



building on success

Royal Borough of Kensington and Chelsea
Monitoring Report

December 2013



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Contents

Executive Summary	8
1. Background and Methodology	18
Introduction	18
Methodology.....	18
Structure of the Monitoring Report.....	19
2. The Local Development Scheme	21
3. About the Royal Borough of Kensington and Chelsea	27
Demography.....	28
Health.....	29
Income	30
House Prices.....	31
Business and Employment Sectors	32
Shopping.....	33
Car Ownership	34
Open Spaces.....	34
Air Quality.....	34
Flooding	34
4. Strategic Objectives	37
5. Keeping Life Local	38
Introduction	38
Has the Council been successful in protecting existing social and community uses and in promoting new facilities?	38
Public Houses	40
Local Shopping Facilities.....	42
Vacancy rates within Neighbourhood Centres	44
Convenience Retail within Neighbourhood Centres	46
Protection of individual shops outside of designated centres	47
Use of s106 Contributions for Social and Community Uses	49
Conclusion	49
6. Fostering Vitality	51
Introduction	51
Town centres and 'Class A' town centre uses.....	51
Meeting the need for new retail floorspace	51

Where is new retail floorspace being provided?	54
Retail Development within town centres	57
Mix of uses	58
Town centres and 'Class A' town centre uses: Character and diversity	59
Temporary uses	61
Street markets	61
Town centres and 'Class A' town centre uses: conclusion	62
Location of Business Uses	63
Introduction	63
Progress.....	65
Office vacancy rates	67
Exemption for changes to GPDO.....	68
Business uses: conclusion.....	69
Creative and Cultural Businesses.....	70
Arts and Cultural Uses.....	72
Hotels.....	72
7. Better Travel Choices	74
Introduction	74
Progress.....	74
Traffic Levels.....	74
8. An Engaging Public Realm	79
Introduction	79
Redesign of public realm	79
<i>Wornington Green</i>	79
<i>Kensington Academy and Leisure Centre</i>	80
<i>Exhibition Road project</i>	80
Improving the street environment	81
Public Art Panel.....	81
Graffiti.....	82
Planning Enforcement	82
Parks, Gardens, Open Spaces and Waterways.....	84
Trees and Landscape.....	85
s106 Public realm improvements.....	85
Conclusions.....	85
9. Renewing the Legacy	87
The Architectural Appraisal Panel (AAP)	87

Architectural and design awards.....	88
Basement Development	88
Conservation and Design Policy Review	92
New/extensions to conservation areas	93
Listed buildings, scheduled ancient monuments and archaeology.....	94
<i>Buildings at risk register</i>	94
<i>Changes to listings</i>	96
Conclusion	96
10. Diversity of Housing.....	98
Introduction	98
Progress.....	98
Housing trajectory	101
Non Conventional Housing Supply	106
Housing Diversity	107
De-conversions	107
Second Homes.....	108
Affordable Housing.....	108
Progress.....	109
S 106 Contributions for affordable housing.....	109
Affordable Housing Delivery	109
Conclusions.....	111
11. Respecting Environmental Limits.....	113
Introduction	113
Climate Change.....	113
Air Quality.....	114
EcoHomes codes and BREEAM.....	115
Combined Cooling, Heat and Power Plant (CCHP)	115
Conclusion	116
Flooding	116
Conclusions.....	118
Thames Tideway Tunnel Project	118
Land Contamination	119
Biodiversity	119
Waste.....	121
12. Places.....	122
Kensal	122

Golborne and Trellick	122
Portobello/ Notting Hill	123
Notting Hill Gate	124
Westway.....	126
Latimer	126
Earl's Court	126
Kensington High Street.....	127
South Kensington	127
Brompton Cross	129
Knightsbridge	130
King's Road/ Sloane Square.....	130
Lots Road/ Worlds End.....	131
13. Use of s106 Agreements	132
14. 2012 Regulations Requirements.....	135
Details of neighbourhood plans	135
Report pursuant to Regulation 62 of the CIL regulations 2010 (2)	136
Duty to Co-operate	136
15. Assets of Community Value.....	137
16. Planning Service Performance	138
Revisions to our local requirements for registering planning applications	139
Improving our planning committees	139
Planning Performance Agreement Charter	140
Speed of decision making.....	140
Increasingly robust enforcement.....	142
Appendix	143

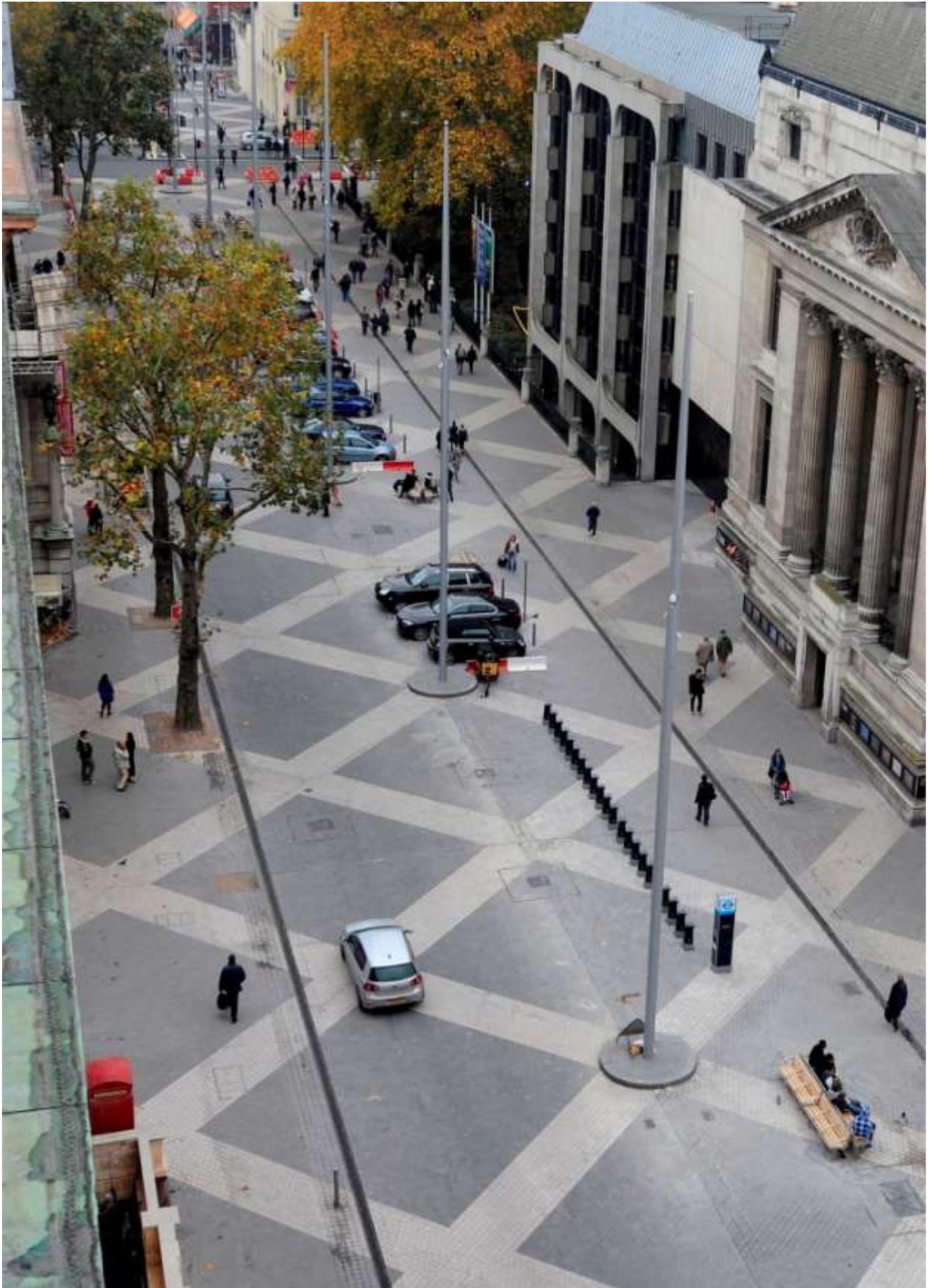


Image 1: The Award Winning Exhibition Road Project

Executive Summary

1. This monitoring report covers the period of 12 months from the end of the last "Authorities Monitoring Report" (AMR) i.e. from 1st October 2012 to 30th September 2013. There are, however some circumstances, for the sake of time series comparison, that a different period is used. This includes the Borough's housing trajectory where the data used is that from 1st April 2012 to 31st March 2013.
2. This monitoring report has been produced in light of the range of corresponding changes to Planning Regulations and the Localism Act.
3. This report is a public document and is available on the planning pages of the Council's website www.rbkc.gov.uk. It will not be submitted to the Secretary of State as this is no longer required by the Regulations.
4. In summary the Council is continuing to apply its planning policies robustly. However, in light of new evidence and the introduction of the NPPF the Council is undertaking a partial review of the Core Strategy. As part of this review the Council is also working on including the 'saved' policies in the former Unitary Development Plan (UDP) into the Core Strategy. Further details of this can be found on our website <http://www.rbkc.gov.uk/planningandconservation/planningpolicy/consultations.aspx>.
5. A summary of the key findings for the monitoring report are presented below by topic.

Local Development Scheme

6. The Council adopted its latest Local Development Scheme (LDS) in November 2012.
7. There have been some delays to aspects of the partial review of the Core Strategy. These have been as a result of the Council choosing to review the evidence collated to inform the proposed policies to ensure that they can be robustly justified at a future Examination in Public. This relates to the review of the policies relating to both "Basements" and to "Housing". The review on the "Miscellaneous Matters" and "Conservation and Design" are being held up to allow all aspects of the review to come forward together.

8. The review of the “Enterprise” policies of the Core Strategy was put on hold until the CLG confirmed that this Borough was exempt from changes to planning regulations which would remove the need for planning permission for changes of use from offices to housing. The review is now underway, the Issues and Options paper expected to be published in the Spring of 2014.
9. Policies relating to the protection of Public Houses have been adopted. Similarly work on drafting a SPG for Notting Hill Gate has been carried out as intended.
10. The production of SPD for Edenham has been delayed to allow the scope of the project to be reviewed. Similarly the production of the Kensal SPG has been delayed until it is established whether a Crossrail station will be provided on site.

About the Royal Borough of Kensington and Chelsea

11. The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents. GLA estimates predict population growth in the future with the borough having a population of over 175,000 residents in twenty years time.
12. The Royal Borough is the second most densely populated borough in London. Life expectancy is the highest in the country and incomes are the highest in London. However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels, with those living in the more affluent areas faring better for most indices.
13. Kensington and Chelsea contains much of London’s prime housing market with a strong and seemingly insatiable demand for housing in the Borough. Following a slight dip of prices in the second half of 2008 average house prices have continued their steady rise, reaching an average of over £1.5 million by the end of the 2013.
14. The following sections report on what we have achieved in terms of the strategic objectives set out in the Core Strategy.

Keeping Life Local

15. Despite the increasing differential in values between residential and nearly any other use, the Council has presided over a net increase in floorspace of both D1 (Non residential institutions) and D2 (Assembly and Leisure) uses, of 15,231 sq m and 4,621 sq m respectively. This increase is largely due to the permission granted

in December 2012 for the new academy and leisure centre at Lancaster Green.

16. Over the study period the Council has successfully adopted a new suite of policies intended to protect public houses across the Borough, protect other A class uses within the larger centres, and to help maintain the diversity of uses within the Borough's conservation areas. It is too early to get a sense as to whether these new policies have been effective, with the monitoring period ending just two months after the adoption of the new policies.
17. Progress has been made in the creation of small retail facilities in areas of deficiency. This includes planning permission for the redevelopment of the Silchester Garages site and for 1,000 sq m of retail floorspace within that part of the Earl's Court site which lies within this Borough. This floorspace is intended to serve the local shopping needs of those in the vicinity rather than a wider retail need.
18. The Borough's neighbourhood centres generally appear healthy with low levels of vacancies, although the Council will continue to carefully monitor St. Helen's Gardens, Barlby Road, North Pole Road, Ladbroke Grove North, the Billings and the Pembroke Road Neighbourhood Centres, each centres with unit vacancy rates greater than 20%.
19. The Council continues to resist the loss of shops outside of designated town centres. We have made representations to the CLG against proposals to remove the need for planning permission for changes of use from class A1 retail uses to residential. The Council is concerned of the potential impact that such a proposal could have upon those shops within the Borough which do not lie in otherwise established shopping areas.

Fostering Vitality

20. Over the study period, there has been a net reduction in the provision of retail (Class A1) floorspace across the Borough for both completions and for permissions of 2,442 sq m and 699 sq m respectively. Whilst this loss of A1 floorspace is very small in scale it does illustrate that slow progress continues to be made in the provision of the additional retail floorspace shown to be "needed" by recent retail need assessments for the Borough. Indeed since 2008 there is a net increase of just 305 sq m of completed retail floorspace.
21. This is indicative of the nature of the majority of the Borough's centres where expansion is restricted by a lack of potential

development sites and a proximity to residential areas. In addition the filling of empty units continues to play a role in helping meet some of the identified need for new retail floorspace in the Borough.

22. Despite the malaise of much of the wider retail sector, the Royal Borough's larger centres continue to remain healthy, with vacancy rates of 6.7% being significantly lower than elsewhere in London and the rest of the country. This rate reflects both the specific circumstances of this Borough, a high level of tourist spend and a wealthy hinterland as well as the national picture where retailers seek to concentrate their units in a smaller number of larger centres. Similarly the proportion of shops within our centres remains high at an average of 65%.
23. Both completions and planning permissions in the monitoring period have resulted in a loss of business space. At just 1,333 sq m for permissions and 183 sq m for completions the losses are however less than in previous years and reflect a recognition of the value that offices play in both the character of the Borough and the role that it will have upon both the local and wider economy. Where business space has been lost, it has been in-line with the requirements of the Core Strategy Policy CF5. This is encouraging given the sustained pressure to lose offices to higher value residential uses.
24. Of greater significance is the success that the Council has had in gaining a borough-wide exemption from changes to planning regulations which would have removed the need for planning permission for changes of use from offices to residential. The Council demonstrated that the impact would have been catastrophic. The exemption allows this Council to continue to plan positively for office uses across the Borough, and 2014 will see a full review of the business policies within the Core Strategy get underway.
25. The Council has monitored the net change of hotel bedrooms permitted and completed in the respective study periods. The picture is not clear as appears to fluctuate wildly between a net gain of 104 rooms completed and a net loss of 82 bedrooms permitted. Any loss of bedspaces that has occurred is however very small in scale, and the Council remains satisfied that the policies within the Core Strategy have been effective in preventing the loss of hotels across much of the Borough.

Better Travel Choices

26. Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones, or in the case of the North Kensington Leisure Centre and Kensington Academy, the provision of an improved (and larger facility) on an existing site.
27. The Council robustly implements the 'permit free' policy for new residential development. Despite a difficult transitional period, there is now a recognition from the principal agents and developers that permit free development is a prerequisite for a planning permission.
28. These policy requirements have been supplemented by a proactive transportation team, working with local schools and, where appropriate, developers to secure travel plans to ensure that the potential impact of development is further reduced.
29. The Earl's Court redevelopment includes a package of improvements to rail services in the area with general refurbishments secured at both Earl's Court station and West Brompton.
30. The Council is continuing to work with partners in making the case for a Crossrail station in the Kensal area.

An Engaging Public Realm

31. The Council greatly values the Borough's public realm, the network of streets, squares and public spaces and has undertaken a range of initiatives/projects in the monitoring period.
32. Progress continues to be made on the redevelopment of the Wornington Green Estate. This includes the creation of new streets which are considered to increase both the legibility and permeability of the area and reflect the surrounding built form. Phase one of the building is now well under way.
33. The proposals for the Kensington Academy and Leisure Centre are also under way, the school on target to be opened for the new academic year in the Autumn of 2014. The proposals include a re-configured, more useable and high quality public realm.

34. The Council's public art panel continues to meet. It has been involved in a number of initiatives, including the installation of an Antony Gormley sculpture in Holland Park School.
35. The Council is taking a more active role with regard the prosecution for breaches of planning control. This has resulted in three cases being taken to court, resulting in fines of approximately £10,000.
36. The Council made nine new Tree Preservation Orders (TPOs) in 2013 covering twenty trees. In addition 153 street trees were planted in the winter of 2012/13. In 2013 so far 895 tree works applications (works to trees within conservation areas and TPOs) have been determined.

Renewing the Legacy

37. The Council has pioneered the use of the Architectural Appraisal Panel (AAP) to assist us in protecting the architectural heritage of the Royal Borough and to raise the bar in achieving quality contemporary architecture. The AAP is now in its 6th year.
38. The Council continues to experience a large number of planning applications which include an element of basement development. The Council is undertaking a review of the policies within the Core Strategy and the associated procedures with regards to basements. Examination and adoption is expected later in 2014.
39. The Council is also undertaking a review of its policies on Conservation and Design. This mainly relates to updating the 'saved' policies in the former Unitary Development Plan so that they can form a part of the Core Strategy. Adoption is expected later in 2014.
40. The Council has worked with the Norland Society to assist in the preparation of the Norland Neighbourhood Plan. This was 'approved' at referendum on 5th December 2013 and now forms part of the Development Plan for the area. Its stated intention is to "protect and enhance the historic features that define Norland's sense of place".
41. In the study period the Council has designated a new Conservation Area for the Avondale area. It is also progressing the designation of a new conservation area in the Lots Road area.
42. The Council has robust policies concerned with the preservation of the special architectural or historic interest of the Borough's listed buildings.

Diversity of Housing

43. The net gains for approvals in the Borough were just 244 for 2012/13, with completions of just 65 units. However the Council's Housing trajectory indicates that the Borough does remain on course to meet the ambitious housing targets set by the Mayor and contained within the London Plan. This is largely being achieved by the large strategic sites coming forward for development, though a number of windfall sites also contribute.
44. The projections would indicate that it is uncertain whether the Borough will meet its affordable housing targets of 200 units per annum. The projections span a 12 year period finishing in 2024 when the Kensal Gasworks site is expected to be completed. This equates to an average of 162 units per year, rather than the 200 provided. Some of this shortfall is likely to be made up from provision on windfall sites, or through financial contributions, although it is not clear how much this may be.
45. Experience, and ongoing under delivery, does indicate that provision on the smaller sites is less than that which might be hoped. In addition, much of the provision is dependent of the successful delivery of the a significant number of affordable units on the Kensal Gasworks Site. How much will actually be provided, remains to be seen.
46. The Council will continue to monitor the delivery of affordable units closely and are looking at policy revisions to strengthen current policy to increase the supply of affordable homes of all forms.
47. Anecdotal evidence suggests de-conversions (which are permitted development) are resulting in loss of housing stock in the Borough. We have researched 'Certificate of Lawful Use' applications to establish the scale of the loss. Data would suggest that at least 62 units have been lost in 2013, and at least 276 units have been lost since 2008. This figure is likely to be an underestimate as does not include amalgamation that has been carried without the Council being notified.

Respecting Environmental Limits

48. CO2 levels in the Borough have dropped. However, the Council recognises that planning policy would have only had a small role to play in this reduction. The Council will carry on working towards requiring development to meet higher levels of Code for Sustainable Homes and BREEAM standards.

49. Working in partnership with Thames Water, the Council has developed a tool used by developers and planning officers to ensure provision of SUDs in all development and not just in major developments. The Council started to use the tool in June 2013.
50. Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water to ensure that the construction works and final permanent works will have the least possible disruption to both our residents and visitors.

Places

51. The monitoring report provides an update on some of the key prerequisites for progress to be made for the fourteen 'place visions' in the Core Strategy. In summary, progress is generally being made in all the 'Places'.

S 106 Agreements

52. The Council adopted its Planning Obligations Supplementary Planning Document in August 2010. This provides a formula based approach to secure contributions from all major applications. For the financial year 2012/13 the Council has secured a total of £2,182,188. For the period October 2012 to September 2013 the total rises to £5,577,398.
53. The Council is working on becoming a CIL charging authority by early 2014.

Assets of Community Value

54. Since 21st September 2012, local community groups, which meet a set of criteria laid down by government, have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value. Currently there are just two properties on this list, the London Lighthouse, 111-117 Lancaster Road and the Community Rooms at Kensal House, Ladbroke Grove.

Planning Service Performance

55. The monitoring report also includes a section on planning service performance related to various aspects of development management within the monitoring period.

56. There has been a strong rise in planning and other related applications in the Borough, an increase from 4020 in 2008/9 to 7,140 in 2012/13. This is projected to rise to 8,179 in 2013/14, a rise of 103%.
57. Despite the increasing volume of cases the speed of decision making has increase across all types of cases. This includes 87% of major cases decided within 13 weeks and 78% of minor and other cases decided within 8 weeks.
58. In addition the department has reviewed the local requirements for information required to make a planning application; agreed a series of measures to improve the operation and perception of our planning committees; and launched a Planning Performance Agreement Charter to support the advice service we offer for larger and more complex cases
59. The Council's appeal record has continued to be consistent year to year and average compared to the national picture. For 2012/13 67% of appeals were dismissed, and 70% dismissed so far for 2013/14 The quality of decision making is considered sound.

1. Background and Methodology

Introduction

- 1.1 Under the Planning and Compulsory Purchase Act (2004) every local planning authority has a responsibility for reporting the extent to which the policies set out in local development plans are being achieved. To this end this Council has produced an Annual Monitoring Report, or AMR, since 2006.
- 1.2 The nature of these reports has changed over time, as the Council has focused on those indicators which are best suited to answering the over arching question: Are the policies within our planning documents working as intended?
- 1.3 Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out details of the requirements for the content of the newly named 'authorities' monitoring reports'. This report has been produced in light of all of these changes.
- 1.4 This monitoring report covers the period of 12 months from the end of the last "Authorities Monitoring Report" (AMR) i.e. from 1st October 2012 to 30th September 2013.
- 1.5 This report is a public document and is available on the planning pages of the Council's website www.rbkc.gov.uk. It will not be submitted to the Secretary of State as this is no longer required by the Regulations.

Methodology

- 1.6 Whilst the monitoring period for the purposes of this report runs to 30th September 2013 they will be some circumstances, for the sake of time series comparison, that a different period is used. This includes the Borough's housing trajectory where the data used is that from 1st April 2012 to 31st March 2013.
- 1.7 The Core Strategy was adopted in December 2010. Therefore, where relevant, and to provide more meaningful context, data is also provided for the periods 2010/11 and 2011/12.
- 1.8 To collate information covering the range of topics in the Core Strategy the monitoring report relies on a number of data sources. These include (please note this is not an exhaustive list):
 - Office for National Statistics (ONS): Office for National Statistics is the main data source for all census related data.
 - NOMIS: NOMIS provides official labour market statistics.

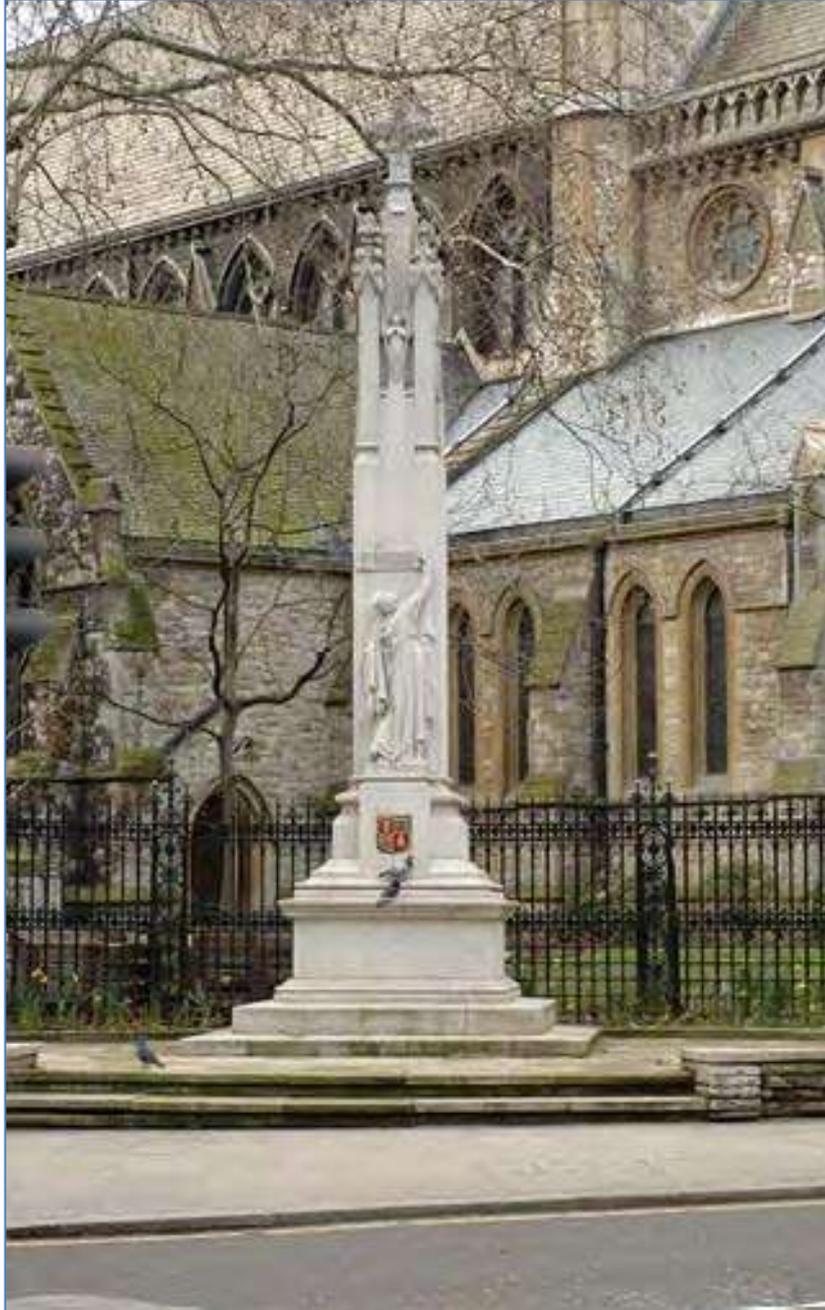
- GLA London Datastore: GLA London Datastore compiles ONS data for London Boroughs and is a very useful source for the key indicators related to demography, income and employment.
- London Development Database (LDD): This GLA database provides London wide data on both residential and non-residential development. It allows reports to be run for a specified time period. The data is initially provided from the boroughs themselves
- Acolaid Development Management Administration System: The Council's Acolaid system holds all the records relating to planning applications in the Royal Borough.
- Completions Survey: The Council's annual completions survey provides details those 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.
- Annual Town Centre Surveys: The Council carries out an annual survey of uses at ground floor level within all of the Borough's designated town centres. These have been carried out for many years and as such provide an opportunity to measure change. As such they are a useful indicator of the temporal health of the shopping centres. In addition, in 2013, the Council carried out the first of what will become an annual survey of "out of centre" A class uses across the Borough.
- Housing Register: The Housing Register provides information of the number of households in housing need in the Borough.

1.9 Other commissioned surveys. The Council regularly commissions a number of other studies to help inform evolving policy. In 2013 this included a number of studies which related to both the need and the importance of business uses across the Borough.

Structure of the Monitoring Report

- 1.10 This monitoring report has three main sections which set out:
- the progress made by the Council in producing the local development documents in accordance with its Local Development Scheme (LDS).
 - a spatial portrait of the Borough. This includes the demography, employment and income, health and other indicators that present a picture of the local population.
 - an examination of the success of the policies within the Council's Core Strategy. These are considered through the

seven central strands of the Core Strategy, or “Keeping Life Local”, “Fostering Vitality” etc, and through the thirteen identified “places”.



2. The Local Development Scheme

- 2.1 Councils must publish a Local Development Scheme (LDS), or the project plan for the production of the range of planning documents that it intends to progress over the coming period. The LDS will be updated as and when the various local development documents are completed, or as the Council's priorities change.
- 2.2 One of the few statutory requirements of the AMR is to monitor the progress that the Council has made in the implementation of the LDS. Which of the Local Development Documents that the Council intended to produce have been completed? Which are running to schedule and which have been delayed?
- 2.3 The Council's last LDS was published in November 2012 and covers a period to the end of 2015. It can be viewed on the Council's website.
- 2.4 In view of the changes introduced by the Government to national policy and in particular the need to respond to the challenge of supporting growth the Council is currently undertaking a partial review of the Core Strategy. The LDS provides the timetable for the various strands of this review.
- 2.5 The LDS has two broad areas of documents listed under the headings of (i) Priority One and (ii) Priority Two. Priority One documents mainly include all those related to the partial review of the Core Strategy and the introduction of a Community Infrastructure Levy (CIL) for the Royal Borough. Priority Two documents mainly include site specific guidance which will be introduced in the form of Supplementary Planning Documents (SPDs).
- 2.6 Tables 2.1, 2.2 and 2.3 set out the timetable for the production of all these documents. The stage that the document has reached in its preparation is highlighted (by the blue shading) in the table. It also includes a brief commentary if the preparation of the document has been significantly delayed. The LDS runs to the end of 2015.

Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	Progress
Review of policy approach to public houses in the Borough and other uses which provide a wider social role together with character and use policy	March 2012 to July 2012 Issues and Options: March 2012 to April 2012 Draft Policies: June 2012 – July 2012	September to October 2012	December 2012	Possibly February 2013	Estimated April 2013	The policy was examined in June 2013 and found to be sound in August 2013.
Review of Core Strategy policies relating to basement development (Policies CL2(g) and CE1 (c))	April 2012 to January 2013 Issues consultation: April 2012 to June 2012 Draft policies consultation: December 2012 to January 2013	March to May 2013	June 2013	Possibly September 2013	Estimated November 2013	Following consultation in July/ August 2013 the Council has decided to delay the submission of the basement policy until 2014. This delay will allow the Council to review the evidence base before submission.
Enterprise Review involving a review of all employment	October 2012 – March 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	The review was put on hold as the Government considered whether it

Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	Progress
policies in the Fostering Vitality Chapter (Chapter 31)	Issues and Options: October to December 2012					was appropriate to change the planning regulation removing the need for planning permission for changes of use from offices to residential. This change would have had a fundamental impact on the nature of the review. The review is now under away as the Government has exempted this Borough from the provisions. The Issues and Options consultation is expected in Spring 2014.
	Draft policies: February to March 2013					
Review of the policies contained in the 'Diversity of Housing' Chapter (35)	October 2012 – March 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	Following consultation in July/ August 2013 the Council has decided to delay the submission of the housing policy until 2014. This delay will allow the Council to review the evidence base before submission. It will also allow the housing review to run alongside that of the
	Issues and Options: October – December 2012					
	Draft policies February to					

Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	Progress
	March 2013					enterprise review.
Review of Design and conservation policies in Chapter 34 'Renewing the Legacy'	December 2012 to January 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	Following consultation in July/ August 2013 the Council has decided to delay the submission of the conservation and design policies until 2014. This delay will allow the Council to bring forward all elements of the review together.
Review of the other Core Strategy policies (miscellaneous matters) to ensure that they are in alignment with the NPPF and the new London Plan.	December 2012 to January 2013 (No document proposed at this stage)	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	Following consultation in July/ August 2013 the Council has decided to delay the submission of the conservation and design policies until 2014. This delay will allow the Council to bring forward all elements of the review together.

Community Infrastructure Levy (CIL)

Introduction of RBKC Community Infrastructure Levy (CIL)	Consultation on Preliminary Draft Charging Schedule February to March 2013	Consultation on the final charging schedule July to August 2013	Submission for examination September 2013	Pre-Examination Meeting not known	Independent Examination Estimated November 2013	Adoption Estimated February 2014	The document has been delayed to allow a further consideration of the appropriate charging level. The consultation on the draft charging schedule is expected at the beginning of 2014.
--	--	---	---	-----------------------------------	---	----------------------------------	---

Document title	Adoption	Progress
Local Development Scheme 2012	November 2012	Adopted
Annual Monitoring Report (AMR)	Not required. Publication normally early January each year.	Published December 2013

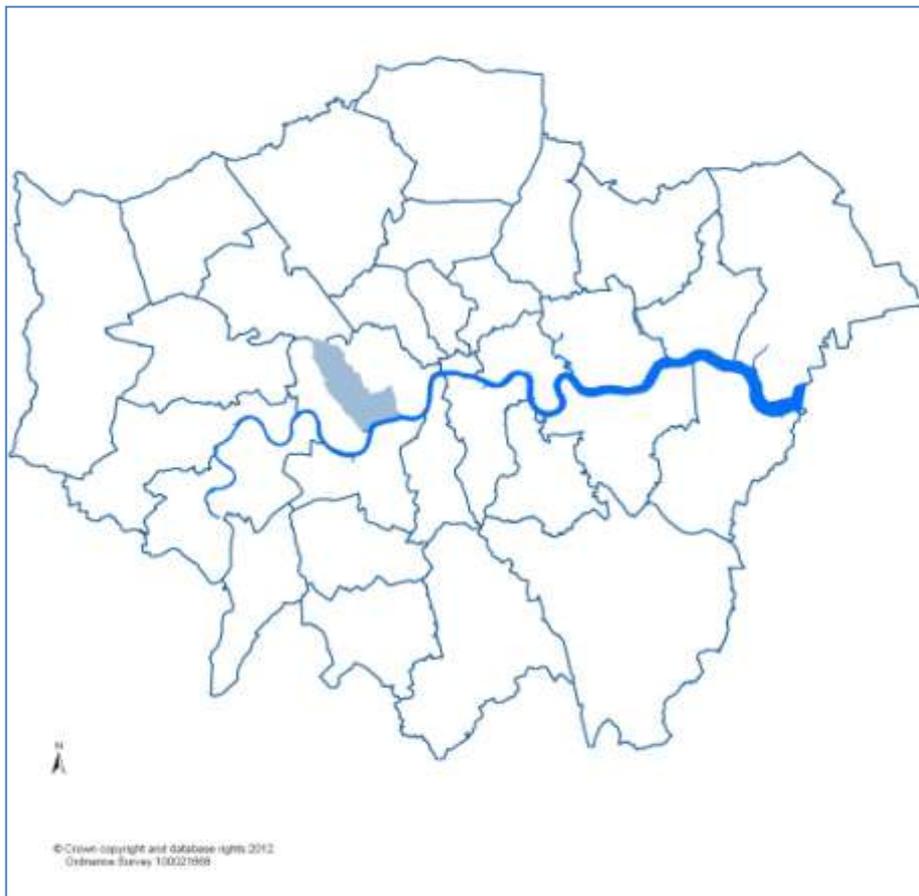
Table 2.1: Monitoring the Local Development Scheme: Priority One Documents

Document Title	Public Participation on draft SPD and SA (Reg 17)	Adoption	Progress
Edenham SPD	March to May 2013	June 2013	Project delayed as scope of the project was reviewed.
Notting Hill Gate SPD	Initial issues and Options Workshops December 2012 to January 2013 Consultation on draft March to May 2013	June 2013	Draft SPD currently out to consultation, to end January 2014.
Kensal SPD	June 2012 to August 2013	October 2013	Project delayed until it is established whether CrossRail station will be provided on site.
Public Involvement in Planning (incorporating Statement of Community Involvement)	March 2012 to January 2013	March 2013	Document adopted in December 2013.

Table 2.2: Monitoring the Local Development Scheme: Priority Two Documents

3. About the Royal Borough of Kensington and Chelsea

- 3.1 The Royal Borough of Kensington and Chelsea is the smallest London Borough. It is also the second most densely populated Borough in London. Considered one of the most desirable place to live, its location close to, but not in, Central London and its rich historic built environment is the primary reason for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is pre-dominantly residential. It has important town centres, but none of the 'core' commercial activities associated with mainline stations or the centre of London.



Map 3.1: Royal Borough of Kensington and Chelsea in London Context

- 3.3 The Royal Borough has a legacy of Georgian and Victorian terraces laid out in a network of streets, often including garden squares, of the highest quality. The Edwardian period saw a shift away from town houses to the mansion block, allowing buildings to be slightly taller and thus of a higher density as shown in image 3.1.
- 3.4 Consequently, the built environment is one of the finest in the country with over 4,000 listed buildings in the Borough and over 70% of the Borough being within a conservation area, including some of Metropolitan

Importance such as the Thames, Royal Hospital and South Kensington Museums Conservation Areas. These along with the attractions of its international and national town centres draw a vast number of visitors into the Borough.



Image 3.1: High Density Mansion Block in the Borough

- 3.5 The Borough's architectural form is however diverse. There are many examples of twentieth century estate developments. These include the iconic grade II* Erno Goldfinger's Trellick Tower. However, certain estates (such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west) are less admired.
- 3.6 There are fourteen distinct places in the Borough as outlined in the Core Strategy. These are Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

Demography

- 3.7 The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents, a sharp drop from the 2010 mid-year estimate of 169,500 residents. The Census figure is more reliable, and the sudden drop should not be interpreted as a literal loss of more than 10,000 people in one year. The more recent 2012 mid-year estimate gives Kensington and Chelsea a population of 155,930 residents, a further decrease on the 2011 Census figure. As yet it is unclear whether this decrease marks the start of a trend but currently the GLAs estimates predict population growth with the borough having a population of over 175,000 residents in twenty years time.
- 3.8 If the overall population is not projected to increase significantly in the next 20 years the population is expected to get older. It is still projected that the vast majority of residents will be of working age, between 16 and

64 (Figure 3.1). This picture varies spatially with higher concentrations of under 16 year olds in the north of the Borough, with a higher concentration of the working age population (18 to 65 year olds) in the wards of Queen’s Gate and Earl’s Court. The older population are more likely to be living in the south of the Borough.

3.9 Population density in the Borough is the second highest in the country with about 131 persons per hectare. This is second only to the London Borough of Islington where the population density is about 139 persons per hectare.

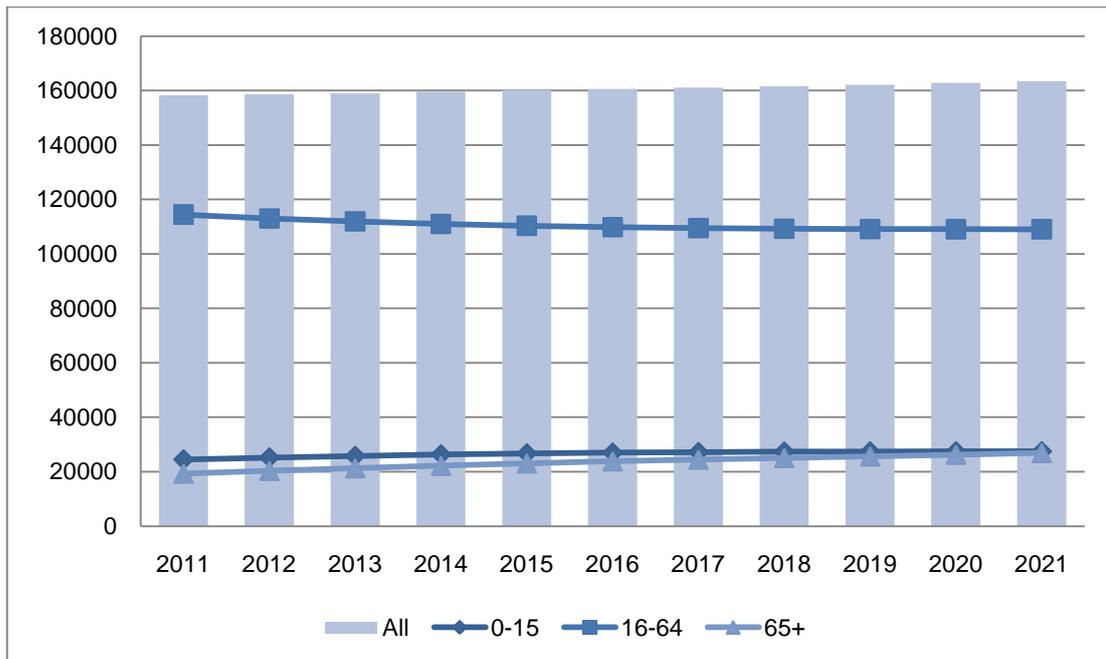


Figure 3.1: Population Projections Mid-2011 to Mid-2021

3.10 Less than half (48.4 per cent) of the population of Kensington and Chelsea were born in the United Kingdom. 20.3 per cent of all residents were born in Europe (excluding the UK and Ireland). Notably 4.2 per cent of residents were born in France (6659 residents), 2.7 per cent were born in Italy (4322 residents) and 1.7 per cent in Germany (2,666 residents) and Spain (2,690 residents) respectively. Outside of Europe six per cent of the population were born in the United States (7,896 residents), 1.6 per cent in the Philippines (2,532 residents) and 1.4 per cent in Iran (2,229 residents). The country of birth if those who residents who were not born within the UK are shown in figure 3.2 below.

Health

3.11 Life expectancy in Kensington and Chelsea is extremely high at 86.1 years for females and 81.9 years for males¹. This represents an average life expectancy of nearly 3 years more than the national average. But this

¹GLA, London Datastore, Borough Profiles

statistic masks a significant difference across the Borough. People living in the healthiest wards have an average life expectancy of over 10 years more than those in the least healthy wards.

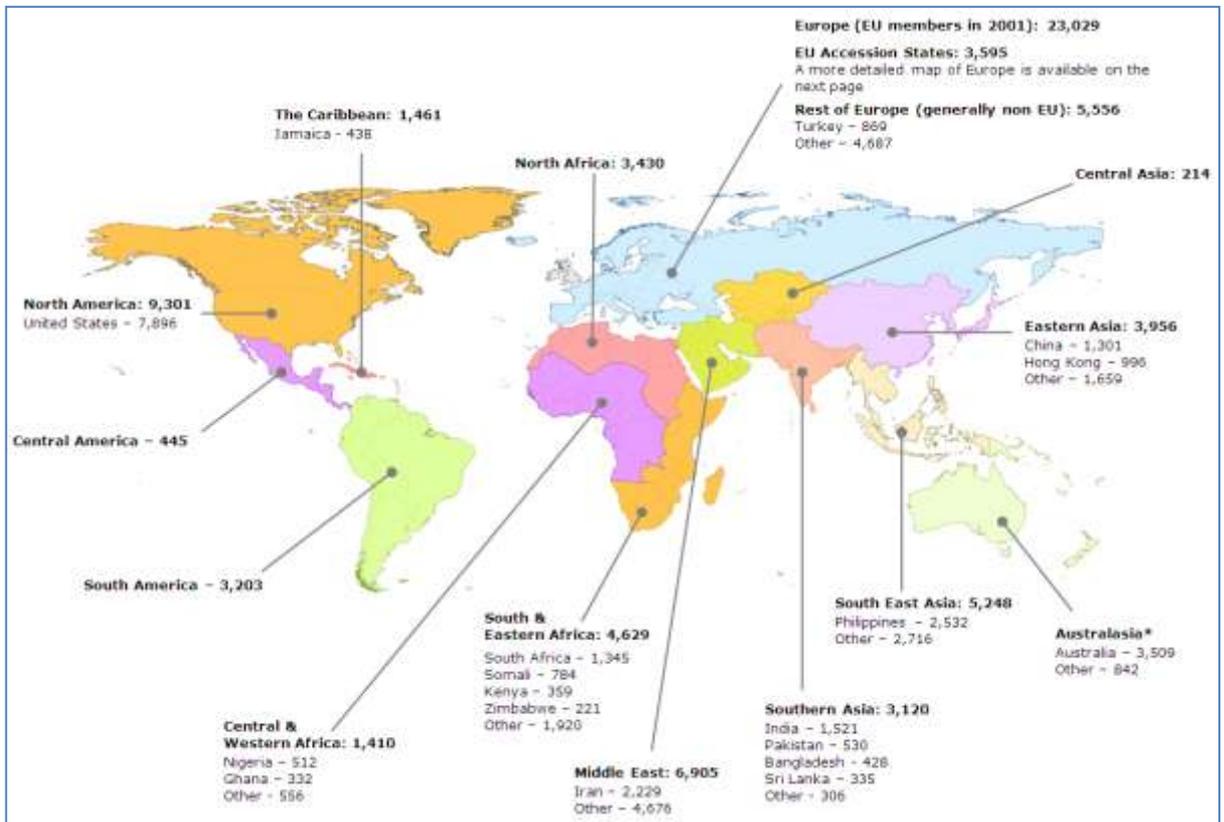


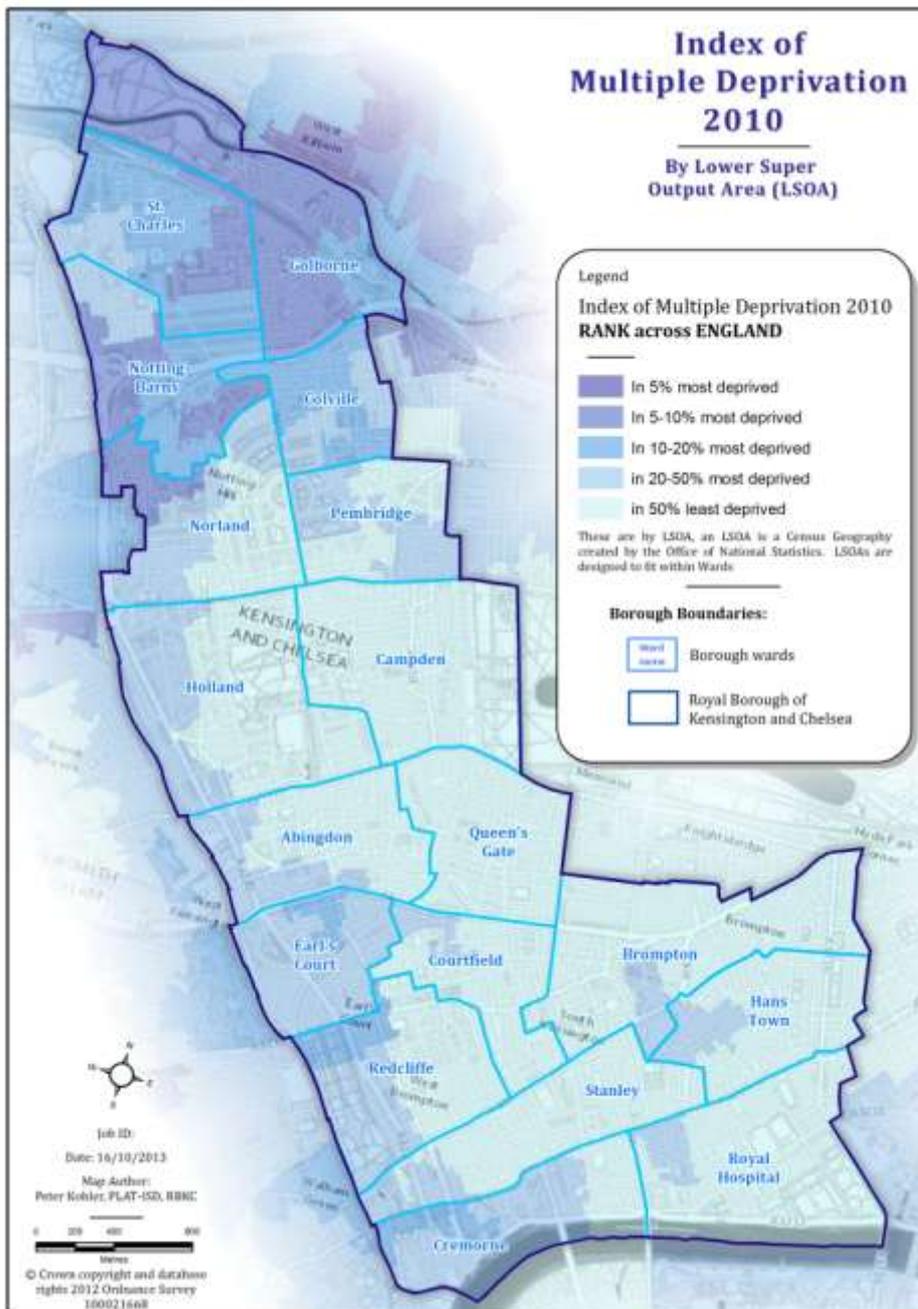
Figure 3.2: Country of birth

Income

- 3.12 Both Kensington and Chelsea are well known as exclusive places to live. A disproportionate number of residents are from professional and managerial occupations, and similarly, incomes are higher than the average. Resident's gross annual pay in 2012 was the highest amongst all London boroughs at £36,000². However, when looked at spatially, household income varies considerably, with many residents in the north of the Borough having incomes below £20,000 per annum, and much higher levels of benefit claims.
- 3.13 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived. Map 3.2 shows the Index of Multiple Deprivation by ward and indicates the disparities within the

² GLA, London Datastore, Borough Profiles

Borough's wards. Whilst this map relates to the 2010 figures the pattern has not changed significantly. It is based upon the most up-to-date data available.



