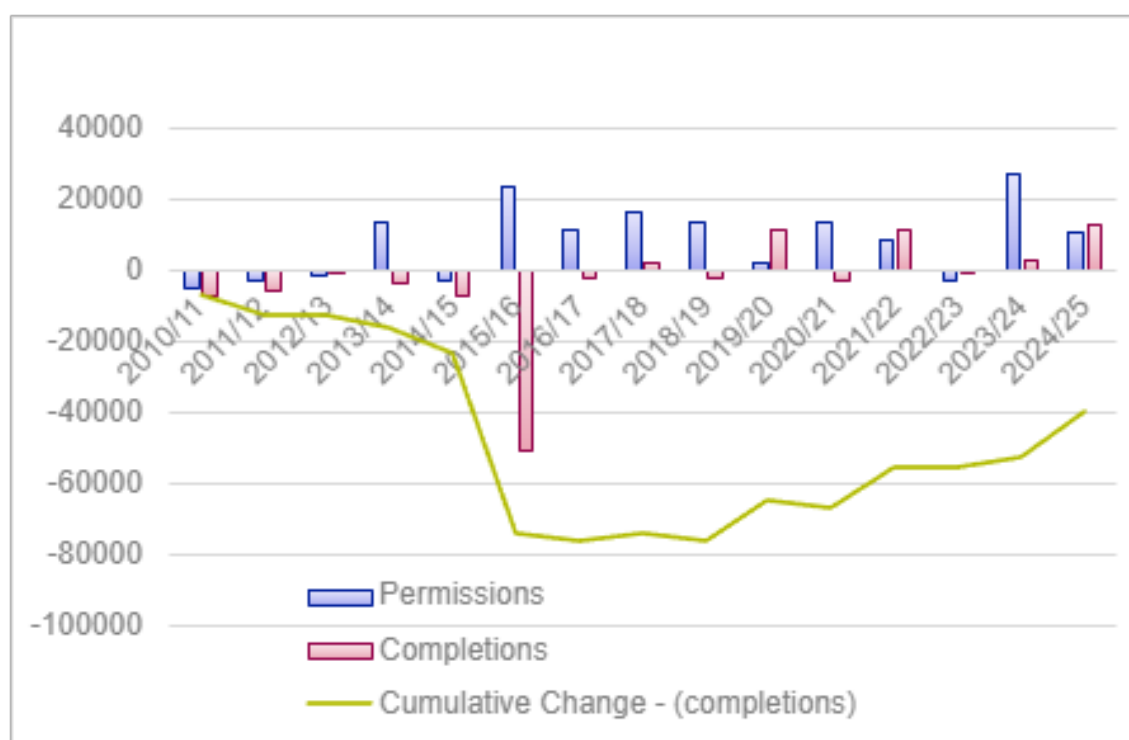


Figure 6.31: Net change in office floorspace completions and permissions 2010/11 to 2023/24.

6.172. 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 2023 to 31 March 2024)			
	12,352	15,449	13,097
Permissions (1 October 2023 to 30 September 2024)			
	1,975	14,815	10,734

Figure 6.32: Office (E(g)) floorspace completions and permissions 2024/25.

- 6.173. The recent permissions concerning Earls Court, the Kensal Gasworks site and Lots Road South all include the provision of a significant amount of office floorspace. Earls Court in particular is very significant including the provision of up to 95,000 sq m of non-residential floorspace. This will be reported in next year's AMR, as and when the associated s106 agreement has been signed.

Vacancy rates

- 6.174. The current vacancy rate for offices in the "western fringe office submarket" is 9.2%. This area includes all of the Roaya Borough and also parts of Maida Vale and the northern part of Westminster. This is at an historically high level. 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%.
- 6.175. 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

- 6.176. 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.
- 6.177. This replaced the existing Direction concerning offices and light industrial uses.
- 6.178. 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".

6.179. 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.

6.180. Outside these areas planning permission has been replaced with a system of prior approval. This means that that the Council can only consider a prior approval using a defined list of issues as set out in Class MA of Part 3 of Schedule 2 of the General Permitted Development Order. This includes issues such as the impact of proposal on highways, upon flooding and the nature of the natural light of the newly create units. It does not allow a LPA to assess what the impact of the loss of the E class use will have upon the local economy, or a Council's ability to meet its objectively assessed need for E class uses.

6.181. Over the monitoring period just three applications for prior approval were approved:

- No. 49 Portland Road: PA/24/04477. Change of use of basement and ground from Class E commercial to one self-contained residential unit.
- Unit 1, No. 20 Redfield Land: PA/24/06559. Change of use from E class commercial to one self-contained flat.
- No. 8 Logan Place: PA/25/00446. Change of use from E class commercial to one self-contained flat.

6.182. The very low number of applications for prior approval would indicate that the Article 4 area is sufficient and that no review of its boundaries is necessary at this time.

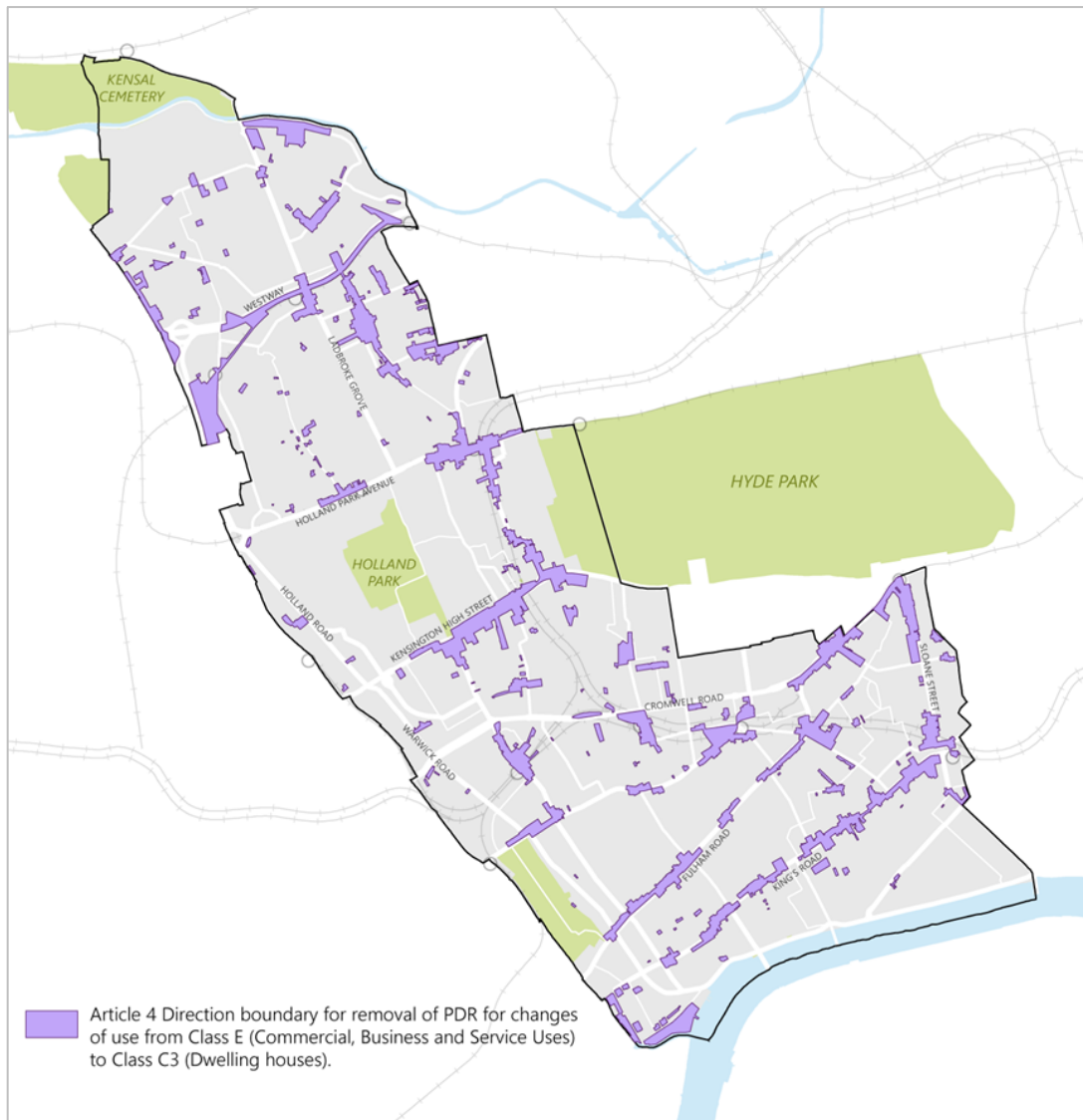


Figure 6.33: The area covered by the Article 4 Direction removing PDR right for the changes of use from Class E to Class C3.

Warehousing and industrial uses

6.183. 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

6.184. 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. There were no permission of this scale in the monitoring period, and as such no affordable workspace was provided. The Policy did include specific requirements for redevelopment of the Kensal and Earl's Court sites. The affordable workspace provided as part of these permissions will be reported in next year's Monitoring Report as and when the associated s106 agreements have been signed.

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

6.185. 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.

6.186. 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.

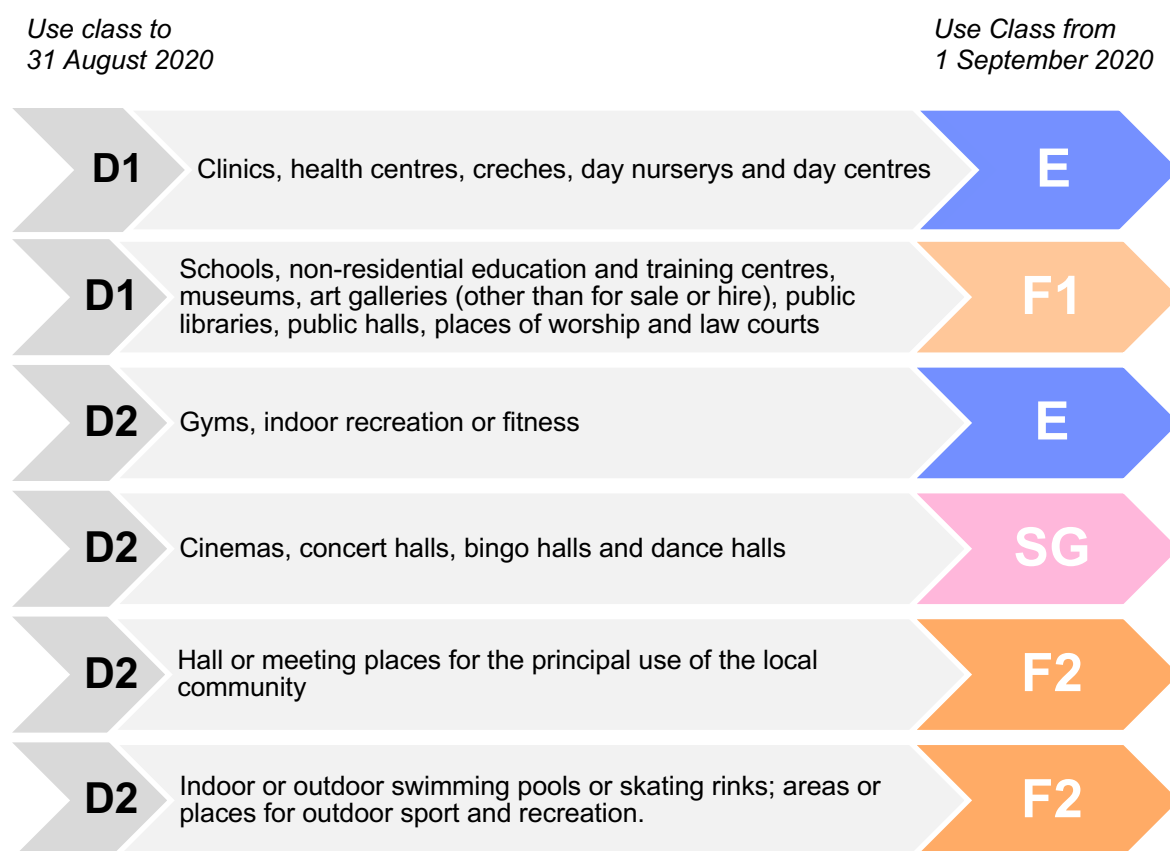


Figure 6.34: Changes to the Use Classes Order 2020.

Change of use of Social and Community Uses

6.187. 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.

6.188. The D1 completions result in a net gain of 3,513 sq. m of floorspace. The increase is due to a number of completed proposals. These include:

- Plots 5 and 6 Acklam Road. (PP/20/00860). The provision of 590 sq m of flexible community space, alongside ancillary offices. This is part of a larger proposal which includes the provision of 32 new homes. Its is part of the Council's housing program.
- Nos. 182 to 184 Campden Hill Road. (PP/19/04194) Change of use of 410 sq m of office to office/ community facility.
- Lots Road Power Station. (PP18/00364). Creation of 977 sq m of social and community use as part of the wider redevelopment of the site.
- Royal Hospital, Royal Hospital Road. (PP/18/00364). Creation of 1,658 sq m of D1 class use, a net increase of 870 sq m. This includes the provision of new hospital and new patient accommodation.

