

- 5.6** The Council will support the improvement of the environment of conservation areas through street works and the upkeep of open spaces. Many conservation areas are cluttered by street furniture such as lamp-posts and signs and, where possible, the Council will reduce unnecessary elements. The Council will pay particular attention to the design and location of street furniture in conservation areas.



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## Demolition

- 5.7** The architectural quality of a building and its contribution to the character and appearance of a conservation area may be severely compromised by partial demolition, and this will be taken into account when the Council considers any proposals. It is considered that a building's contribution to the character of a conservation area stems not only from its street frontage but also the side and rear elevations. The historic plan form and integrity of the buildings also make a significant contribution to the character of the conservation areas. Redevelopment behind a retained front facade therefore is generally not acceptable.

**CD51** TO RESIST DEMOLITION OR PARTIAL DEMOLITION OF BUILDINGS IN CONSERVATION AREAS UNLESS:

- (a) THE BUILDING OR PART OF THE BUILDING STRUCTURE MAKES NO POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA; OR
- (b) THE CONDITION OF THE BUILDING IS PROVED TO BE SUCH THAT REFURBISHMENT IS NOT POSSIBLE; AND
- (c) A SATISFACTORY SCHEME FOR REDEVELOPMENT HAS BEEN APPROVED.

- 5.8** Any consent for demolition will normally be subject to a condition that the building shall not be demolished until a contract for new work has been made.

## Development in Conservation Areas

- 5.9** The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. The Council therefore, will seek to protect or enhance this through the control of development in conservation areas. In exercising such control, careful regard will be had to the content of Conservation Area Proposals Statements.

**CD52** TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA

**CD53** TO ENSURE THAT ALL DEVELOPMENT IN CONSERVATION AREAS IS TO A HIGH STANDARD OF DESIGN AND IS COMPATIBLE WITH:

- (a) CHARACTER, SCALE AND PATTERN;
- (b) BULK AND HEIGHT;
- (c) PROPORTION AND RHYTHM;
- (d) ROOFSCAPE;
- (e) MATERIALS;
- (f) LANDSCAPING AND BOUNDARY TREATMENT;  
OF SURROUNDING DEVELOPMENT.

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**CD54** TO CONSIDER THE EFFECT OF PROPOSALS ON VIEWS IDENTIFIED IN THE COUNCIL'S CONSERVATION AREA PROPOSALS STATEMENTS, AND GENERALLY WITHIN, INTO, AND OUT OF CONSERVATION AREAS, AND THE EFFECT OF DEVELOPMENT ON SITES ADJACENT TO SUCH AREAS.

**5.10** In order for the Council to consider fully and in detail any proposals for new buildings, alterations, or extensions which will affect the character or appearance of a conservation area, sufficient information must be supplied with any planning application.

**CD55** NORMALLY TO REQUIRE FULL PLANNING APPLICATIONS IN CONSERVATION AREAS.

**5.11** The other policies in this chapter will be rigorously applied in conservation areas.

**5.12** In applying these policies, the Council will consider not only the street scene, but views at the rear from other buildings and gardens, as these are also important to residents' amenities.

**5.13** The Council will be particularly attentive to those unsympathetic small-scale developments and extensions, the significance of which lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

**CD56** NORMALLY TO RESIST UNSYMPATHETIC SMALL-SCALE DEVELOPMENTS WHERE THE CUMULATIVE EFFECT OF A NUMBER OF SIMILAR PROPOSALS WOULD BE DETRIMENTAL TO THE CHARACTER OF THE AREA

**5.14** In dealing with applications for alterations and extensions, the Council will seek to enhance buildings by encouraging the reinstatement of missing architectural features.

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## Listed Buildings

- 5.15** There are over 3,700 buildings, widely dispersed within the Royal Borough, which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Council considers that their preservation, protection and correct maintenance is of great importance.
- 5.16** The Council will, as the need arises, propose further buildings suitable for listing to the Department of National Heritage.
- 5.17** In cases where there is an imminent threat to such buildings by demolition or development proposals, the Council will consider use of its powers to serve Building Preservation Notices.