Map 3.2: Index of Multiple Deprivation

House Prices

- 3.14 Kensington and Chelsea contains much of London's prime housing market with a strong and seemingly insatiable demand for housing in the borough. This is driven in part by overseas investment in what is perceived as a safe haven. It is striking that following a slight dip of prices

in the second half of 2008 average house prices have continued their steady rise. This is illustrated in figure 3.3 below.

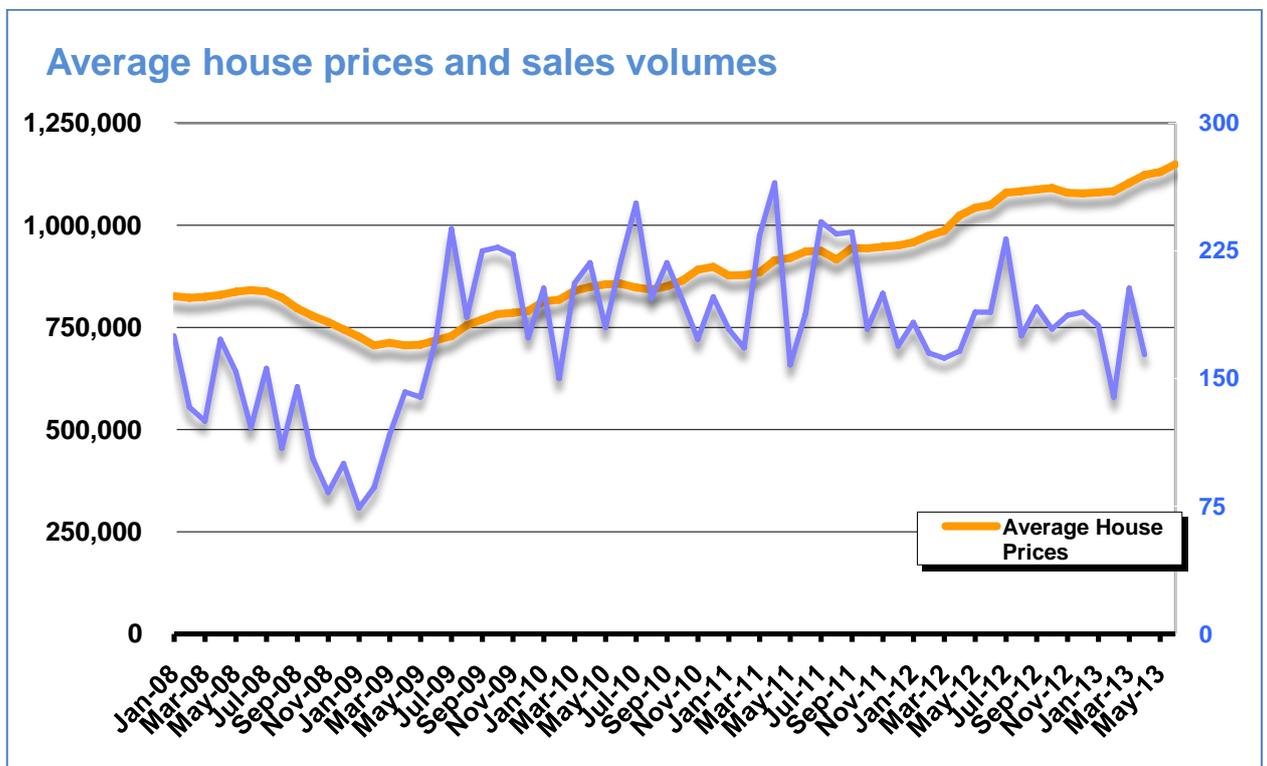


Figure 3.3: RBKC Average House prices 2008 to 2013

Business and Employment Sectors

- 3.15 Estimates for the number of businesses located in the Borough vary from 11,000³ to 20,000⁴, and the number of employed from 97,000⁵ to 121,000.⁶ This discrepancy arises from difficulties in capturing information about very small businesses and people working from home. A 2010 study, commissioned by the Council, counted 20,000 businesses in the Borough with over 82 per cent of businesses employing less than four staff and 55 per cent of business activity being from micro-businesses i.e. the self-employed, sole traders and partnerships.
- 3.16 The employment rate in the Borough is below the national and London average at 62.8%. However of those in employment, the percentage of self employed is above the national and London average⁷.

³ ONS Annual Business Inquiry 2011

⁴ Local Economic Evidence: Employment and Land Use RBKC 2010

⁵ ONS Annual Population Survey 2012

⁶ Local Economic Evidence: Employment and Land Use RBKC 2010

⁷ GLA, London Datastore, Borough Profiles

- 3.17 Approximately 10% of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6%). There are particularly high levels of home based working in Notting Hill, Westway, Holland Park Avenue and to some extent, West Brompton and Knightsbridge. There is very little home based activity in the very north of the Borough⁸.
- 3.18 The latest local economy data from NOMIS shows that most of the employment in the Borough (78%) is in the service sector. Within the service sector hotels and restaurants, finance, IT and tourism related industries provide the largest proportion of employment in the Borough (Table 3.1).

RBKC	
Population¹	
Population 2011 (Census)	158,700
Population 2011 (mid-year estimate)	158,250
Population 2010 (mid-year estimate)	169,500
Population 2001 (Census)	162,200
Borough Area	1212.4 hectares
Population Density (2011 Census)	130.9 persons per hectare
Employment²	
Services	103,900 (78%)
Distribution, hotels and restaurants	39,100
Finance, IT, other business activities	26,800
Tourism-related	22,800
Public admin, education and health	21,800
Other services	11,300
Manufacturing	5,100 (5%)
Transport and Communications	4,900 (17%)
Average Income³	£36,000

Table 3.1: Royal Borough of Kensington and Chelsea Key Statistics at a glance
 Source: 1. ONS, 2. NOMIS release September 2012 (2008 data) Annual Business Inquiry Employee Analysis, 3. GLA London Datastore

Shopping

- 3.19 Nearly three quarters of the Borough is within a 5 minute walk of day-to-day shopping facilities. There are, however, a number of areas which lie outside a 5 minute (400m or 440 yards) walk of local facilities. These are the very south of the Borough along the Thames; along the western boundary with the London Borough of Hammersmith and Fulham; and in the far north.
- 3.20 In addition to the Neighbourhood Centres, there are ten larger centres in the Borough. Knightsbridge is an International Centre (and is also located in the GLA's Central Activities Zone). Kensington High Street and King's

⁸ Local Economic Evidence: Employment and Land Use RBKC 2010

Road East are Major Centres whilst South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road and King's Road West, Portobello Road and Westbourne Grove are District Centres. Each tier of centre will have a different function. However, to one degree or another, each will serve both visitors from outside the Borough and the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

Car Ownership

- 3.21 Car ownership is well below the national and London average. Less than 50% of the Borough's households own a car. Our residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant high quality quiet 'side roads' for many journeys.

Open Spaces

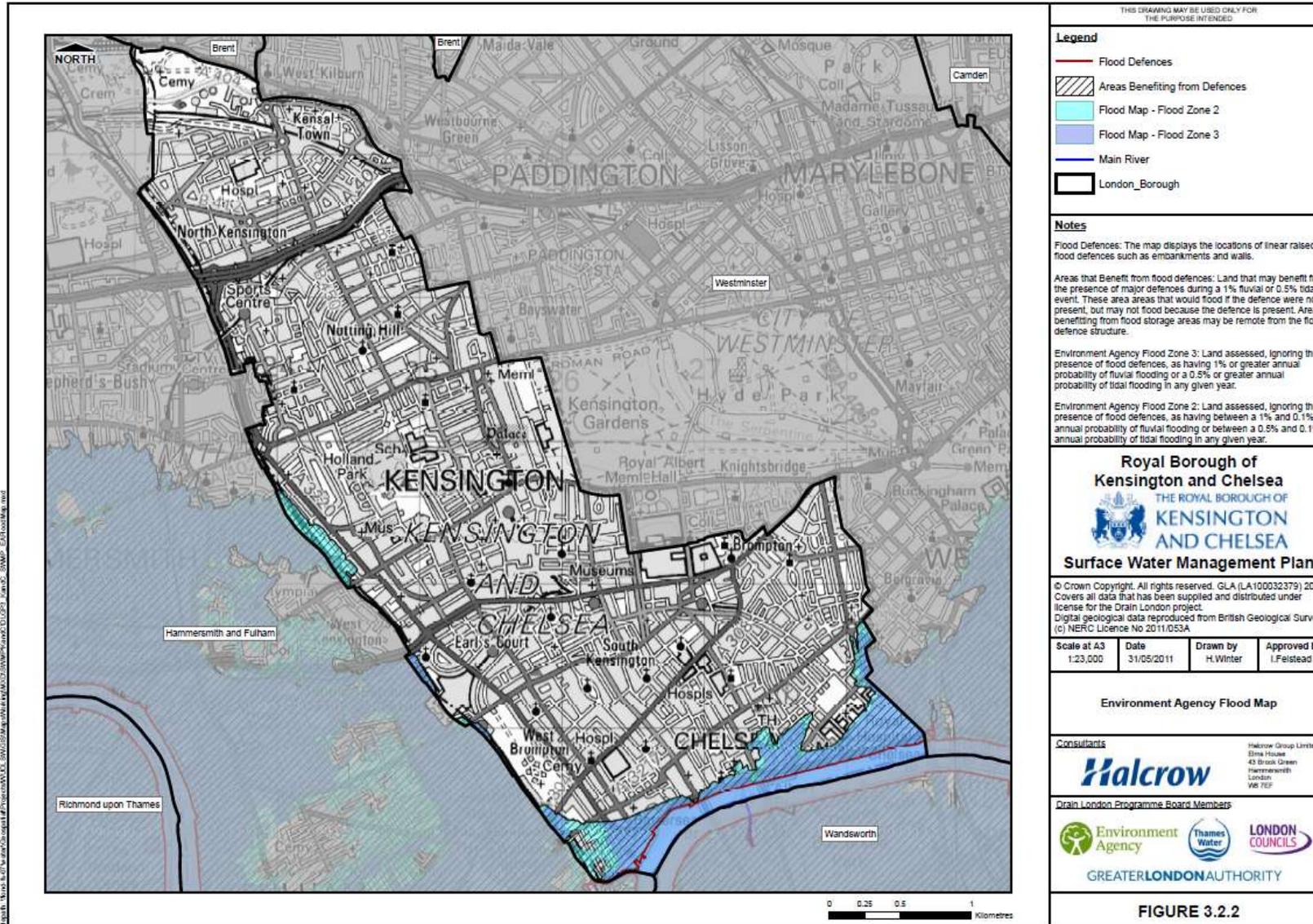
- 3.22 The Victorian legacy in the Borough has left us with a number of garden squares. These are communal spaces enjoyed by the surrounding properties. Their construction has, however, also resulted in a lack of public open and playable space in some parts the Borough. This is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary public open spaces.

Air Quality

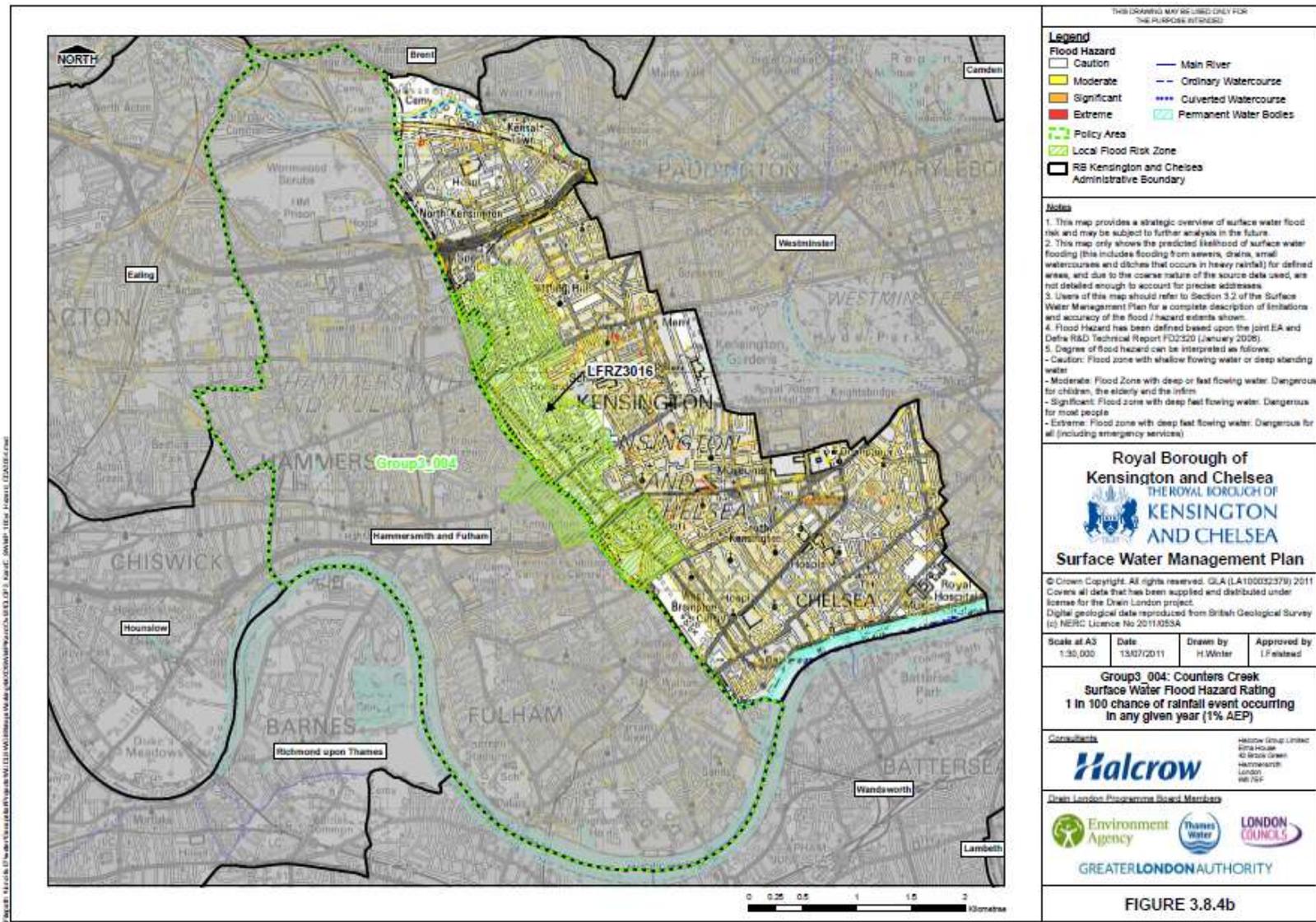
- 3.23 The whole Borough is designated as an Air Quality Management Area. The primary sources of air pollution are vehicular traffic and diesel trains. The main railway line out of Paddington is a principal source of air pollution in the north of the Borough. A number of the Borough's roads also produce significant air pollution, roads such as the Cromwell Road and the Earl's Court one way system.

Flooding

- 3.24 Whilst flooding from the River Thames could affect areas along the embankment most of the Borough is not under any real threat. Map 3.3 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a nominal 1 in 200 year and 1 in 100 year chance of river flooding. The presence of the Thames flood defences reduce the chance of river flooding further, to a 1 in 1000 year event.
- 3.25 There have, however, been a number of events of sewer flooding since 1981 caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with the London Borough of Hammersmith and Fulham. This has insufficient capacity in extreme storm events. Map 3.4 shows the Local Flood Risk Zone associated with Counters Creek. This was published in the Council's Draft Surface Water Management Plan (2012), which is available on the Council's [website](#). Both maps are currently being updated by the Environment agency and should be available in the beginning of 2014.



Map 3.3 Environment Agency's Flood Risk Map



Map 3.4: Counters Creek Flood Hazard Map

4. Strategic Objectives

- 4.1 The Council's vision for the Borough is set out in Chapter 3 of the Core Strategy. In essence it seeks to build on success and develop the strong and varied sense of place of the Borough.
- 4.2 The Core Strategy has seven 'strategic objectives' to deliver the vision:
- CO1: Keeping Life Local
 - CO2: Fostering Vitality
 - CO3: Better Travel Choices
 - CO4: An Engaging Public Realm
 - CO5: Renewing the Legacy
 - CO6: Diversity of Housing
 - CO7: Respecting Environmental Limits
- 4.3 The following sections of the monitoring report are structured according to these strategic objectives.

5. Keeping Life Local

Strategic objective

Our strategic objective to keep life local is for strong effective neighbourhood centres and for social and community facilities to be widely available and for neighbourhood functions, including local shopping facilities, to be inclusive for all so that residential communities can flourish.

Introduction

- 5.1 The ever increasing residential values in the Royal Borough mean that lower value uses remain in danger of being 'out priced' and lost to 'higher value' residential uses. With residential property values approaching £2,500 sq ft in some parts of the Borough any use which is not residential is under increasing threat as land owners seek to maximise the returns on their portfolios. In the context of "Keeping Life Local", this pressure is particularly felt by social and community uses, uses which are essential for the maintenance of a successful residential neighbourhood.
- 5.2 As such the Core Strategy seeks to protect any remaining social and community uses. The policy was devised with the flexibility to allow for some change to reflect the needs of the community, while maintaining the Borough's overall stock of social and community uses.
- 5.3 There are a number elements to the Council's approach. These relate to the protection of social and community uses, and the support for local shopping facilities and for 'walkable neighbourhoods'.

Has the Council been successful in protecting existing social and community uses and in promoting new facilities?

- 5.4 Social and community uses principally fall into two parts of the use classes order, D1 'Non residential institutions' and D2, 'Assembly and Leisure'. Analysis of the relevant permissions granted in 2012/13 suggests a positive picture with a net increase of 15,231 sq m of D1 uses and 4,621 sq m of D2 Assembly and Leisure Uses.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
D1 Non-residential institution	11,689	26,920	15,231
D2 Assembly and Leisure	9,476	14,097	4,621

Table 5.1: D1 and D2 floorspace permissions 1st October 2012 to 30th September 2013

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
D1 Non-residential institution	956	1,237	272
D2 Assembly and Leisure	650	3,070	2,420

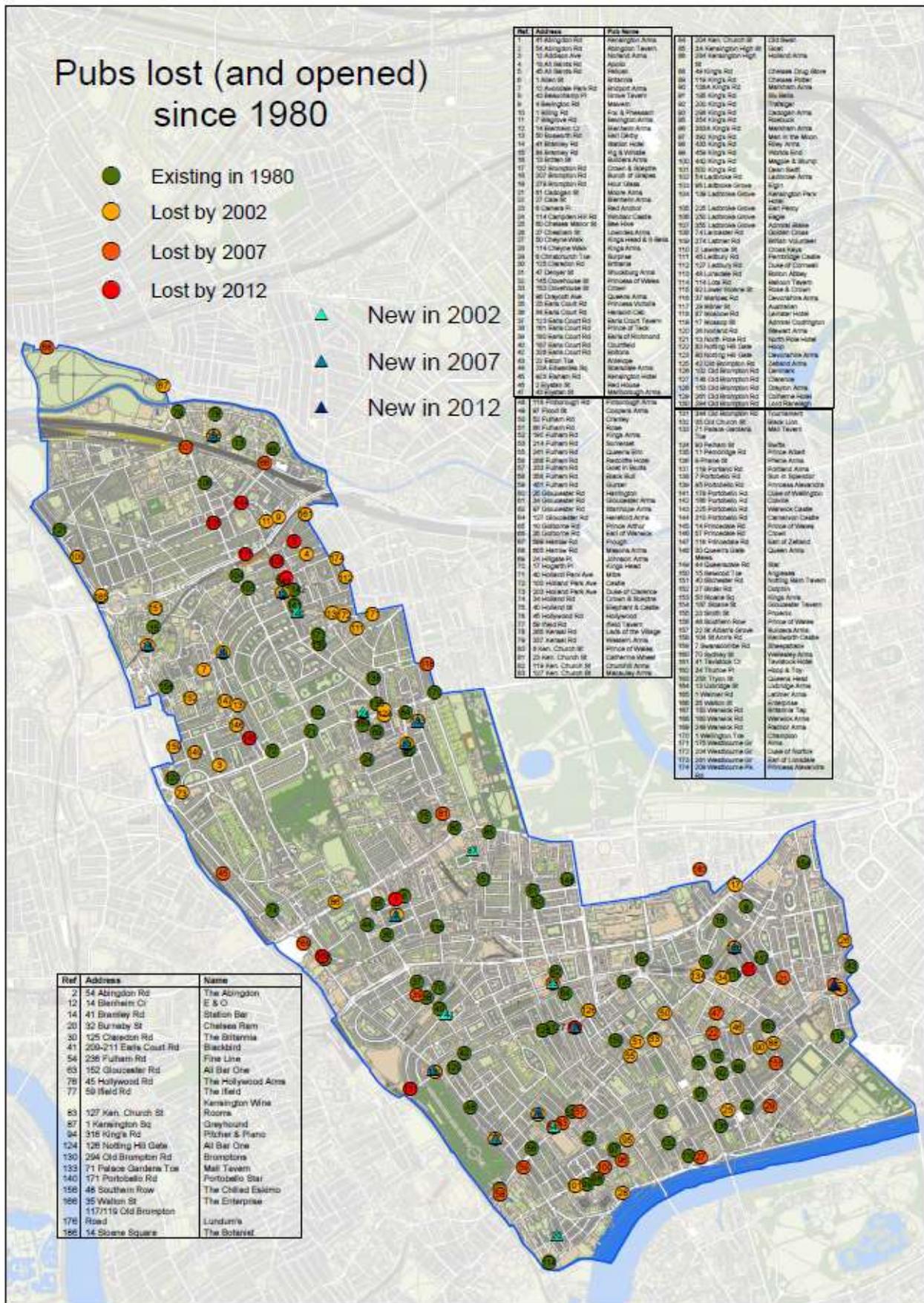
Table 5.2: D1 and D2 floorspace completions 2012/13

- 5.5 The net increase of both the D1 and D2 floorspace permitted is largely due to the permission granted in December 2012 for the new school and leisure centre at Lancaster Green. This includes the creation of 12,749 sq m of new D1 floorspace and a net increase of 3,055 sq of D2 floorspace. Builders have already begun work on site and the school is on target to be opened in September 2014 with the leisure centre expected to be finished later in 2014 or 2015.
- 5.6 Other permissions which have resulted in a net increase in more than 500 sq m of D1 or D2 use include:
- The Cardinal Vaughan Memorial School. PP/13/01428. Permission was granted for the construction of a three floor annex to the main school, resulting in a net increase of 805 sq m of addition D1 floorspace.
 - An extension to the Chelsea and Westminster Hospital of 814 sq m. PP/13/03150.
 - Westway Sports Centre. PP/13/01240. 1,230 sq m increase in D2 floorspace to create an extra indoor sports hall and activity room.
- 5.7 There has been just one application granted which included a significant reduction in D1 floorspace, the loss of 1,062 sq m at the Middle Row Primary School. (PP/12/02056). The scheme as a whole was, however, considered to be a significant improvement in provision, creating additional school places.

- 5.8 A single application accounts for much of the additional D2 floorspace completed in the study period, 99-121 Kensington High Street. (PP/11/00322). The 3,072 sq m 'Rainbow room', a restaurant and what was described as a 'fashion theatre' within the listed Barker's building, has been occupied by the American gym operator Equinox.
- 5.9 The relevant planning permissions and completions are included within tables 8,9, 19 and 17 of the Appendix.

Public Houses

- 5.10 Public Houses are a type of social and community use which have been under particular pressure from residential uses over time. Figure 5.1 shows the current distribution of the Borough's public houses, and how many have been lost over time.
- 5.11 Traditionally the Council had taken the view that whilst regrettable, it was not appropriate to resist the loss of pubs, given the number which remain. Even with some loss the Royal Borough would remain "well served" by pubs. However, following the continued erosion of the remaining stock and the recent loss of some highly valued local pubs, the Council decided that it was necessary to amend the Core Strategy and take a more robust approach to the protection of remaining public houses.
- 5.12 A document setting out the main issues and possible options to address how best to protect public houses was published for consultation in March 2012. The draft policies, published in June 2012, set out a new approach, whereby all pubs will be protected. Following a public examination this approach was found to be 'sound' in July 2013. The policy presumption is now that all pubs will be protected, unless it can be established that they are not valued by the community and that the pub does not contribute to the character of the surrounding area or to its sense of place.
- 5.13 It is too early to get a sense as to whether these new policies have been effective, with the monitoring period ending just two months after the adoption of the new policies.
- 5.14 Between October 2012 and September 2013 the Council did grant permissions which amounted to a net loss of 3,221 sq m of Class A4 floorspace. The A4 use includes public houses, but also other bars and drinking establishments.
- 5.15 The main applications are set out below:
- PP/11/03380. The Tournament Public House, Brompton Road. This application was for the demolition of a former pub, to provide retail uses on the ground floor and seven affordable residential units on the upper floors. The provision of affordable housing was linked to the Chelsea Collage of Art application on Manresa Road.



- PP/12/00472. Brompton's Public House, Old Brompton Road. Loss of the former pub with a floor area of 689 sq m of A4 floorspace to retail on ground floor and residential above.
- PP/12/04140. 195-197 King's Road. Change of use of 1,202 sq m of A4 floorspace on upper floors to provide new a bar and residential.
- PP/13/01721. Barkers Arcade, Kensington High Street. Remodelling of the internal space to create a new large retail unit. This results in the loss of 465 sq m of A4 floorspace.
- PP/13/02979. 50 Boswell Road. Loss of pub to create seven flats. (303 sq m). The principle of the loss was established at an earlier appeal for the same property. Whilst the appeal was dismissed the inspector was of the view that the public house itself served no community function and as such was not worthy of protection.

5.16 Full details of the relevant applications are included in table 4 of the Appendix.

5.17 It should be noted that none of these permissions post-date the adoption of the new policy.

Local Shopping Facilities

5.18 The Core Strategy introduces the 'walkable neighbourhood indicator' to assess accessibility to a range of local facilities. While national indicators recommend an 800 m walk, a 400 m walk band is considered more appropriate for the Royal Borough, reflecting an extremely high residential density, a density comparable with the more built up parts of Naples. When the Core Strategy was adopted, 75% of the Borough was located within a 5 minute walk of a neighbourhood or higher order shopping centre. This remains the case today. This is illustrated in Fig 5.2 below.

5.19 The Core Strategy identified the areas of deficiency – Latimer, Kensal (east of Ladbrooke Grove) and parts of Earl's Court. The Core Strategy seeks to reduce this gap by creating new centres in Latimer, Kensal and the Earl's Court areas.

5.20 Progress has been made towards the creation of new centres in areas of deficiency as follows.

Latimer

5.21 Planning permission was granted for the redevelopment of the Silchester Garages site in 2012. This housing led mixed use development includes provision of 315 sq m of retail floorspace, floorspace that is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road. The first phase of the development started on site in March 2013. This phase

includes the creation of the new retail floorspace. It is expected to have be completed by the beginning of 2015.

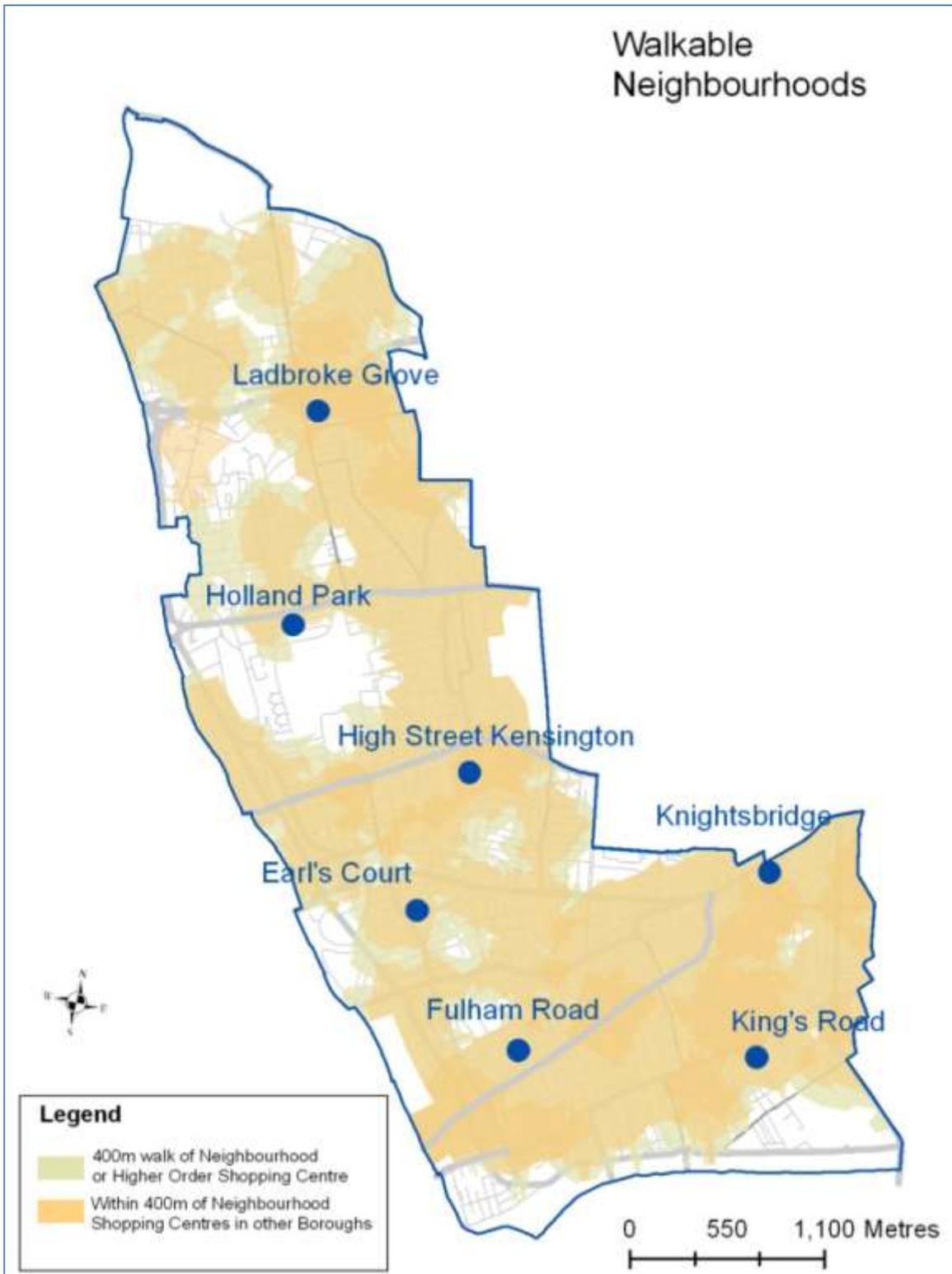


Figure 5.2: Walkable Neighbourhoods

Kensal

- 5.22 The nature of the development of the site is dependent on whether Kensal will be a location for a Crossrail station. Were Kensal to be chosen as a station site, any redevelopment, and the creation of a neighbourhood centre, is unlikely until Crossrail have completed the building program and have vacated the site. This is unlikely to occur until 2018 and the earliest. The Council does, however, recognise that a high degree of uncertainty remains as to the future of the site.

Earl's Court

- 5.23 The planning application for the redevelopment of Earl's Court was granted permission in November 2012. The s106 agreement associated with it was signed a year later at the end of November 2013. As such the floor space created will be included in next year's monitoring report. This strategically significant residential led mixed use development lies both in the Royal Borough and London Borough of Hammersmith and Fulham. It includes a significant amount of commercial and residential development with supporting town centre uses. The majority of the development will be located in the neighbouring borough of Hammersmith and Fulham but some local retail functions and community facilities are planned to be located adjacent to Warwick Road. Work on creation of the new centre is unlikely to start until after the end of 2018.

Vacancy rates within Neighbourhood Centres

- 5.24 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 5.3 below.

Neighbourhood Centre	Total Units 2013	% Vacant units 2012	% Vacant Units 2013
All Saints' Road	36	14%	8%
Barlby Road	5	14%	20%
Chelsea Manor Street	10	18%	0
Clarendon Cross	16	0%	6%
Cromwell Road Air Terminal	18	6%	6%
Earl's Court Road	147	3%	4%
Earl's Court Road (North)	9	6%	11%
Elystan Street	45	5%	2%

Neighbourhood Centre	Total Units 2013	% Vacant units 2012	% Vacant Units 2013
Fulham Road (Brompton Cemetery)	27	34%	56%
Fulham Road (Old Church Street)	34	11%	9%
Gloucester Road (North)	60	3%	3%
Gloucester Road (South)	69	3%	4%
Golborne Road	108	14%	12%
Golborne Road (North)	15	13%	13%
Holland Park Avenue	52	6%	6%
Holland Road	13	7%	7%
Ifield Road	6	17%	0%
Kensington High Street (West)	6	0%	0%
Ladbroke Grove (North)	16	12%	19%
Ladbroke Grove Station	47	4%	4%
Lower Sloane Street	32	6%	6%
Lowndes Street	18	0%	0%
Napier Road	11	10%	9%
North Pole Road	23	16%	17%
Old Brompton Road (East)	24	0%	4%
Old Brompton Road (West)	74	12%	9%
Pembroke Road	14	7%	29%
Pont Street	14	0%	0%
Sloane Avenue	11	8%	9%
St. Helen's Gardens	12	25%	25%
Stratford Road	13	5%	0%
Thackeray Street	22	0%	0%
The Billings	21	14%	19%
Walton Street	19	0%	0%
Westbourne Grove	93	9%	12%
Westbourne Park Road	10	17%	0%
World's End	56	4%	4%
Total - Neighbourhood Centres		7%	8%

Table 5.3: Vacancy Rates in neighbourhood Centres. 2012 and 2013

- 5.25 There has been very little change in vacancy rates in the last year, a rise of just 1% to 8.2%. This compares to a national average of 14.5% or a London average of 10%. This figure is higher for the smaller neighbourhood centres. As such the Borough's neighbourhood centres do appear to be remaining generally healthy and withstanding the wider malaise affecting shops in smaller centres. This probably reflects the nature of the shops provided and the extreme wealth of the centres' hinterlands throughout much of the Borough.
- 5.26 Vacancy rates in some of the centres are, however, at a level which are of some concern. At least one in five of the ground floor units in St. Helen's Gardens, Barlby Road, North Pole Road, Ladbroke Grove North, the Billings and the Pembroke Road Neighbourhood Centres are standing empty. Ongoing high levels of long term vacancy may suggest that the town centre designation may require reviewing; that a more flexible approach be taken; or that initiatives are undertaken to try to boost the viability of these centres. The Council is however currently of the view that all of these centres do have viable futures. Further monitoring is required to ensure that this remains the case.
- 5.27 Table 5.3 also shows that the Fulham Road (Brompton Cemetery) Neighbourhood Centre has the highest levels of vacant units at 56%. However, this figure should be treated with caution as much of the centre was being redeveloped at the time of the town centre survey. It should not be interpreted as a centre in terminal decline.

Convenience Retail within Neighbourhood Centres

- 5.28 The Borough's Neighbourhood Centres vary greatly in size. Some, such as the Earl's Court Road or Gloucester Road (North) centres contain nearly a hundred units, whilst many others are made up of one or two short parades. Whatever their scale, their basic function remains the same, to meet the day-to-day needs of those living and working in the Borough. An important element of meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 5.29 Each year the Council surveys the nature of uses within the neighbourhood centres. The proportion of all ground floor units which can be considered as serving a 'convenience' function remains stable at 11.8%
- 5.30 Whilst this is useful indicator it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to go from one type of shop to another. Change in the nature of shops cannot, therefore, be said to be a measure of success of the Core Strategy as such. It is, however, a useful benchmark to assess changes that may happen in the future.

Protection of individual shops outside of designated centres

- 5.31 The Council recognises the role that individual shops outside of designated centres can have in meeting the day to day needs of local people. As noted above, the Council cannot influence the nature of a particular shop. It can, however, resist the change of use of a shop to a non-shop use. The intention of Policy CK2 is just this, to protect all shops.
- 5.32 There have been just two permissions in the recording period which have included the loss of retail floorspace outside of a designated centre. These are set out below:
- No. 1 Bedford Gardens. PP/12/04290. Loss of 124 sq m of retail floorspace. The proposal was considered to be acceptable as retained a viable retail unit on the ground floor.
 - No. 39 Cadogan Gardens. PP/12/03339. Loss of 237 sq m of A1 floorspace to A3. The application related to a unit immediately abutting the King's Road (East) Major Centre. As such the loss was considered to be acceptable as didn't result in the loss of an isolated unit which would otherwise serve the day-to-day needs of residents. It was in reality functioning as part of the wider centre. Use of the unit as a restaurant was considered to add diversity to an area very well served by retail units.
- 5.33 In the Autumn of 2013 the Council was consulted by the Department of Communities and Local Government (CLG) on a proposals to 'free up' planning regulations and to remove the need for planning permission to change from a retail (class A1 use) to a residential use. A prior approval system has been suggested by which a planning authority such as ours would determine a relevant application using certain set criteria. The Council is of the view that the Borough's shops which lie outside of designated centres, and outside of conservation areas (properties within conservation areas are excluded from the proposals) would be at serious risk were this proposal to go ahead. As such the Council has started to monitor out of centre shops on an annual basis in order that the impact of such a change can be properly assessed.
- 5.34 The 2013 survey shows that all but 130 of the Borough's shops (or 94% of the total) lie within a designated centre. These are show on fig 5.3. This figure distinguishes between shops which lie within conservation area, (and therefore are at no risk), and that that do not.

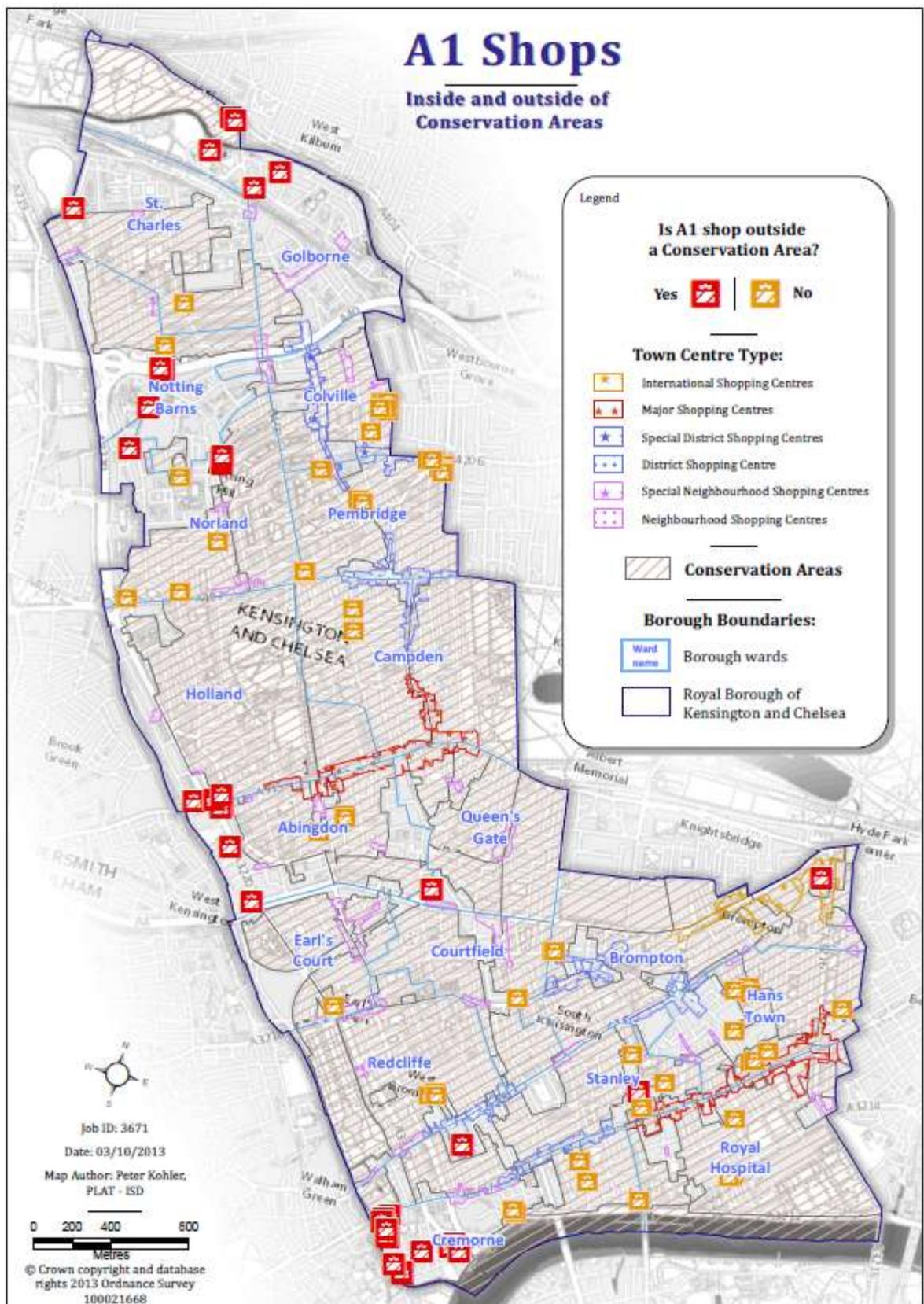


Figure 5.3: Shops outside of designated centres. (2013)

Use of s106 Contributions for Social and Community Uses

- 5.35 Supporting social and community uses goes beyond the protection of those that already exist in the Borough, or beyond an authority commissioning the construction of new facilities. The Council has adopted planning guidance setting out how we will seeking planning contributions to mitigate the impact of new proposals on the Borough's existing social infrastructure.
- 5.36 Table 5.4 sets out the contributions secured in 2012/13 through the s106 process for 'social and community facilities'. This includes separate financial contributions for 'Community Facilities', for 'Education', 'Health Care' and 'Libraries'. The level of contributions follow the formula set out within the Planning Obligations SPD adopted by the Council in August 2010.