6.189. There was no significant change to social and community space permitted in the monitoring period.

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions	0	146	146
D2 Assembly and Leisure	—	—	—
C2 Residential institutions ¹²	—	—	—

Figure 6.35: D1, D2 and C2 floorspace permissions 1 October 2024 to 30 September 2025.

¹² This includes hospitals and boarding schools. Care homes are also a C2 use but considered elsewhere in this AMR.

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions – completions	788	4,301	3,513
D2 Assembly and Leisure – completions	—	—	—
C2 Residential institutions – Medical and hospitals only	—	—	—

Figure 6.36: D1, D2 and C2 floorspace completions 1 April 2024 to 31 March 2025.

6.190. The full dataset is included as Appendices R, S, T and U.

Assets of Community Value

6.191. 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.

6.192. 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.

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

6.194. The Borough’s list of Assets of Community Value (as of 31 March 2025) is set out in Figure 6.37 below. This list is constantly updated and can be viewed on the [Council’s website](#).

6.195. Within the last monitoring year, two properties have been successfully nominated and added to the list. One of these is a relisting of a property where the listing had expired.

ACV Reference	Name of property	Address	Nominating Community Interest Group	Date added to list	Listing Expiry
ACV/23/00548	Notting Hill Police Station, Woodfield house and outbuildings	99 - 101 Ladbrooke Rd, London, W11 3PL	The Kensington Society	16/03/2023	16/03/2028

ACV/24/03417	First Floor, The Prince Albert, Public House	11 Pembridge Road, LONDON, W11 3HQ	The Pembridge Association	05/07/2024	05/07/2029
ACV/25/00239	Unit 12, Latimer Road, London, W10 6RQ	Unit 12, Latimer Road, London, W10 6RQ	Progressay Impact CIC	11/02/2025	11/02/2030
ACV/25/00264	The Academy Pub	57 Princedale Road, London, W11 4NP	The Norland Conservation Society	12/03/2025	12/03/2030
ACV/25/05895	The Volunteer	274 Latimer Road	St Quintin Neighbourhood Forum	18/12/2025	8/12/2030

Figure 6.37: Assets of Community Value (December 2025).

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

- 6.196. 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.
- 6.197. 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.
- 6.198. 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.
- 6.199. 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 48.9% of adults walk or cycle within the borough at least five times a week. This data dates to 2023. 72.6% of the borough's residents live within 400 m of a strategic cycle route.
- 6.200. 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.

Outdoor hospitality

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

- 6.201. 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.
- 6.202. Between October 2023 and September 2024 481 licences relating to table and chairs and other forms of outdoor hospitality were issued. Between October 2024 and September 2025 536 licences were issued.
- 6.203. No new markets or additional pitches for market stall were granted in the monitoring period. A trial site next to the Mitre Public House on Ladbrook Grove was initiated in October 2025.

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.

- 6.204. 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 2024/25 permission was not granted for any non-essential residential parking bays.
- 6.205. 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 6.38 below sets out the number and nature of the borough's public charging bays.

	September 2024	September 2025
Standard speed lamp/ column chargers	697	697
Fast chargers	221	263
Rapid charger	3	3
Total	921	963

Figure 6.38: EV charging infrastructure 2024 and 2025.

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 2025, is available on the [Council's website](#).
- 7.2 Regulation 34(5)¹³ 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 2¹⁴ of those Regulations.” This information is provided below.
- 7.3 The total value of RBKC CIL demand notices issued in the reported period is **£1,482,561**.
- 7.4 The total amount of RBKC CIL collected within the reported period is **£1,824,536**.
- 7.5 **£1,456,090** is for Borough CIL (BCIL), **£277,219** is for Neighbourhood (NCIL) and **£91,227** 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 2024) totals **£49,253,153** and the total amount of BCIL collected was **£39,358,970**. The total BCIL collected was collected in Cash and there were no Land Transactions (including payments in kind and infrastructure payments).

£7,431,525 was for NCIL, **£2,462,658** was for BCIL admin.

The following total amounts remain unallocated:

Type	Total Received	Total Allocated	Total Unallocated
BCIL	£39,358,971	£11,003,350	£28,355,621
NCIL	£7,431,525	£4,964,914	£2,466,610
BCIL Admin	£2,462,658	£2,462,658	£0
Land Payment	£0	£0	£0
Totals	£49,253,153	£18,430,922	£30,822,231

Figure 7.1: The amount of BCIL collected prior to the reporting year (up until 31 March 2024).

- 7.7 The total amount of BCIL collected prior to the reported period (1 April 2015 up until 31 March 2024) and allocated in the reported period in relation to cash

¹³ Town and Country Planning (Local Plan) 2012 Regulations (as amended)

¹⁴ Community Infrastructure Levy Regulations 2010 (as amended)

received is **£579,563** 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 2024 to 31 March 2025) is as follows:

Type	Expenditure
BCIL	£579,563
Neighbourhood CIL	£268,726
BCIL Admin	£91,227
CIL Land Payments	£0
Total	£939,516

Figure 7.2: The amount of CIL spent in the reported year (between 1 April 2024 to 31 March 2025).

- 7.9 The total amount of CIL allocated (irrespective of year collected) and not spent during the reported period (1 April 2024 to 31 March 2025) is as follows.

Figure 7.3: The amount of CIL allocated but not spent in the reported year (between 1 April 2024 to 31 March 2025).

Type	Allocated (in reported year)	Spent (in reported year)	Unspent (in reported year)
BCIL	£5,514,362	£518,563	£4,995,799
Neighbourhood CIL	£587,096	£16,000	£571,096
BCIL Admin	£91,227	£91,227	£0
CIL Land Payments	£0	£0	£0
Total	£6,192,684	£625,790	£5,566,894

- 7.10 The items of infrastructure on which BCIL (including land payments) has been spent within the reported year (1 April 2024 to 31 March 2025), and the amount of CIL spent on each item is as follows:

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 – 2025)	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) £185,255 (2023-2024) £61,000 (2024-2025)	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) £261,485 (2024-2025)	£251,018 (2020-2021) £464,422 (2021-2022) £258,167 (2022-2023) £262,456 (2023-2024) £261,485 (2024-2025)	Growth and Delivery Team
Health	£185,876 (2024-2025)	£185,876	ASC Day Centre Reprovision
Open space and leisure	£8,000 (2024-2025)	£8,000 (2024-2025)	Parks Strategy Kensington Memorial Park

Highways	£21,000 (2024-2025)	£21,000 (2024-2025)	Works Prog KDR App C and Other Streetscape
Highways	£38,000 (2024-2025)	£38,000 (2024-2025)	Acquisition of Acoustic Cameras
Open space and leisure	£2,000,000 (2024-2025)	£4,201 (2024-2025)	Cremorne Wharf Lots Road New Temporary Park
Total spent in reporting year	-	£518,563	
Total	£9,987,817	£6,708,269	

Figure 7.4: Summary details of BCIL spent during the reported year (between 1 April 2024 to 31 March 2025).

- 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 **£91,227**. This was 5% of the total CIL receipts collected **£1,824,536** in the reported period (1 April 2024 to 31 March 2025).
- 7.13 The amount of CIL spent on administration expenses during the reported year was **£91,227**. 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 **£121,210** 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 2024 to 31 March 2025) 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:

Infrastructure	Amount Allocated (In reported year)	Amount Unspent	Description
Other	£261,485	£0	Growth and Delivery Team (allocated 2024-2025)
Health	£185,876	£0	ASC Day Centre Reprovision

Infrastructure	Amount Allocated (In reported year)	Amount Unspent	Description
Open space and leisure	£8,000	£0	Parks Strategy Kensington Memorial Park
Highways	£21,000	£0	Works Prog KDR App C and Other Streetscape
Highways	£38,000	£0	Acquisition of Acoustic Cameras
Open space and leisure	£2,000,000	£1,995,799	Cremorne Wharf Lots Road New Temporary Park
Other	£3,000,000	£3,000,000	Notting Dale Heat Network
Totals	£5,514,362	£4,955,799	

Figure 7.5: Summary details of the BCIL allocated but not spent during the reported year (1 April 2024 to 31 March 2025).

- 7.16 The total amount of CIL passed to a parish council under Regulation 59A or 59B is **£0**¹⁵. 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 2024 to 31 March 2025) under Regulation 59F (Neighbourhood CIL) was **£571,096**. 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 application 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 2024 to 31 March 2025) is as follows:

¹⁵ <https://www.legislation.gov.uk/ukxi/2013/982/regulation/8/made>

NCIL Item	Allocated (in reporter year)	Spent (in reported year)	Spent (in previous year)	Unspent
AB18 Highways / Transport: Cycle Hangar	£4,600	£0	£0	£4,600
AB21 Streetscape: Greener Abingdon	£7,800	£0	£0	£7,800
AB24 (MW) Highways: Warren House EV charging point and Cycle Hangar	£2,300	£0	£0	£2,300
AB25 (MW) Streetscape / Planters: Kensington High Street Planters Pilot	£5,000	£0	£0	£5,000
BHT38 Highways / Transport: Cycle Hangar	£5,000	£0	£0	£5,000
BHT39 Streetscape: Hans Crescent Public Realm Improvements, Raised planters and Street Trees.	£320,000	£0	£0	£320,000
BHT40 Highways: Pont Street Cabmen's Shelter Safety Improvement	£16,820	£0	£0	£16,820
CD12 Highways / Transport: Cycle Hangar	£4,600	£0	£0	£4,600
CD16 Highways: Speed Awareness Signs	£8,000	£8,000		£0
CD17 Streetscape / Planters: Kensington High Street Planters Pilot	£3,000	£0	£0	
CD18 Biodiversity / Private: Peel Street Bee Superhighway	£15,000	£0	£0	£15,000
CR20 Streetscape: New Lots Village Planter	£3,000	£0	£0	£3,000
CR21 Highways / Transport: Cycle Hangar	£4,900	£0	£0	£4,900
CR22 Community Safety: Tackling Neighbourhood Crime and Safety: CCTV Provision	£12,600	£0	£0	£12,600
CR26 (MW) Highways: Replacement Belisha Beacons on Kings Road	£1,500	£0	£0	£1,500
DG21 Community Safety / Parks: CCTV in Little Wormwood Scrubs	£12,000	£0	£0	£12,000
DG23 Housing Management: Fallen Tree Garden	£12,000	£0	£0	£12,000
DG29 Housing Management: Raymede and Treverton Estate Garden Gates	£4,159	£0	£0	£4,159
DG30 Housing Management: Raymede Treverton Toddler Playground	£5,000	£0	£0	£5,000
DG32 Highways: Speed Indicator Device	£4,000	£4,000	£0	£0

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
DG33 Parks / Children's Services / property: St Mark's Stay & Play	£9,800	£0	£0	£9,800
DG34 Housing Management: St Quintin Cottages Railings and Planting	£3,000	£0	£0	£3,000
DG35 Housing Management: Tropical Garden Renewal of Plants and Creating Community Gathering Space	£3,000	£0	£0	£3,000
EC31 Women's Pioneer/ Private: 6 Templeton Place - Installation of code lock onto a gate	£780	£0	£0	£780
EC32 Waste / Street Enforcement / Highways: Earl's Court Road Street Cleaning	£4,994	£0	£0	£4,994
EC33 Community Safety: CCTV Cameras on Nevern Road, Templeton Place	£12,600	£0	£0	£12,600
GB21 Housing Management: Swinbrook Estate (Acklam Road) – Paving Project	£7,313	£0	£0	£7,313
HO24 Acoustic Camera on Holland Road	£30,000	£0	£0	£30,000
HO26 (MW) Streetscape / Planters: Kensington High Street Planters Pilot	£5,000	£0	£0	£5,000
HO27 (MW) Highways: Warren House EV charging point and Cycle Hangar	£2,300	£0	£0	£2,300
NRD13 Streetscape / Trees: Norland Ward Street Tree Planting	£19,000	£0	£0	£19,000
NRD14 Highways: Cycle Hangar	£4,600	£0	£0	£4,600
NTD17 Museum of Brands Potting and Protecting Project: Storage Shed Construction	£3,763	£0	£0	£3,763
RC18 Highways: SID (Speed Indicator Device) installation on Old Brompton Road	£4,000	£4,000	£0	£0
ST14 Housing Management: Hortensia Tranquillity Garden	£19,580	£0	£0	£19,580
ST15 (MW) Highways: Replacement Belisha Beacons on Kings Road	£4,500	£0	£0	£4,500
StQWNP5 Planning: Revision and Updating of StQW Neighbourhood Plan	£1,587	£0	£0	£1,587
AB16 Streetscape: Abingdon Extra Waste Collections	£95,000	51,344	20,000	£23,657