## Demolition of Listed Buildings

- 5.18** The Council has control over the proposed demolition of all listed buildings in the Borough. The general presumption is that all buildings on the statutory list will be preserved because of their architectural or historic interest. Redevelopment behind a retained facade is usually unacceptable.
- CD57** TO RESIST THE DEMOLITION OF LISTED BUILDINGS IN WHOLE OR IN PART, OR THE REMOVAL OR MODIFICATION OF FEATURES OF ARCHITECTURAL IMPORTANCE (BOTH INTERNAL AND EXTERNAL).

## Works to Listed Buildings

- 5.19** In dealing with works to listed buildings there is a presumption firmly in favour of preservation. All proposed works to the building should be shown on an application for listed building consent. It should be demonstrated that any matter that might be the subject of control under other legislation or by another authority can be dealt with, without adversely affecting the building's character.

**5.20** The other policies in this chapter will also apply to listed building

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**CD58** NORMALLY TO RESIST PROPOSALS TO ALTER LISTED BUILDINGS UNLESS:

- (a) THE ORIGINAL ARCHITECTURAL FEATURES, AND LATER FEATURES OF INTEREST, BOTH INTERNAL AND EXTERNAL, WOULD BE RETAINED; AND
- (b) ALTERATIONS WOULD BE IN KEEPING WITH THE STYLE OF THE ORIGINAL BUILDING; AND
- (c) ALL WORKS, WHETHER THEY BE REPAIRS OR ALTERATIONS, ARE CARRIED OUT IN A CORRECT SCHOLARLY MANNER, UNDER PROPER SUPERVISION, BY SPECIALIST LABOUR WHERE APPROPRIATE; AND
- (d) THE INTEGRITY, PLAN FORM AND STRUCTURE OF THE BUILDING INCLUDING THE GROUND FLOOR PRINCIPAL ROOMS, MAIN STAIRCASE AND SUCH OTHER AREAS OF THE BUILDING AS MAY BE IDENTIFIED AS BEING OF SPECIAL INTEREST ARE RETAINED.

**5.21** The Council will provide advice on the repair and maintenance of listed buildings. Detailed advice will also be provided in Conservation Area Proposals Statements and other publications. In considering proposals to alter listed buildings the Council will encourage the removal of later inappropriate additions and alterations.

## Uses

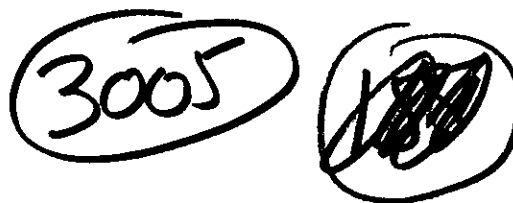
**5.22** The best use for a listed building is the use for which it was designed, and this use, particularly where residential, should continue. Proposals for the change of use of listed buildings which were designed for uses no longer required will be considered in the light of other policies in the Plan. The new and adapted use must not diminish the architectural or historic value of the building. The implications of complying with other statutory requirements, e.g. for fire escapes, will be taken into account in determining applications for change of use.

**CD59** TO ENCOURAGE THE USE OF LISTED BUILDINGS FOR THEIR ORIGINAL PURPOSE

**CD60** TO RESIST THE CHANGE OF USE OF A LISTED BUILDING WHICH WOULD MATERIALLY HARM ITS CHARACTER

**5.23** The setting of listed buildings is of great importance, particularly landscaped spaces and the character of neighbouring properties. Unsympathetic neighbouring development may detract from the setting of buildings on the statutory list.