Category	2011/12	2012/13
Community Facilities	£316,097	£34,502
Education	£1,376,172	£139,643
Health Care	£324,888	£214,481
Libraries	£76,060	£37,404
Sport & Leisure Facilities	0	£94,689

Table 5.4: s106 contributions secured for social and community facilities 2011 to 2013

- 5.37 At nearly £500,000 the total contribution in 2012/13 is some £1.2 million less than that raised in 2011/12. This should not be interpreted as a failure in the system, rather than 2011/12 was an exceptional year, with very large contributions associated with a single application at the St Charles House site.

Conclusion

- 5.38 The analysis of permissions granted and completed indicates that despite the significant differential in value between social and community uses and residential, there has not been a widespread loss of social and community uses. Indeed, with the Council's ambitious programme of school building, and the granting of permission for the replacement sports centre in North Kensington, there has been a significant gain in both D1 and D2 floorspace. This gain is supported by the continued collection of money through the s106 process to mitigate the impact of new development on need for social and community facilities.

- 5.39 The Council has also had success in the adoption of a new set of Core Strategy policies in October 2013 intended to protect public houses. These will strengthen the Council's position in the future when trying to protect public houses which play such a significant contribution to both an area's character and to its social cohesion.
- 5.40 Progress continues to be made on the provision of new centres in areas of retail deficiency. Permission for new retail floorspace in the Earl's Court Opportunity Area was signed off in November 2013. Work started in March 2013 on the building of retail floorspace at the Silchester garages site. Those neighbourhood centres that already exist remain generally healthy, with vacancy rates significantly lower than both the London and the national average.

6. Fostering Vitality

Strategic objective

Our strategic objective to foster vitality is that the quality of life of our predominantly residential Borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well being of residents and to the capital's role as a world city.

Introduction

- 6.1 The Borough has a finely grained mix of uses such as shops, businesses, arts and cultural facilities. These uses have benefited from the Borough's high residential density and from visitors to the Borough. However, of late, such uses have been under pressure from residential development. There is a risk that they could decline to such an extent that the collective quality of life in the Borough could be diminished.
- 6.2 The purpose of the policies within the Core Strategy is to arrest this decline and to maintain the mix of uses which make the Borough the successful place that it is.
- 6.3 This has two main strands: town centres and the A class uses which lie within them; and the provision and location of business uses. For clarity each is considered separately, though the Council does recognise that the two are linked, with offices playing a significant role in supporting the vitality and viability of town centres.

Town centres and 'Class A' town centre uses

Meeting the need for new retail floorspace

- 6.4 The Council's Retail Needs Assessment⁹ carried out to inform the Core Strategy indicated an additional need of about 31,000 sq m of comparison retail floorspace in the Borough from 2008 to 2015. Of this, 25,500 sq m is needed in the south and about 650 sq m is needed in the north and centre of the Borough.
- 6.5 Whilst the Council recognises that this Retail Needs Assessment was carried out in a very different economic climate to today, evidence recently published by Experian on behalf of the GLA¹⁰, suggests that the "bricks and mortar" need for extra comparison shopping floorspace is actually increasing in this Borough. This is unusual in a London context and reflects the trend for a concentration of the retail offer in the larger and more successful centres. These are the centres that are particularly well represented within the Borough. The Experian study suggests that

⁹ RBKC, Retail and Leisure Needs Study, NLP, 2008

¹⁰ [Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, Experian, 2013.](#)

the net floorspace requirement across Kensington and Chelsea (2011 – 2036) amounts to some 171,000 sq m of comparison shopping. Taking a crude yearly average this would equate to a need for some 5,700 sq m of floorspace each year compared to the 5,400 sq m annual need for the 2008 NLP report. The Council does recognise that uncertainty is inherent in forecasting for retail need beyond five or so years. The comparison is, however, useful as does indicate the quantum of need which may be reasonable to expect in the longer term.

6.6 Over the study period, there has been a net reduction in the provision of retail (Class A1) floorspace across the Borough for both completions and for permissions of 2,442 sq m and 699 sq m respectively.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	5,855	5,156	-699

Table 6.1: Retail (Class A1) floorspace permissions 1st October 2012 to 30th September 2013

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	4,092	1,650	-2,442

Table 6.2: Retail (Class A1) floorspace completions 2012/13

6.7 This reduction is small in scale, with the loss being less than 0.5% of the retail floor floorspace in the Borough’s Higher Order Town centres alone(665,000 sq m).

6.8 There have only been five applications granted in the study period which have resulted in the net loss of more than 200 sq m of retail floorspace. This are set out below:

- PP/12/02415. No. 143 Kensington High Street. Net loss of 354 sq m of retail floorspace to residential. The loss is to ancillary floorspace on upper floors and the view was taken that the existing retail unit will continue to operate successfully.
- PP/12/03339. No. 39 Cadogan Gardens. Net loss of 237 sq m of A1 floorspace in the basement and ground for use as a restaurant.
- PP/13/01018. No. 123 Kensington High Street. Net loss of 267 sq m of A1 floorspace for use as a restaurant.
- PP/13/02145. Nos. 204-206 Kensington High Street. Net loss of 456 sq m of A1 floorspace for use as a restaurant.
- PP/13/03391. Nos. 201-207 Kensington High Street. Net loss of 288 sq m of A1 floorspace for use as a financial or professional use.

- 6.9 These changes of use are small in scale, and as such care must be taken in drawing any conclusions. It is, however, interesting to note many of these changes of use are occurring within Kensington High Street. Ongoing monitoring will show whether this is merely chance or the beginning of a longer term trend. Table 1 in the Appendix shows details of these applications.
- 6.10 Table 6.3 considers the net change in retail floorspace over the period of the Core Strategy. This data relates to completions, or those schemes which have been 'built out' from 1st April to 31st March each year.

	2009/10	2010/11	2011/12	2012/13
Net change (completions)	2,870 sq m	-1,123 sq m	1,000 sq m	-2,442 sq m

Table 6.3: Retail (Class A1) floorspace 2008/9 to 2012/13 Completions (1 April – 31 March each year)

- 6.11 There has been a net increase of just 305 sq m completed retail floorspace in the Borough since 2008. This would suggest that slow progress continues to be made in the provision of the 'needed' floorspace. This is indicative of the nature of the majority of the Borough's centres where expansion is restricted by a lack of potential development sites and a proximity to residential areas. These "physical or environmental constraints" are recognised within the London Plan (Table A2.1) where it is suggested that Knightsbridge and King's Road (East) and (West) have a "low" opportunity to expand, with the rest of the larger shopping centres having "medium" potential.
- 6.12 The Core Strategy has identified a number of sites where retail development may be appropriate. These are included in the 'Places' Chapter of the Core Strategy and include sites in, or adjoining, the King's Road, Knightsbridge, Notting Hill Gate, Brompton Cross and South Kensington. No applications have been determined for new large scale retail development for any of these sites since the adoption of the Core Strategy. The use of the Chelsea Farmer's Market on Sydney Street is however discussed within the Issues and Options paper for the Brompton Hospital Site.
- 6.13 The Council recognises that need will not only be met by the creation of new floorspace but also by the occupying of previously empty units. The retail needs assessment suggests that dropping vacancy rates to a 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level.
- 6.14 The Council does not collect floorspace data for 'voids'. The annual town centre surveys do, however, consider the number of vacant town centre units. These are listed in table 6.4.
- 6.15 Whilst there does appear to have been a slight increase in vacancy rates over the recording period, to 6.7%, the level does continue to remain low

despite the malaise of much of the wider retail sector. This compares to a national figure of vacant units about 14.5%¹¹ and a London-wide figure for 10%. This rate reflects both the specific circumstances of this Borough, a high level of tourist spend and a wealthy hinterland as well as the national picture where retailers seek to concentrate their units in a smaller number of larger centres.

- 6.16 Some scope remains to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate only a little above 5%, a level which is considered necessary to maintain a churn in the units, further significant reductions may have the potential to cause upward rental pressure.

	2009	2010	2011	2012	2013
Higher Order Centres	NA	NA	4.9%	5.2%	5.9%
Neighbourhood Centres	NA	NA	6.7%	7.2%	8.2%
Total	7.9 %	6.5 %	5.6 %	5.8%	6.7%

Table 6.4: Vacancy rates in designated centres (ground floor units)

Where is new retail floorspace being provided?

- 6.17 The Council recognises that a “town centre first” approach to new retail development is essential if the vitality of the Borough’s centres is to be maintained. In order to protect the Borough’s town centres as vital and viable locations new town centre uses, should where possible, be located within, or adjoining, the existing town centres. It must be demonstrated that any retail development with a floor area more than 400 sq m which is outside the existing centre will not harm the vitality of existing centres.
- 6.18 Retail proposals with a floor area of less than 400 sq m will be welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which is unlikely to harm the vitality of any neighbouring centres.
- 6.19 Table 6.5 includes those permissions which include a net change in retail floorspace or more than 100 sq m.
- 6.20 Figure 6.1 shows all sites which have been granted permission (September 2012 to October 2013) which result a net change in A1 floorspace greater than 100 sq m. Perhaps unsurprisingly, it shows that nearly all consents which result in the creation of new floorspace relate to properties within designated centres.
- 6.21 There has only been a single application which has resulted in either a net gain or loss above the 1,000 sq m threshold recorded by the London Development Database. This lies outside a designated centre. This is for the creation of 1,005 sq m of Class A floorspace on the redevelopment of the Grand Union Site on Kensal Road. Some 22,000 sq m of floorspace will be provided, the majority being employment and residential floorspace.

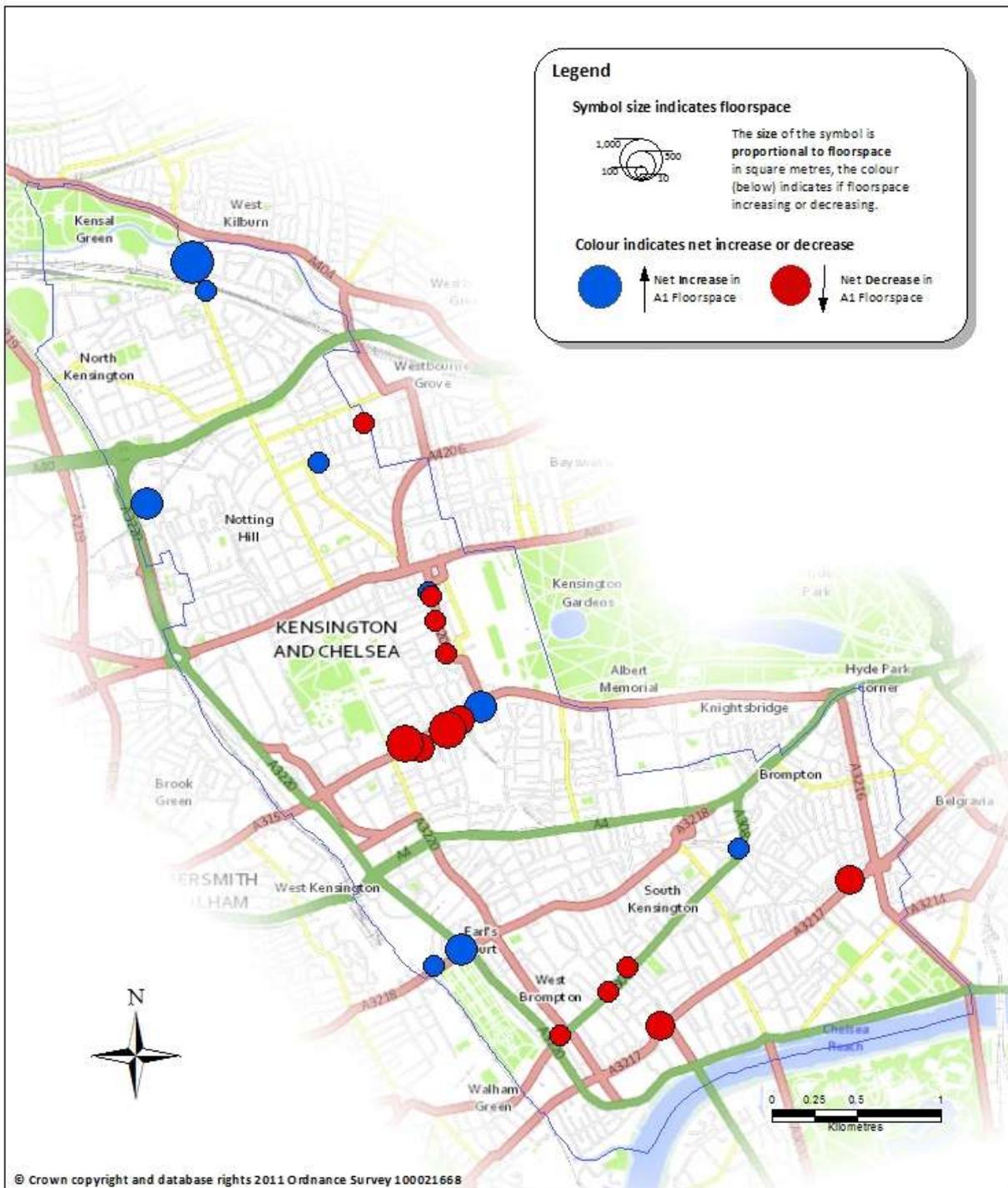
¹¹ Local Data Company

Whilst this site does lie close to the existing Sainsbury's supermarket on Canal Way, it is an area otherwise poorly served by shops.

- 6.22 The Council is looking to expand the network of neighbourhood town centres to strengthen the retail offer in parts of the north of the Borough and in the Earl's Court area. Progress has been made towards delivery of new centres in Latimer, Kensal and Earl's Court in accordance with Policy CF1(d).

Borough Reference	Address	Existing A1	Proposed A1	Net
PP/11/03380	Former Tournament Pub, 344-346 Old Brompton Road		173	173
PP/12/00472	The Former Brompton's Public House, 294 Old Brompton Road		443	443
PP/12/00646	Silchester Garages Site Latymer Day Nursery 154 Freston Road		315	315
PP/12/02415	143 Kensington High Street	354		-354
PP/12/02722	93 Pelham Street		135	135
PP/12/03023	148 Portobello Road		140	140
PP/12/03114	145 Kensington Church Street		200	200
PP/12/03339	39 Cadogan Gardens	237		-237
PP/12/03791	188 Fulham Road	106		-106
PP/12/04290	1 Bedford Gardens	120		-120
PP/12/04415	67 Kensington Church Street	124		-124
PP/13/00251	Shop 2 And 3 (Donovan Court) 107 Drayton Gardens	100		-100
PP/13/00860	Grand Union Centre Site B At 321-337 Kensal Road Bounded By Ladbrooke Grove, West Row And Southern Row		1,005	1,005
PP/13/01018	123d Kensington High Street	261		-261
PP/13/01098	278 Fulham Road	159		-159
PP/13/01715	314 A - 341 B Ladbrooke Grove		145	145
PP/13/01721	Barkers Arcade 63 Kensington High Street		414	414
PP/13/01852	137 Kensington Church Street	110		-110
PP/13/01912	110 Talbot Road	112		-112
PP/13/02145	204 - 206 Kensington High Street	456		-456
PP/13/03391	201-207 Kensington High Street	288		-288
PP/13/03400	366-370 King's Road	245		-245
PP/13/03532	Sainsburys, 158 A Cromwell Road	65		-65
PP/13/03961	201-207 Kensington High Street	1,075	940	-135
Total		5,855	5,156	-699

Table 6.5: A1 (retail) Floorspace. Net change 2012/13



Net change of Class A1 (Shop) floorspace 2012/13 (Permissions)

Planning and Borough Development - Policy Team
 Ground Floor, Kensington Town Hall
 Hornton Street
 London, W8 7NX Email: Planning@rbkc.gov.uk



THE ROYAL BOROUGH OF
**KENSINGTON
 AND CHELSEA**

Figure 6.1: Net change of Class A1 Floorspace (2012/13 financial year completions)

Retail Development within town centres

- 6.23 The Core Strategy recognises that the preservation of a vital and viable town centre is dependent on a number of factors.
- maintaining a core of retail floorspace 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.
- 6.24 Despite the difficult trading conditions nationally for the retail sector there is no evidence of any long term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business, or reduced their presence on the high street, but the centres themselves remain healthy. Indeed in their report on Inner City Vibrancy¹² Experian identified "Kensington" as the second "most vibrant" centre in the UK, with "Chelsea" and the King's Road as number four. "Vibrancy" was a broad notion, measured by a number of measures, largely based on the characterises of those using the centre rather than an assessment of the health of a centres offer as such.
- 6.25 Vacancy rates are a useful indication of the health of a town centre. Table 6.6 shows the vacancy rates (of units) in the Borough's Higher Order Centres. This indicates that whilst voids have increased slightly in the last year, they remain at a lower level than that in 2011 and remain well below the national average of 14.5% or London average of 10%.

Vacancy rate (2011) (ground floor units)			
Centre	2011	2012	2013
Brompton Cross	10.5%	5.1%	6.5%
Fulham Road (West)	8.7%	4.3%	3.6%
Kensington High Street	5.5%	6.1%	6.7%
King's Road (East)	0.4%	4.7%	7.7%
King's Road (West)	8.6%	6.8%	7.6%
Knightsbridge	2.9%	3.4%	5.3%
Notting Hill Gate	5.7%	3.8%	5.1%
Portobello	8.4%	8.8%	6.2%
South Kensington	5.1%	3.7%	2.6%
Average	6.2%	5.2%	5.9%

Table 6.6: Vacancy rates in Higher Order Town Centres

- 6.26 Table 6.7 sets out the net change of all non shop A class uses over the study period. This includes all permissions for changes of uses, as well as

¹² [Inner City Vibrancy: Experian, 2013](#)

those changes that have actually occurred. It does not include units which are no longer occupied.

	Net Completions (sq m) 2012/13	Permissions October 2012 to September 2013
A2 Finance and professional services	38 sq m	374 sq m
A3 Restaurants/ Cafes	1,477 sq m	3,249 sq m
A4 Drinking Establishments	0	-3,211 sq m
A5 Hot Food take-away	0	-120 sq m

Table 6.7: Net change of Class A uses 1 October 2011 – 30 September 2012 (Completions and Permissions)

- 6.27 Two figures stand out: the net loss of a significant amount of Class A4 use and the creation of an equally significant amount of Class A3 use.
- 6.28 A breakdown of the permissions which have resulted in the creation of A3 floorspace is included in table 3 of the Appendix. Three are noteworthy.
- PP/12/04041. Nos. 195-197 Kings Road. Permission was granted to allow the change of use of a bar on the upper floors of the property (757 sq m) to a restaurant.
 - PP/13/01721. Barker's Arcade, Kensington High Street. The remodelling of the exiting entrance and loss of A4 floorspace has resulted in the creation of 922 sq m of A3 floorspace.
 - PP/13/01721. Nos. 204-206 Kensington High Street. Permission was granted for the use of the ground and basement from retail to A3 (456 sq m).
- 6.29 It should be noted that planning permission is not normally required for changes of use from A4 to A3 uses.
- 6.30 The newly created floorspace is within existing larger centres, areas best suited to the activity created. The changes of use allow the Borough's larger centres to continue to thrive, attracting people to them to enjoy a diverse range of activities, yet maintaining the retail core of these centres, integral to their success.

Mix of uses

- 6.31 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.
- 6.32 Figure 6.2 indicate the proportions of the differing A class uses within the Borough's designated centres in 2013. The mix of uses remains constant with previous years, with A1 shop uses constituting 65% of the overall mix in the Borough. The absolute figures are included in table 6.8. The

slight reduction on the absolute number of many of these figures relates more to increasing accuracy in our annual surveys than any real loss.

Use	No. of ground floor units (2013)
A1 Shops	1958
A2 Finance and professional services	260
A3 Restaurants/ Cafes	447
A4 Drinking Establishments	78
A5 Hot Food take-away	44
Vacant (V)	221
Total	3100

Table 6.8: A class ground floor units within designated centers (2013)

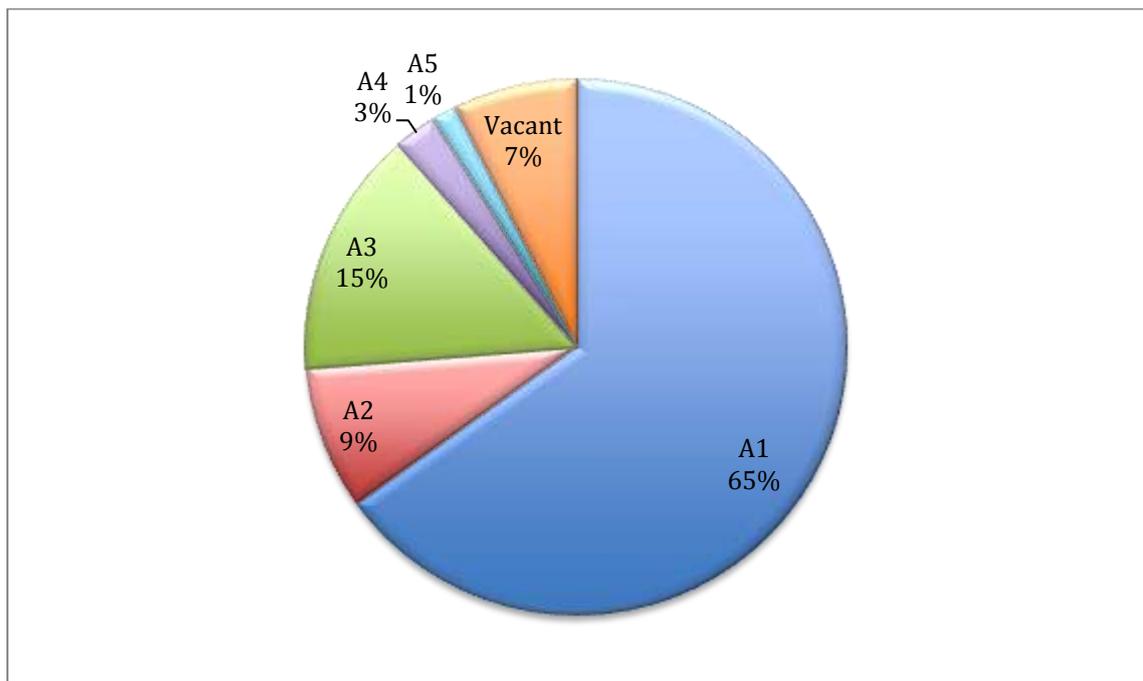


Figure 6.2: A class ground floor units within designated centers (2013)

Town centres and 'Class A' town centre uses: Character and diversity

- 6.33 Whilst the Council cannot control the nature of what a particular shop sells it is useful to monitor the number of independent retailers within a given centre as this does give an indication of the particular character of that

centre. Table 6.9 below includes figures for the Borough's Higher Order Centres and a number of the larger neighbourhood 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. As might be expected multiple retailers are concentrated within the larger centres. It is also worth noting that despite continued protestations to the contrary the Portobello Road centre remains dominated by the independent sector.

- 6.34 This data was not collected in the town centre surveys before 2010, and therefore change cannot be considered over a longer time period. The data since 2010 does, however, provide a useful benchmark with which to assess change in the future. It is important to note that the Council's figures relate to units and not to floorspace. The proportion of multiples in the higher order centres and higher order neighbourhood centres has remained fairly constant since 2010.
- 6.35 The table also includes data for the larger centres from the GLA's latest Town Centre Health Check (TCHC). The TCHC is now a little long in the tooth as was published in December 2009 it is informed by data from 2007. An update is expected early next year. The TCHC data included relates to floorspace. There generally appears to be a close fit between the two sets of figures. The principal exception is for South Kensington where the proportion of units occupied by multiple retailers is significantly higher than the amount of floorspace.

Centre	Multiples (% of occupied ground floor units)				GLA Multiples as % of total centre floorspace (2007)
	2010	2011	2012	2013	
<i>Higher order centres</i>					
Brompton Cross	25%	22%	23%	23%	22%
Fulham Road (West)	27%	28%	32%	33%	27%
Kensington High Street	48%	50%	45%	53%	51%
Kings Road East	57%	57%	56%	55%	53%
Kings Road West	32%	29%	28%	30%	33%
Knightsbridge	36%	41%	41%	41%	52%
Notting Hill Gate	30%	30%	29%	30%	24%
Portobello	13%	15%	14%	15%	16%
South Kensington	28%	29%	29%	32%	11%
Total	34%	36%	33%	36%	
<i>Neighbourhood centres</i>					
Earl's Court Road	36%	38%	36%	36%	NA
Golborne Road	3%	3%	5%	5%	NA
Old Brompton Road (West)	15%	15%	18%	17%	NA
Westbourne Grove	31%	36%	41%	44%	NA
Total	22%	21%	25%	24%	NA

Table 6.9: Percentage of ground floor units within Higher order Centres and selected larger Neighbourhood Centres made up of multiple retailers

Temporary uses

- 6.36 In May 2013 the Government changed the planning regulations to allow greater freedom of movement within the A class uses. Planning permission is no longer required for planning permission for an A1, A2, A3, A4, A5, B1, D1 or D2 use to change to an A1, A2, A3 or B1 use. These provisions are for a two year period only, ending on 30th May 2015.
- 6.37 As of the 15 December 2013 the Council has been notified of seven changes of use from shops (Class A1) to restaurants (Class A1), and a single change of use from a shop to an estate agent. In addition we have also been notified of one temporary change of use from offices to an estate agent. These units are scattered throughout the Borough's town centres.
- 6.38 Whilst these figures are low the Council does recognise that if they were to accelerate they may have a detrimental impact on the retail function of our town centres. This could be of particular concern were the temporary nature of 'liberation' be removed, as postulated within the Government's Autumn Statement of November 2013. As such continued monitoring is necessary. This will allow the Council to make a full and informed response to any future consultation from the CLG which may seek to make these changes permanent.

Street markets

- 6.39 Street markets form an integral part of the Borough's retail offer and have a special role in maintaining the character and diversity of the Borough's centres.
- 6.40 With 356 pitches the street markets of Portobello and Golborne are the largest in the Borough. They are known both nationally and internationally and attract a large number of visitors from outside the Borough. Smaller markets or isolated pitches also have value, there currently being 28 isolated sites in different locations throughout the Borough.
- 6.41 Over the study period the Council has:
- Won the award for Best Street/Outdoor Market from the National Association of British Market Authorities (NABMA).
 - Organised two 'Flash Fashion' events (inclusive community-powered fashion shows celebrating local diversity & creativity).
 - Organised a full year of monthly 'Road Food' cookery demonstrations using chefs from local food businesses and community groups as well as authors and television presenters from across London and further afield.
 - Provided three sites, in co-operation with adjacent private markets, for Market Enterprise Launch Pad (MELP) winners to trade rent-free for six months.

- Hosted national Love Your Local Market (LYLM) launch attended by MPs Mark Prisk and Don Foster as well as local and Cabinet Members and national market industry officials in May 2013.
- Offered 300 £10 LYLM test trading sites over the 15-29 May fortnight, in co-operation with adjacent private markets with insurance cover supplied by the National Market Traders Federation.

6.42 In addition traders need storage space for the markets to operate successfully and Policy CF4 requires protection of existing storage lockups for street traders or their equivalent provision. To this end, one of the elements of the redevelopment of the Wornington Green Estate included the re-provision, and upgrading, of storage facilities for stallholders of Golborne Road market.

6.43 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. Our approach has recently been publicised as an excellent approach by the Space Makers Agency, a social enterprise receiving kudos for market-based regeneration schemes developed for Camden, Lambeth and Brixton.

Town centres and 'Class A' town centre uses: conclusion

6.44 There is an anomaly in the provision of new retail floorspace across the Borough. The increasing retail need predicted by both the Council's and the GLA's assessments do not appear to be met by the development industry. Rather than increasing, shopping floorspace continues to remain static, with a net reduction of 700 sq m granted for 2012/13, and an increase of just 305 sq m of completed A1 floorspace since 2008.

6.45 This is less of a demonstration of a failure in the Council's approach than a reflection of the differential between residential values and the value of any other land use. Where a site does become available it is normally used for residential even when retail a retail use may otherwise be appropriate. This includes expansion within existing buildings within town centres as well as the development of new uses at the edge of centres.

6.46 A lack of growth in new retail floorspace does not equate to declining town centres. With a borough-wide average of just 6.7% vacancy rates of units within town centre are remaining broadly static, amongst some of the lowest in the Country. The Council cannot, however, be complacent with voids worrying high in small number of neighbourhood centres. The Council also recognises that the health of a centre cannot be taken for granted, with a changes in retail spending patterns having the potential to very quickly effect formally successful centres. Further expansion of Westfield in Shepherd's Bush, for example, would have the potential to draw many shoppers away from some of the Borough's established centres. As such continued monitoring is essential to spot future trends and to ensure that the Council maintains a proactive approach to our town centres.

- 6.47 The retail 'core', the raison d'être of our centres, also remains strong with two thirds of all ground floor unit in designated centres being occupied by shop uses.
- 6.48 The malaise of the retail sector affects this Borough less than many others as retailers choose to locate in a smaller number of successful centres – centres such as the King's Road, Knightsbridge and Kensington High Street.

Location of Business Uses

Introduction

- 6.49 The Core Strategy sets out a forecast demand for office space in the Borough of 60,000 sq m in a 20 year period from 2008 to 2028. On the supply side, outstanding permissions (as of March 2008) provided a net addition of 37,000 sq m. The Core Strategy, adopted in December 2010 therefore recognises that a further 23,000 sq m of office floorspace would have to be provided for the predicted need to be met. Of this 23,000 sq m, 20,000 sq m has been allocated in the Kensal and Earl's Court Sites, leaving just 3,000 sq m to be found elsewhere. This figure does assume that the B1 floorspace that does remain is retained.
- 6.50 This figures have been re-examined and updated at the beginning of 2013 as part of the Council's Commercial Property Study.¹³ This study revisits the Borough's development pipeline for offices. On the supply side, the pipeline amounts to some 30,000 net additional square metres at just four sites
- 10,000 sq m at Kensal Gas Works
 - 10,000 sq m at Earl's Court
 - 5,000 sq m at Nicholas Road/Freston Road
 - 4,300 at the Grand Union Centre
- 6.51 The report confirms the Council's aspiration target of 2,500 sq m pa of B1 floorspace and notes that the Council must "address on-going decline by seeking to at least maintain the [existing office] stock."
- 6.52 For the first time in 2013 the Council has attempted to map the entire stock of office premises across the Borough. This is shown in fig 6.3. Whilst it shows the expected concentrations within the larger town centres and the Employment Zones it also shows a wider "scatter" in otherwise residential areas.

¹³ RBKC Commercial Property Study, Peter Brett Associates, 2013

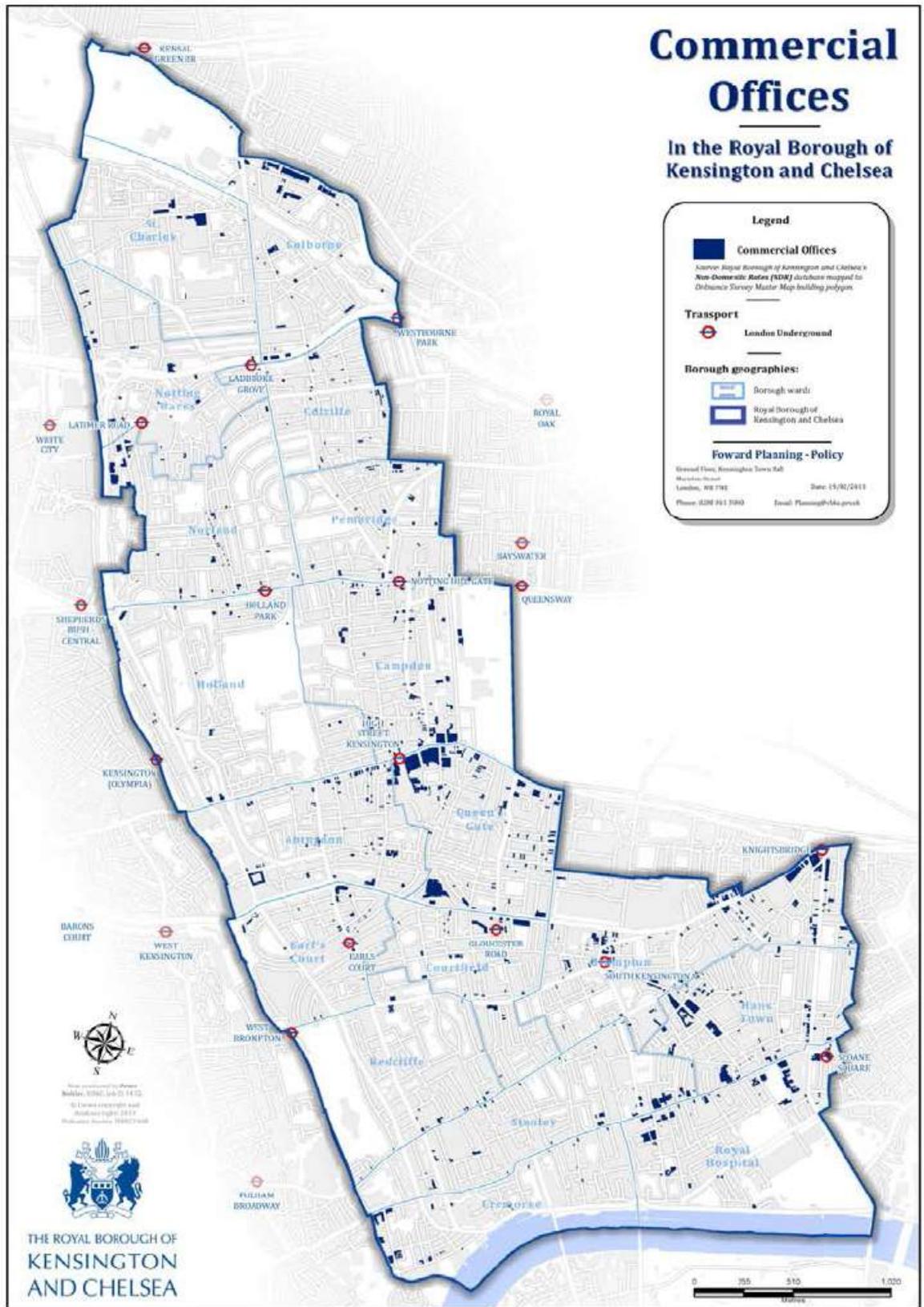


Figure 6.3: B1(a) office premises in Kensington and Chelsea

Progress

6.53 Table 6.10 sets out the net change of B class floorspace over the study period and table 6.11 considers completions. Fig 6.4 looks at net change permitted since the adoption of the Core Strategy in 2010. This indicates that there is a steady reduction in the rate of business floorspace being lost, to just 1,333 sq m in 2012/13.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
B1 Use	12,775	11,486	-1,333

Table 6.10: Business (Class B1) floorspace permissions 1st October 2012 to 30th September 2013

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
B1 Use	2,101	1,918	-183

Table 6.11: Business (Class B1) floorspace completions 2012/13

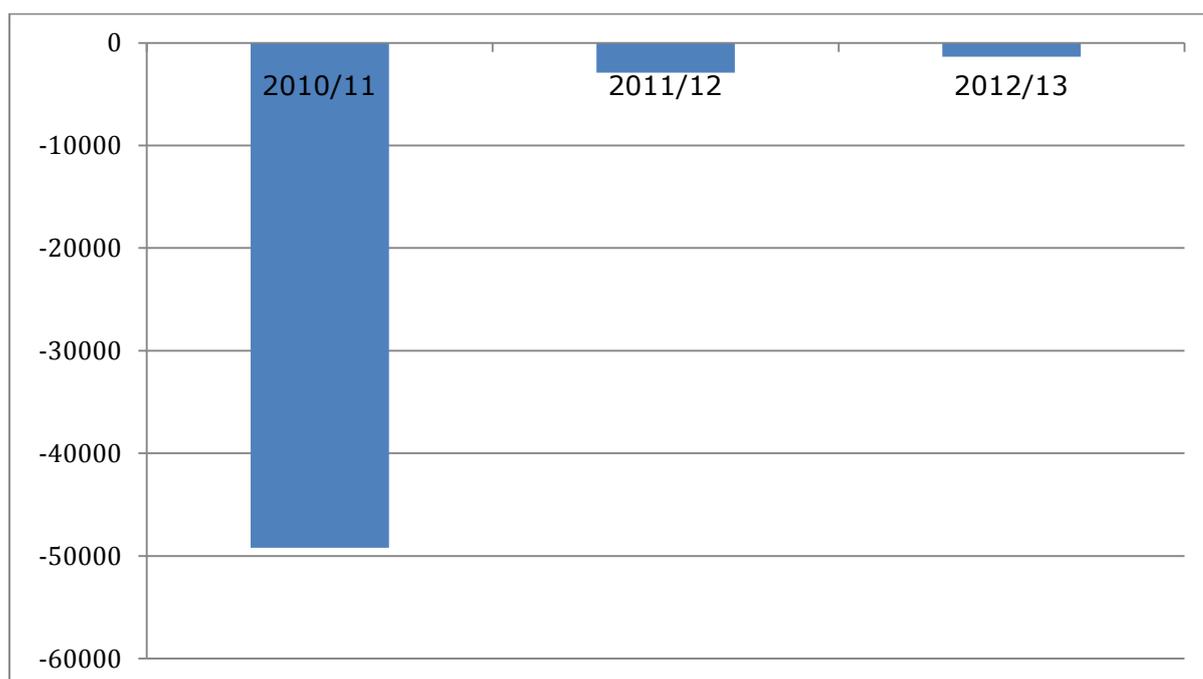


Fig 6.4: Net change in B1 floorspace, permissions.

6.54 Consideration of the individual decisions does, however, suggest that a greater loss has been 'masked' to a degree by a single application at the Grand Union Centre, Kensal Road, which includes a net increase of nearly 2,500 sq m of B1 floorspace. There have been 17 applications resulting in the loss of some 4,850 sq m of B class office floorspace. These are set out

in table 6 of the Appendix. It is, therefore, important to assess whether the loss has been justified and “policy compliant” or whether it indicates that the current policy base is proving ineffective.

- 6.55 Table 6.12 list all permissions in the recording period which have included the loss of more than 100 sq m of business floorspace. It includes a brief explanation for the consent.

Ref	Address	Net B1	Reason
PP/12/02875	45 - 47 Cheval Place	-106	Office floorspace replaced off site.
PP/12/03114	145 Kensington Church Street	-222	Replacement with A class uses on ground floor of town centre.
PP/12/03392	42-44 Clareville Street	-362	Reflects extant permission granted before Core Strategy adopted.
PP/12/03953	131 Holland Park Avenue	-695	Reflects extant permission granted before Core Strategy adopted. Loss of an embassy to residential for use by diplomats.
PP/12/04079	114 Cromwell Road	-344	Loss to a social and community use.
PP/12/04434	62 Kensington High Street	-1,005	Existing offices vacant for some years.
PP/12/04959	66 St Helen's Gardens	-467	Reflects extant permission granted before Core Strategy adopted.
PP/12/05177	Glen House 125-133 Old Brompton Road	-244	Loss of floorspace not significant compared to wider scheme. Other floorspace upgraded.
PP/13/01064	151-161 Kensington High Street	-577	Existing offices in poor condition and vacant for some years.
PP/13/01136	47 Kensington Court	-170	Loss to a social and community use.
PP/13/02720	Emily House 202-208 Kensal Road	-105	Loss to a social and community use.

Table 6.12: Permissions relating to change of B1 Business uses, 2012/13

- 6.56 Analysis of the individual permissions illustrates that where business floorspace has been lost it has not been done so arbitrary reasons. In many cases the change of use has been to a social and community use, a use also favoured by the Council. In addition some permissions have had regard to earlier extant permissions, granted before the current restrictive stance was taken.
- 6.57 The Council recognises that given the differential value between offices and residential uses, few “wind fall” schemes will come forward which are going to create significant amounts of new business floorspace. As such the allocations, Kensal and Earl’s Court, remain important if the Borough is to meet a predicted future need.

- Kensal. As noted elsewhere, there remains a degree of uncertainty around the nature of the redevelopment of the Kensal area. The scale of development, including the amount of office floorspace provided will be dependent on both the provision of a Crossrail station and the parcels of land included in the final development. Currently the 10,000 sq m allocation remains valid.
- Earl's Court. Planning permission was granted (with the completion of a complex s106 agreement) for the regeneration of the wider Earl's Court Area in November 2013. The application includes the provision of 10,000 sq m of B1(a) floorspace within the Royal Borough. The figures will fall within the 2013/14 monitoring period.

6.58 Fig 6.5 shows changes in B class floorspace permitted over the study period. This indicates that much of the office floorspace that has been created has been done so in the very north of the Borough, within or close to the Kensal Employment Zone.

Office vacancy rates

6.59 Whilst many outer London Boroughs may be currently experiencing high vacancy levels of redundant office space, the reverse is true in this Borough where vacancy levels are even below the West End market and demand is consistently strong. As of December 2012¹⁴:

- the vacancy rate was just 3.6%, (which is 33% lower than the West End, 75% lower than the City),
- availability of 15,989 sq m (172,042 sq ft) significantly less than annual take up
- total stock in the borough is 442,025 sq m (4,756,189 sq ft) across a total of 2,208 premises
- strong tenant demand demonstrated from recent transactions and active requirements

6.60 3.6% is an exceptionally low vacancy rate, less than half of the 8% level considered by the GLA to be 'healthy' and to allow for natural churn. The Roger Tym and Partners report (2013) is explicit in its conclusions, that the Royal Borough, "*has a tight office market, in which space is undersupplied.*" This is confirmed by Frost Meadowcroft who conclude that "*The loss of further office stock would restrict local employment, and inhibit the movement and expansion of existing occupiers, potentially forcing them to consider other boroughs to locate their businesses.*"

6.61 The Roger Tym and Partners 2013 report also considers spatial variation in demand, to establish whether the low Borough-wide figure hide significant local differences. Table 6.13 sets out the vacancy rates for office floorspace from the principal office locations.

¹⁴ Frost Meadowcroft

	Office floorspace	Vacant floorspace (sq m)	Vacancy rate (floorspace)
<i>Town Centre</i>			
Kensington High Street	130,000	2,831	2%
Notting Hill Gate	16,000	1,516	9.5%
Knightsbridge	20,400	1,900	9%
King's Road	37,250	856	2%
South Kensington	40,000	348	1%
Earl's Court	11,400	1,500	13%
<i>Employment Zone</i>			
Latimer/Freston Road	27,500	1,115	4%
Kensal	12,700	933	7.5%
Lots Road	32,000	640	2%

Table 6.13: Vacancy rate, office floorspace, by area. Dec 2012.

- 6.62 These figures are to be updated early in 2014 as part of the forthcoming enterprise review. Ongoing market updates, produced by local surveyors does, however, confirm that this positive picture continues, with increasing yields and low vacancy rates.

Exemption for changes to GPDO

- 6.63 The most significant event to occur in 2012/13 with regard the provision/retention of office floorspace does not relate to a particular permission. It relates to an exemption that the Council achieved from a change to planning regulations which would allow offices to change to residential without the need for planning permission. 165 boroughs applied for a part or borough-wide exemption to these new rules. This Borough was one of 17 which was either successful or partially successful, and only one of two which received a borough-wide exemption.
- 6.64 The CLG were convinced by a robust argument put forward by this Council that a relaxation of planning regulations would result in a catastrophic decline on an otherwise healthy office sector driven by an extraordinary differential in value between office and residential uses.
- 6.65 This differential in value between office and residential uses was quantified by our Consultants, Frost Meadowcroft¹⁵, at the beginning of 2013 as part of the evidence gathering for our response. Percentage increases in value of between 93% and 185% were predicted, where an increase in just 40% would "make a compelling financial case for residential conversion".
- 6.66 A further consultant, TBR¹⁶, looked at the Borough's entire office stock and identified those premises which were are a severe risk of loss to

¹⁶ Impact of proposed change to permitted development rights for Kensington and Chelsea, Trend Business Research, 2013

residential and those at a lesser, but still at a significant risk. It was estimated that some 27,790 jobs would be at risk between 2013 and 2015, with a 'Gross Value Added' at risk being more than £1.1 billion.¹⁷ Fig 6.6 shows the spatial distribution of those premises by risk.

- 6.67 Whilst the exemption does not in itself stop any future loss it does allow the Council to continue to take a considered approach when assessing future loss. Without this control the Borough would soon be devoid of much of its office stock, to the detriment of both our area and the wider London economy.
- 6.68 The exemption achieved has wider consequences, with Inspectors at appeals appearing to give it particular significance. In the decision letter for the appeal at No. 10 Ansdell Street (APP/K5600/A/13/2202313) the Inspector states that, "...I note that the whole of the Royal Borough has been granted exemption from the changes to the General Permitted Development Order regarding conversions from office to residential use. The evidence submitted in order to obtain this exemption clearly demonstrates the impact on the local economy arising from the loss of office space."

Business uses: conclusion

- 6.69 Both completions and planning permissions in the monitoring period have resulted in a loss of business space. The losses are however less than in previous years and reflect a recognition of the value that offices play in both the character of the Borough and the role that it will have upon both the local and wider economy. Where business space has been lost, it has been in-line with the requirements of the Core Strategy Policy CF5. This is encouraging given the sustained pressure to lose offices to higher value residential uses.
- 6.70 Of greater significance is the success that the Council has had in gaining a borough-wide exemption from changes to planning regulations which would have removed the need for planning permission for changes of use from offices to residential. The Council demonstrated that the impact would have been catastrophic. The exemption allows this Council to continue to plan positively for office uses across the Borough, and 2014 will see a full review of the business policies within the Core Strategy get underway.