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
AB4 Acoustic Cameras Acoustic Camera Pembroke Rd	£25,248	£6,777	9,414.00	£9,057
BHT10 Acoustic Camera Brompton Road	£25,248	£6,777	£14,631	£3,840
BHT12 Acoustic Camera Sloane Street	£25,248	£4,669	£20,331	£248
BHT16 Community Safety CCTV	£63,000	£8,700	£31,719	£22,581
BHT21 Acoustic Cameras	£25,000	£2,108	£0	£22,892
BHT24 Community Safety CCTV	£63,000	£1,740	£24,759	£36,501
BHT3 Community Safety CCTV	£17,525	£1,740	£5,632	£10,153
BHT36 Streetscape: Electric waste Vehicle	£95,000	£51,344	£20,000	£23,657
CF4 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
CF6 Acoustic Camera for various locations in Courtfield ward	£30,000	£6,777	£7,854	£15,369
CR15 Acoustic Cameras	£25,000	£6,777	£0	£18,223
CR16 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
DG13 Community Safety: Dalgarno Trust CCTV	£6,000	£6,000	£0	£0
DG19 (MW) Community Safety CCTV	£1,000	£1,000	£1,000	-£1,000
EC17 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
EC24 Streetscape: Street Cleaning (allocation adjusted. Original allocation was £5,062, underspend of £207 made available for NCIL R6)	£4,855	£4,855	£0	£0
HO16 Acoustic Cameras	£30,000	£6,777	£0	£23,223
HO2 Community Safety CCTV	£12,525	£1,740	£5,632	£5,153
HO22 Community Safety CCTV	£12,600	£1,740	£3,900	£6,960
NRD6 Community Safety CCTV	£12,600	£1,740	£4,604	£6,256
NTD15 Community Safety CCTV	£12,600	£1,740	£3,900	£6,960
PB2 Community Safety CCTV	£17,525	£1,740	£3,892	£11,893
PB6 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
QG11 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
QG12 Community Safety CCTV	£12,600	£1,740	£6,344	£4,516
QG14 Hanging Baskets on Queen's Gate Terrace (allocation adjusted. Original allocation was £4,627, underspend of £6 made available for future NCIL round)	£4,621	£4,621	£0	£0
QG3 Community Safety CCTV	£17,525	£1,740	£5,632	£10,153
QG5 Community Safety CCTV	£17,525	£1,740	£5,632	£10,153
RC6 Community Safety CCTV	£50,400	£6,960	£25,375	£18,065
RH1 Acoustic Cameras	£25,248	£6,777	£16,803	£1,668
RH2(MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	£50,000	£4,116	£45,884	£0
SH12 (MW) Community Safety CCTV	£1,000	£1,000	£1,000	-£1,000
ST10 Community Safety CCTV	£12,600	£1,740	£3,900	-£5,640

NCIL Item	Allocated (in reported year)	Spent (in reported year)	Spent (in previous year)	Unspent
ST11 Community Safety CCTV	£12,600	£3,900	£0	-£3,900
ST12 Dovehouse Green bollard lighting	£14,350	£9,263	£0	-£9,263
ST2 (MW4) Acoustic Camera: additional award to Round 1 project	£25,260	£6,777	£0	-£6,777
ST6 (MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	£150,000	£12,348	£3,900	-£16,248
STQWNP1 Community Safety CCTV	£20,000	£3,480	£11,265	£5,256
STQWNP4 Community Safety CCTV	£10,786	£1,740	£1,900	£7,146

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

- 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 2024 to 31 March 2025) and retained at the end of the reported year is **£1,456,090**.
- 7.24 The amount of BCIL collected for previous years (up until 31 March 2024) and retained at the end of the reported year is **£33,230,275**. 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 2024 to 31 March 2025) and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

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)	£277,218	£587,096*	£16,000**	£571,096***

* This is the amount of NCIL that was awarded to NCIL projects in 2024-2025 regardless of when the NCIL was collected. Allocations were made from NCIL that had accrued in previous years.

** This is the amount of NCIL collected in the reported year that has been spent

*** The amount collected in the reporting year was retained at the end of the reporting year.

Figure 7.7: The amount of CIL not spent under Regulation 59E and 59F during the reported year (1 April 2024 to 31 March 2025)

- 7.26 CIL collected from previous years (up until 31 March 2024) 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 **£5,976,991**.

Type	Amount Collected (in previous years)	Amount Allocated	Spent	Retained (at end of reporting year)
Regulation 59E	£0	£0	£0	£0
Regulation 59F	£7,431,525	£3,281,084*	£1,454,534	£5,976,991*

*this is the allocations made in NCIL rounds 1, 2, 3 and 4, the figure takes into account additional funding required for some projects where costs increased and money no longer needed for projects that were undeliverable.

Figure 7.8: The amount of CIL collected under Regulation 59E and 59F between 1 April 2015 and 31 March 2024 that was retained at the end of the reported year (31 March 2025)

Appendices

A: Assessment of major schemes against GB policies

Planning applications granted permission between 01/04/2024 – 31/03/2025

					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	
Applicatio n Ref Number	Date PP granted	Site Address	Proposal Description	Main use	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. <i>(Yes / No / Partially + targets for beneficial use %)</i>	The submitted Whole Life- Cycle Assessment meets the requirement s 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>	Developmen t 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>	Developmen t includes generation of energy through renewable sources. <i>(Amount of energy generated VS overall energy use intensity = %)</i>	Developmen t is net zero- carbon in operation. <i>(Yes / No)</i>	Financial contribution s secured for the Council's carbon offset fund. <i>(££)</i>	Non- residential: BREEAM "Excellent" <i>(Yes / No)</i>	Developmen t does not rely on air conditioning to avoid the risks of overheating. <i>(Yes / No)</i>	Developmen t meets the Air Quality Neutral benchmarks set out in London Plan. <i>(Yes / No)</i>	If in AQFA - the developmen t considers Air Quality Positive approach in line with London Plan Policy SI 1 (C). <i>(Yes / No)</i>	Application granted planning permission against Environmen t Agency advice on flood risk? <i>(Yes/No)</i>	Does the developmen t include all the necessary flood risk assessment and mitigation? <i>(Yes / No)</i>	Developmen t achieves greenfield runoff rates. <i>(Yes / No)</i>	Do the proposed SuDS include green infrastructure and provide multifunctiona l benefits? <i>(Yes/No)</i>	For residential: Development meets Part G of the Building Regulations of 110 litres/person/da y For commercial: development achieves the BREEAM "excellent" standard for the "Wat 01" water category <i>(Yes / No)</i>	Developmen t meets UGF score of 0.4 (residential) or 0.3 (non- residential) <i>(Yes / No + UGF Score)</i>	Developmen t 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 contribution s secured towards improving existing / providing new publicly accessible open space. <i>(££)</i>	95% of constructio n and demolition waste to be reused, recycled or recovered. <i>(Yes / No)</i>	95% of excavatio n waste is put to beneficial use. <i>(Yes / No)</i>
PP/23/03534	21/05/2024	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, LONDON, W11 3LQ	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).	Commercial (office & retail)	Yes. — Demolition waste - aim of 99% diversion from landfill. — Construction waste - aim of 95% diversion from landfill. — Excavation waste - aim of 95% diversion from landfill. — Municipal waste - aim of 65%.	Yes. Modules A1-A5: 615 kgCO2e/m2 against the GLA WLC Benchmark of <950 kgCO2e/m2 Modules B-C (excluding B6 & B7): 145 kgCO2e/m2 against GLA WLC Aspirational Benchmark of <370 kgCO2e/m2 Modules A-C (excluding B6 & B7): 758 kgCO2e/m2 against GLA WLC Aspirational benchmark of <970 kgCO2e/m2	Yes. — Overall site-wide reduction of 38% over Part L of BR 2021. — Domestic Lean reduction of CO2 emissions - 58%; non-domestic 22%	ASHPs and PV panels.	No	£163,824	Yes	Air conditioning is proposed.	Yes	Not specified, although in AQFA	No	Yes	No. Development would achieve a discharge rate of 1.9 l/s, which is above the calculated 1 in 100 year event greenfield run-off rate plus 40% climate change of 1.62 l/s.	Yes.	Yes. 3 Wat 01 credits are targeted for the non-residential uses on site, with water consumption reduced by 40%.	No. UGF score 0.286	Yes. 175% net gain on site.	No	£211,540.55	Yes	Yes
PP/23/02154	19/06/2024	380 Kensington High Street, LONDON, W14 8NL	Part demolition, part redevelopment and refurbishment of the existing hotel building to provide a new building comprising 11 storeys, for a hotel (Use Class C1) and associated uses, including extension to the existing basement, a publicly accessible roof terrace, hard and soft landscaping, together with ancillary plant and servicing, and associated enabling works. (MAJOR APPLICATION).	Hotel	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%.	Yes. Modules A1-A5: 498 kgCO2e/m2 against the GLA WLC Aspirational benchmark of <500 kgCO2e/m2 Modules B-C (excluding B6 & B7): 100 kgCO2e/m2 against GLA WLC Aspirational Benchmark of <300 kgCO2e/m2 Modules A-C (excluding B6 & B7): 596 kgCO2e/m2 against GLA WLC Aspirational benchmark of <800 kgCO2e/m2	No. — Overall site-wide reduction of 29% over Part L of BR 2021. — Be Lean stage reduction of CO2 emissions - 8%; and further 21% reduction of CO2 following green measures stage.	ASHPs and PV panels (159 sqm of solar PVs, estimated to produce 23.326 kWh/year).	No	£522,405	No	Air conditioning is proposed.	Yes	N/A	No	Yes	No. 70% improvement over existing rates is estimated in case of 1 in 100-year +40% climate change storm event.	Yes.	Yes. Target of 25% improvement in water consumption against the BREEAM baseline building performance (12.5% improvement required to achieve excellent standard for "Wat 01" water category).	Yes. UGF score 0.41	Yes. BNG Net gain of 55%	Publicly accessible roof garden at all times of operation/opening hours.	£0.00	Yes	Yes
PP/23/01973	05/07/2024	3-5 Crowthorne Road, LONDON, W10 6RP	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)	Office	No specified	Not specified	Yes. — Overall on-site reduction of 47.4% over Part L of BR 2021. — CO2 emissions reduction through Be Lean stage - 16.2%.	Yes. ASHPs and PV panels.	No. Shortfall of 4.4 tonnes of carbon per annum	£12,540	No.	BREEAM "Very Good" is aimed at.	Not specified	Yes	N/A	No	Yes	Yes. Proposed discharge rate is equivalent to the 1 in 100 year greenfield runoff rate of 1.4l/s.	Yes. Development aims for the BREEAM "excellent" standard for the "Wat 01" water category	No. UGF score 0.06	Yes	No	£0.00	85% of construction waste is aimed to be diverted from landfill. Demolition waste - N/A as the site has been cleared previously.	N/A

					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	
Applicatio n Ref Number	Date PP granted	Site Address	Proposal Description	Main use	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/23/00968	23/07/2024	81-103 King's Road, LONDON, SW3 4NX	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)	Commercial (office & retail)	Yes. — Demolition waste - aim of 100% diversion from landfill. — Construction waste - aim of 100% diversion from landfill. — Excavation waste - aim of 100% diversion from landfill. — Municipal waste - aim of 70%.	Partially. Modules A1-A5: 781 kgCO2e/m2 against the GLA WLC benchmark of <950 kgCO2e/m2 Modules B-C (excluding B6 & B7): 466 kgCO2e/m2 against GLA WLC Benchmark of <450 kgCO2e/m2 Modules A-C (excluding B6 & B7): 1215 kgCO2e/m2 against GLA WLC benchmark of <1400 kgCO2e/m2	Yes. — Overall on-site reduction of 15% in regulated CO2 emissions over Part L 2021. — CO2 emissions reduction through Be Lean stage - 4%, and further 9% CO2 reductions through renewable energy savings.	Yes - air source heat pumps and solar PVs (498 sqm of PV arrays)	No	£144,780.00	Yes. BREEAM 'Outstanding' rating is aimed at.	Air conditioning is proposed.	Yes	N/A	No	Yes	No. The proposed runoff rate of 20l/s is proposed, which is 90% reduction on the current runoff rate.	Yes	Yes UGF score 0.302	No. 7.3% net gain	No	£121,677.00	Yes	Yes	
PP/22/07709	24/07/2024	Buspace Studios, 1-51 Conlan Street, LONDON	Demolition of existing commercial building and erection of interconnected buildings providing office and ancillary uses (all Use Class E) at basement, ground and up to fourth floor level, and residential (Use Class C3) at ground to fifth floor levels. New plant, cycle parking and all other works incidental to the development. (MAJOR APPLICATION)	Office	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.	Yes. Modules A1-A5: 488 kgCO2e/m2 against the GLA WLC aspirational benchmark of <600 kgCO2e/m2 Modules B-C (excluding B6 & B7): 428 kgCO2e/m2 against GLA WLC Benchmark of <450 kgCO2e/m2 Modules A-C (excluding B6 & B7): 916 kgCO2e/m2 against GLA WLC aspirational benchmark of <970 kgCO2e/m2	Yes. — Overall on-site reduction of 52% in regulated CO2 emissions over Part L 2021. — CO2 emissions reduction through Be Lean stage - 16%, and further 36% CO2 reductions through renewable energy savings.	Yes. ASHPs and PV panels.	No	£64,125.00	Yes	Air conditioning is proposed.	Yes	N/A	No	Yes	Yes. Proposed discharge rate is equivalent to the 1 in 100 year greenfield runoff rate of 3.4l/s.	Yes	No. UGF score 0.308	Exempt	No	£56,332.65	Yes	Yes	
PP/23/00778	24/07/2024	Unit 10, Latimer Industrial Estate, 343-453 Latimer Road, LONDON, W10 6RQ	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).	Commercial	N/A The proposal was determined prior to NLPR	N/A The proposal was determined prior to NLPR	Yes. — Overall on-site reduction of 53% in regulated CO2 emissions over Part L 2021. — CO2 emissions reduction through Be Lean stage - 17%, and further 36% CO2 reductions through renewable energy savings.	Yes. ASHPs and PV panels.	No	£20,520.00	No	Active cooling proposed for commercial element of the proposal.	Yes	N/A	No	Yes	No. The proposal will seek 50% reduction on the current runoff rate.	Yes	No. UGF score 0.3	Yes. 100% net gain	No	£3,983.48	N/A The proposal was determined prior to NLPR	N/A The proposal was determined prior to NLPR	

