



building on success

Conservation and Design Consultation Statement

Partial Review of the Core Strategy

July 2013

Regulation 19, Town and Country Planning (Local Planning) (England) Regulations 2012



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

This consultation statement describes the consultation process for the development of updated policies relating to conservation and design in the *Renewing the Legacy* and *An Engaging Public Realm* chapters in the Core Strategy.

(i) Who was consulted under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

All those bodies that appear on the RBKC Local Development Framework database, both specific consultation bodies and general consultation bodies were notified of the consultation at draft planning policy stage.

In October a public meeting was held to discuss the policy review. This was attended by 22 people. Feedback from this meeting fed into the draft policy, which was consulted on between 5th December and 31st January. A workshop meeting, attended by over 20 people, was held on 14th January 2013. A subsequent working group meeting was held on 16th May with members of the public.

172 responses were received from 13 respondents commenting on behalf of amenity societies and statutory bodies.

(ii) How the bodies and persons were invited to make representations

The consultees were invited to make representations:

- through a specific consultation portal,
- in writing to the Executive Director of Planning and Borough Development or
- by email or an attached document.
- Two consultation workshops and working group meeting were also held and the results of these sessions were recorded and taken into account as part of the policy development.

(iii) A summary of the main issues raised

The majority of comments concerned the *Renewing the Legacy* chapter, in particular draft policy CL5 Living Conditions drew many responses. Some respondents thought we could be stronger on amenity issues – resisting roof terraces and being stricter on the impact of new development – but others recognised that the Borough is a dense urban area, and that some of these restrictions would be too onerous. The proposed policy is considered to strike a balance, requiring issues of daylight and privacy to be observed in any new development.

There was concern that reference to the protection of specific views had been lost in the draft policy, but it is the Council's intention that these will form part of a new SPD on Views and Building Heights, so these do not form part of the policy updates. In addition there was some concern that some existing policies had been lost, particularly relating to amenity issues. These policies are considered to be covered by the reorganisation which has created several shorter more specific policies. These have been simplified for ease of use.

In relation to *An Engaging Public Realm*, many respondents felt very strongly about the quality of the Borough's streetscape, especially with regard to street furniture and advertising. The comments wanted to ensure the policy would uphold the quality of our street environments.

(iv) How those main issues have been addressed in the DPD

Some minor revisions have been made to the reasoned justification and policies on the basis of representations on the draft policy. These consist primarily of corrections and clarifications, amending errors in the draft policy. There were some more significant changes as detailed below, though none of these are considered to change the direction or intention of the draft policy.

Policy CL9 Extensions and Modifications prompted comments to suggest that a policy resisting full width extensions outright might be too onerous. It has been amended to remove the explicit reference to full width extensions - it is considered that the first clause covers this sufficiently: *'the extension would spoil or disrupt the even rhythm of rear additions'*.

With regard to policy CL5 addressing provision on sunlight and daylight for new and existing development, the policy has been simplified. It now talks about *'ensuring good standards of sunlight and daylight are achieved'* for all new and existing development, taking out the reference to *'no material worsening'* for existing conditions. This is considered to be in line with the NPPF's focus on positive development and provides a simpler, clearer policy.

In relation to Shopfronts, the policy chapeau has been altered to include the term *'drive up quality'*, endorsed by respondents, to ensure we achieve high standards of design in our retail centres.

A detailed response to all the representations has been included in a separate document.