¹⁷ TBR. Impact of proposed changes to permitted development rights for Kensington and Chelsea, 2013.

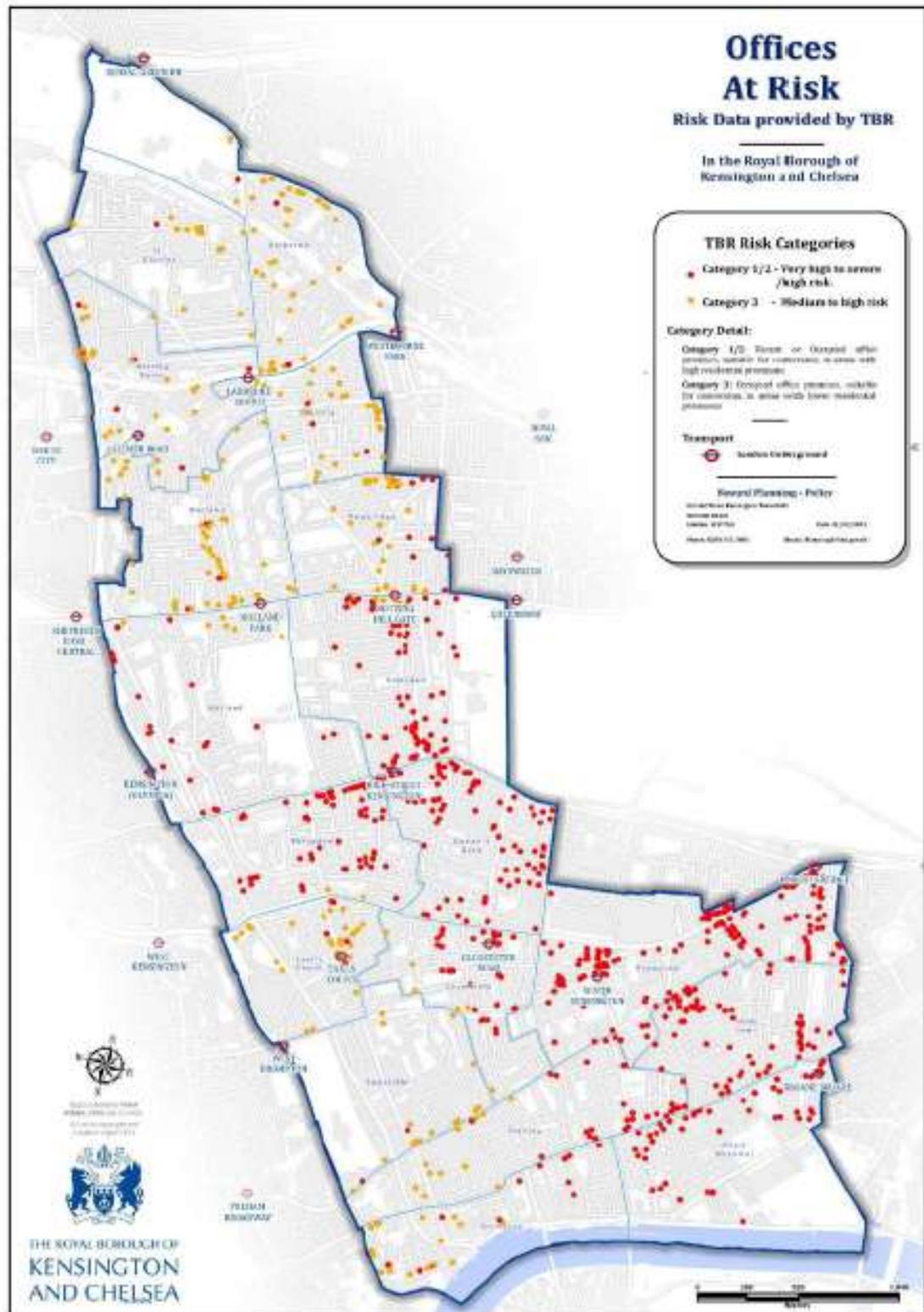


Figure 6.6: RBKC. Offices at risk

Creative and Cultural Businesses

6.71 There is an unusually large base of cultural and creative sectors amounting to about 30% of all business units in the Borough. These uses are well represented across the Borough, but particularly within the

Employment Zones and the town centres. Their distribution is mapped in fig 6.7. These businesses contribute to the Borough's economy and reputation as a desirable place in which to work. Given the small size of the Borough successful clustering will be on a borough-wide as well as areas specific scale.

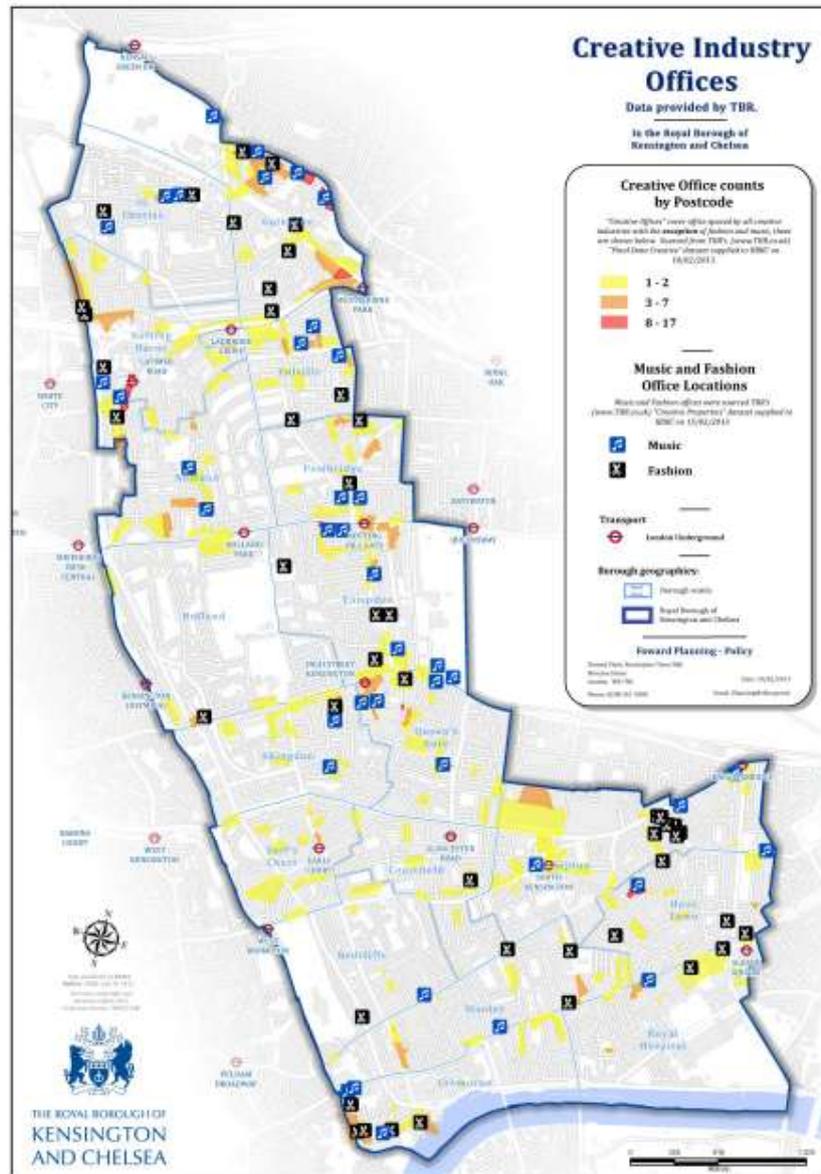


Figure 6.7: Distribution of premises occupied by the creative industry

Arts and Cultural Uses

- 6.72 Council protects the existing land/buildings used for arts and culture. It welcomes new cultural institutions and facilities across the Borough. In particular the Council supports proposals that will enhance the cultural draw of South Kensington, King's Road/Sloane Square, Notting Hill Gate and Portobello Road area and Kensington High Street.
- 6.73 The Council has prepared draft SPD for Notting Hill Gate. This was consulted upon between November 2013 and January 2014. This document states that the Council will seeks space for a cultural venue, with a floorspace of approximately 2000 sq m.

Hotels

- 6.74 Tourism is one of the Borough's key economic drivers. In 2008 it was estimated that some £3.1 billion was spent by tourists in the Borough. Some £750 million of this is related to stays in hotels. The Core Strategy Policy CF8 seeks to build on this role and to protect existing hotels and hotel bed spaces within the Borough. The only exception is within the Earl's Court ward where losses will be supported. The Core Strategy also supports the creation of new hotels within the larger town centres.
- 6.75 The Council has monitored the net change of hotel bedrooms permitted and completed in the respective study periods. The picture is not clear as appears to fluctuate wildly between a net gain of 104 rooms completed and a net loss of 82 bedrooms permitted.

	Existing C1 (rooms)	Proposed C1 (rooms)	Net C1 (rooms)
Hotel bedrooms	90	8	-82

Table 6.14: Class C1 (Hotel) bedrooms permissions 1st October 2012 to 30th September 2013

	Existing C1 (rooms)	Proposed C1 (rooms)	Net C1 (rooms)
Hotel bedrooms	69	173	104

Table 6.15: Class C1 (Hotel) bedrooms completions 2012/13

- 6.76 Details of planning permissions related to hotels are presented in Table 7 of the Appendix. The loss has not been dramatic. Of the 90 rooms lost (a net loss of 82 with 8 new rooms created), only 47 would be permanent, with the 43 rooms 'lost' from 170 Pavilion Road (PP/12/03687) being 'lost'

on a temporary basis. Of the remaining, 35 rooms were lost within a hotel which lies within Earl's Court Ward (PP/12/02144)– and therefore is not protected. This leave a loss of just 12 from the Wellington Public House, Fulham Road (PP/12/0469). In this case the Council took the view that the rooms were of such a poor standard that replacement with residential would be appropriate.

- 6.77 The increase in hotel rooms being completed largely relates to a single application for an extension of the Kensington Close Hotel (PP/08/00317) which included the creation of an additional 168 bedrooms. The loss of 40 bedrooms at 4-6 Queens Gate Mews, had been established by an earlier permission (PP/10/02541) which predates the restrictive approach introduced with the Core Strategy in 2010.
- 6.78 As such the Policy CF8 has been effective in preventing the loss of hotels across much of the Borough.

7. Better Travel Choices

Strategic Objective

Our strategic objective for better travel choices is for walking, cycling and public transport to be safe, easy, attractive and inclusive for all and preferred by residents and visitors to private car ownership and use.

Introduction

- 7.1 The Borough has one of the lowest rates of car ownership in the country, but many of the streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving resident's quality of life, improving the local built environment and taking action on environmental challenges.
- 7.2 The purpose of this element of the Core Strategy is therefore, simple. Is the Council successfully using the planning system to make it easier to travel around the Borough by alternative means to the car?
- 7.3 For uses such as offices or social and community uses it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been effective. Such a simple measurement of success is not possible for parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 7.4 The monitoring report therefore takes two complementary approaches. It considers the indicators available which measure congestion/ types of travel. The emphasis is, however, on outlining the measures that have been taken to start to address the Council's desires to reduce congestion and reduce reliance on the private car.

Progress

Traffic Levels

- 7.5 London hosted the Olympics during 2012 and this had a significant impact on traffic patterns within central London, including Kensington and Chelsea. In general the preparations ahead of the games led to a significant reduction in overall traffic volumes, in the order of 10%. Significant additional traffic management measures were put in place during the games, such as games lanes, banned turns and revised kerbside restrictions. These measures were effective and meant that, in combination with reduced traffic volumes, traffic speeds were around 10% higher than average on the major roads. However, in the run up to the games and immediately afterwards traffic speeds were significantly below

average as traffic flows remained normal and planned works reprogrammed to avoid the games were undertaken. Given the unusual nature and significant impact of the games and the significant measures put in place to manage it, it is not possible to disaggregate any impacts from Core Strategy policies on traffic levels.

Location of Development

- 7.6 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.7 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 over-ground station. However, some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.
- 7.8 One of the central aims of the Core Strategy is, therefore, 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. There is just one exception to this approach, relating to large business developments within the Employment Zones. The impact of a proposal upon traffic generation continues to be assessed on a case by case approach.
- 7.9 There have only been two proposals in the monitoring period which related to the creation of a significant amount of commercial floorspace, floorspace which could have an impact on trip generation. These are the granting of 2,500 sq m of additional office floor space in the Grand Union Centre within Kensal Road and the completing of 500 sq m of office space in Cheval Place. The former is to increase floorspace on an already significant employment site within an Employment Zone, the latter a site in a highly accessible location at the edge of the Knightsbridge International Centre.
- 7.10 The Council notes that social and community uses also have the potential to increase trip generation in a given area. However, a pragmatic approach is taken to such proposals given their value and given that they rarely come forward. As such there is no presumption that such uses must be created in accessible areas. Each proposal will be assessed on its merits. Impact of traffic generation will be one of the principal determinants.
- 7.11 Given the small number of permissions, it is not possible to draw any significant conclusions other than to note that the policies within the Core Strategy do appear to be working effectively.

Permit Free Residential Consents

- 7.12 In common with other inner London boroughs, occupancy levels of on-street car parking in the Borough is high. Therefore, the Core Strategy seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the right of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough wide parking permit. This approach is explained in the Transport SPD, adopted in December 2008, and taken forward by policy within the Core Strategy.
- 7.13 Between 1st April 2012 and 31st March 2013 seventy one permissions were granted which were subject to a permit free requirement. A total of 560 such consents have been issued since June 2004.

Travel Plans

- 7.14 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.
- 7.15 In the monitoring period the Council's Transportation Team reviewed 42 voluntary school travel plans (these exclude S106 travel plans). The Transportation team reviewed two further S106 travel plans, both of them for educational institutions. The team implemented sustainable travel improvements at 12 different workplaces with a travel plan.

Use of public transport

- 7.16 Transport for London produce annual statistics for the modes of transport used by the Borough. This is set out in table 7.1 below. The table refers to trips per person per day.

	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13
Public Transport	0.9	0.9	1.0	0.9	1.1
Private Transport	0.7	0.5	0.7	0.7	0.5
Walk/Cycle	1.4	1.4	0.9	1.2	1.5
All	3.0	2.8	2.6	2.8	3.1

Table 7.1: Trips per person per day

- 7.17 The Council notes that robust conclusions cannot be drawn from these incremental changes. Instead monitoring needs to examine the trend over a longer period. However, a gradual increase in use of public transport and walking/cycling and the a dip in use of private transport is encouraging.

S106 contributions of highways and transport issues

- 7.18 Development, and particularly larger scale development can have an effect on the existing road network. In order to mitigate this effect the Council uses the s106 process to require financial contributions for 'highways and transport' issues. In 2012/13 £358,000 was secured for highways and transport purposes. The majority of this contribution, or £300,000, relates to the highway improvements associated with the Charles House permission at No. 375 Kensington High Street.

New and enhanced rail infrastructure

West Brompton Station

- 7.19 Proposals for redevelopment of the Earl's Court Exhibition Centre and broader Opportunity Area were granted planning permission with the signing of the s106 agreement in November 2013. This redevelopment will place additional demand on West Brompton station. Accordingly the provision of step free access at West Brompton station was secured as well as increases in station capacity and extended platforms to accommodate eight car trains. This forms part of a broader package of improvements to rail services in the area with general refurbishments secured at both Earl's Court station and West.

Crossrail

- 7.20 The Minister for Transport wrote to Council at the beginning of 2013 to confirm that no further work would be undertaken on a Crossrail station in North Kensington unless the Council were able to demonstrate an improved business case. Whilst this news was initially disappointing, officers and members remain confident that the business case for Kensal Portobello station is positive and are seeking new evidence to prove this.

Crossrail 2

- 7.21 Transport for London consulted residents on a new station in Chelsea as part of Crossrail 2 (formally the Chelsea – Hackney Line). The King's Road Chelsea station is likely to be located around the fire station, on the corner of Dovehouse Street. Officers and members are looking at the appropriateness of this location and whether there would be any greater benefit of moving the station to the west. Another TfL consultation on the safeguarded route for Crossrail 2 is expected toward the second half of 2014. The proposed route for Crossrail 2 is illustrated in figure 7.1.

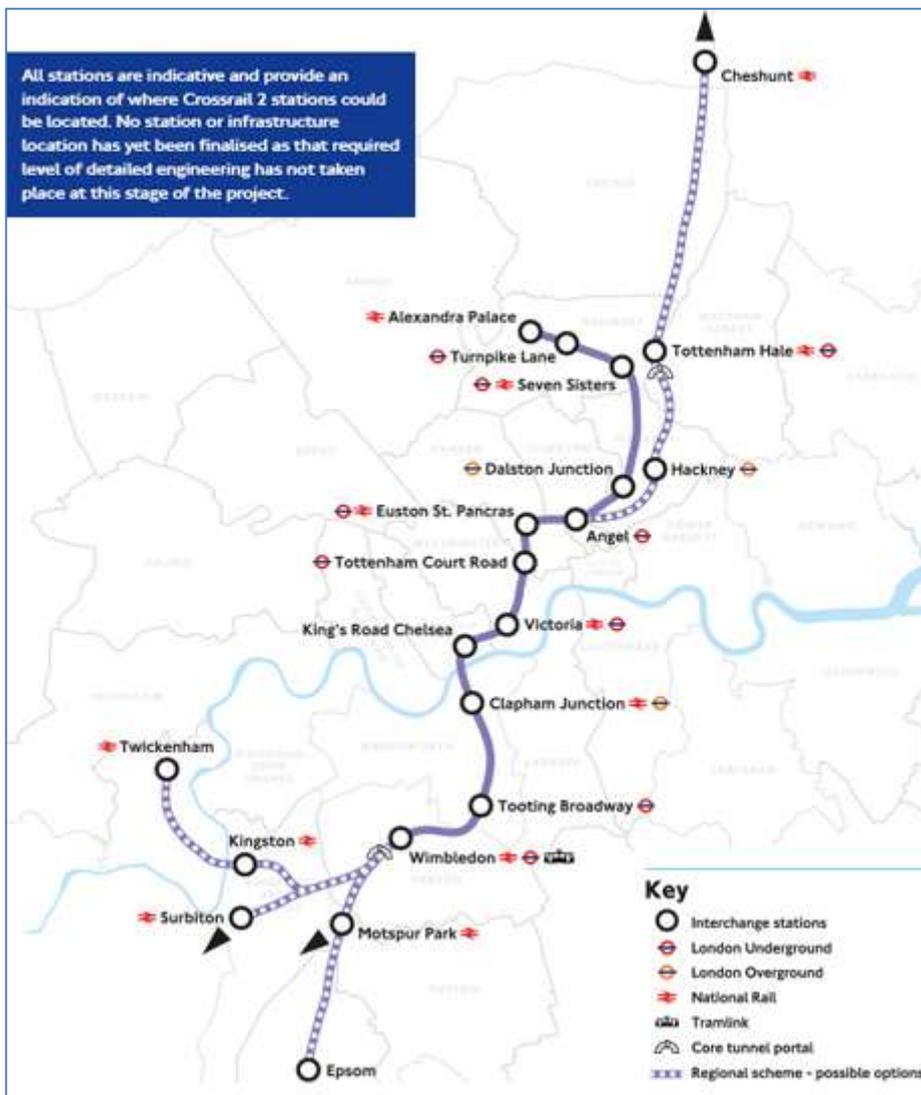


Figure 7.1: Proposed route for Crossrail 2

Conclusions

- 7.22 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones, or in the case of the North Kensington Leisure Centre and Kensington Academy, the provision of an improved (and larger facility) on an existing site.
- 7.23 The Council robustly implements the 'permit free' policy for new residential development. Despite a difficult transitional period, there is now a recognition from the principal agents and developers that permit free development is a prerequisite for a planning permission.
- 7.24 These policy requirements have been supplemented by a proactive transportation team, working with local schools and, where appropriate, developers to secure travel plans to ensure that the potential impact of development is further reduced.

8. An Engaging Public Realm

Strategic objective

Our strategic objective for an engaging public realm is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the Borough.

Introduction

- 8.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely recognised and valued for providing the setting for our rich architectural heritage.
- 8.2 Establishing a new street network, based on historic street patterns, will be a key part of maintaining the success of the Borough as a whole. Policy CR2 supports drawing upon traditional qualities of streets.
- 8.3 The ambition for the 'Engaging Public Realm' is, however, more than about the form and character of new streets. It is also about taking opportunities to create 'places' out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets; to make the most of our parks, gardens and open spaces; and where possible support the provision of new high quality outdoor spaces.

Redesign of public realm

- 8.4 The following major developments include proposals to improve the existing street network as part of the overall scheme.

Wornington Green

- 8.5 Planning permission for the redevelopment of Wornington Green Estate was granted in March 2010. The comprehensive redevelopment of the estate was of a nature that was considered to meet the objectives of strategic policy.
- 8.6 Block 1 of phase 1 has been completed and is now occupied, and work is well underway on blocks 2 and 3.
- 8.7 The planning brief for the area, adopted 2009, required, "the layout of the new streets to re-integrate into the surrounding street pattern, having regard to the grain of the surrounding block structure. This will create a successful layout characterised by a framework of interconnected routes defined by streets of new homes, open spaces and other uses."
- 8.8 The proposal includes the provision of a new internal road network based on a traditional internal street pattern, access and junctions and associated road including the reconnection of the junction with the

external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road.

- 8.9 The new streets proposed are considered to increase both the legibility and permeability of the area and reflect the surrounding built form.

Kensington Academy and Leisure Centre

- 8.10 Planning permission for the new school and leisure centre was granted in December 2012. This includes a net increase of 12,749 sq m of D1 floorspace and a new Leisure Centre of 9,570 sq m (use class D2). Builders have begun work on site and the school is on target to be opened in September 2014 with the leisure centre following shortly after.
- 8.11 The proposals also include a re-configured, more useable and high quality public realm. The stated objectives for the site in the SPD include, "to connect the area better through a new high quality north/south route. This will re-establish the historic street grain and provide access to the main entrances for the school and new leisure centre. Significant improvements will also be made by enhancing the quality of the pedestrian route under Grenfell Walk, to make it a more pleasant route to take."
- 8.12 The Kensington Academy and Leisure Centre SPD has also shaped the nature of the ultimate redevelopment of this site, ensuring that the Council's ambition for an engaging public realm is delivered.
- 8.13 Policy CR1 has been effective in delivering an improved street network through relevant major schemes. The Council will continue to apply the policy to improve the street network in the Borough.

Exhibition Road project

- 8.14 The newly transformed Exhibition Road was officially opened in February 2012. The Council has replaced a street filled with clutter and vehicular traffic with a granite paved single surface across the length and width of the road. Pedestrians have more space and vehicle speeds are limited to 20mph. Sculptural street lighting masts complement the grand buildings of Exhibition Road, and the striking granite 'single surface' creates an elegant, memorable new public space for London.
- 8.15 The scheme has won several awards - the Royal Institute of British Architects (RIBA) award, London Transport Walking and the Public realm Award, European prize for urban public space, the Institute of Chartered Engineers Community Award and in the beginning of 2013, a Civic Trust Award.

Improving the street environment

- 8.16 A careful balance is required to support the street environment. For example allowing new tables and chairs for alfresco dining and animating streets, but at the same time protecting residential amenity and free movement along the pavement.
- 8.17 Policy CR3 requires opportunities to be taken within the street environment to create places that support outdoor life, inclusive to all, adding to their attractiveness and vitality.
- 8.18 To further this aim 202 tables and chairs licences have been granted by the Council between 1st October 2012 and 30th September 2013. These span the Borough.
- 8.19 The southern part of the Exhibition Road project offers particular opportunities. As such the 'Exhibition Road Tables and Chairs Management Agreement' was drawn up in 2012. This allows a comprehensive approach to be taken to manage chairs and tables in the new space created in Exhibition Road.
- 8.20 The management agreement on Exhibition Road has worked well. There have been only a few complaints and these have been addressed quickly and efficiently. The tables and chairs themselves have been well managed with the operators sticking to the agreed numbers and arrangement. The agreement included the creation of a Management Board that meets to discuss issues related to the management of tables and chairs. This board includes representatives of local Residents Associations, Councillors, South Kensington Estates and the Council. It has been an effective body for discussing issues and management of tables and chairs, including design matters and cleansing.

Public Art Panel

- 8.21 A Public Art Panel has been operating for many years to consider how the s106 money raised through the larger planning permissions and earmarked for the provision of public art can be spent. The panel identifies suitable sites for public art throughout the Royal Borough and considers public art proposals when they are put forward. The panel will engage with artists, residents and developers to ensure that artworks are of the highest quality.
- 8.22 The terms of reference of the public art panel are as follows:
- To comment on proposals for works of art on private or public land;
 - To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
 - To advise the relevant Cabinet Member on sites for public art and on commissioning public art for appropriate sites; and to promote and publicise public art in the Royal Borough.

8.23 The Public Art Panel has

- monitored the development of plans to install the Antony Gormley sculpture in Holland Park School;
- arranged for Public Art proposals relating to the Worrington Green development to be considered by the Golborne Forum;
- supported the development of a Public Art strategy for the Kensington Academy and Leisure Centre (KALC) project;
- considered several options relating to major temporary Public Art displays in Exhibition Road;
- commented on proposals for a sculpture to be installed at No. 77 Chelsea Manor Street and fed back its views to the developers; and
- resolved to move forward with commissioning Public Art using accumulated s. 106 money. Consideration will be given to rolling-up funds in order to acquire a single major piece to be located in a venue accessible to residents and visitors alike.

8.24 The levels of contributions negotiated through s106 agreements for public art and contained within signed agreements are set out in Table 8.1 below.

Date	Contribution
2009/10	£100,000
2010/11	£400,000
2011/12	£125,500
2012/13	£57,700

Table 8.1: S106 Public Art contributions

Graffiti

8.25 Graffiti removal is undertaken by a contractor on behalf of the Council. It is carried out on both a reactive and a proactive manner, with the contractors regularly visiting graffiti hotspots to remove the graffiti as soon as it is created. Between 1 October 2012 and 30 September 2013 3,263 graffiti incidents were removed. The average time taken between an incident being reported and final removal was between two and a half and three days. This is nearly double the number of incidents received in the same period for 2011/12.

Planning Enforcement

8.26 Some enforcement cases such as those associated with unauthorised advertising, tables and chairs, shop fronts and estate agents board

negatively impact on public realm. Effective enforcement helps in removing such unauthorised developments.

- 8.27 In the monitoring period there were 88 cases related to advertising and 35 related to estate agents boards. These were a small proportion of the total number of enforcement cases received by the Council but have a direct and significant impact on the streetscape.

Type of case	No. Received
Plant and Equipment	42
Breach of condition	100
Demolition	31
Estate agents boards	35
Non compliance with approved drawings	82
Satellite dish	33
Untidy Land and Buildings	20
Adverts	88
Unauthorised building works	380
Unauthorised change of use	113
Unauthorised work to a listed building	93
Other unspecified	85
Total	1102

Table 8.2: Enforcement Cases

- 8.28 The Council received and investigated 1102 cases in the monitoring period. Compared to 2012, this was an increase in every specified category save that concerning satellite dishes and estate agent boards. During the same period, the Enforcement teams closed 1187 cases.
- 8.29 In some enforcement cases no breach occurred resulting in no action taken by the Council. However the high proportion of cases resolved indicates that effective enforcement action is being taken by the Council to maintain its built environment including protecting public realm from unauthorised development.
- 8.30 With regard to the success of enforcement, three cases were taken to Court. At No. 18 Kensington Park Gardens, the architect and building contractor were fined a total of £5,000 with £10,000 costs for undertaking unlawful works to a Listed Building; at No. 206 Brompton Road, a Media Company were fined £4,200 with £6,500 costs for unlawfully displaying a large advertisement and at No. 23 Queensdale Road, the owner was fined £1,000 plus £2,025 costs for failing to comply with an enforcement notice.

Parks, Gardens, Open Spaces and Waterways

- 8.31 Policy CR5: Parks, Gardens, Open Spaces and Waterways seeks to protect, enhance and make the most of existing parks, gardens and open spaces, and requires new high quality outdoor spaces to be provided.
- 8.32 Holland Park and Kensington Gardens are the main public open spaces in the Borough. The Borough is also characterised by garden squares. There are also fifteen open spaces on English Heritage's Register of Parks and Gardens.
- 8.33 Between the 1st October 2012 and 31st September 2013 the Council has spent over £1.5m of capital investment on its parks and open spaces. Improvements include:
- Holland Park Ecology Centre - £362,985 – towards a new purpose-built ecology centre.
 - Holland Park - £48,773 – New outdoor gym on Holland Park Sports Field. Including wheelchair-accessible equipment.
 - Avondale Park - £653,831 – Towards a new amenity building which includes a cafe kiosk and changing rooms
 - Holland Park - £69,678 – Refurbishing tennis courts 1 and 2 (Courts 3 to 6 were refurbished in 2011)
 - Redcliffe Square £29,705 – New playground and a new planting scheme across gardens
 - Tavistock Gardens - £36,470 – New planting and a new outdoor gym
- 8.34 Ten of the Borough's parks now hold Green Flags, the national standard for parks and open spaces, an increase of nine since the start of the Council's Ten Year Parks Strategy in 2006.
- 8.35 In 2013 the Royal Borough also worked with a PhD student to create a floral lawn. Lionel Smith, an RHS-sponsored PhD student led the project as part of his research, which looks at covering an area with suitable plants that contain no grass. They include daisy, bugle, bachelor's buttons and hawkweed. The project was trialled at Avondale Park; the first time a public park has used this new form ground cover (all previous research on this concept was carried out on experimental plots at Reading University). The floral lawn is designed to be easy to maintain and environmentally friendly. The plants were all propagated and grown in the Borough's nursery at Holland Park and were planted in March 2013.
- 8.36 The Council continues with a substantial capital program to ensure that its parks and gardens continue to thrive.

Trees and Landscape

- 8.37 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.
- 8.38 The Council made nine new Tree Preservation Orders (TPOs) in 2013 covering twenty trees. In addition 153 street trees were planted in the winter of 2012/13. In 2013 so far 895 tree works applications (works to trees within conservation areas and TPOs) have been determined.
- 8.39 The arboricultural team continues to provide observations to Development Management to ensure that the impact of development upon existing trees is fully taken into account. These are currently running at a rate of approximately 70 per month.
- 8.40 Most of the scheduled pruning works in the North of the Borough have been completed with only the pollarding of London Plane trees remaining for the winter months. The tree surveys in the South of the Borough are close to completion with the trees being pruned from April 2014 onwards.
- 8.41 The Council won a public enquiry at No. 34-35 Brompton Square, the inspector dismissed the Council's conservation & planning concerns over the application but we won the enquiry purely on tree grounds.

s106 Public realm improvements

- 8.42 Contributions to help fund public realm improvements have also been sought as part of the s106 process for major applications. The amounts secured through s106 agreements are set out in Table 8.3 below.

Date	Contribution
2009/10	£45,000
2010/11	£128,000
2011/12	£150,000
2012/13	£22,895

Table 8.3: s106 Public realm improvements

- 8.43 These contributions are used to fund a range of public realm and environmental projects across the borough. In some cases there will be clauses in the s106 agreement which specified how the money will be spent.

Conclusions

- 8.44 The Council greatly values the Borough's public realm, the network of streets, squares and public spaces as shown by the range of initiatives/projects undertaken in the monitoring period.

- 8.45 The policies in the Core Strategy have been effective in contributing to meeting the strategic objective for an 'engaging public realm'.
- 8.46 The Council will continue to monitor public realm improvements in the Borough.



9. Renewing the Legacy

Strategic objective

Our strategic objective to review the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all. This will be achieved by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough.

- 9.1 The Borough has inherited a remarkable historic townscape and a large 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.
- 9.2 Renewing the legacy contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process. What is being proposed? Does it respect the existing context, character and appearance of the building and of the surrounding area?
- 9.3 It is difficult to quantify the success that the Council has had in ensuring that development that has occurred in the Borough over the study period has 'renewed the legacy'. There are no easy 'ready made' quality of design indicators closely applicable in the Borough. Assessment is therefore largely qualitative in nature.

The Architectural Appraisal Panel (AAP)

- 9.4 The Council has pioneered the use of the Architectural Appraisal Panel (AAP) to assist us in protecting the architectural heritage of the Royal Borough and to raise the bar in achieving quality contemporary architecture.
- 9.5 The AAP is made up of distinguished and experienced architectural professionals with a wealth of knowledge about the area. It meets monthly to consider and advise upon major development proposals in the area. Over the study period a total of 26 design appraisals have been carried out by the panel. In addition a special design review panel was set up with our neighbours in Hammersmith and Fulham to consider the Earl's Court development. This met five times in 2012.

Architectural and design awards

- 9.6 High quality design is dependent on the everyday work of the development management and design teams. Whilst design awards are subjective, there are useful as they do show case good design within the Borough.
- 9.7 The Exhibition Road Project won a Civic Trust Award at the beginning of 2013. In addition the Middle Row School scheme was a project winner in the Housing Design Awards 2013. This was a mixed use scheme carried out by the Council which both re-provided an existing primary school and introduced some housing.
- 9.8 It is a prerequisite for approval that new development must respect the existing context, character and appearance of the area. Whilst a central tenet of the Core Strategy, the need to respect character is reiterated in all site specific SPD/ Site briefs that have been prepared and adopted by the Council.



Image 9.1: Middle Row School Development

Basement Development

- 9.9 The Royal Borough of Kensington and Chelsea continues to experience a large number of planning applications which include an element of basement development. This trend continues to accelerate, fuelled by spiralling residential property values. This is shown in figure 9.1. For 2013

259 applications were granted, 73 refused and 122 were withdrawn. At the end of the year a further 115 are pending. These figures do not include basements which the Council considered did not require planning permission.

- 9.10 As part of the data gathering carried out for the basement policy review, the Council has looked at proposals comprising two or levels. Despite popular perception, such proposals are relatively rare, just 25 in 2012 and 38 in 2013. This is, however, a significant increase since 2011, when just 6 applications for double height basements were submitted.
- 9.11 The Council has mapped all planning permissions granted since the beginning of 2008 which have included an element of basement development. This includes an evaluation of the density of applications on a street block basis. (Fig 9.2) Unsurprisingly there is a correlation between the more affluent parts of the Borough and basement development, with particular concentrations in Knightsbridge, Chelsea, The Bolton's and Holland Park areas.
- 9.12 These figures do not include those proposals which are of a scale and type that were considered to be permitted development (in terms of the Town and Country Planning (General Permitted Development) Order 2008). It should be noted that the Council does now take a different interpretation to what is and what is not permitted development. This is likely to reduce the number of basements that can be constructed under permitted development in the future and increase the number of applications submitted.
- 9.13 Such proposals are, however, normally subject to commencement of work notification to Building Control. This data from the Building Control department is presented in Table 9.1. It should be noted that Building Control is no longer a service exclusively provided by the Council and external private companies can be used by owners. Therefore the actual figures may be higher than those presented. However, use of the Council's building control records, and in particular the requirement that applicants notify the Council's Building Control team of their intention to start a building project, would indicate that such smaller scale proposals are also rising significantly.

Year	"commencement of work" notifications
2008	34
2009	30
2010	28
2011	60
2012	96
2013	174

Table 9.1: No. of proposals subject to commencement of work notification

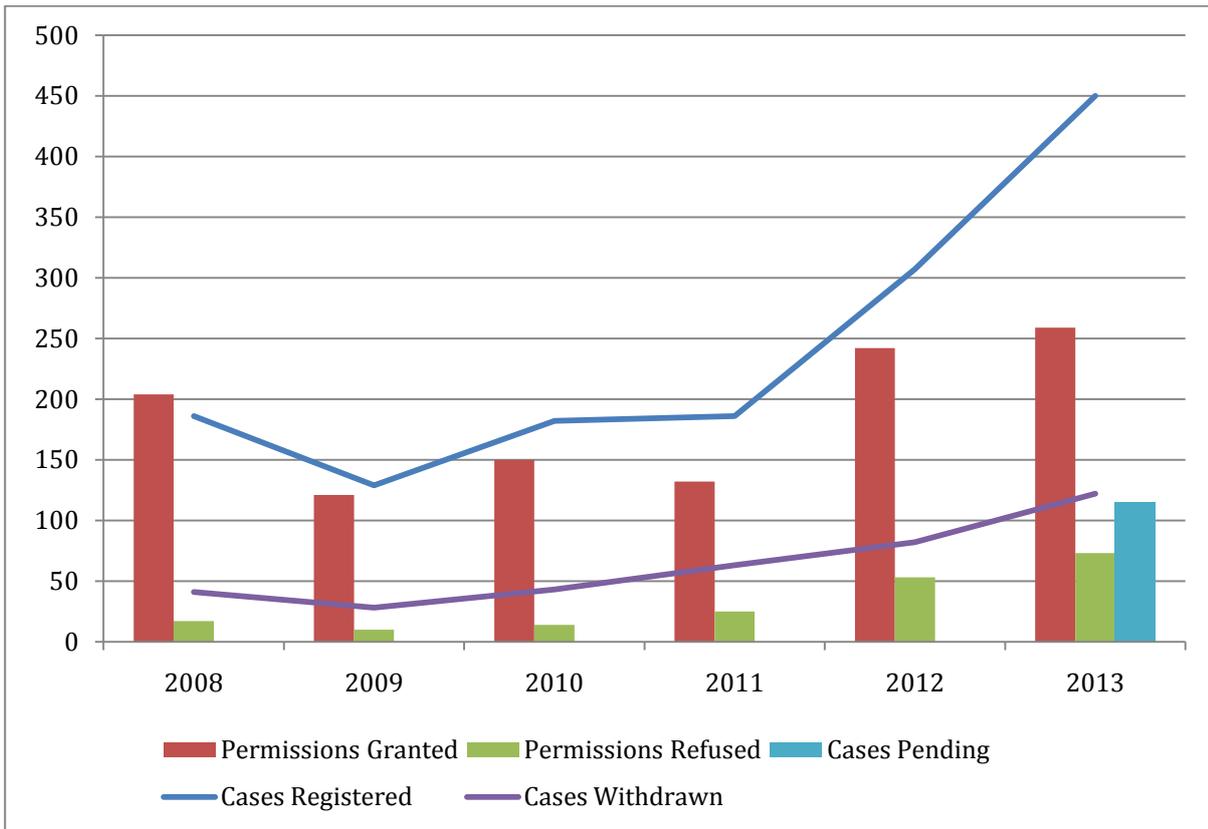


Figure 9.1: Applications including an element of basement development 2001 to 2013.

9.14 The implementation of a basement development does not in its self harm the Council’s ambitions as articulated within ‘Reviewing the Legacy’ chapter of the Core Strategy. Where sensitively designed, and properly managed, the building of a basement can create much needed living space without harming the character of the property, its garden or of the wider area. However, when poorly managed such development can create real problems to the quality of life of those living in the area. This is particularly the case during the construction phase of the proposal, where the extent of noise, vibration, dust and of the construction traffic can be tantamount to a ‘bad neighbour’ use.

Basements: Planning Permissions Granted (Jan 2001 – Dec 2013)

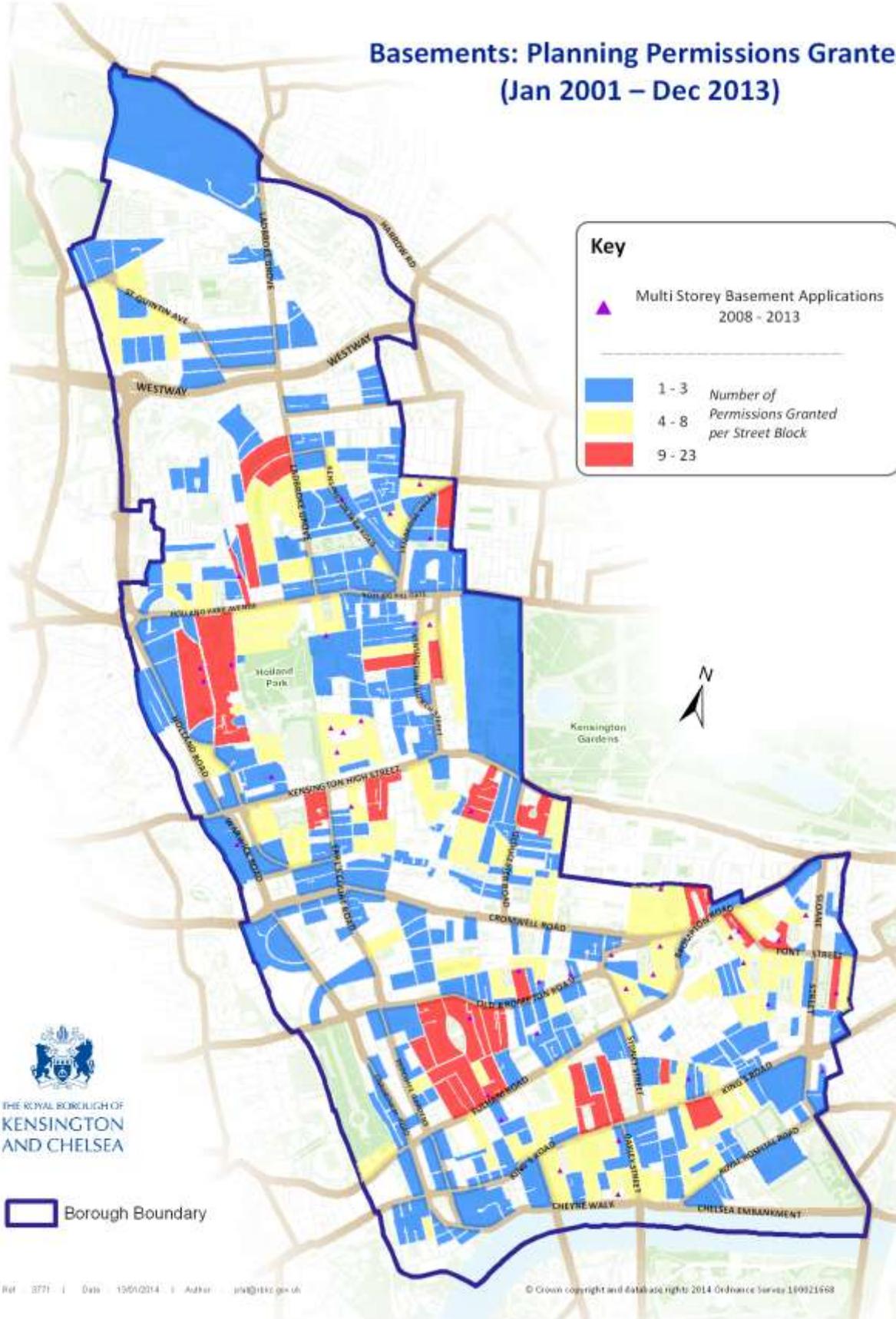


Figure 9.2: Density of basement permissions 2008 to 2013

- 9.15 The Council has attempted to quantify this impact. In September 2012 it sent out questionnaires to those who live close to properties which have benefitted from a permission for a basement extension in the last three years. These questionnaires sought information on the impact (both that of the completed development and that of the building phase) that the implementation of these permissions had upon their neighbours.
- 9.16 1,354 responses were received. The principal findings included:
- About a quarter of respondents held the view that the basement had a negative impact on the property or its garden
 - About half noticed an impact upon their property
 - Between 50-60% felt that the impacts of noise, traffic, dust and vibration had not been kept within reasonable limits.
 - Around 10-15% experienced a worsening in drainage, flooding, damp or vermin either during or after construction.
 - About a third of respondents had party wall agreements, with one in 5 reporting that the agreement had not been adhered to.
- 9.17 The full responses are available on the Council's website.
- 9.18 A similar exercise was carried out with the Borough's Residents' Association. These findings broadly corroborated those received from the neighbours. They demonstrate that it is possible for basements to be constructed without causing distress to neighbours, but that at present this is not the experience of most respondents.
- 9.19 As such the results of the surveys highlight the importance of ensuring that the Council is robust in ensuring that construction impact is properly addressed. This approach is currently feeding into the Council's review of the policies within the Core Strategy and of the associated procedures. The Draft policy was issued for public consultation in the Summer of 2013, and it is expected the examination in public will be held in 2014.

Conservation and Design Policy Review

- 9.20 With conservation areas covering more than 70% of the Borough it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings.
- 9.21 As part of the Core Strategy review, the Council is consolidating its policies on conservation and design that remain in the UDP with those of the Core Strategy. This is also in response to the NPPF, which emphasises the need for 'up to date' policies. The main issue is to ensure the policies that remain from the Unitary Development Plan (UDP) are 'rolled forward' into the Core Strategy along with any strategic conservation guidance

found in our Conservation Area Proposals Statements. These relate to 'Renewing the Legacy' and 'An Engaging Public Realm' chapters. The draft policies were issued for public consultation at the end of 2012, and the 'publication version' consulted upon in July 2013. 'Submission' to the Planning Inspectorate for examination is expected in 2014.

- 9.22 In addition to the wider review, the Council has amended the policies within the 'renewing the legacy' chapter of the CS which relates to the protection of uses which contribute to the character of conservation areas and its sense of place. As discussed above, this was brought forward as part of the public house and other A class review, as adopted in October 2013.

New/extensions to conservation areas

- 9.23 Whilst designation of an area as a conservation area does offer a further level of protection it should only be undertaken where fully justified and in consultation with local stakeholders. Inappropriate designation will only devalue the status of such areas.