					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 use	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 Part L of BR 2021. — 10% (for resi) and 15% (for non-resi) CO2 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/24/00254	13/03/2025	Bridge House, Bridge Close, London, W10 6TN	Retention of the existing building to provide flexible Class E (Class E(c),g) floorspace at ground floor with an extension of up to 6-storeys to provide 14 residential units, demolition of single storey front porch with associated landscaping, amenity space, cycle parking, refuse storage and access (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: 607.5 kgCO2e/m2 against the GLA WLC benchmark of <850 kgCO2e/m2 Modules B-C (excluding B6 & B7): 406.6 kgCO2e/m2 against the GLA WLC benchmark of <350 kgCO2e/m2 Modules A-C (excluding B6 & B7): 1,014.1 kgCO2e/m2 against the GLA WLC benchmark of <1,200 kgCO2e/m2	Yes. — Overall on-site reduction of 81% in regulated CO2 emissions over Part L 2021. — CO2 emissions reduction through Be Lean stage - 1%, and further 80% CO2 reductions through renewable energy savings.	Yes. ASHPs and PV panels.	No	£9,870.00	No	Active cooling proposed for commercial element of the proposal.	Yes	N/A	No	Yes	Yes. The proposed runoff rate of 0.3l/s is proposed, which is 94% reduction on the current runoff rate.	Yes	Not specified	Yes. UGF score 0.43	Yes. 10% net gain proposed	No	£0.00	Yes	Yes
PP/24/06652	04/04/2025	40-41 Hans Place, London, SW1X 0JZ	Partial demolition of No.40 and No.41 Hans Place. Construction of basement, front, rear, mansard extensions, associated roof terraces to No.40 and No.41, to create 7 residential units (Use Class C3), comprising 5 x 2-bedroom units and 2 x 3-bedroom units, with associated internal and external alterations. (MAJOR DEVELOPMENT)(CONSERVATION AREA)(SETTING OF LISTED BUILDINGS)	Residential	Not specified	Partially. Modules A1-A5: 564 kgCO2e/m2 against the GLA WLC benchmark of <850 kgCO2e/m2 Modules B-C (excluding B6 & B7): 151 kgCO2e/m2 against the GLA WLC aspirational benchmark of <300 kgCO2e/m2 Modules A-C (excluding B6 & B7): 715 kgCO2e/m2 against the GLA WLC aspirational benchmark of <800 kgCO2e/m2	Yes. — Overall on-site reduction of 80% in regulated CO2 emissions over Part L 2021. — CO2 emissions reduction through Be Lean stage - 35%, and further 45% CO2 reductions through renewable energy savings.	Yes. Ground Source Heat Pumps system proposed.	No	£15,675.00	No	Yes	Yes	N/A	No	Yes	No. The proposed runoff rate is 2 l/s, which is 90% reduction on the current runoff rate.	Yes	Yes. 105 litres/person/day target is aimed at.	No. UGF score 0.12	Exempt	No	£0.00	Not specified	Not specified
			TOTAL CONTRIBUTIONS							£953,739													£393,534		

B: Housing - Planning Permissions

Between 01/04/2024 – 31/03/2025

LPA Reference	Site Name	Sum of Net Units
CL/23/03441	78 Cambridge Gardens, LONDON, W10 6HS	0
CL/24/01059	72 Oxford Gardens, LONDON, W10 5UW	0
CL/24/01082	30 Pembroke Gardens, LONDON	1
CL/24/01770	Basement Flat, 9 Marloes Road, LONDON, W8 6LQ	-1
CL/24/02795	Flat A, 233 Earl's Court Road, LONDON, SW5 9AH	1
CL/24/03680	12 Cathcart Road, LONDON, SW10 9NN	1
CL/24/04264	68 Kensington Park Road, LONDON, W11 3BJ	1
CL/24/04457	Basement Flat and Flat 1, 63 Harrington Gardens, LONDON, SW7 4JZ	2
CL/24/05244	Flat 2C, Fraser House, 190 Cromwell Road, LONDON, SW5 0SL	1
CL/24/05794	Flat 2B, Fraser House, 190 Cromwell Road, LONDON, SW5 0SL	0
CL/24/06436	39-41 Egerton Terrace, LONDON, SW3 2BU	-1
CL/24/07066	Flat 3 and Flat 4, 73 Ladbroke Grove, LONDON, W11 2PD	0
CL/24/08505	Flat A2 and Flat A3, 5-6 Airlie Gardens, LONDON, W8 7AJ	2
CL/25/00019	The Cottage, 72 St Quintin Avenue, LONDON, W10 6PA	1
CL/25/00426	17 Chepstow Villas, LONDON, W11 3DZ	1
CL/25/00550	46 Oxford Gardens, LONDON, W10 5UH	1
PA/24/02485	254-260 Earl's Court Road, LONDON SW5 9AD	2
PA/24/04477	49 Portland Road, LONDON, W11 4LJ	1
PA/25/00446	8 Logan Place, LONDON, W8 6QN	1
PP/22/04812	316-324 Kensal Road, LONDON, W10 5BZ	24
PP/22/07074	62 and 64 Longridge Road, LONDON, SW5 9SH	-9
PP/22/07709	Buspace Studios, 1-51 Conlan Street, LONDON	30
PP/23/00337	Flats 36 and 37, 93 Elm Park Gardens, LONDON, SW10 9QW	-1
PP/23/00778	Unit 10, Latimer Industrial Estate, 343-453 Latimer Road, LONDON, W10 6RQ	8

PP/23/03534	Land at 43-45 and 39-41 Notting Hill Gate and 161-237 (odd) Kensington Church Street, LONDON, W11 3LQ	-12
PP/23/03619	33 Thurloe Street, LONDON	1
PP/23/04433	250-252 Earl's Court Road, LONDON	2
PP/23/05314	24 Pembridge Square, LONDON	0
PP/23/05421	Flats 8 and 9, 65 Cadogan Gardens, LONDON, SW3 2RA	-1
PP/23/05496	Second and Third Floors, 84 Kensington High Street, LONDON, W8 4SG	2
	Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello Road and including land fronting Ladbroke Grove near the Barlby Road junction London W10	-6
PP/23/06121	2-4 Kensington Church Street, LONDON, W8 4EP	3
PP/23/07067	11 Bramley Road, LONDON W10 6SY	1
PP/23/07729	First Floor Flats	-1
PP/23/07749	17 and 18 Ovington Mews, LONDON, SW3 1LT	-1
PP/23/07777	Second Floor Flat at 26 and flat 4 at 27, Colville Terrace, LONDON, W11 2BU	-1
PP/23/08030	91A Drayton Gardens, LONDON, SW10 9QU	1
PP/23/08119	Flat 4, 18 Hogarth Road, LONDON, SW5 0PT	1
PP/23/08231	112-114 Clarendon Road, LONDON, W11 1SA	1
PP/23/08242	237-239 King's Road, LONDON, SW3 5EJ	-2
PP/23/08248	116-118 Gloucester Road, LONDON	3
PP/23/08263	Land adjoining 2 Horbury Crescent, LONDON, W11 3NF	1
PP/23/08277	299-305 and 309 Fulham Road, LONDON, SW10 9QH	2
PP/23/08380	GROUND AND LOWER GROUND FLOOR FLATS, 37 ST CHARLES SQUARE, NORTH KENSINGTON, W10 6EN	-1
PP/23/08484	Flats 1 and 2, 109 Philbeach Gardens, LONDON, SW5 9ET	-1
PP/24/00057	57-59 Philbeach Gardens, LONDON, SW5 9ED	6
PP/24/00254	Bridge House, Bridge Close, LONDON, W10 6TN	14
PP/24/00315	Flats 2 and 3, 102 Redcliffe Gardens, LONDON, SW10 9HH	-1
PP/24/00927	Faris House, 36 Trebovir Road, LONDON	-1
PP/24/00977	40 Tavistock Road, LONDON	6

PP/24/01024	York House, 1 Turks Row, LONDON	1
PP/24/01026	Flats 3 and 4, 43 Philbeach Gardens, LONDON SW5 9EB	-1
PP/24/01247	Ground Floor, 6 Russell Gardens Mews, LONDON, W14 8EU	1
PP/24/01306	13 All Saints Road, LONDON, W11 1HA	1
PP/24/01624	Ground Floor, 33 Marloes Road, LONDON, W8 6LG	1
PP/24/01771	9 Marloes Road, LONDON, W8 6LQ	0
PP/24/01850	5 and 7 Henniker Mews, LONDON, SW3 6BL	-1
PP/24/02074	First/second Floor Flat and Third Floor Flat, 41 Russell Road, LONDON, W14 8HT	-1
PP/24/02174	Lower Ground Floor, 44-47 Lowndes Square, LONDON, SW1X 9JT	9
PP/24/02250	7 Ralston Street, LONDON, SW3 4DT	-1
PP/24/02264	Flat 4 and Flat 5, 5 Strathmore Gardens, LONDON, W8 4RZ	-1
PP/24/02308	Flat C and Flat D, 64 Courtfield Gardens, LONDON, SW5 0NQ	-1
PP/24/02334	42 and 44 Cadogan Lane, LONDON, SW1X 9DX	0
PP/24/02452	40 Golborne Road, LONDON, W10 5PR	5
PP/24/02492	Second and Third Floor Flats, 109 Ledbury Road, LONDON, W11 2AQ	-1
PP/24/02503	Second and Third Floors, 17 Powis Mews, LONDON, W11 1JN	1
PP/24/02717	Flat, 43 Ladbroke Square, LONDON, W11 3ND	-1
PP/24/02881	76 Ifield Road, LONDON , SW10	-1
PP/24/03178	31 Warwick Road, LONDON, SW5 9UL	1
PP/24/03184	First and Second Floor Flats, 329 Portobello Road, LONDON, W10 5SA	-1
PP/24/03377	305 Brompton Road, LONDON, SW3 2DY	3
PP/24/03543	Ground Floor Flat B and Flat C, 26 Russell Road, LONDON, W14 8HU	-1
PP/24/03654	Flats 34 and 36, 35-37 Earl's Court Square, LONDON, SW5 9BY	0
PP/24/03905	37 Kensington Park Road, LONDON, W11 2EU	-1
PP/24/03907	First, Second and Third Floor Flats, 2 Berkeley Gardens, LONDON, W8 4AP	-1
PP/24/03951	Flat 3 and Flat 4, 96 Cornwall Gardens, LONDON, SW7 4BQ	-1
PP/24/03957	11-12 Pencombe Mews, LONDON, W11 2RZ	1
PP/24/04111	43 Mary Place, LONDON, W11 4PL	-1
PP/24/04451	353 Portobello Road, LONDON, W10 5SA	-1

PP/24/04456	Flat 1 and Flat A, 76 Cathcart Road, LONDON, SW10 9DJ	-1
PP/24/04545	1 and 1A Pangbourne Avenue, LONDON, W10 6DJ	-1
PP/24/04877	First and Second Floor Flats, 329 Portobello Road, LONDON, W10 5SA	-1
PP/24/04910	101 Drayton Gardens, LONDON, SW10 9QU	0
PP/24/05051	14 Fawcett Street, LONDON, SW10 9JD	-1
PP/24/05522	40 Tavistock Road, LONDON, W11 1AW	1
PP/24/06691	Flats 6 and 7, 5 Emperor's Gate, LONDON SW7 4HH	-1
PP/24/07249	Rooms 7, 8 and 9, Third Floor Rooms, 21 Roland Gardens, LONDON, SW7 3PF	-1
PP/24/07378	158, 160 and 162 Pavilion Road, LONDON, SW1X 0AW	-1
PP/24/07536	First Floor, 19 North Pole Road, LONDON, W10 6QH	0
PP/24/07674	1 Cathcart Road, LONDON, SW10 9NL	0
PP/24/07929	Flat A, 15 Kenway Road, LONDON, SW5 0RP	0
PP/25/00101	Flat B and Flat C, 7 Bonchurch Road, LONDON, W10 5SD	-1
Grand Total		83

C.1: Housing – Completions

Between 01/04/2024 – 31/03/2025

PP ref	Address	Description	Net units
PP/17/05132	Plexus House, 1 To 5, Cromwell Place, 35-36 Thurloe Place and 3, 4, 4a and 20 Thurloe Place Mews, SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a pavilion building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of pavilion building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)	5
PP/19/01529	180-186 Brompton Road, LONDON, SW3 1HQ, ,	Change of use of the fourth floor from residential (Use Class C3) to office (Use Class B1a) including internal reconfiguration to provide 5 x 1 bedroom and 3 x 2 bedrooms (change from 7 x 2 bedroom and 1 x 3 bedroom) with associated works	8
PP/20/00860	Plot 5 and 6, Acklam Road, LONDON, W10, ,	Erection of a part 3, part 8 storey building comprising 590 sqm (GIA) of flexible community space and ancillary office (Use Class D1) at ground and first floors, and 32 residential units (Use Class C3) across first to seventh floors, alongside secured residential communal areas, cycle facilities, refuse storage area, infrastructural plant and replacement substation, and hard and soft landscaping (MAJOR APPLICATION)	7
PP/20/00860	Plot 5 and 6, Acklam Road, LONDON, W10, ,	Erection of a part 3, part 8 storey building comprising 590 sqm (GIA) of flexible community space and ancillary office (Use Class D1) at ground and first floors, and 32 residential units (Use Class C3) across first to seventh floors, alongside secured residential communal areas, cycle facilities, refuse storage area, infrastructural plant and replacement substation, and hard and soft landscaping (MAJOR APPLICATION)	32
PP/20/02285	101 Highlever Road, LONDON, W10 6PW, ,	Amalgamation of two flats into a single family house	1