Lots Road

- 9.24 The Royal Borough raised the possibility of designating Lots Road as a Conservation Area in its adopted Core Strategy (December 2010) as a means of enhancing and protecting the character of the area.
- 9.25 The proposed Lots Road Conservation Area designation was approved for consultation by the Executive Director of Planning and Borough Development. A consultation of six weeks was undertaken from 4 March 2013 to 15 April 2013. During this period all residents and businesses within the proposed conservation area were notified.
- 9.26 Some comments received were opposed to designation, but most were in favour but wanted adjustments to the boundaries. The Council has decided to undertake further analysis of the area and the proposed conservation area boundary. A Conservation Area Appraisal will be undertaken in early 2014 based on a wider area that reflects the historic function of the area as a working community in the south of Chelsea centred on the former Lots Road Power Station.
- 9.27 This work will be made available for public comment for six weeks before Easter with the intention to formally designate the conservation area after the local elections after 2014.

Avondale

- 9.28 Following consultation in the Autumn of 2012 the Council designated the Avondale Conservation Area in May 2013. The boundary of the newly designated conservation area is shown in figure 9.3 below.

Entries of the 2012 list that still appear on the 2013 Register
Commonwealth Institute, Kensington High Street. The Anglican Chapel, Harrow Road, Kensal Green Cemetery The North Colonnade, Harrow Road, Kensal Green Cemetery Campden Hill, 1 Campden Hill 31, Brompton Square, South Kensington 18, Queen's gate Place Boundary Wall to Kensal Green Cemetery, Harrow Road 25-26 Pembridge Square Church of St. Augustine, Queen's Gate, Kensington Arcade forming circle and avenue, Brompton Cemetery, Old Brompton Road
New Buildings added to the list are:
Church of St. Michael and All Angels, Ladbroke Grove, Kensington St. Clement's Church, Treadgold, Kensington Church of St. John the Baptist, Holland Road, Kensington
New tombs and monuments added to the list
Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery Tomb of James Ward, Harrow Road, Kensal Green Cemetery Blumberg Mausoleum, Harrow Road, Kensal Green Cemetery Tomb of Fredrick Tillson, Harrow Road, Kensal Green Cemetery Mausoleum of Ross Martha, Harrow Road, Kensal Green Cemetery Tomb of James Poole, Harrow Road, Kensal Green Cemetery Tomb of General James Perry and Sir Patrick O'Brien, Harrow Road, Kensal Green Tomb of Sir Charles Newton, Harrow Road, Harrow Road, Kensal Green Cemetery Tomb of John Lucas, Harrow Road, Kensal Green Cemetery Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery Tomb of John Gibson, Harrow Road, Kensal Green Cemetery Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery Tomb of Commander Charles Spencer Ricketts, Harrow Road, Kensal Green Cemetery Monument of Joseph Allmond Cropper, Harrow Road, Kensal Green Cemetery Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery Tomb of Thomas Fenwick, Harrow Road, Kensal Green Cemetery Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery Tomb of the Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery Mausoleum of Isabella Gregory, Harrow Road, Kensal Green Cemetery Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery Tomb of WH Kent, Harrow Road, Kensal Green Cemetery Mausoleum of James Morison, Harrow Road, Kensal Green Cemetery Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery Monument of Julia Slater, Harrow Road, Kensal Green Cemetery Tomb of the Duke of Somerset, Harrow Road, Kensal Green Cemetery Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery Monument to Frederick Albert Winsor, Harrow Road, Kensal Green Cemetery Tomb of Henry Kendall, Harrow Road, Kensal Green Cemetery Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery Tomb of Major General Sir William Casement, Knight Commander of the Bath, Harrow Road, Kensal Green Cemetery Tomb of Emile Blondin, Harrow Road, Kensal Green Cemetery

Table 9.2: Buildings at risk 2013.

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

Changes to listings

- 9.32 There have been a number new listings since October 2012.
- Cheltenham Estate (many properties), Edenham Way listed Grade II on 13 November 2012
 - 28 and a half and 29 and a half, Lansdowne Crescent listed Grade II on 23 November 2012
 - 45 Pont Street listed Grade II on 31 January 2013
 - 23 Kensington Place listed Grade II on 27 February 2013
 - Two K6 telephone kiosks in front of the V&A, Cromwell Road listed Grade II on 15 June 2013
 - One K6 telephone kiosk by the SW entrance to Kensington Gardens listed Grade II on 15 June 2013
- 9.33 In addition Hereford House has been removed from the statutory list.

Conclusion

- 9.34 The desire to protect the Borough's townscape remains a central tenet of the Council's ambitions. How this is achieved is, however, often difficult to quantify. The Architectural Appraisal Panel continues to meet and to drive up standards of design; the Avondale Conservation Area has been designated, and progress is being made on the designation of a new Conservation Area in the Lots Road Area. In addition progress has been made in drawing up new policies which attempt to strengthen the role of design in assessing new basement developments.
- 9.35 Of most significance, however, is the continued recognition that the highest levels of design remains central to the decision making process. It is these policies which are used above any others on the everyday determination of planning applications.



Image 9.2: Cheltenham Estate, Edenham Way.

10. Diversity of Housing

Strategic objective

Our strategic objective to have a diversity of housing that will cater for a variety of housing needs, and is built for adaptability and to a high quality.

Introduction

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices which have continued to rise through the recession. The average price of a house has increased by 58% since January 2009 and 9% between July 2012 and July 2013.¹⁸ This reflects the insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built we cannot begin to meet the high demand either for private sale or for 'affordable' homes in the Borough. The focus of the Core Strategy therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Core Strategy Policy CH1. The Council is subject to housing targets imposed by the Mayor for London, within the former London Plan. This required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equates to 350 units per year. The London Plan was amended and adopted in July 2011 and this target has since increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Core Strategy Policy CH1: Housing Targets states that the "*Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28*".
- 10.3 Similarly the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021 or 2000 units in the ten year period. This target is from all sources.
- 10.4 Policy CH1 requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

Progress

- 10.5 Figure 10.1 and table 10.1 sets out the net change of housing both permitted and completed from 2007/08 to 2012/13. The housing figures in past years have been reported for each financial year i.e. between 1 April and 31 March each year. For consistency, and to allow comparison with past years the same time series has been presented for this report.

¹⁸ RBKC Dashboard of Recession Indicators

- 10.6 The completion figures represent those developments granted in previous years that were “completed”, or built out, in this year. For the financial year 2012/13 permissions accounted for a net gain of 244 new residential units. 65 residential units were completed. These units were those which had been granted up to 31st March 2013. Some will have been granted in 2012/13, others would have dated to earlier years. The list of those properties granted consent in the recording period, and completed are included in tables 19 and 20 of the Appendix respectively.
- 10.7 The level of both permissions and completions is a significant drop from the level in 2011/12. Indeed it is first year since 2006¹⁹ when the approvals has dropped below the level sought by the London Plan.
- 10.8 However, wild fluctuation in figures is inherent in the development within a small borough, with different sites coming forward for development at different times. It would appear that 2012/13 is somewhat of an anomaly, there being reason to believe that the number of units consented in 2013/14 will bounce back to previous levels. Indeed, interrogation of the London Development Database shows that planning permissions granted between 1st April and 31st September 2013 result in a net gain of 182 units. A further 140,000 sq m of residential floorspace (or up to 930 units) form part of this Borough’s part of the Earl’s Court Opportunity Area consent, the s106 agreement for Earl’s Court application having been signed in November 2013. This will be reflected in the figures in next year’s Monitoring Report.
- 10.9 There is some concern that to date only a relatively low proportion of the permissions have been translated into completions. There were just 102 completions in 2011/12 and this has fallen to just 65 in 2012/13. It remains the case that whilst the Core Strategy can influence the number of properties permitted it has little influence on the number of units that are actually built.
- 10.10 The Council’s monitoring of schemes under construction does, however, now begin to show a more healthy picture. As of the end of September 2013 there were 2,074 net residential units being built across the Borough. In addition permissions exist for a net increase of a further 801 units (Table 10.2). The level of construction is the highest figure since the current requirements for monitoring have been in place.

¹⁹ RBKC Annual Monitoring Report 2006

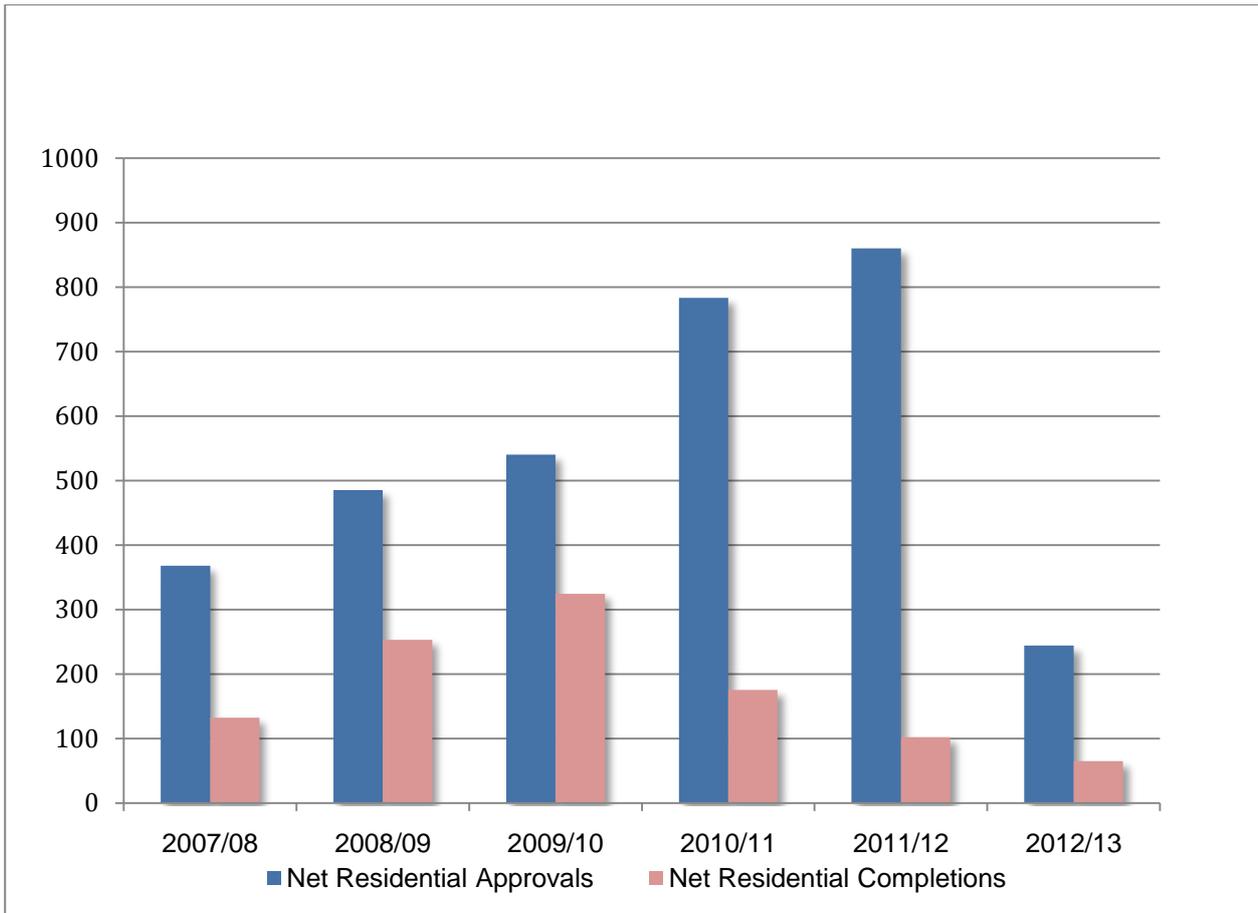


Figure 10.1: Residential Approvals and Completions 2006-2013

	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13
Net Residential Approvals	368	485	540	783	860	244
Net Residential Completions	132	253	324	175	102	65

Table 10.1: Residential Approvals and Completions 2007-2013 (1 April – 31 March)

	Existing units	Proposed Units	Net units
Not completed	1,223	4,098	2,875
Started	882	2,956	2,074
Not Started	341	1,142	801

Table 10.2: Housing pipeline data as of 30 September 2013.

Housing trajectory

- 10.11 The Core Strategy identifies sufficient housing capacity to achieve the housing objectives, in accordance with the London Plan housing targets, for a 15 year period. The NPPF states that local planning authorities should *"identify and update annually a supply of specific deliverable sites, sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"* (para 47). It further states that local planning authorities should *"identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15"*.
- 10.12 The NPPF states that *"sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plan."* This is particularly relevant in considering the planning pipeline which is made up of viable sites with planning permission.
- 10.13 The housing trajectory is included as Figure 10.2, with the data shown in table 10.2. The purple line shows the annual target (or 300 units pa), and the black line the annual requirement line. In essence, if the housing target is not met for a particular year the annual requirement line will rise, and *vice versa*.

Housing Trajectory to 2027/28

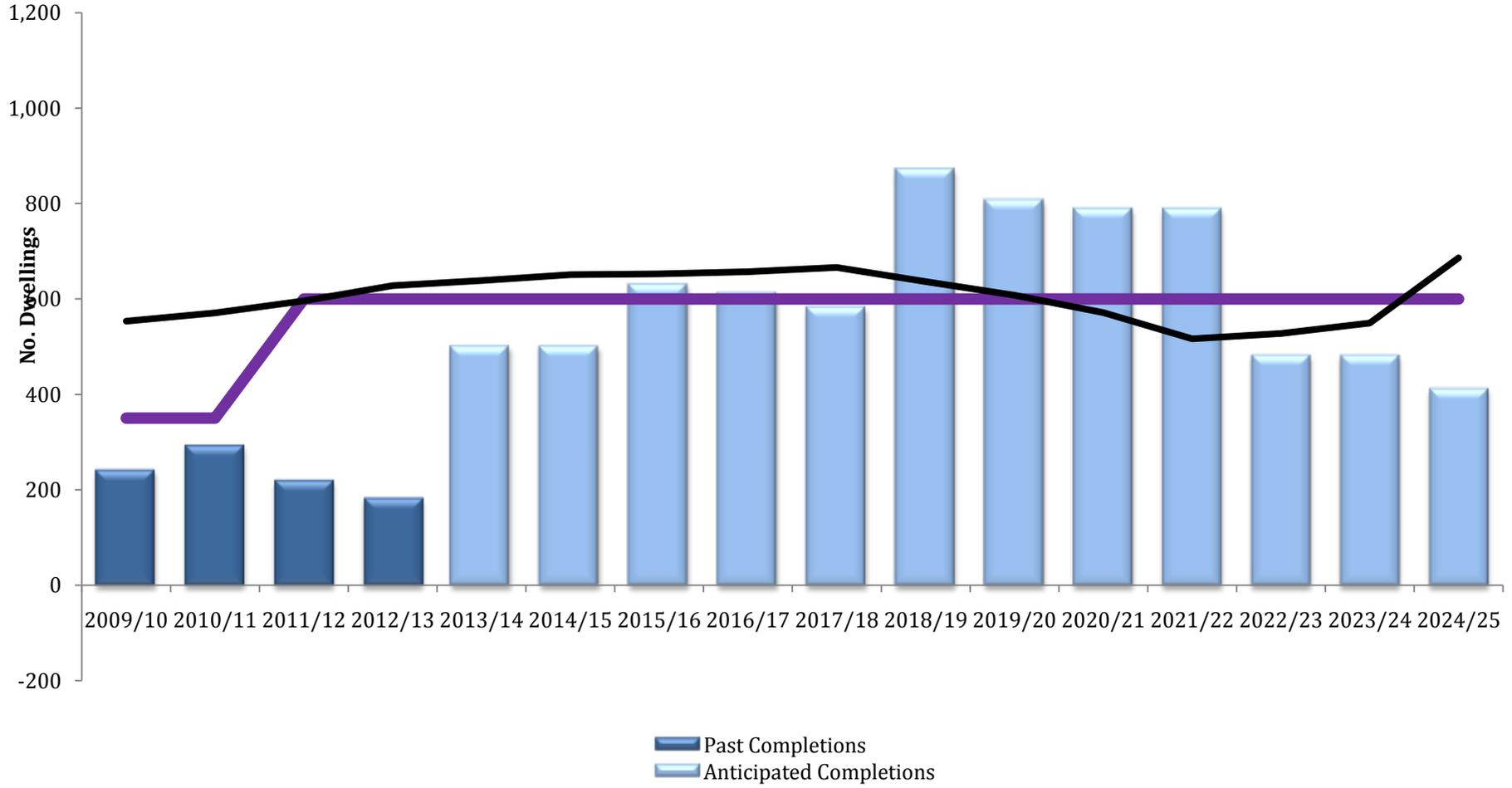


Figure 10.2: Housing Trajectory to 2024/25

Completions	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Past vacancies returning to use	118	118	118	118												
Projected vacancies returning to use	0	0	0	0	118	118	118	118	118	118	118	118	118	118	118	118
Vacancies returned to use	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Past Minor Windfall Dwellings	0	0	0	0												
Projected Minor Windfall dwellings	0	0	0	0	130	130	130	130	130	130	65	65	65	65	65	65
Minor Windfall Dwellings	0	0	0	0	130	130	130	130	130	130	65	65	65	65	65	65
Past completions - non-selfcontained																
Projections - non-selfcontained	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-selfcontained dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Past completions - conventional dwellings	123	175	102	65												
Projections - conventional dwellings	0	0	0	0	254	254	384	366	336	626	626	607	607	300	300	230
Conventional dwellings	123	175	102	65	254	254	384	366	336	626	626	607	607	300	300	230
All past completions	241	293	220	183												
All projections	0	0	0	0	502	502	632	614	584	874	809	790	790	483	483	413
Total Completions	241	293	220	183	502	502	632	614	584	874	809	790	790	483	483	413
Cumulative Completions	241	534	754	937	1,439	1,941	2,574	3,187	3,771	4,645	5,454	6,244	7,035	7,518	8,001	8,414
Annual Target	350	350	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Dwellings above/below cumulative allocation	-109	-166	-546	-963	-1,061	-1,159	-1,126	-1,113	-1,129	-855	-646	-456	-265	-382	-499	-686
Annual Requirement	554	571	596	628	638	651	653	657	666	636	608	571	516	527	550	666
Years left to run	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Cumulative Target	350	700	1300	1900	2500	3100	3700	4300	4900	5500	6100	6700	7300	7900	8500	9100
Conventional dwellings & vacancies	123	175	102	65	384	384	514	496	466	756	691	672	672	365	365	295

Table 10.2: Housing Trajectory Data

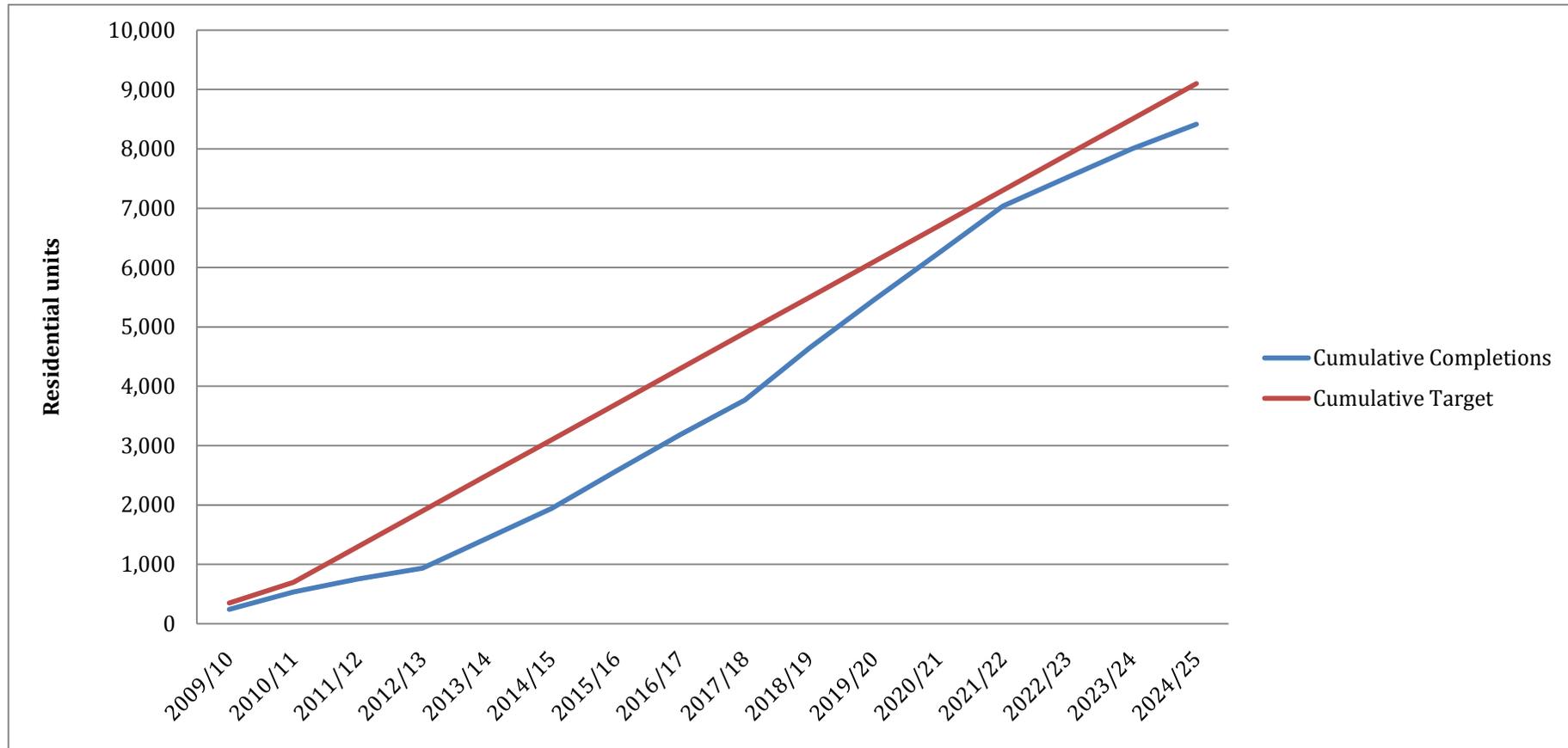


Figure 10.3: Housing Trajectory Monitor to 2027/28 (Dwellings above/below cumulative allocation)

- 10.14 The trajectory allows an assessment of performance. The reduction in new units granted permission in 2012/13 has had an impact upon the Borough's Housing Trajectory. However, the building out of the majority of the Borough's strategic sites and the continued coming forward of a series of large windfall sites over the next few years does allow the Borough to stay in touch with its ambitious targets. The trend line of the "annual requirement line" lies close to the annual target, dropping below it in 2019/20. (Figure 10.1). This indicates that the housing being provided in these years is both meeting the annual target and making up for the years where the target has not been met. An annual requirement line for a borough which is not meeting its targets would be above the annual target line and on an upward trajectory. This is not the case. Indeed by 2020/21 some 7,035 units are expected to have been built, just 265 below the cumulative target of 7,300. (Figure 10.3). This is insignificant given the time scales involved, the volume of housing development coming forward and the uncertainty inherent in the housing trajectory process.
- 10.15 The Council has demonstrated the deliverability of the housing capacity, incorporating the Strategic Housing Land Availability Assessment (SHLAA) findings and using local evidence, as illustrated in the Housing Trajectory. The Housing Trajectory projections are based on the following known sites and assumptions summarised in Table 10.3 It should be noted that the assumptions were also used in the housing trajectory for the examination of the Core Strategy.
- **Projected vacancies returning to use:** It assumes that about 118 vacant units per annum would return to use. This is based on historic data.
 - **Projected Windfall dwellings:** It assumes about 130 windfall dwellings per annum reducing in later years.
 - **Past completions non-conventional dwellings:** These are based on actual completions each financial year.
 - **Projected completions non-conventional dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired. These also include site allocations in the Core Strategy that have not yet come forward. This is summarised in Table 10.3. The rate of implementation of strategic sites is based upon the details set out in the Core Strategy.
 - **Past completions conventional dwellings:** These are based on actual completions each financial year.
 - **Projected completions conventional dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired.

Outstanding Allocations	No. of units
Kensal Gasworks (site north and south of the railway)	2500
Land adjacent to Trellick Tower	60
Earl's Court Exhibition Centre	930
Total Projections from Outstanding Allocations	3,490
Planning Pipeline	
Net Permissions (deducting de-conversion losses)	184
Net units Under Construction	2074
Unimplemented	50
Total Projections from Planning Pipeline	2308
Total Projections: Outstanding Allocations and Planning Pipeline	5,798

Table 10.3: Projected Completions Conventional Dwellings

- 10.16 The housing trajectory is informed by the Royal Borough's part of the London Strategic Housing Land Availability Assessment 2009 (SHLAA). The study was directed and overseen by the GLA on behalf of all the London boroughs. It is supplemented with local monitoring data from various sources.
- 10.17 Figures in the SHLAA are not necessarily the same as those within the Site Allocations. The SHLAA adopts a standard methodology, applicable to all London Boroughs. It identifies sites, constraints, risk and probability of development, and derives a capacity based on these factors, and others such as PTAL rating. Through this process, the SHLAA can be considered a 'conservative' estimate of likely capacity. The strategic site allocations, in many cases, exceed those capacity estimates in the SHLAA, in order to aim for higher rate of delivery, on sites which the Royal Borough expects to be key to delivering the vision for the Borough.

Non Conventional Housing Supply

- 10.18 The London Plan target includes conventional and non-conventional housing supply. Non-conventional housing involves homes that were previously vacant being brought back into use and non-self contained accommodation. Non-self contained accommodation in the Borough continues to account for a small supply of the overall number of units. In the monitoring period no permissions were granted for the creation of any

new student accommodation or for any new houses in multiple occupation.

- 10.19 Two planning applications were granted which included the loss of bedsitting rooms. The application at No. 37 Philbeach Gardens (PP/13/0085) included the alterations to an existing HMO to create 8 studio apartments. It included the amalgamation of undersized units. That at No. 233 Earl's Court Road (PP/13/04193) included the loss of two units to studio flats. Loss of a bedsitting rooms to studio flats is compliant with Policy CH2 of the CS, as such a unit is considered to serve a similar market as those using an HMO.

Housing Diversity

De-conversions

- 10.20 The Council currently takes the view that planning permission is not required for amalgamation or de-conversion resulting in a net loss of up to four residential units. Policy CH2 (f) resists the net loss of five or more residential units. Therefore, schemes that result in a net loss of four or fewer residential units are not picked up during the course of regular monitoring of planning permissions in the Borough. Those that result in a net loss of five or more units requiring planning permission are accounted for.
- 10.21 Anecdotal evidence suggests de-conversions which are permitted development are resulting in loss of housing stock in the Borough. We have researched 'Certificate of Lawful Use' applications to establish the scale of the loss. Consideration of the data for shows that 62 residential units have been lost in 2013, or 276 units since 2008. This information is presented in Table 10.4. The relevant Certificate applications are set out in table 21 of the Appendix.

	2008	2009	2010	2011	2012	2013*	Total
Net residential losses	-38	-14	-47	-58	-72	-62	-214

*Data for 2013 is from 1 January to 30 November.

Table 10.4: Certificate of Lawful Use applications indicating loss of residential units as a result of de-conversions

- 10.22 It should be noted that not all de-conversion schemes would apply for a certificate for lawful use and therefore in reality the total losses are likely to be higher. In order to best establish the loss of units that may be taking place "under the radar", the Council is changing its monitoring system to register any net loss of units included within any applications, whether the loss requires permission or not. However, it cannot pick up a

net loss where there is no planning permission associated with any building works.

Second Homes

- 10.23 The popularity of Kensington and Chelsea as a desirable place to live has resulted in a high demand for 'super-prime' properties in the Borough catering to international investors. This plays a role in the image of London as a world city. However anecdotal evidence suggests that many of these large properties tend to remain vacant for much of the year as they are used as a second home, regarded as an investment or are one of many properties in an international portfolio.
- 10.24 The Council does not have in-house data to establish the scale of the issue. However Census information released in September 2012 gives an indication of second home ownership in and out of the Borough. The data is presented in full in Table 23 of the Appendix. This shows that at the time of the census (March 2011) there are about 9,300 people with a second address in Kensington and Chelsea who are usually resident outside of Kensington and Chelsea. The data also shows that there are about 11,300 people who are usual residents of Kensington and Chelsea who have a second address outside of Kensington and Chelsea.
- 10.25 It is not possible to restrict home ownership through planning powers but this information is a clearly an issue to be taken into account when considering other aspects of housing policy.

Affordable Housing

- 10.26 There was a presumption within the former UDP that developments that triggered the need for affordable housing would see the provision of affordable units, and that these units would be provided on site. However, many of the sites in the Borough are small, and thus the proportion of affordable housing on each site can often not equate to a 'whole house'. The Core Strategy, therefore, took a different approach. On small sites with a floor area of between 800 sq m and 1,200 sq m, where the proportion of floorspace would not equate to a 'whole house' a financial contribution was sought instead. It also allows the first 800 sq m to be discounted from the calculations for affordable housing requirements/ contributions, in an attempt to avoid the 'cliff edge' effect that a scheme of less than 10 houses (less than 800 sq m) would not provide any affordable housing, but a scheme of just more than 10 houses (more than 800sq m) would be expected to provide 50% of floorspace. The intension is that this approach would remove the incentive for developers to provide smaller developments in order to avoid the need for an affordable housing contribution. Proposals with a floor area of greater than 1,200 sq m are expected to provide units on site. Where affordable units are not being provided on-site the applicant needs to demonstrate exceptional circumstances.

Progress

S 106 Contributions for affordable housing

- 10.27 Between 1st October 2012 and 31st September 2013, £4,277,500 has been secured for affordable housing through signed s106 agreements.
- 10.28 Due to the high land and property prices in the Borough using the commuted sums to provide for new affordable housing is challenging. The NPPF para 50 (third bullet point) suggests that this money can be used for improvements to existing affordable housing or for example, in remodelling existing affordable housing. The funding can be used to replace grant which no longer exists for such projects and help prevent the enforced sale of properties which would otherwise be unviable to renovate because of the costs versus the rental return on the refurbished properties.

Affordable Housing Delivery

- 10.29 With the adoption of the London Plan in 2011, the Council has an affordable housing target of 2000 units between 2011 and 2021 or 200 affordable units per annum. Previously this target has been 90 units.
- 10.30 As with market housing, affordable housing permissions in the monitoring period are much higher than the rate of actual completions on the ground. Figure 10.4 and Table 10.5 indicate that over time both completions and permissions have generally been below the original annual target of 90 units (until 2010/11) and the current target of 200 units per annum. This pattern has been repeated for this monitoring period, with permissions at 99 units, and completions at just four. The extremely low completion figure does appear to be somewhat of an anomaly, with the projections for affordable housing being built in the future being more healthy.
- 10.31 Table 10.6 shows the projections for affordable housing over the lifetime of the plan (to 2028). Of the 1,949 units expected 487 are included within schemes which are currently being built out and 148 benefit from permissions, but where work has yet to have begun. There is no reason to believe that a significant proportion of the schemes providing the 148 units will not be implemented in the future. The location of consented affordable housing schemes is shown in figure 10.5.
- 10.32 There is, however, a degree of uncertainty associated with the 1,314 affordable units allocated within the strategic sites. 1,250 of these units are to be provided from the Kensal Gasworks Site as and when it is delivered. The 1,250 estimate is based on the 50% affordable housing requirement. However, the 50% target has historically been hard to achieve in this Borough as it is subject to financial viability. The actual number of units may be less than what has been projected.

10.33 However, the table does not make an allowance for windfall sites or seek to project a figure based on s106 monies secured for affordable housing through other schemes which are below the 1,200 sq m threshold for on-site delivery of affordable housing. Both are likely to be significant sources of affordable housing.

	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13
Net Affordable Approvals	87	82	132	47	63	244	99
Net Affordable Completions	64	13	96	22	61	23	4

Table 10.5: Affordable Housing Approvals and Completions 2006-2012 (1 April – 31 March)

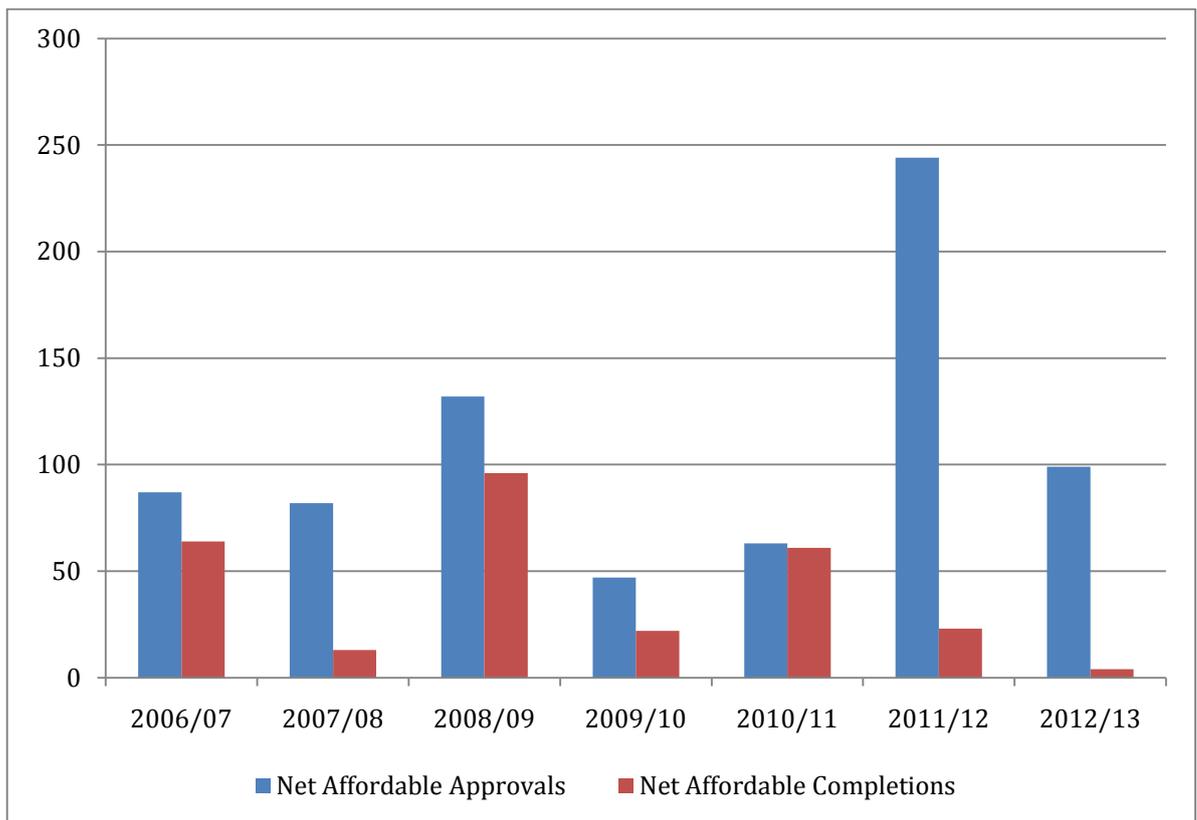


Figure 10.4: Affordable Housing Approvals and Completions 2006-2012

Affordable Housing Planning Pipeline	No. of Units	Comments
Net permissions, Starts	487	-
Net permissions, not started	148	-
Total Pipeline	635	-
Outstanding Allocations (from CS Chapter 40, 40.2.4)	No. of Units	-
Kensal Gasworks (site north and south of the railway)	1250	(Estimated Maximum)
Land adjacent to Trellick Tower	NA	Uncertain due to relationship to Trellick Tower
Earl's Court Exhibition Centre	64	This was granted planning permission in November 2012 with the s106 signed a year later
Total Allocation Projections	1314	-
Total Projections	1,949	-

Table 10.6: Affordable Housing Projections

Conclusions

- 10.34 The Housing trajectory indicates that the Borough remains on course to meet the ambitious housing targets set by the Mayor and contained within the London Plan. This is largely being achieved by the large strategic sites coming forward for development, though a number of windfall sites also contribute.
- 10.35 However, the projections would indicate that it is uncertain whether the Borough will meet its affordable housing targets of 200 units per annum. The projections span a 12 year period finishing in 2024 when the Kensal Gasworks site is expected to be completed. This equates to an average of 162 units per year, rather than the 200 provided. Some of this shortfall is likely to be made up from provision on windfall sites, or through financial contributions, although it is not clear how much this may be.
- 10.36 Experience, and ongoing under delivery, does indicate that provision on these smaller sites is less than that which might be hoped. In addition, much of the provision is dependent of the successful delivery of the a significant number of affordable units on the Kensal Gasworks Site. How much will actually be provided, remains to be seen.
- 10.37 In order to address these concerns the Council is currently exploring the policy approach used within the Core Strategy to ensure that affordable

housing provision is maximised. A publication draft of the policies was published for consultation in July to September 2013, and submission expected in 2014.

- 10.38 We will continue to monitor the delivery of affordable units closely and are looking at policy revisions to strengthen current policy to increase the supply of affordable homes of all forms.

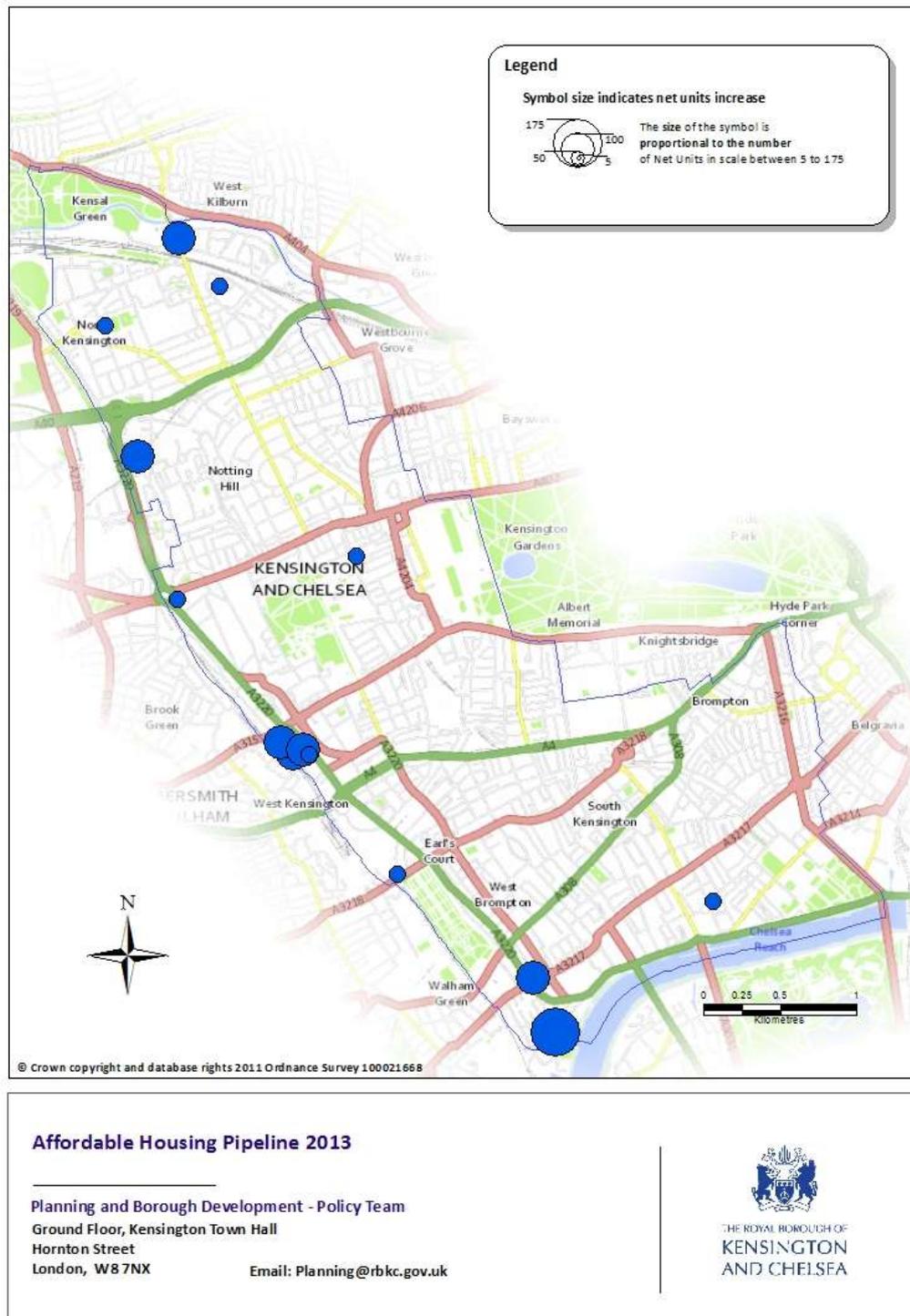


Figure 10.5: Affordable housing. Consented schemes.

11. Respecting Environmental Limits

Strategic objective

Our strategic objective to respect environmental limits is to contribute to the mitigation of, and adaption to, climate change; significantly reduce carbon dioxide emissions; maintain low and further reduce car use; carefully manage flood risk and waste; protect and attract biodiversity; improve air quality, and reduce and control noise within the Borough.

Introduction

- 11.1 Respecting Environmental Limits is a chapter which contains a number of disparate themes. These include climate change, air quality, flooding, waste, and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the global and the local environment.

Climate Change

- 11.2 The need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging targets, with the Climate Change Act (2008) requiring a reduction of CO₂ emissions of at least 26% by 2020 and 60% by 2050. (Both figures are taken from a 1990 baseline).
- 11.3 Policy CE1 requires a number of measures to be incorporated into developments and included as part of planning applications. These include the requirements for residential developments of 800 sq m or more to progress from Code for Sustainable Homes Level 4 in 2012 to Level 6 by 2016. Non-residential developments of 1,000 sq m or more should progress from BREEAM relevant assessment currently to 'Outstanding' from 2016 onwards. There are additional requirements for development above these thresholds to achieve certain relevant BREEAM standards. Other measures include energy efficient building design, including the use of passive design, natural heating and natural ventilation.
- 11.4 The Council also requires the provision of a Combined Cooling and Heating Power (CCHP) plant in significant developments such as the bigger strategic site allocations and other significant redevelopment and regeneration proposals.
- 11.5 Table 11.1 sets out the most recent estimates for CO₂ emissions for the Royal Borough. These have been produced by the Department of Energy and Climate Change, and distinguish between the domestic, commercial and transport sectors. The latest figures were published in 2013 but related to estimates for 2011.

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)
2005	419,200	783,200	176,300	1,379,100
2008	414,400	799,300	162,900	1,378,800
2010	409,000	844,000	159,400	1,412,700
2011	364,900	797,400	156,400	1,319,300

Table 11.1: CO2 emissions the RBKC (from Local and Regional CO2 estimates for 2005-2011, Ricardo-AEA 2013)

- 11.6 Although these figures should be treated with caution they do suggest that CO₂ emissions for all sectors are likely to drop over time. Weather, (in particular the cold of the winter) has a high impact on the overall emissions.
- 11.7 It is difficult to attribute the reduction of CO₂ emissions to a specific reason. The Council recognises that much will be related to changing practice, national initiatives and technology. The Council's planning process plays only a small part in setting 'greener' requirements on development.
- 11.8 Furthermore, it is also extremely difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas will reduce car use, with the associated benefits to emissions. However, all traffic reductions cannot be attributed to the planning process.

Air Quality

- 11.9 The Borough has been declared an Air Quality Management Area (AQMA) due to the exceedence of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀).
- 11.10 Latest estimates show that 979 tonnes per annum of NO_x (oxides of nitrogen) and over 78 tonnes per annum of PM₁₀ are emitted from sources within the borough. The most significant sources of NO_x emissions continue to be gas burning and road transport, while the most significant source of particulate matter is road transport.²⁰
- 11.11 Around 8% of the boroughs NO_x emissions and 10% of the Borough's PM₁₀ emissions are from construction sites and associated non-road mobile machinery. The Council continues to monitor dust and emissions from major construction sites to ensure that they do not have a negative impact on local air quality.

²⁰ Data taken from the 2010 London Atmospheric Emissions Inventory, produced by the GLA.

11.12 Policy CE5 of the Core Strategy requires development to be carried out in a way that minimises the impact on air quality and mitigate exceedences of air pollutants. The Council uses planning conditions to ensure that the requirements of Policy CE5 are met. During the monitoring period Environmental Health provided detailed comments on 60 planning applications (this includes applications and discharge of conditions).

EcoHomes codes and BREEAM²¹

11.13 Although a higher proportion of the Borough’s emissions arise from industrial and commercial uses, DEFRA’s predictions show that a significant proportion of CO₂ savings can be made within the domestic sector

11.14 The Council uses planning conditions to ensure that necessary standards are met (Table 11.2). The Council requires new development to meet relevant EcoHomes standard in basement development which was also recorded in last year’s monitoring report. The table demonstrates that where the proposal includes basement/subterranean development, the Council has a more rigorous approach in requiring new development to meet the relevant EcoHomes standard.

Condition	
The subterranean development hereby approved shall not be used or occupied until the entire dwelling has achieved an EcoHomes rating of Very Good(C110)	357
The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. (C111)	22
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Excellent. (C112)	8
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Very Good (C113)	0

Table 11.2: Policy use, Respecting Environmental Limits

Combined Cooling, Heat and Power Plant (CCHP)

11.15 The permission for the Earl’s Court Opportunity (subject to a s106 agreement signed in November 2013) includes the provision of:

- An energy centre within the Borough which provides the primary energy for the buildings within the site

²¹ **Building Research Establishment’s Environmental Assessment Methodology (BREEAM)** is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses. BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes. However, EcoHomes are still used for works to existing residential buildings, as BREEAM for refurbishment is currently being developed.