PP/20/05566	Sutton Dwellings, William Sutton Estate, LONDON, SW3, ,	Refurbishment of Blocks A, B, C and D, including existing 159 vacant Social Rent homes, involving alterations to layouts to accommodate lifts, sprinklers and provision of a total of 81 Social Rent/London Affordable Rent homes; amendments to the exterior of the blocks including balconies and alterations to fenestration; removal of some chimney stacks; demolition of existing Estate Office and replacement with a new Estate Office with green roof, landscaping and open space, car and cycle parking and bin storage and associated works (Major Application)	81
PP/21/01123	174 Portobello Road, LONDON, W11 2EB, ,	Retention and refurbishment of Class E unit at ground floor level; change of use of first floor from Class E (former ancillary bank space) to Class C3 (residential use). Refurbishment with associated internal and external alterations to building, including rear and dormer roof extensions, to provide two residential units (Class C3) at first to fourth floors, including private amenity space at rear first floor level, and plant at first floor and associated works.	2
PP/21/01667	1 and 3 Clanricarde Gardens, LONDON, W2 4JJ, ,	Change of use and internal amalgamation of 1 and 3 Clanricarde Gardens from two houses of multiple occupation (HMOs) to provide 23 studios (C3 use class) and associated cycle and bin storage. (Major application)	23
PP/21/02462	Does not include the fourth floor - refer to the existing and proposed plans., 66 Pont Street, LONDON, SW1X 0AE, ,	Demolition of rear lower ground floor extension, construction of a single storey basement extension and a lower ground, ground, second and third floor extension to the rear elevation; together with internal alterations to create 3 x apartments across basement to third floor levels (1x 2 bed, 1 x 3 bed and 1 x 5 bed) and associated development.	3
PP/21/02799	120 Lexham Gardens, LONDON, W8 6JE, ,	Construction of rear extensions at first, second, and third floor levels, and raising of existing floor height at fourth floor level in association with change of use of property from House in Multiple Occupation (Use Class Sui Generis) to 12 x self-contained residential flats (Use Class C3). (MAJOR APPLICATION) - REVISED CONTENT.	12
PP/21/03757	7 Philbeach Gardens, LONDON, SW5 9DY, ,	Amalgamation of two (Class C3) 1 bed flats at 2nd and 3rd floors to provide one (Class C3) 3 bed flat; front and rear extensions at lower ground floor level; creation of external terrace to rear at 2nd floor level and addition of stair access to roof terrace; Installation of three basement skylights to garden and one window to internal lightwell, replacement extension rear doors to garden.	1

		Replacement outbuilding to rear garden; erection of gas meter enclosure to front of property; and associated works.	
PP/21/07500	First & Second Floor, Flat 2, 18 Melbury Road, LONDON, W14 8LT, ,	Removal of interior stairwell between Flat 2 and 3 (installed 20 years ago when flats combined into one) and reinstatement of slab and reinstate as two separate flats. Construction of a bathroom where the stairwell was in Flat 2.	2
PP/22/01177	Lower Ground and Ground Floor, Basement/Ground Floor Flat, 50 Abingdon Road, LONDON, W8 6AR, ,	Amalgamation of lower ground and ground floor flats to create one residential unit.	1
PP/22/03263	See accompanying plans and DAS., 25-39 Thurloe Street, LONDON, SW7 2LQ, ,	Demolition of mansard extensions and all roof structures to 25-39 Thurloe Street, erection of single storey mansard extension across terrace to provide additional Class B1 office floorspace and a change of use of the second floor of 29 Thurloe Street from Class B1 office to Class C3 residential, and associated works	1
PP/22/03641	Studio flats at First and Second Floor, Flat A and Flat B, 73 Bedford Gardens, LONDON, W8 7EF, ,	Amalgamation of two studio flats at first and second floors to create a single family dwelling unit	1
PP/22/05124	Flat 2, 32 Kensington Park Gardens and Ground Floor, 31 Kensington Park Gardens., Ground Floor Flat, 31 Kensington Park Gardens, and Flat 2, 32 Kensington Park Gardens, LONDON, W11 2QS, ,	Amalgamation of two residential units through the insertion of new positioned internal staircase to create a 3 bed dwelling, together with associated internal alterations, external refurbishment to the façade including the refurbishment of external entrance steps.	1
PP/23/01488	Land to the rear of 58 Penywern Road, LONDON SW5 9SX, ,	Construction of a one-bed, one-person single-storey house set around a courtyard	1
PP/23/02167	Lower Ground and Ground Floor, Flat A and Flat 1, 9 Evelyn Gardens, LONDON, SW7 3BE, ,	Internal alterations to enable the amalgamation of the two apartments for use as a single family home	1
PP/23/02907	Third and Fourth Floor Flats, Flat 5 and Flat 6, 16 Chepstow Crescent, LONDON, W11 3EB, ,	Amalgamation of third and fourth floor flats	1
PP/23/03619	second and third floors only, 33 Thurloe Street, LONDON, ,	Subdivision of existing duplex apartment into a one bed and a two bed apartments, air source heat pumps at roof of rear closet wing with enclosure,	2

		replace existing single glazed timber windows with slimline double glazed windows, new pipes to front elevation	
PP/23/03977	Ground Floor Flat and First Floor Flat, 30 Hewer Street, LONDON, W10 6DU, ,	Amalgamation of ground and first floor flats to form one single dwelling. Internal fabric improvements.	1
PP/23/04432	Proposal excludes the lower ground and ground floor of 40 and 42 Abingdon Road, 40-50 Abingdon Road, LONDON, ,	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.	9
PP/23/05496	Ground Floor and Basement (Retail - Optician)First Floor (Offices), Second and Third Floors, 84 Kensington High Street, LONDON, W8 4SG, ,	Change of use to vacant second and third floors from Class E (Business) to Class C3 (Residential).	2
PP/23/05746	First and second floors, First and Second Floor Flats, 26 Colville Terrace, LONDON, W11 2BU, ,	Amalgamation of first and second floor flats to create maisonette.	1
PP/23/07777	first floor flats at Nos 26 and 27 Colville Terrace, Second Floor Flat at 26 and flat 4 at 27, Colville Terrace, LONDON, W11 2BU, ,	Amalgamation of two flat into one at second floor level	1
PP/23/08484	Lower units only comprising of flat Number 1 [Lower Ground Floor] and flat Number 2 [Ground Floor]., Flats 1 and 2, 109 Philbeach Gardens, LONDON, SW5 9ET, ,	Amalgamation of Flat 1 (Lower Ground Floor) and Flat 2 (Ground Floor) into a single residence.	1
PP/24/01026	Amalgamation of ground floor flat 3 and first floor flat 4 of 43 Philbeach Gardens., Flats 3 and 4, 43	Amalgamation of flat nos. 3 and 4 to create single family dwelling.	1

	Philbeach Gardens, LONDON SW5 9EB, ,		
PP/24/01624	Ground Floor, Ground Floor, 33 Marloes Road, LONDON, W8 6LG, ,	Change of use of existing raised ground floor level Office use (Class E) to a new one-bed residential flat (Class C3) (internal layout alterations only).	1
PP/24/01771	9 Marloes Road, LONDON, W8 6LQ, ,	Conversion and amalgamation of the lower ground floor flat with the sui generis HMO with internal connection to create one coherent HMO throughout the whole building	1
PP/24/02264	Second, third Floor Flats and Roof Terrace, Flat 4 and Flat 5, 5 Strathmore Gardens, LONDON, W8 4RZ, ,	Amalgamation of second and third floor flats into single enlarged maisonette unit.	1
PP/24/02308	Second and third floor levels only., Flat C and Flat D, 64 Courtfield Gardens, LONDON, SW5 0NQ, ,	Amalgamation of second and third floor flats (Use Class C3)	1
PP/24/02452	40 Golborne Road, LONDON, W10 5PR, ,	Extending rear half width extension upwards in line with adjoining wings, formation of rear light-well through the partial demolition of rear lower ground and ground floor level later date addition; erection of a recessive roof level extension featuring roof lights plus a roof terrace to the rear, change of use of lower ground floor level from its current ancillary retail floorspace to form new self-contained 1 x 1 bed residential flat; retention of retail floorspace at ground floor level; alterations to internal upper floor levels floorspace so as to form a 1 x bed flat at first floor level and a 2 x bed residential maisonette unit at second and roof extension levels; together with general external alterations including provision of new shop-frontage and replacement of windows with new double-glazed timber sash units (amended description / re-consultation suggested for completion).	3
PP/24/02503	Second and third floor office at 17 Powis Mews., Second and Third Floors, 17 Powis Mews, LONDON, W11 1JN, ,	Conversion of business unit to residential use (Class C3), on second and third floors.	1
PP/24/03654	Third floor flats 34 and 36 only., Flats 34 and 36, 35-37 Earl's Court Square, LONDON, SW5 9BY, ,	Reconfiguration of two existing flats to create a 4 bedroom flat and a 1 bedroom flat at third floor level.	2

PP/24/03957	Ground to second Floors, 11-12 Pencombe Mews, LONDON, W11 2RZ, ,	Re-instatement of two dwellings from previously amalgamated single dwelling.	2
PP/24/06691	Flats 6 and 7, 5 Emperor's Gate, LONDON SW7 4HH, ,	Amalgamation of two one bedroom flats into a single family two-bedroom flat. Installation of window opening in light well at fourth floor level.	1
PP/02/01324	Chelsea Waterfront, Lots Road Power Station and Chelsea Creek, Lots Road, SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.	420
CL/25/00019	The Cottage, 72 St Quintin Avenue, LONDON, W10 6PA, ,	Confirmation that the use of 'The Cottage' as a separate residential unit (Use Class C3) is lawful (Certificate of Lawful Existing Use.)	1
PP/22/04216	Lower ground and ground floor flats, Basement and Ground Floor Flats, 36 Royal Crescent, LONDON, W11 4SN, ,	Amalgamation of lower ground and ground floor flats into one unit with associated internal alterations to reinstate staircase between the two floor levels	1
CL/25/00550	46 Oxford Gardens, LONDON, W10 5UH, ,	Confirmation that the use of 46 Oxford Gardens as a single family dwelling (Use Class C3) since 13/01/2015 is lawful. (Certificate of Existing Use.)	1
PP/16/01412	201 to 207, Kensington High Street, W8 6BA	Redevelopment of site involving retention and restoration of front facade erection of two additional storeys and alteration and extensions to rear first and second floor levels to provide 14 residential units (4 x 1 bed 9 x 2 beds and 1 x 3 beds) creation of additional basement level to provide for a gym alteration of existing basement level to provide improved retail floorspace; provision of	14
PP/20/02775	24 Warwick Road, LONDON, SW5 9UD, ,	Reconfiguration of 8 x studio apartments and 2 x 1-bedroom flats to provide 3 x 2-bedroom apartments and 1 x 3-bed apartment. Construction of basement extension and other external alterations.	-6
PP/21/04321	Ground Floor residential front entrance door; first, second and third floors., 5 Russell Gardens, LONDON, W14 8EZ, ,	First floor rear extension with conversion of enlarged first floor, together with a re-configuration of second and third floors to create two self-contained dwellings (Use Class C3).	2
PP/22/01179	Lower Ground and Ground Floor, Basement and Ground Floor Flat, 14	Amalgamation of lower ground and ground floor flats to create one residential unit.	-1

	Earl's Court Gardens, LONDON SW5 0SZ, ,		
PP/22/01180	First and Second Floor, First and Second Floor Flat, 14 Earl's Court Gardens, LONDON, SW5 0SZ, ,	Amalgamation of first floor and second floor flats to create one residential unit.	-1
PP/22/01317	Lower ground floor flatGround floor flat, Flat A and Flat B, 72 Blenheim Crescent, LONDON, W11 1NZ, ,	Amalgamation of lower ground and ground floor flats into one unit.	-1
PP/22/03804	2nd and 3rd floor, Second and Third Floor Flats, 20 Holland Street, LONDON, W8 4LT, ,	Amalgamation of the second and third floor flats to create a 3-bedroom residential unit, including associated internal works	-1
PP/22/06034	37 Bramley Road, LONDON, W10 6SZ, ,	Erection of rear extension to ground, first floor and basement with courtyard to provide 4 self contained dwellings (2x1b1p, 1x1b2p and 1x2b3p) with associated cycle storage	-1
PP/22/07232	15 Lonsdale Road, LONDON, W11 2BY, ,	Amalgamation of house and basement flat to a single dwellinghouse (use class C3).	-1
PP/22/07319	The application affects 48 Smith Terrace and the ground and first floor of 28 Smith Terrace.The upper floors of 28 Smith Terrace are not included., Old Warehouse, 48 Smith Terrace, LONDON, SW3 4DH and 28 Smith Street, LONDON, SW3 4EP, ,	Subdivision of single residential dwelling into two residential dwellings (1 x 2 bed and 1 x 3 bed), including erection of a opaque glass screen and alterations to windows on rear facade.	-1
PP/22/07858	3 Cadogan Street, LONDON, SW3 2PP, ,	Change of use of ground floor from retail (Class E) to residential (Class C3) and amalgamation with flat above to create a single family dwelling including alterations to fenestration at ground floor level, PV panels, landscaping with demolition of garden wall and provision of cycle store.	-1
PP/23/01076	The proposal only affects the Upper ground floor apartment and the maisonette apartment which comprises of the first and second floor. The proposal does not affect the the lower ground floor flat.,	Amalgamation of the upper ground floor apartment and the maisonette apartment on the upper floors; internal alterations and reconfiguration of room layouts	-1

	First/second Floor Flat and Ground Floor Flat, 59 Radnor Walk, LONDON, SW3 4BT, ,		
PP/23/02109	Second Floor Flats 7 & 8 - 17 Cadogan Square, London, SW1X 0HT, Flats 7 and 8, 17 Cadogan Square, LONDON, SW1X 0HT, ,	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).	-1
PP/23/03101	55 Redcliffe Road, LONDON, SW10 9NQ, ,	Works to residential block including: lowering of basement floor levels to improve ceiling heights. Preservation and enhancement of front facade, and reconstruction of rear elevation. Reconfiguration of interior layout to include addition of a lift. Works to 8no. flats including: refurbishment of 6no. dwellings, and conversion of 2no. flats to maisonettes. Creation of 2no. additional flats at basement level.	-1
PP/23/04170	Please see Planning Statement and Heritage Statement, 1B, 1C, 1D and 1F, Kensington Church Walk, LONDON, W8 4NB, ,	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.	-1
PP/23/04238	20 Holland Street, LONDON, ,	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.	-1
PP/23/04360	Flat A, 61 Holland Park, LONDON, W11 3SJ, ,	Demolition of existing semi-submerged basement extension, and replacement with completely submerged basement and associated internal and external alterations.	1
PP/23/07668	6 St Luke's Street, LONDON, ,	Amalgamation of basement flat with maisonette above to reinstate the building back into a single family dwelling house.	-1
PP/23/08023	8 Berkeley Gardens, LONDON, ,	Amalgamation of 2 existing flats to create a single family dwelling.	-1
CL/24/08505	Flat A2 and Flat A3, 5-6 Airlie Gardens, LONDON, W8 7AJ, ,	Reconfiguration of Flats A2 and A3 to convert them into a three-bedroom self contained apartment and a one-bedroom studio; installation of internal	2

		staircase to connect the apartments internally (Certificate of Lawful Proposed Development / Use) (amended description)	
CL/25/00426	17 Chepstow Villas, LONDON, W11 3DZ, ,	Confirmation that the use of 17 Chepstow Villas as a residential (Use Class C3) dwelling is lawful. (Certificate of Existing Use or Development.)	1
CL/24/05794	Flat 2B, Fraser House, 190 Cromwell Road, LONDON, SW5 0SL, ,	Confirmation that the use of Flat 2B as a dwelling within Use Class C3 is lawful. (Confirmation of lawful existing use.)	1
PP/23/08030	91A Drayton Gardens, LONDON, SW10 9QU, ,	Change of use of premises from Class E(g)(i) (Commercial, Business and Service) to Class C3(a) Dwelling Houses, to provide a 3-bedroom six person dwelling; and installation of light at entrance	1
PP/21/03053	500 King's Road, LONDON, SW10 0LE, ,	Roof extension with flat roof above ground floor affronting Slaidburn Street to create a 1-bedroom flat and two studios at first floor level and conversion of a 3-bedroom flat to two 1-bedroom flats at second floor level	-1
PP/23/08277	299-305 and 309 Fulham Road, LONDON, SW10 9QH, ,	Refurbishment of existing residential accommodation and replanning of layouts to deliver 10 residential units, creation of roof terraces to the rear of the buildings, modification of the rear extension for a communal staircase and other associated works	-8
PP/23/08489	8 Oakfield Street, LONDON, SW10 9JB, ,	Demolition of existing building and construction of a residential dwelling with additional basement (Class C3) with associated refuse and recycling storage.	-1
PP/24/02881	Ground Floor/basement and first floor flats., 76 Ifield Road, LONDON , SW10, ,	Amalgamation of two flats into one dwelling	-1
PP/24/03905	37 Kensington Park Road, LONDON, W11 2EU, ,	Amalgamation of two residential units at first, second and third floors to create one x 3-bedroom residential unit	-1
PP/24/03907	First, second and third storey, First, Second and Third Floor Flats, 2 Berkeley Gardens, LONDON, W8 4AP, ,	Amalgamation of first floor level flat and 2nd and 3rd floor levels maisonette unit, into a single enlarged maisonette unit (occupying 1st, 2nd and 3rd floor levels).	-1
PP/24/05522	Lower ground, ground floor hallway and front and rear elevations and gardens., 40 Tavistock Road, LONDON, W11 1AW, ,	Erection of full-width rear extension with partly sloping roof profile and partly flat roof profile (with added green roofing) associated with the extension of the lower ground floor level 1 x bed flat so as to convert this into 2 x self contained studio units; works to front garden including provision of extended plant room accessible from light well at lower ground floor level, replacement entrance	-1

		steps, refuse storage and landscaping including planting area directly behind main front boundary railings; replacement windows throughout	
CL/24/07066	Flat 3 and Flat 4, 73 Ladbroke Grove, LONDON, W11 2PD, ,	Installation of internal staircase between raised ground and first floor (Flat 4) to include the demise of Flat 4 within the demise of Flat 3; concomitantly, separate the front part of the lower ground floor level to an equal area to Flat 4, to form a new separate replacement flat (Certificate of Lawful Proposed Development/Use).	2
CL/24/02795	Flat A, 233 Earl's Court Road, LONDON, SW5 9AH, ,	Confirmation that work is complete and flat is occupied. (Certificate of Lawful Existing Use)	1
CL/23/03441	78 Cambridge Gardens, LONDON, W10 6HS, ,	Confirmation that the first and second floors has been in use as an HMO (Sui Generis) since the purchase of the property in 1971, occupied by seven households, up to 11 tenants or persons of the seven households may occupy the first and second floors. (Certificate of Existing Use)	6
CL/24/06436	39-41 Egerton Terrace, LONDON, SW3 2BU, ,	Confirmation that the amalgamation of two properties into one single dwelling is lawful. (Certificate of Lawful Existing Use/Development)	1
CL/24/05244	Flat 2C, Fraser House, 190 Cromwell Road, LONDON, SW5 0SL, ,	Confirmation that the use of the flat as a dwelling within Use Class C3 is lawful. (Certificate of Existing Use)	1
CL/24/04457	Basement Flat and Flat 1, 63 Harrington Gardens, LONDON, SW7 4JZ, ,	Internal reconfiguration of the basement and ground floor flats to create a one bedroom flat at the front of the lower ground floor and a 4-bedroom duplex flat across the upper ground and part lower ground floors (Certificate of Lawful Proposed Development)	2
PP/22/03070	12-14 Ovington Square, LONDON, SW3 1LN, ,	Reconfiguration of 12-14 Ovington Square (two dwellings) to create 6No. flats, including alterations to rear elevation and alteration to roof to re-provide mansard roof across extent of both properties and refurbishment of front elevation.	-2
PP/23/01815	Lower ground floor flat and ground floor flat., 11 St Charles Square, LONDON, W10 6EF, ,	Amalgamation of lower ground floor and ground floor flats to create a single dwelling; single-storey rear extension at rear lower ground floor level; mansard roof extension; conversion of second floor flat to duplex apartment, works to front and rear elevations, and other associated works.	-1
CL/24/04264	68 Kensington Park Road, LONDON, W11 3BJ, ,	Confirmation that the property is in use as a single family dwelling (Certificate of Lawful Existing Use)	1
CL/24/03680	12 Cathcart Road, LONDON, SW10 9NN, ,	Confirmation of use as a single dwellinghouse (Use Class C3) (Certificate of Lawful Existing Use)	1

PP/23/05218	Flat 5 and Flat 2A Chalfont House Amalgamation, Flat 5 is a Ground & Lower Ground Floor flat, with 2 bedrooms at Lower Ground accessed with internal stairs from the Ground Floor. Flat 2A is a Lower Ground Flat with 1 bedroom with direct access to a Lift and communal stairs up to Ground floor level. The proposal is to amalgamate the 2 flats to make 1 single flat with 3 bedrooms, 3 bathrooms, Living and Kitchen on Lower Ground with direct lift access up to Ground Floor level. The existing Sitting Room, internal stairs and access will remain on the Ground Floor., Flat 5 and Flat 2A Chalfont House, 19-21 Chesham Street, LONDON, SW1X 8NG, ,	Amalgamation of 2No. adjoining flats at lower ground floor level comprising internal works only.	-2
PP/21/04876	120 Pavilion Road, LONDON, SW1X 0AX, ,	Demolition and rebuild of the building behind a retained facade to include the provision of a subterranean level, condenser unit on roof and changes to windows and doors.	-1
PP/20/06868	Ground to fourth floor. Excludes basement which is in separate ownership and has it's own independent access., 107 Oakley Street, LONDON, SW3 5NR, ,	Change of use of ground to fourth floor from a house of multiple occupation to reprovide one existing one bed unit, three studios (C3 use class) and associated cycle and bin storage.	3
PP/22/01567	Atlantic House, 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	-26

		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/23/03137	3 Edith Terrace, LONDON, SW10 0TQ, ,	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.	-1
PP/23/03394	Aubrey Lodge, Aubrey Road, LONDON, ,	Alterations and extensions to Aubrey Lodge involving demolition of existing garage building and erection of side wing extension, construction of basement level, alterations to internal layout, alterations and restoration to façades, roof, staircases, windows and decorative features and new landscaping. Retention of five dwellings within site with parking, cycle and refuse provision created.	-1
CL/24/01082	30 Pembroke Gardens, LONDON, ,	Confirmation that use of property is in C3 residential use as a single-family dwelling house and that this is lawful (Certificate of Lawful Existing Use).	1
CL/24/01059	72 Oxford Gardens, LONDON, W10 5UW, ,	Confirmation that the use of the property as a single dwelling is lawful (Certificate of Lawful Existing Use/Development)	1
CL/20/07105	8 Shawfield Street, LONDON, SW3 4BD, ,	Use of building as single dwelling house (Use Class C3) (Certificate of Existing Use)	1
CL/21/02173	14 Horbury Crescent, LONDON, W11 3NF, ,	Certificate of existing lawful development for single residential dwelling (Use Class C3).	1
CL/21/03000	37 Gloucester Walk, LONDON, W8 4HY, ,	The amalgamation and use of the ground, basement, first and second floors of 37 Gloucester Walk as a single dwelling. (Certificate of Existing Use)	1

CL/23/03441	78 Cambridge Gardens, LONDON, W10 6HS, ,	Confirmation that the first and second floors has been in use as an HMO (Sui Generis) since the purchase of the property in 1971, occupied by seven households, up to 11 tenants or persons of the seven households may occupy the first and second floors. (Certificate of Existing Use)	-6
CL/24/01059	72 Oxford Gardens, LONDON, W10 5UW, ,	Confirmation that the use of the property as a single dwelling is lawful (Certificate of Lawful Existing Use/Development)	-1
CL/24/01770	Basement Flat, 9 Marloes Road, LONDON, W8 6LQ, ,	Change of use of lower ground floor flat from Use Class C3 (dwellings) to Use Class C4 (HMO) (Certificate of Proposed Development/Use)	-1
CL/24/05794	Flat 2B, Fraser House, 190 Cromwell Road, LONDON, SW5 0SL, ,	Confirmation that the use of Flat 2B as a dwelling within Use Class C3 is lawful. (Confirmation of lawful existing use.)	-1
CL/24/06436	39-41 Egerton Terrace, LONDON, SW3 2BU, ,	Confirmation that the amalgamation of two properties into one single dwelling is lawful. (Certificate of Lawful Existing Use/Development)	-2
CL/24/07066	Flat 3 and Flat 4, 73 Ladbroke Grove, LONDON, W11 2PD, ,	Installation of internal staircase between raised ground and first floor (Flat 4) to include the demise of Flat 4 within the demise of Flat 3; concomitantly, separate the front part of the lower ground floor level to an equal area to Flat 4, to form a new separate replacement flat (Certificate of Lawful Proposed Development/Use).	-2
PP/20/05566	Sutton Dwellings, William Sutton Estate, LONDON, SW3, ,	Refurbishment of Blocks A, B, C and D, including existing 159 vacant Social Rent homes, involving alterations to layouts to accommodate lifts, sprinklers and provision of a total of 81 Social Rent/London Affordable Rent homes; amendments to the exterior of the blocks including balconies and alterations to fenestration; removal of some chimney stacks; demolition of existing Estate Office and replacement with a new Estate Office with green roof, landscaping and open space, car and cycle parking and bin storage and associated works (Major Application)	-159
PP/20/06868	Ground to fourth floor. Excludes basement which is in separate ownership and has it's own independent access., 107 Oakley Street, LONDON, SW3 5NR, ,	Change of use of ground to fourth floor from a house of multiple occupation to reprovide one existing one bed unit, three studios (C3 use class) and associated cycle and bin storage.	-3
PP/20/06868	Ground to fourth floor. Excludes basement which is in separate ownership and has it's own	Change of use of ground to fourth floor from a house of multiple occupation to reprovide one existing one bed unit, three studios (C3 use class) and associated cycle and bin storage.	-1