- The generation of low carbon electricity, heating and cooling for the energy centre with the potential to link into a site wide District Energy Network in the future.

Conclusion

11.16 The CO₂ levels in the Borough have reduced, however planning policy would have only had a small role to play in this reduction. The Council will carry on working towards requiring development to meet higher levels of Code for Sustainable Homes and BREEAM standards. The Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.

Flooding

11.17 Both the Royal Borough and the neighbouring borough of Hammersmith & Fulham have experienced flooding incidents over the last 20 years. The principal reason for the flooding is the inability of the Counters Creek, the Victorian sewer system, to cope with the amount of surface and foul water entering the system during significant rainfall events.

11.18 However, there are other causes that can lead to an increase in flooding:

- an increase in population with more development can lead to an increase in foul water discharged
- an increase of impermeable surfaces as a result of actions such as paving gardens and building more houses and roads. As a result, rainfall does not soak away into the soil - it drains directly into an already close to capacity sewer system

11.19 As a result, the Counters Creek sewer can get overwhelmed during periods of heavy rainfall and can surcharge back into the lower parts of properties (normally basements) causing flooding with all distress and damage that is associated with it.

11.20 The Council is working in partnership with Thames Water to reduce the risk of flooding. There are several solutions to the problem which cannot be viewed in isolation, but various objectives have to be integrated to achieve a successful solution. These are as follows:

11.21 **Increase the size of the existing Counters Creek sewer:** Thames Water is researching this through the Counters Creek Sewer Alleviation Scheme. Thames Water are working with Ofwat (the regulator of the water companies) in order for this scheme to be delivered. There are issues with regard to the adequate capacity of the new sewer in relation to the frequency of different rainfall events, the allowance for the expansion of the population, reduction of permeable land and the impact of climate change. The case to Ofwat will be supported with information on the number of people and properties benefiting from the alleviation scheme. If the case is successful, planning applications for the works will

be submitted to the Royal Borough and the borough of Hammersmith & Fulham.

- 11.22 **Reduce the flow of water into sewers during periods of heavy rainfall:** This can be achieved through the provision of Sustainable Urban Drainage Systems (SUDs) both in new developments and through retrofitting that which exist. The Council is working in partnership with Thames Water on two SUDs projects:
- SUDs in small developments: The Council has developed a tool used by developers and planning officers to ensure provision of SUDs in all development and not just in major developments. The Council started to use the tool in June 2013.
 - Retrofitting SUDs in existing properties: the Council is helping Thames Water with their pilot project²² to retrofit SUDs so that a cost-effective and sensitive approach can be developed.
- 11.23 **Mitigating against the increase in impermeable land:** The mitigation of the impact of small developments is crucial to reducing the flooding risk in the borough as they are responsible for the constant increase in impermeable surfaces. The Council has specific policies to stop paving front gardens where planning control exists. It is important to note that the planning system cannot control the paving of back gardens as this is permitted development and is therefore exempt from planning control.
- 11.24 The SUDS tool mentioned above will enable the Council to fully implement this part of the policy on flooding.
- 11.25 The Council is working in partnership with other London boroughs who are higher in the Counters Creek catchment area (Brent and Camden) through the Drain London Forum. Development in these boroughs could have an impact on the amount of water in the sewer system that flows into the Royal Borough so it is important that they also embrace SUDs.
- 11.26 The Council organised a Flooding Steering Group which is formed by interested residents and stakeholders. The group has met twice since October 2011.
- 11.27 A Senior Flood and Water Management Officer has been appointed to deal with our duties as a Lead Local Flood Authority as a result of The Flood and Water Management Act 2010 and Flood Risk Regulations 2009. These duties have been delegated to Planning and Borough Development so we can ensure a holistic approach in terms of flooding.
- 11.28 The Royal Borough has also been designated as a Lead Local Flood Authority (LLFA). The Council is now undertaking duties as follows:
- As a designating authority, the Council may designate features with a Flood Risk Management Role.

²² Greenstreets@CountersCreek

- The Council is developing a co-ordinated management of flooding from surface water, ground water and ordinary watercourses.
- The Council has delivered the Preliminary Flood Risk Assessment which identifies areas where flood risk is significant. The Council has worked with the Environment Agency to produce the Flood Risk/ Flood Hazard Maps, which will be submitted to the EA by the 22nd December 2013. The Council is currently reviewing the Surface Water Management Plan, which will identify Critical Drainage Areas and the Strategic Flood Risk Assessment. These two documents will be the basis for the Flood Risk Management Plan/ Local Flood Risk Management Strategy to be prepared by December 2015.
- The Council will become a SUDS approving body in 2014. It will determine the approval of drainage schemes linked to new development before construction starts and will adopt some of these systems.
- The Council will become a SUDS approving body to determine approval for drainage schemes linked to new development before construction starts.

Conclusions

11.29 The Council will continue taking a holistic approach to try to mitigate the effect on flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. We therefore work in close partnership with Thames Water, neighbouring authorities and the GLA through Drain London Forum.

Thames Tideway Tunnel Project

11.30 Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water to ensure that the construction works and final permanent works will have the least possible disruption to both our residents and visitors. Regular meetings are held every two months with officers from Thames Water and Council officers from Environmental Health, Planning, and Leisure Services to discuss the progress of the proposals for both sites in the Borough which are associated with the tunnel: Cremorne Wharf and Chelsea Embankment. A dedicated webpage has been created to increase the transparency of the Council's response to the Thames Tideway Tunnel and keep interested parties informed. All the Council's responses can be downloaded from that webpage (http://www.rbkc.gov.uk/planningandconservation/planningpolicy/thames_tunnelproject.aspx)

11.31 The examination of the Thames Tideway Tunnel commenced in September 2013 and will finish in March 2014. A panel of five inspectors will be analysing the project and providing a recommendation to the Secretary of State. The Council is participating actively in the examination through the production of a series of documents to support our representation to the Planning Inspectorate. These documents are:

- the Statement of Common Ground, which sets out the issues we agreed and disagreed with Thames Water;
- the written representations, which explain our concerns;
- the Local Impact Report, which explains the impacts of the project in our two sites;
- the responses to the questions raised by the panel of inspectors;
- the Section 106 agreement with Thames Water.

Land Contamination

11.32 The Borough has been predominantly residential in nature for over 100 years, however, there are areas the Borough where small scale industry such as factories, garages, manufacturing works and wharves were once present, as well as areas of in-filled land. These former uses have in some cases left a legacy of contamination.

11.33 Under Part 2a of the Environmental Protection Act 1990, the Council is required to ensure that potentially contaminated land is addressed through the planning process. Where this does not take place, the Council might be liable for any necessary remedial costs.

11.34 The saved UDP policies PU3 and PU4 included in the Core Strategy require land contamination to be addressed through the planning process. A new draft contaminated land policy in line with the requirements of the NPPF was included within the Miscellaneous Matters planning consultation and is intended to replace the saved UDP policies. The Council expects this policy to be examined and adopted later in 2014.

11.35 The Environmental Health Department ensure that these policies are applied to the necessary developments and that the requirements of the NPPF are fulfilled. During the monitoring period Environmental Health provided detailed comments on 89 planning applications (this includes applications and discharge of conditions).

Biodiversity

11.36 The biodiversity resource in the Borough is remarkably rich given its urban nature. It includes 24 Sites of Nature Conservation Importance (SNCIs) or which two are open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming the Blue Ribbon Network. It also

includes several linked sites forming Green Corridors. 92% of these sites are classed as being in "positive management." The remaining 8% are rail side land, land where the Council has no control.

11.37 Policy CE4 of the Core Strategy is designed to protect the biodiversity in, and adjacent to, the Borough's Sites of Nature Conservation Importance and require opportunities to be taken to enhance biodiversity.

11.38 Greenspace Information for Greater London collate London wide data on Biodiversity. Borough level statistics of biodiversity are published separately. Due to the nature of the sites not much change takes place year on year due to strong conservation policies to protect them. However the following work is on-going:

- Habitat enhancement work continues within the Parks as specified in the Local Biodiversity Action Plan.
- The introduction of cows into Holland Park. This is part of a management tool to help create woodland meadow areas within the park.
- the Floral Lawn at Avondale Park a first in the country in a public space, which is a grass free lawn that is full of nectar rich flowers that improves the biodiversity value of that area.



Image 11.1: Floral Lawn at Avondale Park

Waste

- 11.39 Paragraph 5.80 of the London Plan (July 2011) allows more flexibility than previously. Instead of having to draft a joint Waste Development Plan Document (DPD) with another Borough we can pool resources by the use of a joint evidence paper or a bilateral agreement. LBHF have stated in their adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for the Borough.
- 11.40 Since the Government has announced proposals for a new High Speed 2 (HS2) and Crossrail station at Old Oak by 2026, the potential spare capacity previously offered by LBHF is no longer available. On this basis the Council is currently exploring other possibilities. This is likely to involve examining the spare capacity to deal with the Borough's waste in other London Boroughs. The current arrangements last until 2031 and so a longer term solution is being proposed.

12. Places

- 12.1 The monitoring report provides an update on some of the key prerequisites for progress to be made for the fourteen 'Place Visions' in the Core Strategy. Where a 'Place' is based upon a Higher Order Town Centre, the AMR includes a table setting out some key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses. It remains too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010. However, it is intended that this data will provide a benchmark for future monitoring and analysis.
- 12.2 It should be noted that the town centre data was 'cleaned up' in the summer of 2013. The definitions were amended to reflect those used within the Mayor for London's 2013 Town Centre Health Checks, and care was taken to ensure that units which have been amalgamated in the past are no longer counted as two units. Many of the reported changes of land use within centres may be a result of both the improvement of the data and changing methodology rather than a change in land use itself.

Kensal

- 12.3 Consultation on issues and options for the Kensal SPD took place in Autumn 2012, during the period covered by last year's monitoring report. The nature of the development of the site is dependent on whether Kensal will be a location for a Crossrail station. Therefore, no further work was undertaken on the SPG itself in 2013 as the uncertainty concerning the provision, or otherwise, of the Crossrail station continued.
- 12.4 In 2013 the Minister for Transport wrote to Council to confirm that no further work would be undertaken on a Crossrail station in North Kensington unless the Council were able to demonstrate an improved business case. Whilst this news was initially disappointing, officers and members remain confident that the business case for Kensal Portobello station is positive and are seeking new evidence to prove this.

Golborne and Trellick

- 12.5 The 'loveGolborne' campaign initiated by the ward Councillors in 2011 as part of the wider City Living Local Life initiative continues to gain strength. It has been designed to encourage local pride and to increase local tourism by building on the Golborne brand.
- 12.6 Planning permission was granted for the redevelopment of Wornington Estate in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of strategic site policy.
- 12.7 Phase 1 has begun construction, and block 1 is nearing completion with a number of units occupied. All of the market trader lockups to be re-

provided have been constructed and occupied. Block 2 and 3 of phase 1 will begin in 2014 following the demolition of some of the existing blocks, and are expected to be complete in May 2015. A review of the future phases is currently in progress to try to improve the delivery of phase 2 and beyond. Pre-application discussions with the Local Planning Authority have begun regarding the remaining phases with an expected Reserved Matters Applications submission early in 2014.

- 12.8 An architectural study of the land adjacent to Trellick Tower was carried out by Levitt Bernstein. It looked at potential development scenarios for the site and concluded in March 2013. The final report to the Council included a heritage appraisal, urban design analysis and an options appraisal. These recommendations will be used to support the planning brief, together with information gained from a series of public workshops with local residents. A review of the options for the area has affected the timetable. Work is underway on the SPD and evidence base documents and the draft SPD will be issued in Spring 2014.
- 12.9 The housing blocks on Edenham Way were listed as Grade II by English Heritage in November 2012. These join the Grade II* listed Trellick Tower, extending the heritage protection to cover the entirety of the Cheltenham Estate.

Portobello/ Notting Hill

- 12.10 The Market Streets Action Group remains active with a remit to secure the regeneration of the market streets of Portobello Road and Golborne Road through a partnership reform and new investment.
- 12.11 The Markets Development Officer has introduced a number of successful promotional events. These include hosting the national Love Your Local Market event; a year of monthly 'Road Food' cookery demonstrations; and two Flash Fashion' events to celebrate local diversity & creativity.
- 12.12 In addition the Council has provided three sites, in co-operation with adjacent private markets, for Market Enterprise Launch Pad (MELP) winners to trade rent-free for six months and offered 300 £10 LYLM test trading sites over the 15-29 May fortnight, in co-operation with adjacent private markets.
- 12.13 Policy CF4 seeks to ensure that street markets remain a vibrant part of the Borough's retail offer. One of the elements of the redevelopment of the Wornington Green Estate included the re-provision, and upgrading, of storage facilities for stallholders of Golborne Road market.
- 12.14 The Council has created, and continued to update, [visitor web pages](#) and shopping maps for the whole area that show the markets and all the shops in the main shopping areas.
- 12.15 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. Our approach has recently been publicised as an excellent approach by the Space Makers Agency, a social

enterprise receiving kudos for market-based regeneration schemes developed for Camden, Lambeth and Brixton.

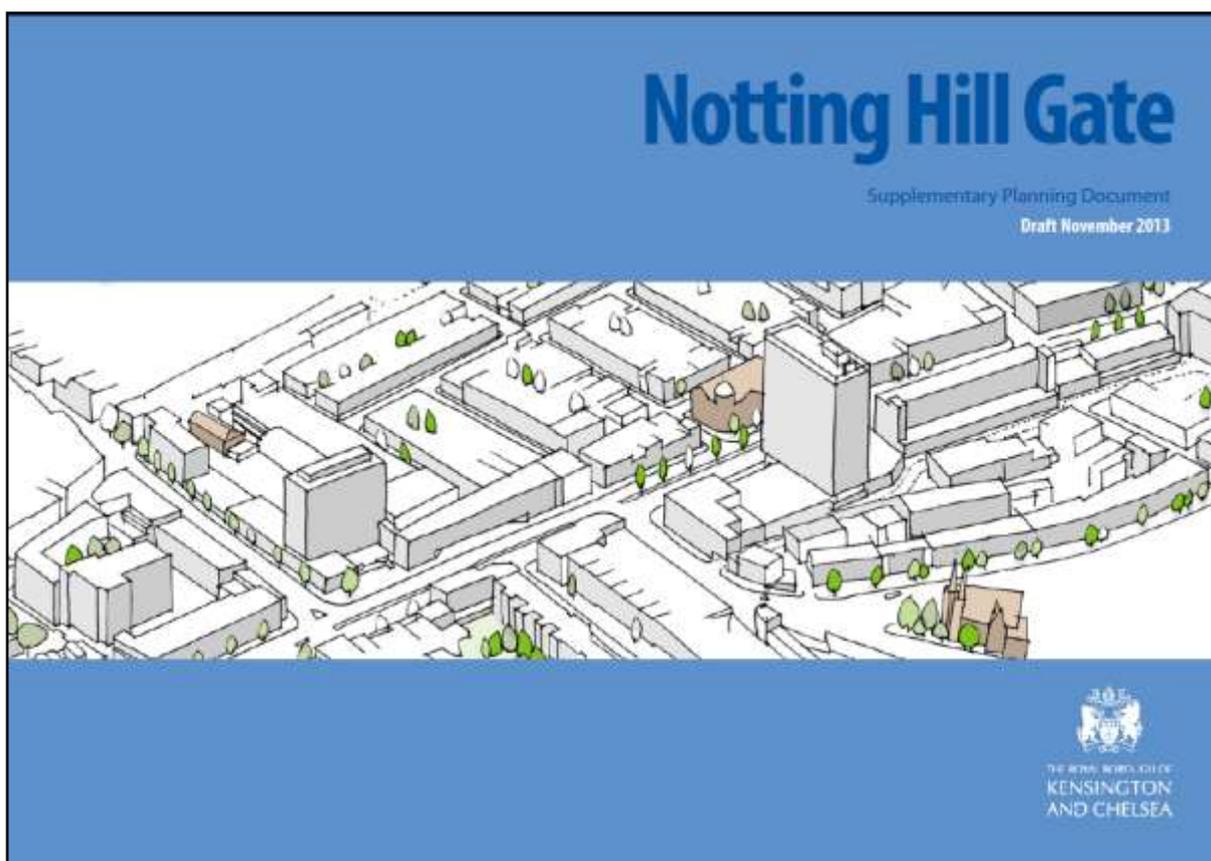
- 12.16 The mix of ground floor unit types within Portobello has not changed significantly over the study period.

Portobello	2010	2011	2012	2013
Vacancy rate	6%	8%	9%	6%
% of ground floor units multiples		15%	14%	15%
Mix of ground floor uses				
A1	73%	76%	77%	72%
A2	3%	3.5%	3%	4%
A3	13%	12.3%	12%	11%
A4	4%	3.2%	3%	4%
A5	1%	1.8%	2%	1%

Table 12.1: Ground floor data for Portobello Road centre

Notting Hill Gate

- 12.17 The Council recognises that there is an opportunity to plan for significant change at Notting Hill Gate as several of the landowners owning large parcels of land want to come forward with proposals in the near future. With the right ambition, these proposals have the potential to transform this part of the Borough and help meet the vision for the area.
- 12.18 To this aim, the Council has prepared an SPD for the area, publishing a draft at the end of November 2013. This out for consultation until the end of January 2014.
- 12.19 The draft SPD sets out a number of objectives for the area, relating to the street and spaces of the area, its buildings and architecture, and the identity of the area.



- 12.20 The Council has created, and continues to update, visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas.
- 12.21 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the study period.

Notting Hill Gate	2010	2011	2012	2013
Vacancy rate	5%	5.7%	3.8%	5.1%
% of ground floor units multiples		30%	29%	29%
Mix of ground floor uses				
A1	61%	62%	57%	57%
A2	14%	14%	14%	12%
A3	14%	13%	13%	13%
A4	4%	4%	3%	4%
A5	2%	2%	2%	2%

Table 12.2: Ground floor data for Notting Hill Gate

Westway

- 12.22 An SPD concerning land uses beneath the Westway was adopted in December 2012. It is seen as a document to help achieve the Council's vision for the area, or for the "Westway to no longer be an oppressive negative influence, but one which celebrates public art and creativity." The SPG promotes a rationalisation of the uses beneath the Westway to allow the Westway trust to generate the necessary funding to support local community based activities and facilities

Latimer

- 12.23 Widespread estate renewal in the Latimer area is no longer planned in the near future. The economic climate still does not lend itself to the large capital investment required.
- 12.24 Planning permission was granted for the redevelopment of the Silchester Garages site in 2012. This housing led mixed use development includes provision of 315 sq m of retail floorspace, floorspace that is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road. The first phase of the development started on site in March 2013. This phase includes the creation of the new retail floorspace. It is expected to have been completed by the beginning of 2015.
- 12.25 An SPD for the Kensington Leisure Centre Strategic Site was adopted in May 2011, and planning application for the site was approved by the Major Developments Planning Applications Committee in November 2012. Builders have already begun work on site and the school is on target to be opened in September 2014 with the leisure centre expected to be finished later in 2014 or 2015.

Earl's Court

- 12.26 The Earl's Court and West Kensington Opportunity Area SPD was adopted in March 2012. Outline permission has been granted in this Borough for the creation of some 140,000 sq m of residential floorspace, 10,000 of business floorspace, 3,500 sq m retail floorspace, 7,300 sq m of hotel floorspace and 6,000 sq m of education, community or leisure floorspace. The s106 agreement was signed in November 2013. This development will be phased over a number of years.
- 12.27 The Earl's Court development straddles the boundaries of Kensington and Chelsea and the London Borough of Hammersmith and Fulham. It includes a significant amount of commercial and residential development with supporting town centre uses. The majority of the development will be located in Hammersmith and Fulham but some local retail functions and community facilities are planned to be located adjacent to Warwick Road. The function of the retail floorspace will be to serve the day-to-day needs

of the development and of the immediate area rather than acting as a draw for a wider area.

- 12.28 The former TA site, Empress Telephone Exchange and Homebase sites were granted planning permission in 2011. No. 100 West Cromwell Road was granted planning permission in 2012 respectively. Work has yet to start on implementing these permissions. The Charles House site has a planning permission that is currently being implemented. It is expected to be completed in 2014.

Kensington High Street

- 12.29 Despite difficult trading conditions across the Country and possible competition from Westfield in Shepherd’s Bush, the High Street continues to strengthen its position in the outdoor leisure, bespoke travel and young fashion sectors. Vacancy rates have increased slightly, but still remain low. The mix of ground floor unit types in the centre has not changed significantly over the study period.

Kensington High Street	2010	2011	2012	2013
Vacancy rate	5.8%	5.5%	6%	6.7%
% of ground floor units multiples		50%	45%	53%
Mix of ground floor uses				
A1	71.1%	71%	63%	62%
A2	6%	7%	7%	7%
A3	13%	13%	13%	13%
A4	2%	2%	2%	1%
A5	1%	1%	1%	1%

Table 12.3: Ground floor data for Kensington High Street Centre

- 12.30 The Kensington High Street Retail Forum continues to meet and bi-monthly newsletters continue to be produced. The Council’s visitor web pages www.rbkc.gov.uk/visit show the shops in the main shopping areas. It continues to be updated on a regular basis.
- 12.31 Over the last few years the Council has been successful in coordinating the provision of Christmas lights. However, the necessary funding has not been achieved for Christmas 2013, and as such there have been no coordinated Christmas lights.
- 12.32 Building work continues on the former Commonwealth Institute site. It is expected to be completed, and occupied by the Design Museum in 2015.

South Kensington

- 12.33 The ‘Exhibition Road Tables and Chairs Management Agreement’ was drawn up in 2012. This allows a comprehensive approach to be taken to

manage chairs and tables in the new space created in Exhibition Road. The management agreement has worked well. There have been only a few complaints and these have been addressed quickly and efficiently. The tables and chairs themselves have been well managed with the operators sticking to the agreed numbers and arrangement. The agreement included the creation of a Management Board that meets to discuss issues related to the management of tables and chairs. This board includes representatives of local Residents Associations, Councillors, South Kensington Estates and the Council. It has been an effective body for discussing issues and management of tables and chairs, including design matters and cleansing.

- 12.34 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas. This continues to be updated on an ongoing basis.
- 12.35 There continues to be a particular concern from some residents and amenity groups that the balance of A Class town centre uses is rapidly changing in this centre, with the loss of a large number of shops (Class A1) to restaurants and cafes (Class A3). There is concern that the requirements of Policy CF3 are being ignored.
- 12.36 A relevant extract from the Council's summer survey is included within the table 24 of the Appendix. Tables 12.4 and 12.5 sets out the mix of uses for the summers of 2010, 2011, 2012 and 2013. This table does not indicate that there has been a rapid increase in A3, A4 or A5 uses at the expense of A1 uses.
- 12.37 This is supported by decision analysis for South Kensington. Table 12.6 sets out the total number of applications received within the designated town centre, and sets out the number of permission granted which have involved the loss of a ground floor A1 (shop unit).
- 12.38 There were three planning permission in the monitoring period which involved the loss retail A1 use class units in South Kensington District Centre. These are –
- 8A Exhibition Road: PP/12/02919. Change of use from nil use to (Class A1/A3) delicatessen and cafe at ground and basement level. The Council took the view that the proposed use contains a substantial retail use which is significant enough to ensure that the shopping character and function of the centre is not adversely affected.
 - 27 Bute Street: PP/12/03255. Change use of class A1 to sui generis to operate beauty and health care business. The Council took the view that whilst the proposal would not meet the criteria within CF3, (in that less than 80% of the parade would be in a shop use) the proposed use was appropriate as was of a type that would provide a service to local residents, and as such should be granted.
 - 19 Bute Street: PP/13/01034. Change of use from shop to nail bar (sui generis). The Council took the view that proposed use was appropriate

as was of a type that would maintain an active frontage and would retain the vitality and success of this part of the Town Centre.

South Kensington	2010	2011	2012	2013
Vacancy rate	2.9%	5.1%	4%	2.6%
% of ground floor units multiples		29%	29%	32%
Mix of ground floor uses				
A1	49.7%	50.3%	42%	46%
A2	10.9%	9%	9%	9%
A3	32.6%	30.5%	29%	29%
A4	1.7%	2.8%	2%	4%
A5	2.3%	2.3%	2%	2%

Table 12.4: Ground floor data for South Kensington Centre

Use Class	2010	2011	2012	2013	Change 2012-2013
Vacant	5	9	7	5	-2
A1	87	91	89	89	0
A2	19	16	18	17	-1
A3	57	54	61	57	-4
A4	3	5	4	4	0
A5	4	4	4	3	-1

Table 12.5: Uses of ground floor units within South Kensington District Centre

	2010	2011	2012	2013
Total number of applications	36	44	NA	71
Applications granted including loss of A1 ground floor unit.	2	1	2	3

Table 12.6: Planning Applications determined within the South Kensington Town Centre Area from 1st October 2012 and 31 November 2013.

Brompton Cross

- 12.39 The Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas. It continues to update these on an ongoing basis.
- 12.40 The mix of ground floor unit types has not changed significantly over the study period.

	2010	2011	2012	2013
Vacancy rate	9.8%	10.5%	5%	6.5%
% of ground floor units multiples		22%	23%	24%
Mix of ground floor uses				
A1	65%	66.9%	63%	65%
A2	7%	7%	7%	8%
A3	15%	13%	13%	12%
A4	3%	3%	2%	3%
A5	-	-	-	-

Table 12.7: Ground floor data for Brompton Cross Centre

Knightsbridge

- 12.41 The Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas. This continue to be updated on a regular basis.
- 12.42 The Council established the Knightsbridge Retail Forum in 2012. The Forum is chaired by the Managing Director of Harrods and meets approximately bimonthly. Newsletters are delivered in advance of each meeting.
- 12.43 The mix of ground floor unit types has not changed significantly over the study period.

Knightsbridge	2010	2011	2012	2013
Vacancy rate		2.9%	3%	5.3%
% of ground floor units multiples		41%	41%	41%
Mix of ground floor uses				
A1	72%	72%	66%	65%
A2	8%	8%	8%	8%
A3	13%	14%	13%	13%
A4	3%	3%	3%	2%
A5	-	1%	1%	1%

Table 12.8: Ground floor data for Knightsbridge

King's Road/ Sloane Square

- 12.44 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas. This continues to be updated on a regular basis.
- 12.45 The Council has established the King's Road Retail Forum which is Chaired by the Managing Director of Peter Jones. Bimonthly news letters are produced.

12.46 The mix of ground floor unit types has not changed significantly over the study period.

	Kings Road (East)			Kings Road (West)		
	2011	2012	2013	2011	2012	2013
Vacancy rate	0.4%	5%	7.7%	8.6%	7%	7.5%
% of ground floor units multiples	57%	56%	55%	29%	28%	30%
Mix of ground floor uses						
A1	87%	82%	75%	67%	58%	63%
A2	4%	4%	4%	4%	4%	4%
A3	6%	6%	6%	18%	20%	19%
A4	1%	1%	1%	2%	1%	1%
A5	1%	1%	1%	-	-	-

Table 12.9: Ground floor data for Kings Road

Lots Road/ Worlds End

- 12.47 The 2002 permission for the redevelopment of the power station site is currently being implemented.
- 12.48 As a means of enhancing and protecting the character of the area the Council raised, in the Core Strategy, the possibility of designating parts of the Lots Road area as a Conservation Area.
- 12.49 Progress has been made in the study period. A consultation of six weeks was undertaken from 4 March 2013 to 15 April 2013. During this period all residents and businesses within the proposed conservation area were notified. A conservation Area Appraisal will be undertaken in early 2014 based on a wider area that reflects the historic function of the area as a working community in south Chelsea centred on Lots Road Power Station.
- 12.50 This work will be made available for public comment for six weeks before Easter with the intention to formally designate the conservation area after the local elections.

13. Use of s106 Agreements

- 13.1 The Council adopted its Planning Obligations Supplementary Planning Document in August 2010. This provides a formula based approach to secure contributions from all major applications. In addition, those aspects of the SPD which can apply to smaller residential developments – namely contributions towards health and education – have been applied since July 2011 to all developments resulting in a net addition of residential units.
- 13.2 The table of monies secured (Table 13.1) are categorised by broad contribution by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways/footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation.
- 13.3 Monitoring of the receipt and spend of contributions ensures payments are received and monies spent in accordance with their requirements. Where contributions are pooled, they will be spent via the Council's spending departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists. In future years, the monitoring of this expenditure will need to account for the limiting of pooled contributions in accordance with the Community Infrastructure Levy Regulations 2010.
- 13.4 The Council also publishes model clauses which will be periodically reviewed and updated in line with best practise. These form the basis for negotiations, and may be adapted where circumstances require.
- 13.5 There is a lag between contributions being secured (i.e. agreed within a S106 Agreement) and their receipt (which will normally be triggered prior to commencement of development). This is because developments will, by their nature, progress along timescales determined by the developer. The range of obligations covered within the SPD are now beginning to feature more prominently.
- 13.6 To allow easy comparison, Table 13.2 sets out the amounts secured within the financial year for 2012/13. The table also includes the most up-to-date figures available, the year ending 31st September 2013.

Area of Spend	Amount (£) Secured By Fiscal Year (April-March)						
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Oct 2012 to Sept 2013
Affordable Housing	0	0	750,000	1,455,000	50,000	1,047,500	4,277,500
Air Quality	0	0	450	3,600	2,000	35,880	42,359
Community Facilities	0	0	0	542,638	50,660	29,740	34,502
Education	0	642,518	157,916	6,074,314	1,502,210	73,522	139,643
Employment & Regeneration/ Economic Development	99,000	60,000	100,000	475,000	94,000	121,014	104,184
Health Care	0	13,338	175,000	139,600	800	177,100	214,481
Highways & Transport	95,000	1,065,364	194,780	1,286,900	50,000	351,000	358,000
Libraries	0	0	0	23,000	0	7,828	37,404
Play & Open Space	50,000	100,000	0	85,000	1,050	172,150	193,973
Public Art	300,000	500,000	100,000	400,000	125,500	55,262	57,762
Public Realm/ Environmental Improvements	35,500	35,000	45,000	128,000	150,000	21,765	22,895
Sport & Leisure Facilities						89,423	94,689
Total	579,500	2,416,220	1,523,146	10,613,052	1,876,220	2,182,188	5,577,398

Table13.1: Contributions Secured – Contained within signed s106 Agreements by year.

Total Received in Year	2012
Affordable Housing	£1,390,735.50
Air Quality	£4,100.56
Community Facilities	£57,499.88
Economic Development	£170,223.37
Education - School Places	£576,864.26
Health Facilities	£145,548.13
Highways and Transport	£499,970.00
Library Facilities	£42,349.81
Open Spaces and Parks	£44,990.07
Public Art	£52,000.00
Public Realm & Env Improvements	£8,626.46
Sport & Leisure Facilities	£136,557.07
Total	£3,129,465

Table 13.2: Total Amount of S106 Contributions Received 2012 (1st Oct 2012- 31 Sept 2013)

14. 2012 Regulations Requirements

- 14.1 Part 8 of the Town and Country Planning (Local Planning) (England) regulations 2012 sets out the requirements in relation to authorities' monitoring reports. This section of the monitoring report sets out information in relation to Regulation 34(4) and provides an update on the Council's progress in relation to Regulations 34(5) and 34(6).
- 14.2 Regulation 34(4) requires "*where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents*".
- 14.3 Regulation 34(5) requires "*where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations*".
- 14.4 Regulation 34(6) requires "*where a local planning authority have co-operates with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what they have taken during the period covered by the report*".

Details of neighbourhood plans

- 14.5 The Norland Conservation Society were one of the first group in the country to apply to their Council to designate a neighbourhood area and neighbourhood forum, under the new Neighbourhood Planning (General) Regulations (2012), which came into force 6 April 2012. After a six-week consultation period, the Council designated the group on the 15 June 2012, granting them the right to produce their own neighbourhood plan.
- 14.6 The Norland Neighbourhood Forum consulted on their draft neighbourhood plan in the summer of 2012 and submitted it to the Council in June of this year. The document was publicised alongside a number of supporting documents for six weeks until 26 July 2013 before being reviewed by an independent examiner. Its intension is to "protect and enhance the historic features that define Norland's sense of place".
- 14.7 The examiner concluded he was satisfied that the Norland Neighbourhood Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the basic conditions, subject to the modifications set out in his report.
- 14.8 The plan was "passed" at referendum on 5 December 2013 and will be formally "made" in February 2014. At this time it will form part of the Borough's development plan, the suite of planning policies which shape future development in the area. It will be the first of its kind to be made in London.

T

Report pursuant to Regulation 62 of the CIL regulations 2010 (2)

- 14.9 The Royal Borough is working on becoming a CIL charging authority by early 2014. In January 2013 the Council consulted on the Preliminary Draft Charging Schedule. Consultation on the Draft Charging Schedule is anticipated at the beginning of 2014.
- 14.10 Once the Royal Borough becomes a CIL charging authority it will produce the report required as per Regulation 62 of the CIL regulations 2010 (2).

Duty to Co-operate

- 14.11 The Royal Borough is working with LBHF to identify areas where the two authorities could work together under the duty to co-operate. This is likely to include the provision of suitable sites to meet the Gypsy and Traveller needs. The Council also propose to work with other authorities within London in an attempt to meet the Council's outstanding waste apportionment figure in the London Plan.

15. Assets of Community Value

- 15.1 Since 21st September 2012, local community groups, which meet a set of criteria laid down by government, have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value. 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.
- 15.2 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 15.3 The Borough's list of Assets of Community Value (as of December 2013) is set out in table 15.1 below.

Name of property	Address	Nominating Community Interest Group	Date added to the list
The London Lighthouse	111-117 Lancaster Road, London, W11 1QT	Kensington and Chelsea Social Council	02/09/13
Ground floor Community Rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	02/10/13

Table 15.1: Royal Borough of Kensington and Chelsea List of Assets of Community Value.

16. Planning Service Performance

16.1 This section reports on planning service performance related to various aspects of development management within the monitoring period.

16.2 The previous monitoring period was focused on five interlinked areas:

- Catching up on case work;
- Promoting the importance of preparing properly for making an application;
- Changing the way we work;
- Improving the ability for customers self serve; and
- Increasingly robust enforcement.

16.3 The focus on these areas has continued, with the aim of providing customers with some stability following the changes implemented. We have also:

- Reviewed the local requirements for information required to make a planning application;
- Agreed a series of measures to improve the operation and perception of our planning committees; and
- Launched a Planning Performance Agreement Charter to support the advice service we offer for larger and more complex cases.

16.4 This progress has been achieved against a strong rise in planning and other related applications in the Borough. Assuming 2013/14's rate of casework continues (projected 7752), the volume of new cases will have risen by 103% since 2008/09. This is shown in figure 16.1.

	Applications	Conditions	Advice	Total
2008/09	3235	361	424	4020
2009/10	3361	512	495	4368
2010/11	3932	597	468	4997
2011/12	4312	714	717	5743
2012/13	5147	920	1073	7140
2013/14 projected	5707	1095	1377	8179

Table 16.1: Number of Planning Applications and Casework

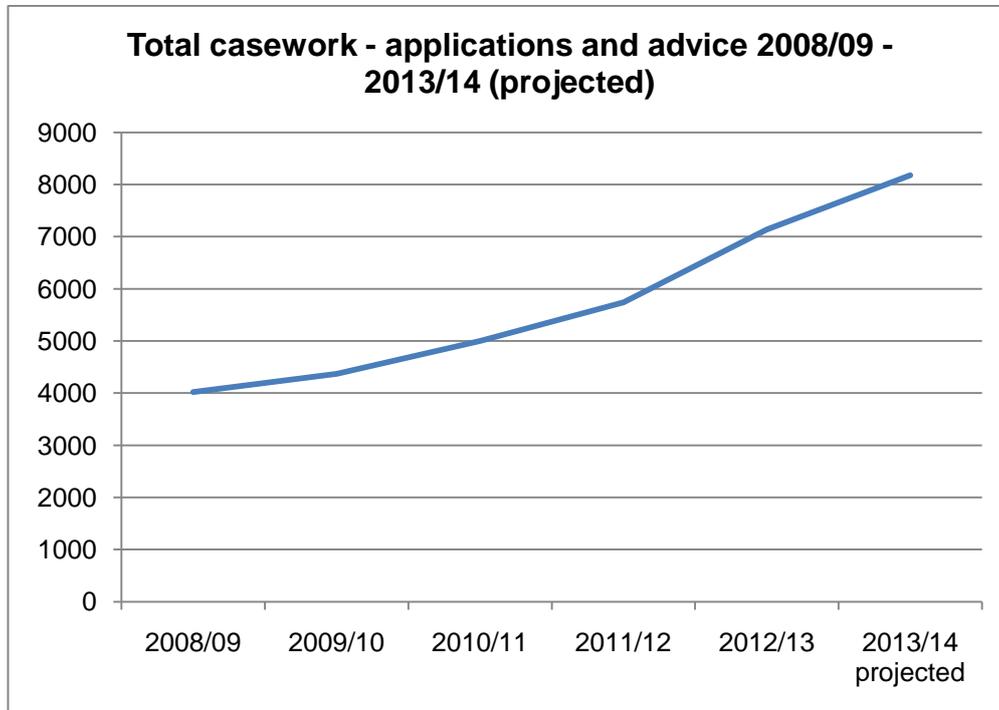


Figure 16.1: Total Casework Applications and Advice

Revisions to our local requirements for registering planning applications

- 16.5 The national requirements for submitting a planning application are set out in law. Councils can supplement this with additional local requirements, and the law changed during the year to ensure these requirements are proportionate.
- 16.6 Following consultation we decided to remove most of our local requirements. Rather than the Council telling applicants and their professional advisors what they need to support their application, they now decide what information they need to submit to show how they have complied with our local policies. If the information is not sufficient, permission is refused.

Improving our planning committees

- 16.7 For many people planning committees are the only personal contact they have with Council decision making processes. The impression they get before, during and after meetings leaves a lasting impression of both the

planning system and the Council. Opportunities should be taken to give a positive impression of both.

16.8 The improvements include:

- Widening opportunities for residents to address the committee in person;
- Changes to reports to make them easier to understand;
- Reducing questioning of applicants at meetings, which residents saw as an unfair opportunity to convince the committee of their scheme.

16.9 It is expected the improvements will:

- Improve the robustness, quality and perception of the decision making process
- Improve the consistency, understanding and operation of the administration of the committee process, and
- Improve the fairness of opportunities to address the committees in person for both applicants and those opposed to developments.

Planning Performance Agreement Charter

16.10 Seeking advice from the Council before the application is submitted brings a range of benefits including identifying and resolving potential problems early on and avoiding spending time and money on making an application where it is unlikely permission will be granted. We also strongly encourage potential applicants to talk to those living and working near their site.

16.11 We launched our advice service in 8 October 2012 and it continues to be popular. We launched a Planning Performance Agreement Charter in August 2013, which explains how we can provide bespoke advice for larger or more complex schemes over many months or years. This helps us to secure the best developments for the Borough at no cost to the taxpayer. Both our advice service and the charter are explained at www.rbkc.gov.uk/advice.

Speed of decision making

16.12 Our speed of decision making has improved across all three application types, as shown in Figures 16.2, 16.3 and 16.4. The improvement in dealing with major cases stands out to the greatest degree. As the volume of old cases continues to fall and other improvements continue, this will continue to improve.

16.13 Performance for 2013/14 so far compared to previous years is:

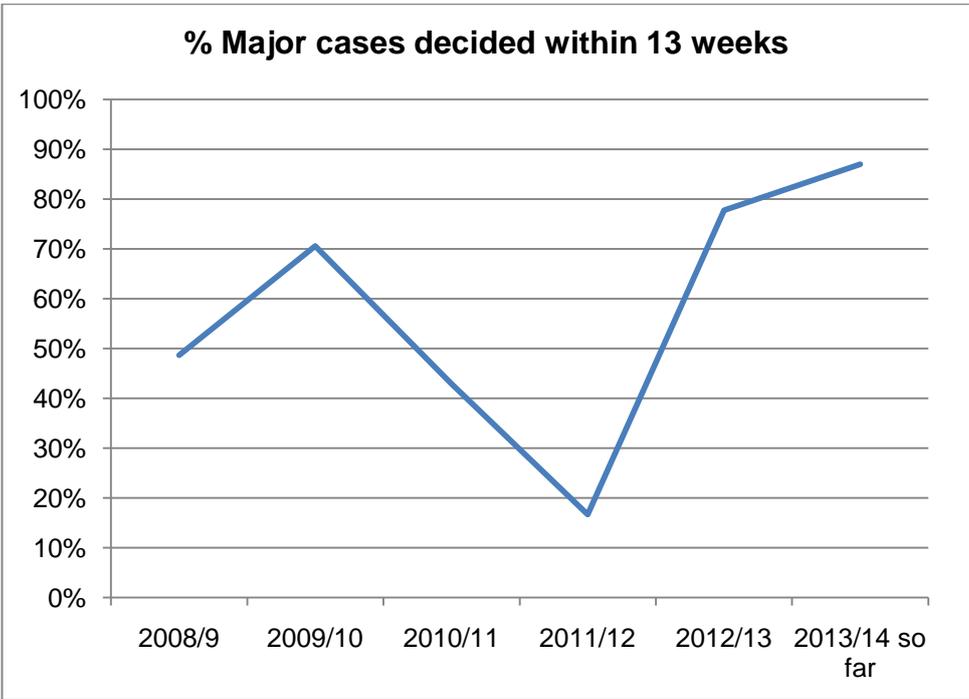


Figure 16.2: Timescale for Major Cases



Figure 16.3: Timescale for Minor Cases

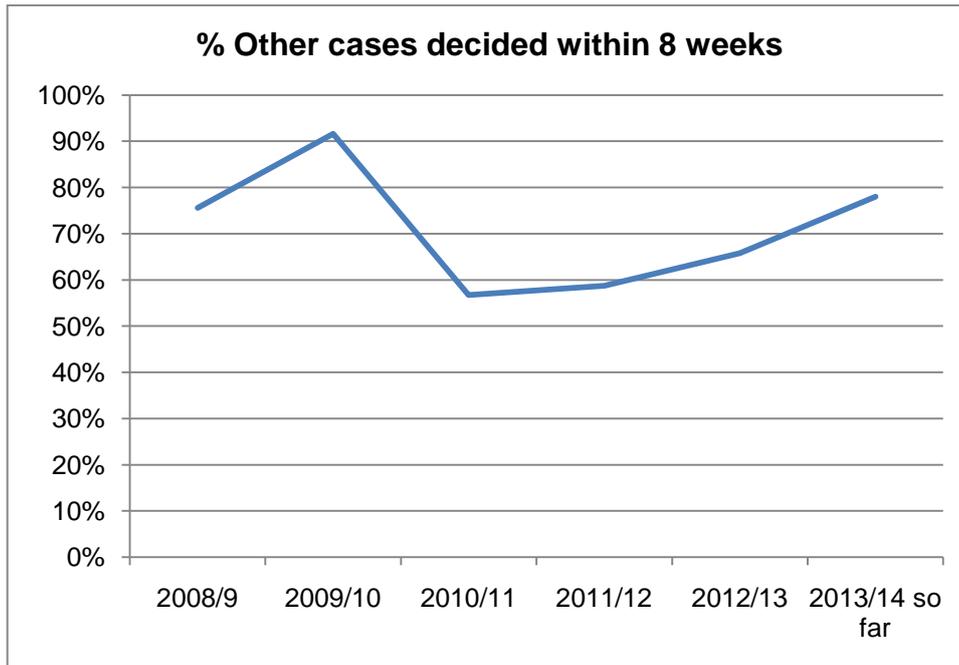


Figure 16.4: Timescale for Other Cases

16.14 The Council's appeal record has continued to be consistent year to year and average compared to the national picture. The quality of decision making is sound.

	Appeals Dismissed
2008/09	62%
2009/10	64%
2010/11	64%
2011/12	64%
2012/13	67%
2013/14 so far	70%

Table 16.5: Proportion of Appeals Dismissed

Increasingly robust enforcement

16.15 Enforcing planning control is a key part of development management. Last year we sought prosecutions for breaches of planning control for the first time in many years. This year has seen a further five convictions for unauthorised advertisements, unauthorised works to a listed building and non-compliance with enforcement notices. Increased funding is being provided to fund enforcement work from April 2014.

Appendix

Table 1: Class A1(shop) floorspace. Approvals 1st October 2012 to 31st September 2013

Borough Reference	Address	Existing A1	Proposed A1	Net A1
PP/11/03380	Former Tournament Pub, 344-346 Old Brompton Road		173	173
PP/12/00472	The Former Brompton's Public House, 294 Old Brompton Road		443	443
PP/12/00646	Silchester Garages Site Latymer Day Nursery 154 Freston Road		315	315
PP/12/02415	143 Kensington High Street	354		-354
PP/12/02643	4-5 Victoria Grove	45	17	-28
PP/12/02707	2 Hogarth Road	45		-45
PP/12/02722	93 Pelham Street		135	135
PP/12/03023	148 Portobello Road		140	140
PP/12/03114	145 Kensington Church Street		200	200
PP/12/03255	Ground Floor 27 Bute Street	68		-68
PP/12/03335	122 Kensington Church Street	50		-50
PP/12/03339	39 Cadogan Gardens	237		-237
PP/12/03424	Basement 236 Fulham Road	90		-90
PP/12/03791	188 Fulham Road	106		-106
PP/12/03830	27 Kensington Church Street	72		-72
PP/12/03951	33 Thurloe Place	130	140	10
PP/12/04290	1 Bedford Gardens	120		-120
PP/12/04415	67 Kensington Church Street	124		-124
PP/12/05050	10-11 And 12 Blacklands Terrace	104	138	34
PP/13/00141	Old Post Office 232 King's Road	347	365	18
PP/13/00251	Shop 2 And 3 (Donovan Court) 107 Drayton Gardens	100		-100
PP/13/00702	48 Kensington Church Street	75		-75
PP/13/00860	Grand Union Centre Site B At 321-337 Kensal Road Bounded By Ladbroke Grove, West Row And Southern Row		1,005	1,005

PP/13/01018	123d Kensington High Street	261		-261
PP/13/01034	19 Bute Street	50		-50
PP/13/01098	278 Fulham Road	159		-159
PP/13/01310	55 Kensington High Street		10	10
PP/13/01715	314 A - 341 B Ladbroke Grove		145	145
PP/13/01721	Barkers Arcade 63 Kensington High Street		414	414
PP/13/01805	4 Ladbroke Grove	49	29	-20
PP/13/01852	137 Kensington Church Street	110		-110
PP/13/01862	2 Ladbroke Grove	40	60	20
PP/13/01912	110 Talbot Road	112		-112
PP/13/01980	50 Kensington Church Street	58		-58
PP/13/01989	149 King's Road	80		-80
PP/13/02001	247 Portobello Road	60	40	-20
PP/13/02145	204 - 206 Kensington High Street	456		-456
PP/13/02182	241-245 King's Road		35	35
PP/13/02513	159 Earl's Court Road	93	62	-31
PP/13/02515	44-46 Kenway Road	227	150	-77
PP/13/02809	132 Bramley Road	280	200	-80
PP/13/03154	60 Beauchamp Place	80		-80
PP/13/03391	201-207 Kensington High Street	288		-288
PP/13/03400	366-370 King's Road	245		-245
PP/13/03532	Sainsburys, 158 A Cromwell Road	65		-65
PP/13/03961	201-207 Kensington High Street	1,075	940	-135
Total		5,855	5,156	-699

Table 2: Class A2 (Financial and Business uses) floorspace. Approvals 1st October 2012 to 31st September 2013

Borough Reference	Address	Existing A2	Proposed A2	Net A2
PP/10/02308	Kiosk Adjacent To Tesco, 100a West Cromwell Road		120	120
PP/10/02817	Homebase Site, 195 Warwick Road		100	100
PP/11/02565	The Cadogan Arms, 298 King's Road, 62 Old Church Street	68		-68
PP/12/01965	11 Collingham Road		72	72
PP/13/00266	280 Fulham Road		66	66
PP/13/00635	188 Brompton Road		71	71
PP/13/00705	91-93 Notting Hill Gate	73		-73
PP/13/01980	50 Kensington Church Street		58	58
PP/13/03391	201-207 Kensington High Street		288	288
Total		141	775	634

Table 3: Class A3 (Restaurants/Cafes) floorspace. Approvals 1st October 2012 to 31st September 2013

Ref	Address	Existing A3	Proposed A3	Net A3
PP/12/02919	8 Exhibition Road		73	73
PP/12/03180	10 Golborne Road	243		-243
PP/12/03335	122 Kensington Church Street		50	50
PP/12/03339	39 Cadogan Gardens		237	237
PP/12/03425	161 Old Brompton Road		152	152
PP/12/04121	8 Egerton Gardens Mews	152		-152
PP/12/04122	123 Kensington High Street		273	273
PP/12/04140	195-197 King's Road		757	757
PP/12/04444	Gloucester Road Arcade, 128 Gloucester Road		141	141
PP/13/01018	123d Kensington High Street		311	311
PP/13/01721	Barkers Arcade, 63 Kensington High Street		922	922

PP/13/01989	149 King's Road		80	80
PP/13/02145	204 - 206 Kensington High Street		456	456
PP/13/02152	Genevieve, 48 Lonsdale Road	328	636	308
PP/13/03209	27 - 31 Basil Street	638	522	-116
Total		1,361	4,610	3,249

Table 4: Class A4 (Drinking Establishments) floorspace. Approvals 1st October 2012 to 31st September 2013

Ref	Address	Existing A4	Proposed A4	Net A4
PP/11/03380	Former Tournament Pub, 344-346 Old Brompton Road	617		-617
PP/12/00469	Wellington Pub, 268 Fulham Road	40		-40
PP/12/00472	The Former Bromptons Public House, 294 Old Brompton Road	689		-689
PP/12/02845	157 Old Brompton Road		95	95
PP/12/04140	195-197 King's Road	1,202		-1,202
PP/13/01721	Barkers Arcade, 63 Kensington High Street	465		-465
PP/13/02979	50 Bosworth Road	303		-303
		3316	95	-3221

Table 5: Class A5 (Hot food takeaways) floorspace. Approvals 1st October 2012 to 31st September 2013

Ref	Address	Existing A5	Proposed A5	Net A5
PP/12/00462	146 Ladbroke Grove	120		-120
Total		120		-120

Table 6: Class B1 (Business) floorspace. Approvals 1st October 2012 to 31st September 2013

Ref	Address	Existing B1	Proposed B1	Net B1
PP/12/00646	Silchester Garages Site Latymer Day Nursery 154 Freston Road	55		-55
PP/12/02661	Lion House 1 Kensington Place		40	40
PP/12/02862	Middle Row Primary School Middle Row		194	194
PP/12/02875	45 - 47 Cheval Place	106		-106
PP/12/03114	145 Kensington Church Street	904	682	-222
PP/12/03392	42-44 Clareville Street	362		-362
PP/12/03535	254 Earl's Court Road	84		-84
PP/12/03830	27 Kensington Church Street	88		-88
PP/12/03953	131 Holland Park Avenue	695		-695
PP/12/03993	Greaves Tower World's End Estate	221		-221
PP/12/04079	114 Cromwell Road	344		-344
PP/12/04434	62 Kensington High Street	1,005		-1,005
PP/12/04959	66 St Helen's Gardens	467		-467
PP/12/05013	Esmond Court Garage (Behind St James House) 9 Thackeray Street		150	150
PP/12/05177	Glen House 125-133 Old Brompton Road	1,771	1,527	-244
PP/13/00324	77 Southern Row	303	566	263
PP/13/00432	Edenham Residential Home Elkstone Road - Golborne Road		95	95
PP/13/00635	188 Brompton Road SW3 1HQ			34
PP/13/00860	Grand Union Centre - Site B At 321-337 Kensal Road - Bounded By Ladroke Grove, West Row And Southern Row	5,574	8,000	2,426
PP/13/00885	174 Pavilion Road		110	110
PP/13/00932	296 Latimer Road			-72
PP/13/01064	151-161 Kensington High Street	577		-577
PP/13/01136	47 Kensington Court	170		-170
PP/13/01912	110 Talbot Road		112	112
PP/13/02720	Emily House 202-208 Kensal Road			-105
PP/13/03671	29 Duke Of York Square			99
PP/13/04059	Roland Mansions 9 Old Brompton Road	49	10	-39
Total		12,775	11,486	-1,333

Table 7: C1 (Hotels) bedrooms in permissions granted between 01/10/2012 and 30/09/2013

Ref	Address	Existing C1 (rooms)	Proposed C1 (rooms)	Net C1 (rooms)
PP/12/00469	Wellington Pub, Upper Floors 268 Fulham Road SW10 9	12		-12
PP/12/02144	30 - 31 Philbeach Gardens SW5 9EB	35		-35
PP/12/03687	170 Pavilion Road SW1X 0AW	43		-43
PP/12/04994	Kensington Close Hotel Wright's Lane W8 5SP		8	8
Total		90	8	-82

Table 8: D1 (Assembly and Leisure) floorspace in permissions granted between 01/10/2012 and 30/09/2013

Ref	Address	Existing D1	Proposed D1	Net D1
PP/12/00646	Silchester Garages Site & Latymer Day Nursery, Freston Road	470	600	130
PP/12/01833	Kensington Academy and Leisure Centre Land At Lancaster Green, Silchester Road.		12,749	12,749
PP/12/02643	4-5 Victoria Grove		45	45
PP/12/02856	Middle Row Primary School Middle Row	4,059	2,997	-1,062
PP/12/03830	27 Kensington Church Street		160	160
PP/12/03971	19 Lansdowne Walk		460	460
PP/12/04074	The Little House, 34 Oxford Gardens	318	318	
PP/12/04079	114 Cromwell Road		344	344
PP/12/05050	10-11 and 12 Blacklands Terrace	25		-25
PP/13/00424	335 Portobello Road	103	77	-26
PP/13/01064	151-161Kensington High Street	92		-92
PP/13/01136	47 Kensington Court		170	170
PP/13/01340	32 Clabon Mews		240	240
PP/13/01428	Cardinal Vaughan Memorial School, Addison Road	6,027	6,832	805
PP/13/01715	314 A - 341 B Ladbroke Grove	145		-145
PP/13/01852	137 Kensington Church Street		110	110

PP/13/02704	Kensington Day Centre, Andridge House, 24-28 Convent Gardens	450	575	125
PP/13/02720	Emily House 202-208 Kensal Road		364	364
PP/13/03150	Chelsea And Westminster Hospital, Fulham Road		814	814
PP/13/03532	Sainsbury's, Cromwell Road		65	65
Total		11,689	26,920	15,231

Table 9: D2 (Non residential Institution) floorspace in permissions granted between 01/10/2012 and 30/09/2013

Ref	Address	Existing D2	Proposed D2	Net D2
PP/11/02498	Odeon Cinema, 263-265 Kensington High Street	1,670	1,475	-195
PP/12/01833	Kensington Academy and Leisure Centre Land At Lancaster Green, Silchester Road.	6,695	9,750	3,055
PP/12/03535	254 Earl's Court Road		84	84
PP/12/04121	8 Egerton Gardens Mews		152	152
PP/12/04674	Nell Gwynn House, Sloane Avenue	220		-220
PP/13/01098	278 Fulham Road		88	88
PP/13/01240	Westway Sports Centre, 1 Crowthorne Road		1,230	1,230
PP/13/01389	196 King's Road		200	200
PP/13/03961	201-207 Kensington High Street	891	1,118	227
Total		9,476	14,097	4,621

Table 10: Sui Generis floorspace in permissions granted between 01/10/2012 and 30/09/2013

Ref	Address	Existing SG	Proposed SG	Net SG
PP/12/00646	Silchester Garages Site Silchester Garages Site & Latymer Day Nursery, 154 Freston Road	400		-400
PP/12/01892	47 Melbury Road	410		-410
PP/12/02707	2 Hogarth Road		45	45
PP/12/02845	157 Old Brompton Road	95		-95
PP/12/02919	Ground Floor And Basement 8 Exhibition Road	73		-73

PP/12/03255	Ground Floor 27 Bute Street		68	68
PP/12/03424	Basement 236 Fulham Road		90	90
PP/12/03425	161 Old Brompton Road	152		-152
PP/12/03687	170 Pavilion Road		43	43
PP/12/03791	188 Fulham Road		106	106
PP/12/03953	131 Holland Park Avenue	100		-100
PP/12/04794	32 Barkston Gardens	215		-215
PP/12/05013	Esmond Court, Garage (Behind 9 Thackeray Street)	150		-150
PP/12/05104	Tesco Car Park, 100 West Cromwell Road		200	200
PP/13/00251	107 Drayton Gardens		100	100
PP/13/00266	280 Fulham Road	66		-66
PP/13/00424	335 Portobello Road		26	26
PP/13/00702	48 Kensington Church Street		75	75
PP/13/00705	91-93 Notting Hill Gate		73	73
PP/13/00865	Suite 43 Hans Crescent	360		-360
PP/13/01034	19 Bute Street		50	50
PP/13/01805	4 Ladbroke Grove		20	20
PP/13/01986	33 Thurloe Square	521		-521
PP/13/02515	44-46 Kenway Road		77	77
PP/13/02809	132 Bramley Road		80	80
PP/13/03154	60 Beauchamp Place		80	80
PP/13/03400	366-370 King's Road		245	245
Total:		2,542	1,378	-1,164

Completions

Table 11: A1 floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing A1	Proposed A1	Net A1
PP/05/02231	Chelsea Walk 280-286 Fulham Road	34		-34
PP/06/02997	144 Portobello Road	80		-80
PP/10/00523	181-183 King's Road	1,771	909	-862
PP/10/00970	Macmillan House, 96 Kensington High Street		53	53

PP/10/01767	52 Sloane Square	132		-132
PP/10/01768	127a &127b Kensington High Street	62		-62
PP/10/03648	303 Westbourne Grove	89		-89
PP/11/00529	139 Kensington Church Street	110		-110
PP/11/01265	200 Fulham Road	60		-60
PP/11/01550	221 And 223 Kensington High Street	63		-63
PP/11/01646	110-112 King's Road	120		-120
PP/11/03300	136 Sloane Street		229	229
PP/11/03304	90 Fulham Road		89	89
PP/11/03387	50 Gloucester Road	77	44	-33
PP/12/00083	52 Kensington Church Street	80		-80
PP/12/00887	205 Kensington High Street	288		-288
PP/12/01216	364 Fulham Road	60		-60
PP/12/01629	55 Chelsea Manor Street	50		-50
PP/12/01760	27 Kensington Park Road	67		-67
PP/12/02142	76 Chelsea Manor Street	120		-120
PP/12/02365	206 Fulham Road	123	100	-23
PP/12/02478	30 Ledbury Road	81		-81
PP/12/02588	319 King's Road		86	86
PP/12/03023	148 Portobello Road		140	140
PP/12/03255	27 Bute Street	68		-68
PP/12/03339	39 Cadogan Gardens	237		-237
PP/12/03424	236 Fulham Road	90		-90
PP/12/03791	188 Fulham Road	106		-106
PP/12/04415	67 Kensington Church Street	124		-124
Total		4,092	1,650	-2,442

Table 12: A2 floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing A2	Proposed A2	Net A2
PP/10/00349	2a Pond Place, Bury Walk	251		-251
PP/12/00083	52 Kensington Church Street		80	80
PP/12/00849	274-276 Fulham Road	100		-100
PP/12/00876	148-150 Portobello Road	49		-49
PP/12/00887	205 Kensington High Street		288	288
PP/12/02478	30 Ledbury Road		86	86
PP/12/03023	148 Portobello Road	140		-140
PP/12/04415	67 Kensington Church Street		124	124
Total		540	578	38

Table 13: A3 floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing A3	Proposed A3	Net A3
PP/07/01724	192-200 Fulham Road	317		-317
PP/10/00349	2a Pond Place, Bury Walk	283		-283
PP/10/01767	52 Sloane Square		132	132
PP/10/03500	181 Finborough Road	250		-250
PP/10/03648	303 Westbourne Grove		89	89
PP/11/01550	221 And 223 Kensington High Street		133	133
PP/11/03387	50 Gloucester Road		43	43
PP/11/03915	Royal Garden Hotel, 2-24 Kensington High Street		650	650
PP/11/04195	323 Fulham Road		120	120
PP/12/00849	274-276 Fulham Road	142		-142
PP/12/02365	206 Fulham Road	23		-23
PP/12/02588	319 King's Road	86		-86
PP/12/02919	8 Exhibition Road		73	73
PP/12/03339	39 Cadogan Gardens		237	237
Total		1,101	1,477	376

Table 14: B1 Business floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing B1	Proposed B1	Net B1
PP/08/02911	29-35 Drayson Mews W8 4LY	341		-341
PP/10/00970	Macmillan House, 96 Kensington High Street W8 4SG		158	158
PP/10/01566	5 Elvaston Mews SW7 5HY	232		-232
PP/10/02067	Ladbroke Hall, 79 Barlby Road W10 6AZ	806	1,064	258
PP/10/03844	22b Launceston Place W8 5RL	98		-98
PP/11/01217	Upper Floors 220 Latimer Road W10 6QY	386		-386
PP/11/03879	9 Reece Mews SW7 3HE	50	150	100
PP/11/04054	First Floor Flat 129 King's Road SW3 4PW		43	43
PP/12/00777	Unit 1 Buspace Studios Conlan Street W10 5AT	188		-188
PP/12/01156	Ground Floor 49-51 Cheval Place SW7 1EW		503	503
Total		2,101	1,918	-183

Table 15: C1 Hotel (rooms) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing C1 (rooms)	Proposed C1 (rooms)	Net C1 (rooms)
PP/08/00317	Kensington Close Hotel Wright's Lane W8 5SP		168	168
PP/10/02541	4 - 6 Queen's Gate, 22 - 23 Queen's Gate Mews SW7 5QJ	40		-40
PP/10/04025	69 Cadogan Gardens SW3 2RB	14		-14
PP/11/00184	Public House, 1st Floor at 34 Holland Road W14 8BA		5	5
PP/11/02563	The Annandale House Hotel, 39 & 41 Sloane Gardens SW1W 8EB	15		-15
Total		69	173	104

Table 16: D1 floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing D1	Proposed D1	Net D1
PP/09/02252	2a Pelham Street		94	94
PP/10/01768	127a &127b Kensington High Street		62	62
PP/10/02067	Ladbroke Hall, 79 Barlby Road	258		-258
PP/11/01646	110-112 King's Road		120	120
PP/11/02889	Royal Marsden Hospital, 203 Fulham Road	195	334	139
PP/11/04296	4-6 Abingdon Road	512		-512
PP/12/00849	274-276 Fulham Road		242	242
PP/12/01760	27 Kensington Park Road		67	67
PP/12/04074	The Little House, 34 Oxford Gardens		318	318
Total		965	1,237	272

Table 17: D2 floorspace (m2) in permissions completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing D2	Proposed D2	Net D2
PP/07/01052	Avondale Park Hall, Walmer Road	92		-92
PP/11/00322	99-121 Kensington High Street		3,070	3,070
PP/11/03915	Royal Garden Hotel, 2-24 Kensington High Street	650		-650
Total		650	3,070	2,420

Table 18: Sui Generis floorspace (m2) completed between 01/04/2012 and 31/03/2013

Ref	Address	Existing SG	Proposed SG	Net SG
PP/11/00529	139 Kensington Church Street		110	110
PP/11/03304	90 Fulham Road	89		-89
PP/12/01156	49-51 Cheval Place	636		-636
PP/12/01216	364 Fulham Road		60	60

PP/12/01629	55 Chelsea Manor Street		50	50
PP/12/02142	76 Chelsea Manor Street		120	120
PP/12/02919	8 Exhibition Road	73		-73
PP/12/03255	27 Bute Street		68	68
PP/12/03424	236 Fulham Road		90	90
PP/12/03791	188 Fulham Road		106	106
PP/12/05104	100 West Cromwell Road		200	200
Total		798	804	6

Table 19: C3 Housing Planning Permissions 1st September 2012 to 31st October 2013

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/11/02498	Odeon Cinema, 263-265 Kensington High Street W8 6NA	0	40	40		Redevelopment of the site to provide six screen cinema, thirty five self contained residential units and five town houses together with car parking, landscaping and associated works (Major Application) (Extension of time to planning permission PP/07/01071 granted 19/11/2008).
PP/11/02823	Chatsworth Court Pembroke Road W8 6DG	0	1	1		Formation of a three-bedroom residential unit within part of the basement storage area (north-western corner of the premises) and associated provision of front and side lightwell areas.
PP/11/03380	Former Tournament Pub, 344-346 Old Brompton Road SW5 9JU	1	7	6	6	Demolition of existing building (formerly 'The Tournament P.H.')

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/00310	8 Treadgold Street W11 4BP	1	2	1		Conversion from house to two flats including 1x1 bedroom flat at ground floor and 1x2 bedroom flat at first floor and attic levels and erection of single storey rear side extension.
PP/12/00469	Upper Floors Wellington Pub, 268 Fulham Road SW10 9	0	6	6		Change of use of the floors 1 to 4 from hotel (Class C1) to residential (Class C3) for creation of 6 self-contained dwelling units including installation of new rooflights and erection of a new chimney and replacement of external plant and duct work and alterations to the ground floor front and side elevations.
PP/12/00472	294 Old Brompton Road SW5 9JF	1	11	10		Demolition of existing public house and night club construction of new retail and residential premises comprising eleven flats and small supermarket (MAJOR APPLICATION)
PP/12/00583	36 Clarendon Road W11 3AD	1	2	1		Lower ground ground and first floor side extension and lower ground level rear extension with lightwells formation of new basement flat.
PP/12/00646	Silchester Garages Site Latymer Day Nursery 154 Freston Road W10 6TR	14	112	98	84	Demolition of nos. 1- 27 (odds) Shalfleet Drive no. 45 Bramley Road electricity sub station Latymer Day Centre and garages and redevelopment of the site by the erection of a 9 storey building to corner of Freston Road a building of up to 4 storeys in height to Freston Road 5 storeys in height facing the railway line 6 storeys in height to the corner of Shalfleet Drive and Freston Road and 4
PP/12/00938	104 Golborne Road W10 5PS	1	2	1		Conversion of existing 2/3 bedroom maisonette to 1x 2 bedroom and 1x 1 bedroom self-contained dwelling units with associated elevational alterations. Sliding rooflight at roof level. Demolition of 1st floor rear conservatory and replacement with glazed extension. Raised first floor rear parapet wall.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/01066	Genevieve 48 Lonsdale Road W11 2DE	0	1	1		Change of use from restaurant with ancillary residential to single family dwelling together with formation of internal courtyard/lightwell
PP/12/01177	18 Collingham Road SW5 0LX	1	3	2		Demolition of external stair to Courtfield Gardens. Construction of new internal stair and habitable space over 4 storeys including basement. Provision of bin stores. Reworking of existing access from Courtfield Gardens. External stair and retaining walls. Original vicarage entrance re-instated. 2 new 1-bed flats to be created. Existing Parsonage and children's nursery to be retained.
PP/12/01371	Second Floor Flat 31 - 33 - 35 Lennox Gardens SW1X 0DE	3	1	-2		Lateral conversion between three second floor flats into a single residence and for the creation of a terrace on the front elevation above the existing projecting bay on the front elevation.
PP/12/01700	7 Edith Grove SW10 0JZ	1	2	1		Conversion from existing single dwelling into two self-contained flats including creation of front door opening to lower ground floor for flat and installation of external rear stairs from upper ground floor to garden.
PP/12/01721	33a Pembroke Road W8 6DP	1	2	1		Provision of 1 x additional unit through the conversion of an existing single dwelling house into 2 self-contained dwelling units and the installation of a door to the north elevation for access.
PP/12/01833	KALC Land At Lancaster Green Silchester Road Bounded By Grenfell Road And Bomore Road W11 4PQ	3	32	29		Demolition of existing leisure centre and associated sports pitch facilities to facilitate redevelopment to provide a new Leisure Centre of 9,570 sqm (within use class D2), the construction of a new Academy of 12,749 sqm (within use class D1) with associated facilities, the construction of a new residential block to provide 32 units (use class C3) with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided. (Major Application)

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/01892	47 Melbury Road W14 8AD	0	2	2		Demolition of block of 8 garages and rebuilding to provide 8 garages with 2 flats above.
PP/12/02144	Philbeach Hotel Bar 30 - 31 Philbeach Gardens SW5 9EB	0	14	14		Change of use from hotel (Use Class C1) to 14 residential units (Use Class C3 incorporating 3 x studios 8 x one bedroom units 3 x two bedroom units) including rear extension and internal demolition and re-configuration with associated external alterations. (Major Application)
PP/12/02178	40 41 & 42 Cadogan Place SW1X 9RU	0	1	1		Erection of a mansard roof extension across all three properties to provide one three bedroom self-contained flat (Extension of Time Limit to planning permission ref. PP/09/01464)
PP/12/02240	65 Pottery Lane W11 4NA	2	1	-1		Amalgamation and change of use of B1 units to form a single dwellinghouse subterranean development and associated alterations to front elevation
PP/12/02415	143 Kensington High Street W8 6SU	0	4	4		Change of use of 1st - 4th floors from ancillary retail floorspace to provide 4 x 1 bed residential units and associated alterations at rear ground floor level to facilitate access.
PP/12/02546	63 Eardley Crescent SW5 9JT	1	2	1		Alterations to front and rear lightwells in connection with the formation of a two bedroom self-contained flat at lower ground floor level.
PP/12/02643	4-5 Victoria Grove, W8 5RW	1	2	1		Formation of dental surgery (Use Class D1) in part basement level with retention of ground floor front retail use (class A1) rear basement, ground and first floor extensions and alterations, new front and rear dormers to form two self-contained residential units.
PP/12/02656	71 Princes Gate Mews SW7 2PP	1	1	0		Alterations and extensions to existing 2 storey dwelling including a 2 storey subterranean extension mansard roof extension 2 storey front/side extension rear first floor level infill extension and external fenestration alterations.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/02661	Lion House 1 Kensington Place W8 7PP	0	1	1		Demolition of single storey office store and garage structure and erection of 3 storey building containing an office unit on ground floor with residential unit above.
PP/12/02673	15 Kensington Gate W8 5NA	2	1	-1		Demolition of garage building; excavation of new basement beneath garden and mews building to rear and construction of replacement garage building.
PP/12/02817	Holmefield House Hazlewood Crescent W10 5FR	0	3	3		Creation of three garden flats to current vacant undercroft. Construction of ramped access within courtyard garden and stepped entrance off Hazlewood Crescent.
PP/12/02821	55 Scarsdale Villas W8 6PU	4	1	-3		Excavation and provision of single-storey subterranean extension beneath the footprint of the main building and beneath part of front and rear garden areas; erection of lightweight infill extension at lower ground floor level; fenestration alterations including replacement of single glazed sash windows with new double-glazed units and insertion of skylights at main roof level in connection with to a single-family dwellinghouse.
PP/12/02862	Middle Row Primary School Middle Row W10 5AT	1	39	38		Construction of three apartment buildings comprising 42 C3 class (residential) units in total and 226 sq.m of B1 class (commercial) floorspace with 3 car parking spaces and amended access to Middle Row including associated landscaping and site works (Council's Own Development - MAJOR APPLICATION).
PP/12/02875	45 - 47 Cheval Place SW7 1EW	3	3	0		Demolition of existing building containing office accommodation (118 sq m GEA) and 3 flats (1 x 2 bed flat and 2 x 3 bed flats) and construction of a four storey building plus subterranean extension containing 3 flats (2 x 3 bed flats and 1 x 2 bed flat) together with associated parking and amenity space.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/03015	16 Sloane Avenue SW3 3JE	1	1	0		Demolition of dwelling behind retained front façade; development of single family dwelling to incorporate excavation of single storey basement; formation of associated lightwells and roof lights.
PP/12/03030	1-3 And 4 Grosvenor Studios Eaton Terrace SW1W 8HB	2	1	-1		Internal modifications to merge two properties (nos 1-3 and no. 4 Grosvenor Studios) to form a single dwelling, including enclosing part of entrance passage to form secondary entrance, removal of rear conservatory extension, alterations to rear façade of no. 3 and no. 4 to include ground floor French windows, first floor balcony and new dormer window. Provision of external fireplace and water feature along boundary wall to rear garden
PP/12/03114	145 Kensington Church Street W8 7LP	0	4	4		Redevelopment of site to provide five storey building with three storey basement comprising flexible B1 A1 or A2 space at ground floor level B1 (office) floorspace at basements first and second floor levels and four residential units above including off-street parking and associated landscaping and works to the highway.
PP/12/03123	42 Adam And Eve Mews W8 6UJ	2	1	-1		Demolition and reconstruction of mews house behind retained street façade including addition of new basement storey below the house and alteration of roof to provide mansard roof extension
PP/12/03180	10 Golborne Road W10 5PE	0	5	5		Change of use of ground floor from Class A4 to Class A3. Change of use of first & second floors to use class C3 (residential dwellings) & roof extension & alterations to ground floor elevations.
PP/12/03189	Maisonette Flat 151 Earl's Court Road SW5 9RQ	1	3	2		Conversion of existing single dwelling above the Class A1/A3 unit into 3 no. self contained flats (1 x 2 bedroom and 2 x 1 bedroom) and construction of first floor rear extension.
PP/12/03228	43 Elvaston Place SW7 5NP	0	1	1		Erection of additional storey at fifth floor level.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/03271	216 Portobello Road W11 1LJ	1	2	1		Conversion of maisonette to two flats at first & second floors. Relocation of residential entrance and new shopfront. Extension at first floor rear.
PP/12/03336	3 Albert Place W8 5PD	2	1	-1		Amalgamation of 3-4 & 4A Albert Place to form a single family dwelling unit with infill side extension raising of roof to existing extension alterations to rear elevation excavation and construction of new basement level minor alterations to dormer windows with associated refurbishment works and landscaping to front and rear gardens.
PP/12/03392	42-44 Clareville Street SW7 5AW	0	2	2		Demolition of existing building retaining first floor façade and erection of two family dwellings with basement and integral garages.
PP/12/03906	Flats 5 And 6 11 Chelsea Embankment SW3 4LE	2	1	-1		Internal and external alterations to 4th 5th and 6th floors associated with the conversion of flats 5 & 6 to single apartment including replacement of 4th floor extension.
PP/12/03919	Flat 1 32 Pont Street SW1X 0AD	2	1	-1		Refurbishment works and internal alterations including replacement of existing rear lantern with walk-on glazed floor in connection with the amalgamation of two dwelling units at ground and lower ground floor level.
PP/12/03953	131 Holland Park Avenue W11 4UT	0	1	1		Use of the 3rd floor as a residential flat for use in connection with Embassy.
PP/12/03993	Greaves Tower World's End Estate SW10 0EA	0	3	3	3	Change of use of upper ground floor from offices (Class B1) to three self contained residential flats.
PP/12/04085	55 Courtfield Gardens SW5 0NF	18	15	-3		Alterations including new lift over-run addition at main roof and decrease of number of dwelling units from 18 to 15
PP/12/04133	19 Clareville Grove SW7 5AU	2	1	-1		Excavation of a single storey sub-basement; formation of lightwells; associated works, including demolition of existing rear extension and introduction of redesigned

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
						rear extension along with improvements to the rear mansard roof in connection with use of the property as a single dwelling.
PP/12/04140	195-197 King's Road SW3 5ED	0	6	6		Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).
PP/12/04190	Storage C 62 Elm Park Gardens SW10 9BP	0	1	1		Change of use of basement from storage to 1-bed residential flat (Class C3) together with alterations to the front and rear elevations
PP/12/04206	Basement 4 Elm Park Gardens SW10 9NY	1	2	1		Change of use of basement from storage to a self contained studio flat (Use Class C3) together with the installation of a new window to the rear elevation
PP/12/04207	Basement 74 Elm Park Gardens SW10 9PD	0	1	1		Change of use of basement from storage to a self contained studio flat (Use Class C3).
PP/12/04262	20 East Row W10 5AW	1	0	-1		Development of a children's home with associated garden landscaping and parking following demolition of existing residential dwelling and removal of buttress to listed boundary wall.
PP/12/04290	1 Bedford Gardens W8 7ED	0	1	1		Partial change of use from retail showroom/shop (Use Class A1) to residential 1 bedroom dwelling unit (Use Class C3) at ground floor level with retention of shop.
PP/12/04294	28 Clabon Mews SW1X 0EH	1	1	0		Demolition of existing mews house and construction of new dwelling. Extension of basement beneath vehicle ramp. Reconstruction of front façade.
PP/12/04312	3 Pembridge Square W2 4EW	3	1	-2		Amalgamation of Flats A F and G into a larger family apartment over lower ground and ground floors. Insertion of staircase between floors reconfiguration of rooms on both floors and minor alterations to external fabric.
PP/12/04434	62 Kensington High Street W8 4PE	0	11	11		Change of use from vacant retail ancillary to retail and vacant office space to residential use as 11 self contained flats (Class C3) as set out in the plans

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
						referred to in this permission. (MAJOR APPLICATION)
PP/12/04586	8 Royal Avenue SW3 4QF	2	1	-1		Combining of basement flat to create single family dwelling house including internal and external redecoration.
PP/12/04592	8 Shafto Mews SW1X 0JT	1	1	0		Demolition and rebuild of two storey house with basement and roof space including single storey rear extension.
PP/12/04617	1 Elm Park Road SW3 6BD	1	1	0		Demolition of existing dwelling. Erection of new 2 and 3 storey 6 bedroom dwelling with 2 basement levels including retention of off-street parking.
PP/12/04647	28 Upper Addison Gardens W14 8AJ	2	1	-1		Conversion of 2 flats at ground floor and lower ground floor into 1 flat. Alterations to French doors and creation of windows to front and rear.
PP/12/04689	The Duke Of Wellington Public House 179 Portobello Road W11 2ED	1	0	-1		Change of use of ancillary bedrooms to first floor for use as function rooms and customer toilets.
PP/12/04721	Drayton Court 1- 13 Drayton Gardens SW10 9RQ	0	1	1		Erection of 2 bedroom apartment on the roof of Drayton Court
PP/12/04794	32 Barkston Gardens SW5 0EN	0	3	3		Change of use of basement and ground floor of building from bridge club (Sui Generis) to 3 no. residential apartments (1 x studio apartment and 2 x two bedroom apartments) with minor external alterations.
PP/12/04810	Upper Floors 14 Hogarth Road SW5 0PT	1	3	2		Construction of mansard roof at 3rd floor level to create new flat. Create roof terrace over existing rear closet extension. Conversion of 1st & 2nd floor maisonette into 2 flats

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/04818	17 Cadogan Place SW1X 9SA	1	1	0		Redevelopment of existing town house and mews house involving substantial demolition behind the retained front part of the house and excavation to form new basement sub-level together with erection of two additional storeys above the main house and rebuilding of the mews building (amendment to planning permission PP/08/01683 dated 11/3/2009 involving additional internal and rear demolition)
PP/12/04891	14 Treadgold Street W11 4BP	2	1	-1		Conversion from two separate self-contained flats into single dwelling replacing windows to loft extension removal of timber staircase from rear extension creation of window to first floor rear addition (facing garden) glazing and side extension at rear ground floor level.
PP/12/04908	13 Scarsdale Villas W8 6PT	1	2	1		Creation of a self contained flat on lower ground floor. Alterations to front window and provision of railing to front lightwell.
PP/12/04959	66 St Helen's Gardens W10 6LH	0	5	5		Change of use of vacant building (previously used as Class B1a offices) to C3 residential use comprising 5 units, involving erection of roofed side addition for bins and bicycles, provision of disabled person's parking bay, access ramp, replacement and additional windows, provision of balconies and dormer windows.
PP/12/05050	10-11 And 12 Blacklands Terrace SW3 2SR	1	0	-1		Expansion of bookshop into adjacent retail unit at 12 Blacklands Terrace change opaque glazing to clear decorate unit frontage to match existing colour (black) re-install glazing above door to no.12 internal alterations to create opening between properties and refurbishments
PP/12/05069	Basement/Ground Floor (Front) 11 Cadogan Square SW1X 0HT	2	1	-1		Installation of external spiral staircase and internal works in conjunction with combining ground floor/basement front and basement rear flats.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/05109	22 Queen's Gate Terrace SW7 5PH	3	2	-1		Conversion of 3 flats at ground and lower ground floor levels into 2 larger duplex flats including internal alterations and new extension to rear on Queen's Gate Mews frontage.
PP/12/05177	Glen House 125-133 Old Brompton Road SW7 3RP	0	5	5		Partial demolition and redevelopment of Glen House to provide a mixed use commercial and residential development, comprising B1(a) office space on the lower ground, ground, 1st and 2nd floors, and 5 new residential dwellings (2x1 bed, 1x2 bed and 2x3 bed) on the 3rd to 5th floors. Provision of an additional storey, and expansion of the existing building envelope at the 1st - 4th floors. Retention of existing car showroom at the ground floor level.
PP/12/05194	Flat 2 37 Cadogan Square SW1X 0HU	5	4	-1		Amalgamation of 1st and 2nd floor to form maisonette
PP/13/00002	65 Clarendon Road W11 4JE	0	1	1		Partial demolition of existing pool and garage annex structure; excavation of basement level beneath house and part of rear garden; refurbishment/alterations to the internal swimming pool at lower ground floor level and reconstruction of existing garage structure to incorporate additional studio accommodation.
PP/13/00085	37 Philbeach Gardens SW5 9EB	14	8	-6		Alterations to existing HMO (house-in-multiple-occupation) to create 8 no. self-contained studio apartments including the amalgamation of undersized units
PP/13/00141	232 King's Road SW3 5UD	1	3	2		Demolition of existing building at 232 with retained facade; construction of mixed use development comprising basement and ground floor Class A1 retail use with 3 self contained apartments above to be accessed via modified Chelsea Manor Street entrance.
PP/13/00182	46 Brunswick Gardens W8 4AN	3	1	-2		Excavation of two storey basement beneath property and garden area with associated external alterations in connection with conversion to single dwelling.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/00324	77 Southern Row W10 5AL	2	8	6		Redevelopment to provide 6 commercial units and 8 residential units in a 3 storey and replacement 4 storey block behind the retained facade facing Southern Row
PP/13/00340	21 Earl's Court Gardens SW5 0SZ	2	1	-1		Rear extension at lower ground and first floor levels amalgamation of lower ground floor flat and main dwelling into single family dwelling.
PP/13/00397	13 Cadogan Square SW1X 0HT	6	2	-4		Conversion to a single family dwelling including alterations at front and rear fourth and fifth floor levels and alterations to the rear elevation and closet wing at 13 alterations to the elevations at 112 internal alterations and the construction of a basement beneath 112 and part of the lightwell of 13.
PP/13/00495	12 Chesterton Road W10 5LX	0	2	2	2	Conversion of a 7 bedsit hostel into 2 maisonette style flats (one x 4 bedroom and one x 3 bedroom flats).
PP/13/00635	188 Brompton Road SW3 1HQ	1	0	-1		Change of use of the third floor residential studio to offices.
PP/13/00840	2nd To 4th Floors 5 And 6 Ashburn Gardens SW7 4DG	5	3	-2		Internal refurbishment. Creation of new floor at roof level and installation of lift. Create 3 larger apartments on 2nd, 3rd and 4th floors by amalgamating apartments from both buildings creating 3 lateral conversions.
PP/13/00860	Grand Union Centre Site B At 321-337 Kensal Road Bounded By Ladroke Grove, West Row And Southern Row W10 5DA	0	145	145	49	Variation of condition 4 (floorspace) of planning permission PP/07/01345 (Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/13/00865	Suite 4 3 Hans Crescent SW1X 0LN	0	1	1		Change of use from diplomatic use (sui generis) to use as 1 residential unit

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/00885	174 Pavilion Road SW1X 0AW	1	0	-1		Temporary change of use of ground and 1st floor from residential use (Use Class C3) to office use (Use Class B1) for the period up to 01/10/2016
PP/13/00888	18 Upper Addison Gardens W14 8AP	2	1	-1		Conversion of lower ground floor flat and upper ground floor flat into 3 bedroom residential unit with associated external alterations including replacement of rear lower ground floor extension, external staircase and alterations to detached garden structure.
PP/13/00918	4 Inverness Gardens W8 4RN	2	1	-1		Excavation to create basement storey with subterranean area to rear garden with 2 no glazed lids set in base of existing front lightwell and 1no lightwell with black grille cover to rear, upper floor refurbishment works to convert 2 no. maisonettes back to single dwelling.
PP/13/00972	Attic Basil Mansions Basil Street SW3 1AP	0	3	3		Provision of 3 x 2 bedroom self-contained residential flats at 6th floor level, involving replacement and raising of main roof and roofs to rear wings, raising of lift shaft and staircase enclosure, installation of rooflights in rear slope of main roof and in roof slopes of rear wings (Extension of Time Limit to planning permission ref. PP/09/02618)
PP/13/01064	151-161 Kensington High Street W8 6SU	5	14	9		Variation of condition 2 (drawings) of planning permission PP/12/03067 (Change of use of B1 (business) use & D1 (non-residential institutions) use at 1st floor to create 5 no. Class C3 residential units. Change of use of 1 B1 (business) unit and reconfiguration of 5 no. existing Class C3 residential units at 2nd floor to create 5 no. residential units. Alterations to entrances at ground floor)
PP/13/01141	Pier House 31 Cheyne Walk SW3 5HN	0	1	1		Creation of new 1 bedroom apartment mainly within existing footprint of Pier House

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/01154	30 Courtfield Gardens SW5 OPH	9	5	-4		Erection of four storey back addition in place of existing two storey back addition, erection of mansard roof at fifth floor level with roof terrace at rear, and elevational alterations at front and rear including replacement of all existing windows and external doors, all in association with conversion of property from nine self contained flats into five self contained self contained flats.
PP/13/01299	322 Portobello Road W10 5RU	1	3	2		Change of use from retail storage on ground floor to bedsit flat; alterations on 1st and 2nd floors to form 1 one bed flat and 1 bedsit flat from flat; alterations to shopfront following removal of residential entrance corridor.
PP/13/01374	4 Godfrey Street SW3 3TA	1	1	0		Partial demolition of building with retention of front facade; creation of single family dwelling house and construction of basement level beneath the property with front lightwell
PP/13/01391	6 Clarendon Road W11 3AA	1	1	0		Demolition of existing building and erection of building incorporating alterations to provide separate front doors to ground floor retail unit and self-contained access to residential unit on upper floors alterations to ground floor front elevation increase in height of ground floor rear extension for level access across ground floor and lightwell at rear
PP/13/01507	53-56 Hans Place 7 Herbert Crescent SW1X 0LA	16	13	-3		Redevelopment to provide 13 (2 x studio 3x1 bed 8x3 bed) flats over four basements lower ground ground first second third fourth and fifth floor levels following demolition of 54 & 56 Hans Place demolition of 7 Herbert Crescent and demolition behind the front facade of 53 & 55 Hans Place. (Major Application)
PP/13/01526	Thurloe Lodge 17 Thurloe Place SW7 2SA	1	1	0		Demolition of building with retention of northern flank wall and erection of 3- storey dwelling construction of 2-storey subterranean development beneath property and part of rear garden; demolition and reconstruction

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
						of garage and studio with associated alterations.
PP/13/01572	Flat 2 35 Elm Park Gardens SW10 9QF	0	1	1		Change of use of basement storage area and conversion into residential accommodation in connection with the ground floor unit installation of metal grille over lightwell at ground floor construction of rear ground floor bridge for access to communal gardens and alterations to windows
PP/13/01737	161 Barlby Road W10 5LN	3	1	-2		Conversion of 3 no. bedsits on 3 levels into 1 no. 3 bedroom dwellinghouse
PP/13/01747	Basement Flat 15 Ashburnham Road SW10 0PG	2	1	-1		Amalgamation of self contained lower ground floor flat to single dwelling and rear side window at ground floor level.
PP/13/01921	60 Campden Street 62 Bedford Gardens W8 7EH	2	1	-1		Use of 62 Bedford Gardens and 60 Campden Street as a single dwelling, construction of basement and external lightwells
PP/13/01986	33 Thurloe Square SW7 2SD	0	1	1		Change of use from an Embassy to single family dwelling.
PP/13/02036	Basement And Ground Floors 49 Lennox Gardens SW1X 0DF	3	1	-2		Erection of a rear side infill extension at basement and ground floor level for the excavation of a subterranean extension under the existing basement level the reconfiguration of the existing basement rear extension to incorporate two open courtyard areas and for the amalgamation of three residential units into one residential unit at ground and basement level.
PP/13/02124	Kensington Heights 91-95 Campden Hill Road W8 7BD	0	1	1		Construction of infill extension and conversion of redundant store room to form 1 No. 2 bed self-contained flat.
PP/13/02125	Kensington Heights 91-95 Campden Hill	0	1	1		Erection of infill style extension at rear ground floor level and conversion of redundant entrance lobby to form 2 bedroom self-contained flat.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
	Road W8 7BD					
PP/13/02242	38-62 Yeoman's Row SW3 2AH	11	9	-2		Construction of new 4 storey building comprising 5 houses and 4 flats with parking at basement level
PP/13/02346	37-39 Abingdon Road W8 6AH	6	2	-4		Demolition of existing buildings and construction of two four-storey buildings fronting Abingdon Road with two storey buildings to the rear of the site plus excavation and construction of three storey basement levels in order to provide two single dwellinghouses.
PP/13/02432	6&7 Carmel Court 18 Holland Street W8 4LU	2	1	-1		Redevelopment of 6 and 7 Carmel Court to create a single dwelling and residential extension to grade II listed building at 18 Holland Street. Provision of basement underneath garden of 18 Holland Street to provide link between the properties.
PP/13/02460	32 Lower Addison Gardens W14 8BQ	1	2	1		Conversion of the upper floors to provide 2 no. self contained 3 bedroom 6 person units over raised ground first second and additional third floor.
PP/13/02513	159 Earl's Court Road SW5 9RQ	2	3	1		Change of use from A1 (commercial) to C3 (residential) on first floor.
PP/13/02569	5 Shafto Mews SW1X 0JT	1	1	0		Partial demolition and rebuilding including construction of subterranean extension external alterations to front elevation and installation of rooflights in rear roofslope
PP/13/02573	39 & 40 Lowndes Square SW1X 9JL	9	5	-4		Planning Permission is sought to extend the time limit for the implementation of a extant planning permission dated 25th August 2010 (PP/10/00562) for the rebuilding and alteration of rear elevations and roof of main buildings to incorporate a roof terrace and glazed roofed extension, erection of new Mews building, provision of new sub-basement levels; use of