	independent access., 107 Oakley Street, LONDON, SW3 5NR, ,		
PP/21/03757	7 Philbeach Gardens, LONDON, SW5 9DY, ,	Amalgamation of two (Class C3) 1 bed flats at 2nd and 3rd floors to provide one (Class C3) 3 bed flat; front and rear extensions at lower ground floor level; creation of external terrace to rear at 2nd floor level and addition of stair access to roof terrace; Installation of three basement skylights to garden and one window to internal lightwell, replacement extension rear doors to garden. Replacement outbuilding to rear garden; erection of gas meter enclosure to front of property; and associated works.	-2
PP/21/04321	Ground Floor residential front entrance door; first, second and third floors., 5 Russell Gardens, LONDON, W14 8EZ, ,	First floor rear extension with conversion of enlarged first floor, together with a re-configuration of second and third floors to create two self-contained dwellings (Use Class C3).	-1
PP/21/07500	First & Second Floor, Flat 2, 18 Melbury Road, LONDON, W14 8LT, ,	Removal of interior stairwell between Flat 2 and 3 (installed 20 years ago when flats combined into one) and reinstatement of slab and reinstate as two separate flats. Construction of a bathroom where the stairwell was in Flat 2.	-1
PP/22/01177	Lower Ground and Ground Floor, Basement/Ground Floor Flat, 50 Abingdon Road, LONDON, W8 6AR, ,	Amalgamation of lower ground and ground floor flats to create one residential unit.	-2
PP/22/02691	Park Walk PS (New Nursery), Please refer to submitted plans., Park Walk Primary School, Park Walk, LONDON, SW10 0AY, ,	Conversion of existing caretaker's home and ceramics studio into new nursery facility for children 0-2 years old.	-1
PP/22/03263	See accompanying plans and DAS., 25-39 Thurloe Street, LONDON, SW7 2LQ, ,	Demolition of mansard extensions and all roof structures to 25-39 Thurloe Street, erection of single storey mansard extension across terrace to provide additional Class B1 office floorspace and a change of use of the second floor of 29 Thurloe Street from Class B1 office to Class C3 residential, and associated works	-1
PP/22/03641	Studio flats at First and Second Floor, Flat A and Flat B, 73 Bedford Gardens, LONDON, W8 7EF, ,	Amalgamation of two studio flats at first and second floors to create a single family dwelling unit	-2

PP/22/04216	Lower ground and ground floor flats, Basement and Ground Floor Flats, 36 Royal Crescent, LONDON, W11 4SN, ,	Amalgamation of lower ground and ground floor flats into one unit with associated internal alterations to reinstate staircase between the two floor levels	-2
PP/22/05124	Flat 2, 32 Kensington Park Gardens and Ground Floor, 31 Kensington Park Gardens., Ground Floor Flat, 31 Kensington Park Gardens, and Flat 2, 32 Kensington Park Gardens, LONDON, W11 2QS, ,	Amalgamation of two residential units through the insertion of new positioned internal staircase to create a 3 bed dwelling, together with associated internal alterations, external refurbishment to the façade including the refurbishment of external entrance steps.	-2
PP/23/02167	Lower Ground and Ground Floor, Flat A and Flat 1, 9 Evelyn Gardens, LONDON, SW7 3BE, ,	Internal alterations to enable the amalgamation of the two apartments for use as a single family home	-2
PP/23/02907	Third and Fourth Floor Flats, Flat 5 and Flat 6, 16 Chepstow Crescent, LONDON, W11 3EB, ,	Amalgamation of third and fourth floor flats	-2
PP/23/03619	second and third floors only, 33 Thurloe Street, LONDON, ,	Subdivision of existing duplex apartment into a one bed and a two bed apartments, air source heat pumps at roof of rear closet wing with enclosure, replace existing single glazed timber windows with slimline double glazed windows, new pipes to front elevation	-1
PP/23/04360	Flat A, 61 Holland Park, LONDON, W11 3SJ, ,	Demolition of existing semi-submerged basement extension, and replacement with completely submerged basement and associated internal and external alterations.	-1
PP/23/04432	Proposal excludes the lower ground and ground floor of 40 and 42 Abingdon Road, 40-50 Abingdon Road, LONDON, ,	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.	-13

PP/23/05746	First and second floors, First and Second Floor Flats, 26 Colville Terrace, LONDON, W11 2BU, ,	Amalgamation of first and second floor flats to create maisonette.	-2
PP/23/07777	first floor flats at Nos 26 and 27 Colville Terrace, Second Floor Flat at 26 and flat 4 at 27, Colville Terrace, LONDON, W11 2BU, ,	Amalgamation of two flat into one at second floor level	-2
PP/23/08484	Lower units only comprising of flat Number 1 [Lower Ground Floor] and flat Number 2 [Ground Floor]., Flats 1 and 2, 109 Philbeach Gardens, LONDON, SW5 9ET, ,	Amalgamation of Flat 1 (Lower Ground Floor) and Flat 2 (Ground Floor) into a single residence.	-2
PP/24/01026	Amalgamation of ground floor flat 3 and first floor flat 4 of 43 Philbeach Gardens., Flats 3 and 4, 43 Philbeach Gardens, LONDON SW5 9EB, ,	Amalgamation of flat nos. 3 and 4 to create single family dwelling.	-2
PP/24/01771	9 Marloes Road, LONDON, W8 6LQ, ,	Conversion and amalgamation of the lower ground floor flat with the sui generis HMO with internal connection to create one coherent HMO throughout the whole building	-1
PP/24/02264	Second, third Floor Flats and Roof Terrace, Flat 4 and Flat 5, 5 Strathmore Gardens, LONDON, W8 4RZ, ,	Amalgamation of second and third floor flats into single enlarged maisonette unit.	-4
PP/24/02452	40 Golborne Road, LONDON, W10 5PR, ,	Extending rear half width extension upwards in line with adjoining wings, formation of rear light-well through the partial demolition of rear lower ground and ground floor level later date addition; erection of a recessive roof level extension featuring roof lights plus a roof terrace to the rear, change of use of lower ground floor level from its current ancillary retail floorspace to form new self-contained 1 x 1 bed residential flat; retention of retail floorspace at ground floor level; alterations to internal upper floor levels floorspace so as to form a 1 x bed flat at first floor level and a 2 x bed residential maisonette unit at second and roof extension levels; together with general external alterations including	-1

		provision of new shop-frontage and replacement of windows with new double-glazed timber sash units (amended description / re-consultation suggested for completion).	
PP/24/03654	Third floor flats 34 and 36 only., Flats 34 and 36, 35-37 Earl's Court Square, LONDON, SW5 9BY, ,	Reconfiguration of two existing flats to create a 4 bedroom flat and a 1 bedroom flat at third floor level.	-2
PP/24/03957	Ground to second Floors, 11-12 Pencombe Mews, LONDON, W11 2RZ, ,	Re-instatement of two dwellings from previously amalgamated single dwelling.	-1
PP/24/06691	Flats 6 and 7, 5 Emperor's Gate, LONDON SW7 4HH, ,	Amalgamation of two one bedroom flats into a single family two-bedroom flat. Installation of window opening in light well at fourth floor level.	-2

C.2 Sites within the Housing Trajectory

Ref	Site Name/Number	Total net homes	First five years (deliverable)					Years 6 to 10 (developable)					Years 11 to 15 (developable)				
			25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Large site allocations																	
SA1	Kensal Canalside	3,500	0	0	390	390	390	390	390	390	390	310	310	150	0	0	0
SA2	Earls Court Exhibition Centre	1,050	0	0	100	100	100	150	150	150	150	150	40	0	0	0	0
SA3	100/100A Cromwell Road	462	0	0	150	150	162	0	0	0	0	0	0	0	0	0	0
SA4	245 Warwick Road (Former Territorial Army)	255	0	0	0	0	0	0	90	90	75	0	0	0	0	0	0
SA5	Worlington Green Estate Phase 3	107	0	0	0	25	25	25	32	0	0	0	0	0	0	0	0
SA6	Lots Road South	165	0	0	0	65	100	0	0	0	0	0	0	0	0	0	0
SA7	Site at Edenham Way	60	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0
SA8	Chelsea Farmer's Market	59	0	0	0	0	0	0	0	0	59	0	0	0	0	0	0

SA9	1 to 14, Latimer Road	75	0	0	0	10	0	65	0	0	0	0	0	0	0	0	0
SA10	Newcombe House	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA11	Plaza, 535, King's Road	28	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0
Small site allocati ons																	
SA12	Harrington Road	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0
SA13	Emmanuel Kaye, King's Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA14	St Quintin Garage, 142A Highlever Road	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0
SA15	Colebrook Court, Sloane Avenue	17	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0
SA16	Holland Road Triangle, Holland Park Roundabou t	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0
Council 's New Homes																	

Deliver y Progra mme																	
PP/20/0 0860	Plot 5-6 Acklam Road, London	32 (complete)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/20/0 0943	54 St Helen's Gardens	8 (paused)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Former Barlby Primary School	83 (under constructi on)	0	60	23	0	0	0	0	0	0	0	0	0	0	0	0
PP/21/0 4428	9 Silchester Road	11 (under constructi on)	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Latimer Community Church	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0
Other large sites and major develop ments																	
Site allocatio n remove d (CA9)	Lots Road Power Station	420 (complete)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/19/0 5105	257-265 (Odeon Cinema)	106 (under constructi on)	44	62	0	0	0	0	0	0	0	0	0	0	0	0	0

PP/15/0 4338	196 To 222 King's Road and 7 Friese Green House Chelsea Manor Street	39 (19 complete)	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/18/0 0189	232 King's Road (Chelsea Delivery Office) and 18-20 Chelsea Manor Street	23	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0
PP/15/0 5730	66-70 And 72-74 Notting Hill Gate	9 (complete)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/18/0 3491	Chelsea Police Station, Lucan Place	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0
PP/18/0 5313	Heythrop College, Kensington Square	106	0	0	0	0	0	50	56	0	0	0	0	0	0	0	0
PP/20/0 3325	201-207 Kensington High Street	19	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0

PP/21/0 0272	344-350 Old Brompton Road (Former Tournamen t Pub)	(Part of SA2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/20/0 5566	William Sutton Estate	Complete (-78)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/18/0 0599	Cluny Mews		35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PP/20/0 3216	South Kensington Undergroun d Station		0	0	0	0	29	0	0	0	0	0	0	0	0	0	0
PP/22/0 7709	Buspace Studios, Conlan Street	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0
	Total no. of dwellings from all above sources		110	122	695	837	866	708	821	630	674	460	350	150	0	0	0
	Remaining Pipeline (small sites with permission)		42	42	42	0	0	0	0	0	0	0	0	0	0	0	0
	Small sites estimate London Plan SHLAA		0	0	0	129	129	129	129	129	129	129	129	129	129	129	129

	Grand total from all sources		152	164	737	966	995	837	950	759	803	589	479	279	129	129	129
	Grand total in five year periods		3,015					3,938					1,145				
	Targets in five year periods						2,994					2,335					2,240
	No. of years' supply						5.0					8.5					2.5

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

Between 01/10/2024 – 31/09/2025

Ref	Address	Description	A1 Existing	A1 Proposed	Net
PP/24/00834	Basement and Ground Floor, 112 Kensington Church Street, W8 4BH	Renovation of shopfront, replacement of windows to rear (east) facade and replacement of roof over rear extension, installation of condenser units at rear all in association with the permitted change of use from a vacant shop premises (Class E) to a Dental Surgery (Class E).	146	0	-148
PP/24/00878	35-38 Sloane Square, SW1W 8AQ	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.	535	0	-535
PP/24/03381	Fulham Road Post Office, 256A Fulham Road, SW10 9LZ	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	0	36	36
PP/23/06954	2-4 Kensington Church Street, W8 4EP	Redevelopment of three storey commercial building (including basement) to create mixed use 5 storey building, comprising basement/ ground floor commercial with three residential units above.	415	0	-415
PP/23/00968	81-103 King's Road, SW3 4NX	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)	0	897	897

PP/24/04040	Metropolitan Building, Lots Road Power Station, Lots Road, SW10 0QH	Change of Use from Class B1 (commercial) to Class E.	0	1,393	1,393
PP/24/00059	196-222 King's Road, LONDON SW3 5XP	Change of use from public house (Sui Generis) on ground and lower ground floor to retail (Class E) and other associated works. Application linked to land use swap with 224-226 King's Road.	0	259	259
PP/24/00067	224-226 King's Road, LONDON, SW3 5UA	Change of use from retail (Class E) on ground and lower ground floor to public house (Sui Generis); insertion of service ventilation ducts, bin store and kitchen extract ducts; single louvred grille behind existing timber sash window above Chelsea Manor Street entrance; new grilles above entrance door and window of retail unit at 224A King's Road and other associated works. Application linked to land use swap with 196-222 King's Road.	413	0	-413
PP/24/06295	1st To 4th Floor South, 219 Kensington High Street, W8 6BD	Change of use from Class E (commercial) to Class C1 (hotels and hostels). Redevelopment of building to create a pod hotel. No changes to structural layout, or to exterior of building.	465	0	-465
PP/24/07378	158, 160 and 162 Pavilion Road, SW1X 0AW	Change of use of 3no. two-storey residential units to provide 4no. ground floor retail units (Use Class E) with new shopfronts and 2no. residential units at first floor with two plant enclosures on the rear roof pitches of Nos 158 and 160 as well as associated alterations	295	327	236
			2,269	2,912	845

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

Between 01/04/2024 – 31/03/2025

Ref	Address	Description	A1 Existing	A1 Proposed	Net
PP/02/01324	Lots Road Power Station, and Chelsea Creek Lots Road SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.	0	1,198	1,198
PP/17/05132	1 to 5 Cromwell Place 35-36 Thurloe Place and 3, 4, 4a and 20 Thurloe Place Mews SW7 2JE	Variation of condition nos. 2 (compliance with approved drawings), 23 (private member's club - 5 Cromwell Place and ancillary floorspace only) and 24 (Gallery and Exhibition use) of planning permission 16/06637 to make the following design and operational changes to approved application: removal of mansard; change of courtyard balustrade design; relocation of Member's Facility use from no. 5 Cromwell Place to no. 4 Cromwell Place; opening party wall in closet wing; alterations to access for ground floor galleries; additions to fire layouts; revised WC layouts (MAJOR).	371	371	0
PP/22/03391	169 Fulham Road, SW3 6SP	Proposed change of use of building (lower ground, ground, first and second floor - retail and third floor - office) to medical use.	922	0	-922
PP/19/06879	60 Sloane Avenue, SW3 3DD	Demolition behind retained facade and redevelopment to provide 7 storey (ground plus 6 upper floors) mixed use office, retail and leisure development	1713	2690	977
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen,	0	97	97

		alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations.			
Total			3,006	4,356	1,350

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

Between 01/10/2024 – 31/09/2025

None

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

Between 01/04/2024 – 31/03/2025

Ref	Address	Description	Existing	Proposed	Net
PP/21/01123	174 Portobello Road, W11 2EB	Retention and refurbishment of Class E unit at ground floor level; change of use of first floor from Class E (former ancillary bank space) to Class C3 (residential use). Refurbishment with associated internal and external alterations to building, including rear and dormer roof extensions, to provide two residential units (Class C3) at first to fourth floors, including private amenity space at rear first floor level, and plant at first floor and associated works.	46	0	-46
PP/02/01324	Lots Road Power Station, and Chelsea Creek Lots Road SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated	0	82	82

		parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.			
			46	82	36

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

Between 01/10/2024 – 31/09/2025

Ref	Address	Description	A3 Existing	A3 Proposed	Net
PP/23/04433	250-252 Earl's Court Road, LONDON	Change of use from restaurant seating area (Use Class E(B)) to 2 x one-bedroom flats (Use Class C3) with associated works.	113	64	-49
PP/24/00878	35-38 Sloane Square, SW1W 8AQ	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.	0	535	535
PP/24/04442	45 Kensington Church Street, W8 4BA	Change of use from Lolly Cafe (Use Class E) to The One Thai Massage & Spa.	5	0	-5
					481

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

Between 01/04/2024 – 31/03/2025

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/02/01324	Lots Road Power Station, and Chelsea Creek Lots Road SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.	0	528	528
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen, alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations.	0	383	383
			0	911	911

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

Between 01/10/2024 – 31/09/2025

Ref	Address	Description	SG Existing	SG Proposed	Net
PP/24/00197	171-175 Portobello Road, LONDON	Change of use to allow extension of public house (Sui Generis).	174	374	200
Total			174	374	200

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

Between 01/04/2024 – 31/03/2025

None

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

Between 01/10/2024 – 31/09/2025

None

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

Between 01/04/2024 – 31/03/2025

None

N: Hotel bedrooms (C1). Permissions

Between 01/10/2024 – 31/09/2025

Ref.	Address	Description	Existing bed spaces	Proposed bed spaces	Net (Rooms)
PP/24/06295	1st To 4th Floor South, 219 Kensington High Street, W8 6BD	Change of use from Class E (commercial) to Class C1 (hotels and hostels). Redevelopment of building to create a pod hotel. No changes to structural layout, or to exterior of building.	0	32	32
PP/23/02154	380 Kensington High Street, W14 8NL	Part demolition, part redevelopment and refurbishment of the existing hotel building to provide a new building comprising 11 storeys, for a hotel (Use Class C1) and associated uses, including extension to the existing basement, a publicly accessible roof terrace, hard and soft landscaping, together with ancillary plant and servicing; and associated enabling works. (MAJOR APPLICATION).	409	904	495
Total			409	936	527

O: Hotel bedrooms (C1). Completed

Between 01/04/2023 – 31/03/2024

PP Ref.	Address	Description	Existing bed spaces	Proposed bed spaces	Net (Rooms)
PP/21/02600	14 Lexham Gardens, W8 5JE	Extension to hotel providing six additional guestrooms, three at lower ground floor extension in rear garden, one ground floor guestroom, and two guestrooms to 2nd floor of closet wing.	0	6	6
PP/20/01353	205 Earl's Court Road, SW5 9AN	Construction of ground floor extension at rear garden to provide additional Hotel (C1) accommodation (Retrospective).	0	8	8
Total					14

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

Between 01/10/2024 – 31/09/2025

Ref	Address	Description	B1 Existing	B1 Proposed	Net
PP/23/05496	Second and Third Floors, 84 Kensington High Street, W8 4SG	Change of use to vacant second and third floors from Class E (Business) to Class C3 (Residential).	88	0	-88
PP/23/01973	3-5 Crowthorne Road, W10 6RP	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)	0	2,600	2,600
PP/23/06954	2-4 Kensington Church Street, W8 4EP	Redevelopment of three storey commercial building (including basement) to create mixed use 5 storey building, comprising basement/ ground floor commercial with three residential units above.	0	415	415

PP/23/00968	81-103 King's Road, SW3 4NX	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)	1,598	9,442	7,844
PP/23/08030	91A Drayton Gardens, SW10 9QU	Change of use of premises from Class E(g)(i) (Commercial, Business and Service) to Class C3(a) Dwelling Houses, to provide a 3-bedroom six person dwelling; and installation of light at entrance	130	0	-130
PP/24/03596	Outbuilding to rear of 503 King's Road (Off Thorndike Close), SW10 0TU	External alterations and change of use to Class E(g) (Business)	0	16	16
PP/24/02503	Second and Third Floors, 17 Powis Mews, W11 1JN	Conversion of business unit to residential use (Class C3), on second and third floors.	98	0	-98
PP/24/01624	Ground Floor, 33 Marloes Road, W8 6LG	Change of use of existing raised ground floor level Office use (Class E) to a new one-bed residential flat (Class C3) (internal layout alterations only).	61	0	-61
PP/24/00254	Bridge House, Bridge Close, W10 6TN	Retention of the existing building to provide flexible Class E (Class E(c),(g) floorspace at ground floor with an extension of up to 6-storeys to provide 14 residential units, demolition of single storey front porch with associated landscaping, amenity space, cycle parking, refuse storage and access (MAJOR APPLICATION)	0	236	236
			1,975	14,815	10,734

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

Between 01/04/2024 – 31/03/2025

Ref	Address	Description	Existing floorspace	Proposed floorspace	Net
PP/19/04194	182-184 Campden Hill Road, W8 7AS	Change of use of lower ground floor from office use (Use Class B1a) to a dual use office (Use Class B1a) and community facility (Use Class D1).	410	0	-410
PP/02/01324	Lots Road Power Station, and Chelsea Creek Lots Road SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.	0	4,904	4,904
PP/22/02691	Park Walk Primary School, Park Walk, SW10 0AY	Conversion of existing caretaker's home and ceramics studio into new nursery facility for children.	54	0	-54
PP/22/01051	62 Old Brompton Road, SW7 3LQ	Change of use of basement and ground floor to Use Class E (Commercial, Business and Service.)	90	160	70
PP/17/05132	1 to 5 Cromwell Place 35-36 Thurloe Place and 3, 4, 4a and 20 Thurloe Place Mews SW7 2JE	Variation of condition nos. 2 (compliance with approved drawings), 23 (private member's club - 5 Cromwell Place and ancillary floorspace only) and 24 (Gallery and Exhibition use) of planning permission 16/06637 to make the following design and operational changes to approved application: removal of mansard; change of courtyard balustrade design; relocation of Member's Facility use from no. 5 Cromwell Place to no. 4 Cromwell Place; opening party wall in closet wing; alterations to access for ground floor galleries; additions to fire layouts; revised WC layouts (MAJOR).	3,363	0	-3,363

PP/19/01529	180 to 186 Brompton Road, SW3 1HQ	Change of use of the fourth floor from residential (Use Class C3) to office (Use Class B1a) including internal reconfiguration to provide 5 x 1 bedroom and 3 x 2 bedrooms (change from 7 x 2 bedroom and 1 x 3 bedroom) with associated works	0	330	330
PP/19/06879	60 Sloane Avenue, SW3 3DD	Demolition behind retained facade and redevelopment to provide 7 storey (ground plus 6 upper floors) mixed use office, retail and leisure development	8,133	19,863	11,730
PP/21/06721	51 and 52 Sloane Street, SW1X 9SW	Change of use of ground and lower ground floors of 52 Sloane Street from Embassy Use (Sui Generis) to a restaurant, ground and lower ground floors of 51 Sloane Street to retail (Class E) and upper floors of both buildings to office (Class E). Infilling of lightwells, lowering of basement floor, reconfiguration of roof to provide plant screen, alterations to facade, cycle parking and refuse storage. Demolition of rear extension to provide conservatory, provision of substation and access and other external alterations.	23	192	169
PP/23/05496	Second and Third Floors, 84 Kensington High Street, L W8 4SG	Change of use to vacant second and third floors from Class E (Business) to Class C3 (Residential).	88	0	-88
PP/23/08030	91A Drayton Gardens, SW10 9QU	Change of use of premises from Class E(g)(i) (Commercial, Business and Service) to Class C3(a) Dwelling Houses, to provide a 3-bedroom six person dwelling; and installation of light at entrance	130	0	-130
PP/24/01624	Ground Floor, 33 Marloes Road, W8 6LG	Change of use of existing raised ground floor level Office use (Class E) to a new one-bed residential flat (Class C3) (internal layout alterations only).	61	0	-61
Total			12,352	25,449	13,097

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

Between 01/10/2024 – 31/09/2025

Ref	Address	Description	D1 Existing	D1 Proposed	Net
PP/24/00834	Basement and Ground Floor, 112 Kensington Church Street, W8 4BH	Renovation of shopfront, replacement of windows to rear (east) facade and replacement of roof over rear extension, installation of condenser units at rear all in association with the permitted change of use from a vacant shop premises (Class E) to a Dental Surgery (Class E).	0	146	146
Total					146

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

Between 01/04/2024 – 31/03/2025

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/20/00802	St Francis Roman Catholic Primary School Treadgold Street, W11 4BJ	Creation of 'Educational Wellbeing Centre' at St Francis of Assisi Primary School Site of 275 sq.m to be joint funded proposal from Diocese/Local Authority and central government to provide a facility that will offer a range of support counselling and advice for children young people parents and families within community to include: two large classroom spaces large and small therapy rooms	0	275	275
PP/20/00860	Plot 5 and 6, Acklam Road, W10 5QZ	Erection of a part 3, part 8 storey building comprising 590 sqm (GIA) of flexible community space and ancillary office (Use Class D1) at ground and first floors, and 32 residential units (Use Class C3) across first to seventh floors,	0	981	981

		alongside secured residential communal areas, cycle facilities, refuse storage area, infrastructural plant and replacement substation, and hard and soft landscaping (MAJOR APPLICATION)			
PP/19/04194	182-184 Campden Hill Road, W8 7AS	Change of use of lower ground floor from office use (Use Class B1a) to a dual use office (Use Class B1a) and community facility (Use Class D1).	0	410	410
PP/02/01324	Lots Road Power Station, and Chelsea Creek Lots Road SW10 0QG	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.	0	977	977
PP/18/00364	Royal Hospital, Royal Hospital Road, SW3 4SR	Demolition of 1960's prefabricated buildings in Workshop Yard and replacement with new building for hospital accommodation (Uses Class D1). Refurbishment of Bakehouse to be used for patient accommodation (Uses Class D1) Guardhouse to be used as office (Uses Class D1) Soane Stable Block for ancillary uses for the Royal Hospital such as storage office and visitor centre (Uses Class B1/D1) (MAJOR	788	1,658	870
			788	4,301	3,513

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 01/04/2024 – 31/03/2025

Ref	Address	Description	Existing Floorspace	Proposed	Net
PP/19/08494	198 Kensington High Street, W8 7RG	Change of use from betting shop (Sui Generis) to use as a pilates studio (Use Class D2) or alternative for Use Class A1 or A2 purposes	0	185	185
Total					185