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
						main buildings as maisonette and two self contained flats and Mews as two self-contained flats, plant area, ancillary facilities and five car parking spaces.(Amendments to planning permission PP/09/00764 dated 3/6/2009, namely rebuilding of the 2nd, 3rd and 4th floor levels of the rear wall of the main house).
PP/13/02615	92 Cheyne Walk SW10 0DQ	0	1	1		Demolition of existing garage block and replacement with new cottage ancillary to 92 Cheyne Walk. Construction of boundary wall and gates to Beaufort Street.
PP/13/02625	10-12 Cadogan Square SW1X 0JU	2	1	-1		Amalgamation of lower ground floor flat with ground/first floor flat including associated internal alterations at lower ground and ground floor levels including introduction of stairs.
PP/13/02679	45 Paultons Square SW3 5DT	2	1	-1		Insertion of an internal stair case between lower ground and ground floor level in association with amalgamation of two residential units into one.
PP/13/02685	Flat 3 6 Redcliffe Square SW10 9JZ	2	1	-1		Alterations to amalgamate flats 2 and 3 to form one residential unit via new staircase.
PP/13/02704	Kensington Day Centre Andridge House 24-28 Convent Gardens W11 1NH	8	13	5	5	Erection of four storey building containing 575sqm Day Care Centre at ground and first floors with 13 x 1 bed flats for elderly persons at 1st 2nd and 3rd floors together with off street parking for 1 car cycle wheelchair and mobility scooter storage facilities and courtyard garden. (Major Application)
PP/13/02797	88 Abingdon Road W8 6QT	2	1	-1		Creating single dwelling from 2 units and sub-basement. Altering the rear extension at lower ground floor ground and first floor level.
PP/13/02806	13 Aubrey Walk W8 7JH	3	2	-1		Demolition of building and construction of two semi detached houses.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/02827	122 A Cheyne Walk SW10 0ES	1	1	0		Construction of 4 bedroom dwelling
PP/13/02920	3 Netherton Grove SW10 9TQ	1	2	1		Redevelopment of 4 storey property into two self-contained dwellings including alterations to front and rear facade construction of rear extension and provision of air conditioning units at roof level.
PP/13/02979	50 Bosworth Road W10 5EG	0	8	8		Change of use from public house with ancillary residential space (Use Class A4) to eight residential flats (Use Class C3) with associated amenity space refuse and recycling storage and bicycle storage; roof and first floor rear extensions.
PP/13/03018	30 The Boltons SW10 9TD	2	2	0		Demolition and rebuilding to provide 3 storey house and 2 storey cottage
PP/13/03205	33 Chepstow Villas W11 3DR	1	2	1		Creation of self-contained 1 bedroom flat within lower ground floor and basement of property within existing building and extensions approved under planning permissions refs. PP/10/03341 and PP/12/04724
PP/13/03209	27 - 31 Basil Street SW3 1BB	0	2	2		Change of use of 1st and 2nd floor from ancillary restaurant use to residential use (Use Class C3) comprising 2 one bedroom units and associated internal and external works including provision of plant equipment at 1st floor level
PP/13/03413	9 Boyne Terrace Mews W11 3LR	1	1	0		Demolition of existing two storey property and erection of three storey mews house with single storey basement and rear lightwell
PP/13/03475	55 Lexham Gardens W8 5JS	2	1	-1		Linking ground floor basement flat with first floor flat to create one flat new windows and doors to the rear elevation and flank wall of the closet wing and demolition of part of the existing parapet wall to the terrace to be replaced by railings.
PP/13/03672	12-14 Cadogan Lane SW1X 9DX	2	2	0		Redevelopment to provide two mews properties with additional lower ground and third floor accommodation to both.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/03818	2 St Lawrence Terrace W10 5SX	2	3	1		Creation of three self-contained residential units and external alterations to windows.
PP/13/03856	15a Edith Grove SW10 0JZ	2	1	-1		Erection of additional storey at third floor level, extensions to front and rear at second floor level, elevational alterations at front, and rebuilding of rear extension at ground floor level, all in association with combining self contained flat at ground floor level, and self contained maisonette at 1st and 2nd floor levels, to provide one single family dwelling house
PP/13/03878	140-142 Pavilion Road SW1X 0AX	2	2	0		Demolition and rebuild of residential dwellings (including retention of middle party wall and parts of rear elevation).
PP/13/03881	Horbury Villa 85 Ladbroke Road W11 3PJ	1	1	0		Demolition of existing buildings on western part of site; retention of original villa on eastern part of site with alterations to front and rear elevations; construction of new building on western part of site with new subterranean level below; reconstruction of boundary wall at front.
PP/13/03953	3 Palace Green W8 4QA	1	1	0		Demolition & rebuilding of new dwellinghouse.
PP/13/03961	201-207 Kensington High Street W8 6BA	0	8	8		Erection of two additional storeys with set back upper floor to provide 8 residential units (4 x 1-bed 3 x 2-bed and 1 x 3-bed) alteration and extension to rear at 1st and 2nd floor levels and restoration of front facade and provision of new shop fronts
PP/13/03968	Gordon House West Road SW3 4NL	0	1	1		Change of use of Gordon House the Orangery and Creek Lodge to a single family dwelling house with ancillary accommodation internal and external alterations erection of new wall and railings dismantling and re-erection of existing boundary wall including reinstatement of railings and landscaping; construction of new annex building with basement landscaping and associated works.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/13/04124	19 Paradise Walk SW3 4JL	1	1	0		Demolition of the property with the exception of the rear facade and construction of a new building behind the retained facade introduction of a terrace at second floor level new front boundary railings and gate and the insertion of a window at second floor level.
PP/13/04190	341 Latimer Road W10 6RA	1	1	0		Demolition of existing 2 storey house and construction of 3 storey plus basement 4 bed single residential dwelling
PP/13/04193	233 Earl's Court Road SW5 9AH	1	3	2		Change of use and conversion of 2nd and 3rd floors from HMO (house-in-multiple-occupation) floorspace to 2 no. studio apartments with formation of fourth floor mansard roof extension to incorporate a third studio apartments and external alterations and provision of rear roof terrace and relocation of existing flue system

Table 20: C3 Housing completions between April 2012 and March 2013.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/05/02231	280-286 Fulham Road SW10 9EW	0	4	4	0	Erection of rear extensions within the lightwells at basement and ground floor levels. Conversion of rear part of basements to provide four self-contained flats and elevational alterations at the rear.
PP/06/02552	2 Mcgregor Road W11 1DE	8	12	4	0	Refurbishment of existing building at no.2 to provide 6 flats, and erection of new building to provide 6 flats, with associated landscaping.
PP/06/02997	144 Portobello Road W11 2DZ	0	1	1	0	Erection of an additional storey to existing premises; change of use of existing first and second floors from storage to residential; use of rear roof at first floor as a roof terrace and elevational alterations

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/07/01052	Avondale Park Hall Walmer Road W11 4PQ	0	1	1	0	Demolition of existing building and retention of existing railings and gate posts. Construction of new house and basement.
PP/07/01724	192-200 Fulham Road SW10 9PN	3	14	11	0	Refurbishment, erection of mansard roof extension to Nos.192-200, rear extensions at No.192 and No.198-200, shopfront alterations at Nos.192, 194 and 200, repositioning of extract duct at No.194 and new gates at No.196; change of use and conversion of first floor and above from offices and 3 flats to a total of 14 self contained flats.
PP/07/02255	270-278 Fulham Road SW10 9EW	0	4	4	0	Erection of rear extensions within the lightwells at basement and ground levels conversion of rear parts of basement to provide 4 additional self contained flats and elevational alterations at the rear.
PP/07/02566	23 Onslow Gardens SW7 3AL	7	1	-6	0	Internal alterations and alterations to rear elevation in connection with change of use from 17 HMO bed sitting units and 7 self contained flats to a single family dwelling house.
PP/07/03364	Campden Hill Mansions Edge Street W8 7PL	1	3	2	0	Conversion of ancillary basement storage accommodation and Porter's Lodge to form three self-contained flats (2 x one-bed and 1 x two-bed), erection of raised roof structure to Porters Lodge at upper ground floor level, and associated alterations.
PP/08/00345	27 Stafford Terrace W8 7BL	5	1	-4	0	Excavation under rear garden to form additional habitable accommodation, the erection of a small rear extension at rear lower ground level, the erection of a front lightwell extension, internal alterations in connection with conversion back into a single family dwelling house and elevational alterations.
PP/08/00866	42-46 (Even) St Luke's Mews W11 1DG	0	4	4	0	Demolition of existing office building and replacement with four new mews houses with integral garages and basement.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/08/01143	Rear Of 3 St Charles Place W10 6EF	1	1	0	0	Demolition of existing building and erection of a new ground floor and basement house.
PP/08/01827	60 Addison Road W14 8JJ	4	1	-3	0	Demolition and reconstruction of side extensions, construction of a rear extension at lower ground floor level and excavation of basement level accommodation in connection with the conversion of the property into a single family dwelling house.
PP/08/02911	29-35 Drayson Mews W8 4LY	0	4	4	0	Provision of office floorspace (Use Class B1) at ground and first floor levels and change of use of remainder of building to provide four x two bedroomed mews properties with off street car parking.
PP/08/02963	94 Holland Road W14 8BN	1	2	1	0	Conversion of existing second and third floor maisonette into two self contained flats.
PP/09/00260	5 Emperor's Gate SW7 4HH	0	6	6	0	Change of use of building from six short-term holiday flats (sui generis) to six self-contained residential dwelling units (Use Class C3).
PP/09/01600	15-17 Holland Road W14 8HJ	10	12	2	0	The provision of 2 additional self-contained flats to create a total of 12 self-contained dwelling units; creation of new roof access and erection of railings on the roof; erection of railings to the flat roofs of the rear additions at second floor level; erection of a balcony to rear elevation at ground floor level of No.15; reinstatement of traditional glazing bars to first floor windows in front elevations, and; fenestration alterations to rear elevation.
PP/09/02590	131 St Mark's Road W10 6NP	5	3	-2	0	Erection of a side and rear extension, internal conversion to form three self contained flats and installation of conservation type roof lights to main roof.
PP/09/02693	Campden Hill Mansions Edge Street W8 7PL	0	1	1	0	Conversion of ancillary basement storage accommodation to form self-contained two bedroomed flat.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/09/02844	77 Onslow Square SW7 3LT	0	1	1	0	Re-configuration of four ancillary residential rooms to provide a two-bedroom self-contained basement flat including minor external and internal alterations.
PP/09/02905	9 Lansdowne Walk W11 3LN	2	1	-1	0	Extension to rear ground, basement 1 and basement 2 levels, extension to front, new basement 2 beneath footprint of existing house, and alterations to elevations. Conversion to a single dwelling.
PP/10/00009	43 Onslow Square SW7 3LR	0	1	1	0	Internal and external alterations to create a one to two bedroom flat from unused ancillary residential rooms and store rooms in part of basement.
PP/10/00349	2a Pond Place Bury Walk SW3 6QJ	3	3	0	0	Demolition of existing buildings and erection of 3 residential single family dwelling units. (Amendment to planning approval PP/08/03481 dated 04.02.2009 to include provision of a subterranean basement level and revisions to front and rear elevations).
PP/10/00412	36 Faraday Road W10 5RS	0	4	4	4	Change of use of building from vacant residential hostel (sui generis) to four self-contained affordable residential units (Class C3), with associated external alterations at rear.
PP/10/00523	181-183 King's Road SW3 5EB	0	7	7	0	Change of use and extension of uppers floors from office use (Class B1) to 7 three bedroom residential properties. Erection of rear extension above existing ground floor of Chenil House & elevational alterations. Movement of front facade of no. 183 comprising retail (Class A1) at ground floor and residential (Class C3) above & refurbishment of retained elements. Formation of 7 car parking spaces at ground floor level & new access from Chelsea Manor Gardens and associated alterations.
PP/10/00536	2 Gilston Road SW10 9SL	1	1	0	0	Replacement of existing three storey single dwelling family house with new three storey single family house with integral garage.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/10/00634	192 - 200 Fulham Road SW10 9PN	0	1	1	0	Conversion of two third floor flats into one two bedroom flat (Amendment to Planning permission PP/07/01724 granted 18 November 2008 for refurbishment, erection of mansard roof extension to Nos. 192-200, rear extensions at No. 192 and Nos. 198-200, shopfront alterations at Nos. 192, 194 and 200, repositioning of extract duct at No. 194 and new gates at No. 196; change of use and conversion of first floor and above from offices and 3 flats to a total of 14 self-contained flats.
PP/10/00948	26 St Luke's Mews W11 1DF	0	1	1	0	Demolition of existing ancillary workshop and redevelopment to provide a single live-work unit comprising one storey above ground level and one part basement storey.
PP/10/01202	4-6 Chepstow Villas W11 2RB	2	1	-1	0	Erection of a lower ground floor link extension between basement flat at No.4 and house at No.6.
PP/10/01321	10 Powis Gardens W11 1JG	2	1	-1	0	Erection of a new rear extension incorporating a roof terraced area above; fenestration alterations to front, rear and southern sides both at ground and lower ground floor levels; in connection with amalgamation of ground and basement floor levels flats into a single residential maisonette.
PP/10/01566	5 Elvaston Mews SW7 5HY	0	1	1	0	Change of use ground and first floor in use as commercial (B1 Business) to provide single family dwellinghouse with new basement and roof level storey
PP/10/01631	1,2,3 Glynde Mews 58 Walton Street SW3 1SB	3	4	1	0	Erection of 4 new dwelling houses above a shared basement car park and ancillary basement spaces for houses 1 and 2. New vehicular access from Yeoman's Row and pedestrian access from Walton Street. Change of use of B8 storage to residential.
PP/10/02250	2-4 Cadogan Gardens SW3	2	1	-1	0	Conversion for integration of two flats (Flat 5 & 6) into one including internal and external alterations

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
	2RS					including reinstating original room sizes and removing non-original window.
PP/10/02541	4 - 6 Queen's Gate 22 - 23 Queen's Gate Mews SW7 5QJ	0	13	13	0	Excavation to construct new basement level, extension and alterations to rear linking element, and elevational alterations at 22 & 23 Queen's Gate Mews [Amendment to Planning Permission Ref: PP/04/1037 dated 23/05/2005 relating to 4-5 Queen's Gate and 22-23 Queen's Gate Mews, for change of use from hotel (Class C1) to residential (Class C3), comprising 2 mews houses and 11 self-contained flats, and associated rear extension, alterations and reconfiguration].
PP/10/02666	7 Alma Terrace Allen Street W8 6QY	4	1	-3	0	Erection of additional storey to existing rear closet wing extension and rear in-fill extension at lower ground floor level, with terrace above; replacement front railings and fenestration alterations.
PP/10/03287	12 Ovington Square SW3 1LN	3	1	-2	0	Alterations to front elevation including replacement of top storey by mansard slope, alterations and extensions at rear, including complete removal of part of third and fourth floor rear lightwell addition, in connection with conversion to single dwelling (Extension of Time Limit to planning permission ref. PP/08/00414)
PP/10/03500	181 Finborough Road SW5 9JA	0	1	1	0	Change of use to residential and erection of an additional storey with variations to the scheme approved under PP/10/00620, to enlarge a window to rear elevation and form a juliet balcony and add louvres to the front ground floor window.
PP/10/03638	42 Roland Way SW7 3RE	1	1	0	0	Reconstruction of house behind retained front façade. Formation of full basement over whole of site area and re-building of ground, 1st, 2nd & 3rd floors including a full width mansard extension at 3rd floor, together with single storey rebuilt ground floor conservatory.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/10/03840	90 Elsham Road W14 8HH	1	1	0	0	Erection of new single family dwellinghouse over five floors.
PP/10/03844	22b Launceston Place W8 5RL	0	1	1	0	Change of use to amalgamate 2 units, to form new single family dwelling with alterations externally and internally. Excavation to form new basement floor under amalgamated units.
PP/10/04025	69 Cadogan Gardens SW3 2RB	0	1	1	0	Change of use of 69 Cadogan Gardens from Use Class C1 (hotel) to Use Class C3 (residential dwelling). (Application B)
PP/11/00184	Public House, 34 Holland Road W14 8BA	1	0	-1	0	Change of use of 3 existing 1st floor bedrooms within Public House (Use Class A4) to 5 en-suite bedrooms to let (Use Class C1).
PP/11/00387	15 Colville Terrace W11 2BE	0	4	4	0	Conversion of building into 4 self-contained residential units. Roof level mansard extension, extension to rear closet wing and associated alterations.
PP/11/00799	351 Ladbroke Grove W10 6HA	0	1	1	0	Change of use of dentist within Class D1 use for a non self-contained residential unit within Class C3 use located at first floor level.
PP/11/01010	4 Egerton Gardens SW3 2BS	7	3	-4	0	Erection of new mansard roof at rear and insertion of a door at rear second floor level to give access to an existing flat roof and minor alterations to the rear elevation in connection with conversion of building into 3 self contained maisonettes.
PP/11/01217	220 Latimer Road W10 6QY	1	5	4	0	Change of use of 1st floor from B1 to C3 to provide 3 x 1 bedroom units; subdivision of existing residential unit at second floor level to provide 2 x 2 bedroom units; construction of basement to provide new B1 floorspace. Erection of dormer windows to 2nd floor.
PP/11/01265	200 Fulham Road SW10 9PN	2	3	1	0	Demolition of no. 200 Fulham Road and rebuilding of the ground, first and second floor elevations to Fulham Road and Redcliffe Road in accordance with design approved under planning permission PP/10/00634 dated 09/06/2010 in respect of nos. 192-200 Fulham

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
						Road.
PP/11/02563	The Annandale House Hotel, 39 & 41 Sloane Gardens SW1W 8EB	2	8	6	0	Change of use of 39 Sloane Gardens from hotel accommodation (Use Class C1) to residential accommodation to provide 3 flats and refurbishment and conversion of 41 Sloane Gardens to provide 5 residential flats and other associated works. (APPLICATION C)
PP/11/04054	129 King's Road SW3 4PW	1	0	-1	0	Change of use from residential flat (Class C3) to use as Class B1 offices ancillary to existing retail shop at basement and ground floor.
PP/11/04296	4-6 Abingdon Road W8 6AF	0	1	1	0	Change of use of part of the lower ground floor, the first floor and the second floor from 'nil use' to single family residential dwelling (C3) and re-construction of single storey rear extension at lower ground floor level.
PP/12/00167	49 Lennox Gardens SW1X 0DF	3	1	-2	0	Erection of a side infill extension at basement and ground floor levels in part of the existing lightwell adjacent to the closet wing, for the excavation of an additional subterranean extension under the existing basement level, the reconfiguration of the existing basement rear extension which covers the whole of the former rear yard to incorporate an open courtyard at basement level and the conversion of two flats into a single flat at ground and basement level.
PP/12/00876	148-150 Portobello Road W11 2DZ	0	1	1	0	Change of use of first floor from ancillary A2 Use class to C3(a) single family dwelling with associated access from ground floor level.
PP/12/01465	12 Eardley Crescent SW5 9JZ	5	3	-2	0	Fenestration alterations and installation of roof-lights in connection with the amalgamation of the current five self-contained residential flats into 3 self-contained units.

Borough Reference	Address	Existing units	Proposed units	Net Units	Net Affordable Housing	Description
PP/12/01721	33a Pembroke Road W8 6DP	1	2	1	0	Provision of 1 x additional unit through the conversion of an existing single dwelling house into 2 self-contained dwelling units and the installation of a door to the north elevation for access.
PP/12/02365	206 Fulham Road SW10 9PJ	0	1	1	0	Partial change of use in mixed use property to rear at basement and ground floor level from class A1/A3 (retail) to class C3 (residential) with associated alterations to rear elevation and installation of new shopfront.
Total		92	157	65	4	

Table 21: Certificate of Lawful Uses involving loss for residential units (Jan to Nov 2013)

Case Number	Location	Net Loss
CL/13/2139	64 Oxford Gardens	1
CL/13/5627	34 St Ann's Villas	1
CL/13/4793	26-28 Milner Street	4
CL/13/2683	Flat 1, 9A Douro Place	1
CL/13/6911	46 Lennox Gardens	1
CL/13/4595	67-69 Cadogan Gardens	2
CL/134880	16 Ovington Square	4
CL/13/3360	94 Oxford Gardens	4
CL/13/3035	Flat 38 & Flat 39, Charlesworth House, 48 Stanhope Gardens	1
CL/13/5611	22 Pembridge Crescent	4
CL/13/3817	6-8 Cornwall Crescent	2
CL/13/2188	4A Reece Mews	1
CL/13/2512	6-8 Cornwall Crescent	2
CL/13/430	9 Herbert Crescent	4

CL/13/5766	Flat 21-22, 58-59 Hyde Park Gate	1
CL/13/1268	1-3 Hewer	1
CL/13/2426	22 Pembridge Crescent	4
CL/13/5299	9 Vicarage Gate	4
CL/13/2830	Flat 120 and 131, Marlborough, 61 Walton Street	1
CL/13/4366	5, 6 & 7 Onslow Gardens	2
CL/13/2808	35 Oakley Street	2
CL/13/328	Flat 4 and 5, 15 Draycott Place	1
CL/13/6945	10 Pembridge Villas	1
CL/13/6466	31 Egerton Gardens	4
CL/13/6000	44 Brunswick Gardens	2
CL/13/2565	Second Floor Flats, 31-37 Lennox Gardens	3
CL/13/1494	108 Walton Street	1
CL/13/1731	2-4 Elystan Place	1
CL/13/2990	Flat 31 & 46 Shrewsbury House, 42 Cheyne Walk	1
CL/13/1096	Sloane Gate House, D'oyley Street	1
		65

Table 22: Site Allocations Monitoring

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
1.	Kensal Gasworks (site north and south of the railway)	<ul style="list-style-type: none"> • 2,500 new dwellings • 10,000 sq m new offices • 2000 sq m new non-residential floorspace • A Crossrail Station • Relocation and re-provision of the existing Sainsbury's supermarket • A Combine Cooling, Heating and Power (CCHP) Plant • On-site waste management facilities 	<ul style="list-style-type: none"> • 2009: Scope planning framework and enter into Planning Performance Agreement with Landowners. • 2009-11: Prepare and adopt Planning Framework • Phase 1: (Central and eastern sites, the Boathouse Centre, Canalside House and the water tower) • 2010-11: Assess and Grant Planning Permission (eastern and central sites) • 2011-12: Commence work on site • 2017: Crossrail open and phase complete • Phase 2: (southern and western sites) • 2017-18: Grant planning permission for southern and western sites • 2018: Decommissioning of gas holders and commencing decontamination as necessary • 2019: Start work on site • 2023: Phase complete 	<p>The Council consulted on an Issues and Options paper for Kensal Gasworks in June-July 2012.</p> <p>No further work has been undertaken on the SPG in 2013 as the uncertainty concerning the provision, or otherwise, of the Crossrail station continues.</p>	

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
2	Wornington Green	<ul style="list-style-type: none"> • A minimum of 538 affordable homes • A minimum of 150 private homes • Replacement and improvement of Athlone Gardens measuring 9,186 sq m (GEA) including the area of the existing Ball Court • Refurbishment/ replacement of an improved Venture Centre • A1 to A5 uses with a total area of 2000 sq m (no individual unit being over 400 sq m (GEA) • CCHP Plant or similar • Replacement of the storage used by market traders in Munro Mews 	<ul style="list-style-type: none"> • 2009: SPD consultation and adoption • 2009: Planning performance agreement signed with KHT • 2009: KHT planning application submitted • 2010: Planning application determined • 2010: HCA funding secured • 2010: Site works begin • 2015: Completion of phase 1 • 2021: Phase 2 and 3 complete 	<p>Planning permission for 919 gross residential units (381 net residential units) and 568 gross affordable units.</p> <p>Phase 1: 324 homes (183 affordable and 141 market) nearing completion. All of the market trader lockups to be reprovided have been constructed and occupied.</p> <p>Block 2 and 3 of phase 1 will begin in 2014 following the demolition of some of the existing blocks,</p>	PP/09/02786

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
				and are expected to be complete in May 2015.	
3	Land adjacent to Trellick Tower	<ul style="list-style-type: none"> A minimum of 60 new private homes to fund regeneration Improvements to social and community facilities and housing 	2010-15: Complete	<p>Architectural study of the land adjacent to Trellick Tower was concluded in March 2013.</p> <p>Work underway on the SPD and evidence base documents and the draft SPD will be issued in Spring 2014.</p>	
4	Kensington Leisure Centre	<ul style="list-style-type: none"> A new academy with a minimum gross internal floor area of 10,000 sq m Refurbished or relocated sports centre on site Shared open space for external sports facilities for the school and sports centre A CCHP Plant 	<ul style="list-style-type: none"> 2010-11: Submit Planning application 2014: Academy complete 2018: Academy fully utilised Extent to which the sports centre will be renovated or replaced will be resolved as part of the detailed site design and related funding arrangements for the academy 	<p>Planning Permission granted in November 2012 (outside of monitoring period) for:</p> <p>9,750 sq m Leisure Centre; 12,749 sq m new Academy; and 32 residential</p>	PP/12/01833

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
				<p>units with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided.</p> <p>Work on related school underway and expected to be completed in 2014.</p>	
5	The former Commonwealth Institute	<ul style="list-style-type: none"> • 9,300 sq m (net) of exhibition or assembly and leisure floorspace within the 'tent' building • The re-use of the Commonwealth Institute as a high trip-generating public Institutional use 	<ul style="list-style-type: none"> • In 2009 the Council resolved to grant planning permission subject to a s106 agreement for the refurbishment and alteration of the property including 62 residential units, D1 uses and a range of other uses. • Refurbishment of the tent building is likely to take place 	Building work expected to be completed, and occupied in 2015.	PP/09/00839

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
			between 2010 and 2012		
6	Warwick Road (5 sites including 100 Cromwell Road)	<ul style="list-style-type: none"> 1,550 new homes across all 5 sites, with a minimum of: 500 homes on the Charles House site 250 homes on the Former Territorial Army site 150 homes on the Empress Telephone Exchange site 300 homes on the Homebase site 350 homes on the 100 West Cromwell Road site Northern four sites - A primary school and on-site public open space, including outdoor play space 100 Cromwell Road site – leisure, social and community uses (Class D1), provision of car parking and open amenity space 	<ul style="list-style-type: none"> Planning permission has already been granted on the Empress Telephone Exchange site Applications at the former Territorial Army, Charles House and 100 West Cromwell Road are pending determination. Land ownership issues and the current recession are delaying implementation but these are expected to be implemented within the next 5 years i.e. 2015. Implementation of the rest of the sites is expected within five to ten years. 	<p>Sites below are under construction:</p> <p>Charles House – under construction (530 net gain) (63 gross affordable units)</p> <p>245 Warwick Road, (255 units net gain) (81 gross affordable units)</p> <p>Homebase site (243 units net gain) (25 gross affordable units)</p> <p>West London telephone Exchange (158 units net gain) (59 gross affordable</p>	<p>PP/10/01539</p> <p>PP/08/00218</p> <p>PP/10/002817</p> <p>PP/08/01214</p>

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
				units) 100 Cromwell Road site granted permission in July 2012	
7	Earl's Court Exhibition Centre	<ul style="list-style-type: none"> • As the site straddles RBKC and adjoining LBHF the actual figures will be determined at the masterplanning stage: • A minimum of 500 homes within RBKC • A minimum of 10,000 sq m of office floorspace • Retail and other uses to serve day-to-day needs of the new development • Significant cultural facility to retain Earl's Court long standing brand • Other non-residential uses required to 	<ul style="list-style-type: none"> • 2009: agree scope and arrangements for preparation of a SPD with LBHF • 2009-11: Preparation of the SPD • 2012: Grant planning permission • 2013: Start implementation on site • 2023: Completion 	Outline permission has been granted in this Borough for the creation of some 140,000 sq m of residential floorspace, 10,000 of business floorspace, 3,500 sq m retail floorspace, 7,300 sq m of hotel floorspace and 6,000 sq m of education, community or leisure	

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
		<p>deliver a sustainable and balanced mixed-use development, such as hotel and leisure uses</p> <ul style="list-style-type: none"> • On-site waste management facilities • Low or carbon neutral developments and a CCHP plant or similar 		floorspace. The s106 agreement was signed in November 2013.	
8	Lots Road Power Station	This site was not a strategic site allocation in the Core Strategy as this had a live planning permission due to expire in 2011. It was included for information only given its significance in delivery of the Borough's housing targets.	<p>2006: Permission granted</p> <p>2009-11: start implementation on site, otherwise the planning permission expires</p> <p>2015: Completion</p>	Started construction in 2009. Little tangible progress since. Permission for 420 residential units (166 gross affordable units)	

Table 23: Indication of Second Home Ownership

Usual residents in Kensington and Chelsea who have a second address outside of Kensington and Chelsea	Second Address Type			
		Working	Holiday	Other
Male	0-15	0	321	255
	16-64	327	976	2817
	65+	56	488	657
Female	0-15	0	316	208
	16-64	264	1029	2590
	65+	34	467	529
People with a second address in Kensington and Chelsea who are usually resident outside of Kensington and Chelsea	Second Address Type			
		Working	Holiday	Other
Male	0-15	0	13	519
	16-64	1180	92	2287
	65+	208	104	545
Female	0-15	0	10	470
	16-64	710	114	2345
	65+	85	116	505

Source: Census data released September 2012

Table 24: South Kensington Ground Floor Land Uses

Old Brompton Road	1/7	CARLUCCIOS	Restaurant	A3
Old Brompton Road	9	FLIGHT CENTRE	Travel Agent	A1
Old Brompton Road	11	PRONT A PRINT	Copy Shop	A1
Old Brompton Road	13-17	PRET A MANGER	Café (to take away)	A1
Old Brompton Road	19	STARBUCKS	Café (to take away)	A1
Old Brompton Road	21	WASABI	Café (to take away)	A1
Old Brompton Road	23	CAFÉ MILAN	Café	A3
Old Brompton Road	25/27	LAMBORGHINI LONDON	Car Showroom	SG
Old Brompton Road	29/31	THE ROYAL BANK OF SCOTLAND	Bank	A2
Old Brompton Road	33	Balance	Oriental Healthcare	A1
Old Brompton Road	35/37	HARLEY'S PHARMACY	Chemist	A1
Old Brompton Road	39	RENÉ AUBREY	Hairdresser	A1
Old Brompton Road	41	POST OFFICE	Post Office	A1
Rear of Melton Court				
Old Brompton Road	47	THE HUMMINGBIRD BAKERY	Café	A3
SUMNER PLACE				
Old Brompton Road	53	SAKI II	Restaurant	A3
Old Brompton Road	55	BELLISSIMA	Hairdresser	A1
Old Brompton Road	57	AMERICAN DRY CLEANERS	Dry Cleaners	A2
Old Brompton Road	59	BOSPHORUS	Takeaway	A5
Old Brompton Road	61	SHOE REPAIRS	Cobblers	A1
BARNABY PLACE				
Old Brompton Road	65	BEIRUT EXPRESS	Restaurant	A3
Old Brompton Road	67/69	LLOYDS TSB	Bank	A2
Old Brompton Road	73	ROCCA	Restaurant	A3
Old Brompton Road	71	CORAL	Betting Office	A2
Old Brompton Road	73		Residential Access	C3
Old Brompton Road	75/85	CHRISTIES	Auction House	A1
Old Brompton Road	87	Cadogan Contemporary	Art Gallery	A1
Old Brompton Road	89	ACU-CHANNEL	Beautician	A1

Old Brompton Road	91	COUS COUS DARNA	Restaurant	A3
Old Brompton Road	93/95	BYRON	Restaurant	A3
Old Brompton Road	97	LA BOTTEGA	Restaurant	A3
CRANLEY PLACE				
Old Brompton Road	99/101/103	WAITROSE (LOCAL)	Grocers	A1
Old Brompton Road	105	HANDFORD WINES	Off Licence	A1
Old Brompton Road	107	GOURMET BURGER KITCHEN	Restaurant	A3
Old Brompton Road	107a	ENTRANCE	Residential Access	C3
Old Brompton Road	111	SOUTH KENSINGTON FRAME STUDIO	Framing	A1
Old Brompton Road	113/115	FARON SUTARIA	Estate Agents	A2
QUEEN'S GATE				
Queen's Gate	108	BARCLAYS BANK	Bank	A2
Queen's Gate	109/113	KENSINGTON HOTEL	Hotel	C1
Queen's Gate	100/106	REGENCY HOTEL	Hotel	C1
OLD BROMPTON ROAD				
CLAREVILLE STREET				
Old Brompton Road	[94/98	FOXTON'S	Estate Agents	A2
Old Brompton Road	[100	BESPOKE TAILORING	Tailor	A1
Old Brompton Road	[102	BUMPKIN	Restaurant	A3
CLAREVILLE GROVE				
Old Brompton Road	[106	SHELL	Petrol Station	SG
OLD BROMPTON RD				
Old Brompton Road	92a	THE BROMPTON CLUB	Club	A4
Old Brompton Road	92	DAJANI	Chemist	A1
Old Brompton Road	90	SANTANDER	Building Society	A2
Old Brompton Road	88	AUX MERVELILLEUX	BAKERY	A1
Old Brompton Road	86	E.K. WILSON	DIY	A1
Old Brompton Road	84	MAXELA	Restaurant	A3
Old Brompton Road	82	CACCIARIS	Restaurant	A3
Old Brompton Road	80	G+G	Hairdresser	A1
Old Brompton Road	78	SUTTONS & ROBERTSONS	Jeweller	A1
Old Brompton Road	76	KENSINGTON PRINT SHOP	Copy Shop	A1

Old Brompton Road	74	ODDBINS	Off Licence	A1
Old Brompton Road	72	VINI ITALIAN	Shop	A1
Old Brompton Road	70	COCO CASH EXPRESS	Newsagents	A1
Old Brompton Road	68	DOZO	Restaurant	A3
Old Brompton Road	66	CAFÉ NERO	Café (to take away)	A1
Old Brompton Road	64	RYMAN	Stationers	A1
Old Brompton Road	62	WILLIAM HILL	Betting Office	A2
KENDRICK PLACE				
Old Brompton Road	60	BELLA ITALIA	Restaurant	A3
Old Brompton Road	58	TONI AND GUY	Hairdresser	A1
Old Brompton Road	56	LA BOUCHEE	Restaurant	A3
Old Brompton Road	54/50	TESCO EXPRESS	Grocers	A1
Old Brompton Road	48/44	FARLEY & CO.	Estate Agents	A2
BUTE STREET				
Bute Street	2/4	THE ZETLAND ARMS	Public House	A4
Old Brompton Road	40	LA BRIOCHE	Café	A3
Old Brompton Road	38/36	NATURAL HEALTH CENTRE	Herbal Medicine	SG
GLENDOWER PLACE				
Old Brompton Road	34	SNAPPY SNAPS	Photo Shop	A1
Old Brompton Road	32	WILLIAM HILL	Betting Office	A2
Old Brompton Road	30	BROMPTON HOTEL	Hotel	C1
Old Brompton Road	30	JANETS BAR	Bar	A4
Old Brompton Road	30	EL GAUCHO	Restaurant	A3
Old Brompton Road	28	MAIL BOXES ETC.	Safety Deposit Boxes	A1
Old Brompton Road	28	SIMON LAU CENTRE	Martial Arts	D2
Old Brompton Road	26	VOLKS HEDLEYS	Solicitors	A2
Old Brompton Road	24	HEALTH CRAZE	Health Food	A1
Old Brompton Road	22	ENTRANCE	Residential Access	C3
Old Brompton Road	20	MADSEN	Restaurant	A3
Old Brompton Road	18	ENTRANCE	Residential Access	C3
Old Brompton Road	16	SCOOP	Café	A3
Old Brompton Road	14	GALLOPS	Cobblers	A1

Old Brompton Road	12/10	SUSHI SHOP	Café	A3
Old Brompton Road	6/8	Joy Opticians	Optician	A1
Old Brompton Road			Residential Access	
Old Brompton Road	2	CITIBOX	Safety Deposit Boxes	A1
BUTE STREET				
Bute Street	28	THE FRENCH BOOKSHOP	Bookshop	A1
Bute Street	26	CA MCMILLAN FINE ARTS	Art Gallery	A1
Bute Street	24	Costa	Café (to take away)	A1
Bute Street	22	BONNE BOUCHE	Delicatessen	A1
Bute Street	20	NAIL SPA	Beautician	SG
Bute Street	18	RAISON D'ETRE	Café	A3
Bute Street	16	TRINITY HOSPICE	Charity Shop	A1
Bute Street	14	ODDONOS	Café/Ice cream shop	A3
Bute Street	12	PERFECT PIZZA	Takeaway	A5
Bute Street	10	ALLURE	Hairdresser	A1
Bute Street	6	ROTISSERIE BUTE STREET	Restaurant	A3
Bute Street	4	LONDON SCHOOL OF DRAMATIC ART	Training Centre	D1
Bute Street	3	OCTAVIA FOUNDATION	Charity Shop	A1
Bute Street	5	THE TANNING SHOP	Beautician	A1
Bute Street	7/9	BANGKOK RESTAURANT	Restaurant	A3
Bute Street	11	D'NOMYAR INTERIORS	Household Accessories	A1
Bute Street	13	CARPET INTERIORS	Household Accessories	A1
Bute Street	15	SALLY PARSONS	Clothes	A1
Bute Street	17	MOXTON'S	Fishmonger	A1
Bute Street	19	NAILBERRY	Salon	A2
Bute Street	21	SHIKARA	Restaurant	A3
Bute Street	23	W INTERNATIONAL	Hairdresser	A1
Bute Street	25	Vacant	Vacant	VA1
Bute Street	27	BLOOM SPA	Health and beauty	SG
Bute Street	29	Malibu Bute	Café	A3
Bute Street	31	LA GRANDE BOUCHEE	Delicatessen	A1
GLENDOWER PLACE				

Glendower Place	1	see 36-38 Old Brompton Rd		
Glendower Place	3	MOTI MAHAL	Restaurant	A3
Glendower Place	5/13	ZEBRA HOUSING ASSOCIATES LTD	Office	B1
Glendower Place	15	HADLOWS	Jeweller	A1
Glendower Place	16/17	ELIAS	Dry Cleaners	A1
Glendower Place	12/14	RENZAKI	Dry Cleaners	A1
Glendower Place	8	NO NAME	Office	B1
Glendower Place	6	DA SPAGO	Restaurant	A3
Glendower Place	4	THE GLENDOWER	Hostel for Homeless	SG
Glendower Place	2		Residential Access	
HARRINGTON ROAD				
Harrington Road	1	See 2 Old Brompton Road		
Harrington Road	1c	JIA	Restaurant	A3
Harrington Road	3	KHANS OF KENSINGTON	Restaurant	A3
Harrington Road	3a	24 HOUR CAR SERVICE	Mini Cab Office	SG
Harrington Road	5	CAFÉ FLORIS	Café	A3
Harrington Road	7	LIBRARIE LA PAGE	Bookshop	A1
Harrington Road	7a	KEIKO SUSHI	Restaurant	A3
Harrington Road	9	KENSINGTON CHIMES MUSIC	Musical Instruments	A1
Harrington Road	11	GLOBAL NEWS	Newsagents	A1
Harrington Road	11a	Vacant	Vacant	VA1
Harrington Road	15	Vacant	Vacant	VA1
Harrington Road	15a	FRESH	Hairdresser	A1
Harrington Road	17	Stiletto	Clothing	A1
Harrington Road	17a	HARRINGDON CLUB	Club	SG
Harrington Road	19	Vacant	Vacant	VA2
Harrington Road	19a	PREMIERS CHOIX	Grocers	A1
GLENDOWER PLACE				
Harrington Road	21	LANGUAGE LINK	School	D1
Harrington Road	23	TEKTONIC	Coputer	A1
Harrington Road	25/27	Douglas and Gordon	Estate Agents	A2
BUTE STREET				

Harrington Road	[29	Vacant	Vacant	VA3
Harrington Road	[31	MARSH AND PARSON	Estate Agents	A2
Harrington Road	[33	FITNESS FIRST	Gym	D2
Harrington Road	[35	BEANEY PEARCE	Estate Agents	A2
Harrington Road	[42		Residential Access	C3
Harrington Road	[38		Residential Access	C3
Harrington Road	[36	TAOUS HARDWARE	DIY	A1
Harrington Road	[34	ZIZOU UNIQUE	Launderette	SG
Harrington Road	44	LA CIGALE	Café	A3
Harrington Road	46	FANZA UNIQUE	Dry Cleaners	A1
Harrington Road	48	AP FOOD EXPRESS	Newsagents and Grocery	A1
Harrington Road	50	ORGANIC HAIR CLINIC	Hairdresser	A1
QUEENSBERRY PLACE				
QUEENSBERRY WAY				
Harrington Road	[2/10	Vacant	Vacant	VC1
CROMWELL PLACE				
Cromwell Place	17-18	NAT WEST	Bank	A2
Cromwell Place	17		Residential Access	C3
Cromwell Place	15	BISTRO FIFTEEN	Hotel's Restauraant	A3
Cromwell Place	16	PELHAM HOTEL	Hotel	C1
Cromwell Place	26	WAFFLEMEISTER	Café	A3
Cromwell Place	25/24	LA CAVE A FROMAGE	Cheese Shop	A1
Cromwell Place	23/24		Residential Access	C3
Cromwell Place	23	BUBBLEOLOGY	Café (to take away)	A1
THURLOE PLACE				
Thurloe Place	39	KULU KULU SUSHI	Restaurant	A3
Thurloe Place	38	KWALITY INDIAN CUISINE	Restaurant	A3
Thurloe Place	37	PIERINO PASTA PIZZA	Restaurant	A3
THURLOE PLACE MEWS				
Thurloe Place	35/36	THE SAMPLER	Off Licence	A1
Thurloe Place	34	HOOP & TOY	Public House	A4
Thurloe Place	33	Vacant	Vacant	VA1

Thurloe Place	32a		Residential Access	C3
Thurloe Place	32	SNOG	Ice-Cream Shop	A1
Thurloe Place	31	THURLOES	Hairdresser	A1
Thurloe Place	31	PARIS BEAUTY AT THURLOES	Hairdresser Entrance	A1
Thurloe Place	30		Office Entrance	B1
Thurloe Place	29	TOMBO	Café	A3
Thurloe Place	29a	CASSON CONDER PARTNERS	Architects	B1
Thurloe Place	25/28	Le Pain Quotidien	Café	A3
THURLOE STREET (N)				
Thurloe Street	45	GAIL'S	Cafe / Bakery	A3
Thurloe Street	43	BOUJIS	Club	SG
Thurloe Street	41	PAUL	Café	A3
EXHIBITION ROAD				
Exhibition Road	1a	Quatre Saisons	Café	A3
Exhibition Road	1/5	COMPTOIR LIBONNAIS	Restaurant	A3
Exhibition Road	7/9	CASA BRINDISA	Restaurant	A3
Exhibition Road	13	GREENFIELDS CAFÉ	Café	A3
Exhibition Road	15	Le Pain Quotidien	Café	A3
THURLOE PLACE				
Exhibition Road	19	THAI SQUARE	Restaurant	A3
Exhibition Road	2a	ORIENTAL CANTEEN	Restaurant	A3
Exhibition Road	2	KENSINGTON CREPERIE	Restaurant	A3
Exhibition Road	4/8a	FERNANDEZ AND WELLS	Café	A3
Exhibition Road	10/12	EAU ZONE	Grocers	A1
THURLOE STREET (S)				
Thurloe Street	20	GESSLER AT DACQUISE	Restaurant	A3
Thurloe Street	22	SOUTH KENSINGTON BOOKS	Bookshop	A1
Thurloe Street	24	BILLY'S	Restaurant	A3
Thurloe Street	26	THE MEDICI GALLERY	Antiques/Art	A1
Thurloe Street	28	Chopstix	Noodle Bar	A3
Thurloe Street	30	SUBWAY	Sandwich Shop	A1
Thurloe Street	32	LITTLE JAPAN	Takeaway	A5

Thurloe Street	34	PIZZA + PASTA	Restaurant	A3
Underground Station and Arcade				
Thurloe Street	36	MISS ELLIE'S	Sandwich Takeaway	A1
Thurloe Street	38-40	FOOD AND WINE	Grocers	A1
Thurloe Street	42/44	GLOBAL TALK	Mobile Phone Shop	A1
Thurloe Street	46	GRANGER	Specialist Shop	A1
Thurloe Street	48			
SOUTH KEN ARCADE				
South Kensington Arcade	13	ABBOTT	Optician	A1
South Kensington Arcade	7/11	SNAX EXPRESS	Grocers	A1
South Kensington Arcade	5	TREATS	Grocers	A1
South Kensington Arcade	1	FOTOFAST	Photo Shop	A1
South Kensington Arcade	8	TIMPSON	Cobblers	A1
South Kensington Arcade	4/6	STICKLAND PHARMACY	Chemist	A1
South Kensington Arcade	2	FINLAYS	Newsagents	A1
PELHAM STREET				
Pelham Street	1/3	MURIEL'S KITCHEN	Café	A3
Pelham Street	5/7	SHIRT STREAM	Dry Cleaners	A1
Pelham Street	9	BEN'S COOKIES	Delicatessen	A1
Pelham Street	11	SCRIBBLER	Gift Shop	A1