**CD61** TO RESIST DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING.

**LOCAL POLICIES****1 OBJECTIVES**

**1.1** There are four overall objectives for housing in the Borough:

- (A) To protect permanent residential accommodation in order to maintain and enhance the residential function of the Borough.
- (B) To ensure that new residential development, including conversions and extensions, is of good quality in order to maintain and enhance the residential character of the Borough.
- (C) To increase the supply of housing in appropriate circumstances to help stem the decline of, and where possible to increase, the Borough's permanent residential population, subject to other policies of the Plan.
- (D) To provide and retain a range of housing types and sizes, of a satisfactory standard, to meet the varied physical and economic needs of Borough residents.

**2 MAINTAINING AND ENHANCING THE RESIDENTIAL FUNCTION OF THE BOROUGH**

**2.1** Kensington and Chelsea experienced a decline in the level of population from the 1960's to 1981 despite an increase in the number of households since 1971. The 1991 Population Census showed the first increase in residential population for 30 years. The Borough has experienced considerable pressure from commercial uses to occupy residential property in conflict with the overall aim of the Plan. In order to protect the residential function of the Borough, it is considered that the only circumstances under which the change of use from residential accommodation might be acceptable are:

- (a) where the accommodation is statutorily unfit and could not be brought up to the standards laid down by the Housing Acts;
- (b) where the accommodation could not even with adaptation be incorporated into another unit; or
- (c) where an essential community facility requires accommodation

The relocation of existing residential uses is acceptable providing there is no net overall loss and that a better overall disposition of land use can be achieved.

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**2.2** Under the Greater London Council (General Powers) Acts 1983 and 1984 the use of residential accommodation for temporary sleeping accommodation occupied by the same person for less than 90 consecutive nights, or for time-sharing schemes where a number of people each have the right to occupy a property for a set period each year, is a material change of use requiring planning permission. The Council will resist the loss of permanent residential accommodation through the provision of such temporary residential accommodation (see also Hotels Chapter, policy T4).

**H1** TO RESIST THE LOSS OF PERMANENT RESIDENTIAL ACCOMMODATION IN ALL BUT THE MOST EXCEPTIONAL CIRCUMSTANCES.

**2.3** The Borough is very densely developed and there are few vacant sites available for residential development. In line with government guidance, the Council will seek to maximise housing provision within the Borough by giving priority to the residential development of sites and buildings where appropriate (see also policy STRAT 2).

**H2** TO SEEK THE DEVELOPMENT OF LAND AND BUILDINGS FOR RESIDENTIAL USE UNLESS:

- a) A SATISFACTORY RESIDENTIAL ENVIRONMENT CANNOT REASONABLY BE ACHIEVED BY REASON OF EXCESSIVE NOISE, INAPPROPRIATE LOCATION OR GROUND CONTAMINATION; OR
- b) THE LAND IS REQUIRED FOR THE PROVISION OF SOCIAL OR COMMUNITY FACILITIES TO MEET LOCAL NEEDS; OR
- c) THE DEVELOPMENT IS FOR THE REPLACEMENT ON THE SAME SITE OF EXISTING COMMERCIAL FLOORSPACE WHICH HAS NOT GIVEN RISE TO ENVIRONMENTAL OR TRAFFIC PROBLEMS.

**2.4** The Council will have regard to the history of the use of the site and any known conflict with the amenity of the area through traffic or noise generation, hours of operation and any other material factors, including the considerations set out in the definition of the B1 Use Class. The Council will also have regard to the positive aspects of the existing use and its continuation or replacement by another non-residential use, such as its contribution to the vitality of the local economy. Where a site or building is not suitable or appropriate for residential use its residential use will not be sought.

## Vacant Housing

**2.5** Kensington and Chelsea suffers from a high level of vacant and under-utilised residential property. The numbers of vacant residential units above shops are of particular concern (see CD66 in Conservation and Development Chapter). To reduce the proportion of dwellings that are vacant would significantly increase the number of dwellings available to local residents. The Council attaches particular importance to the return to use of vacant residential property and will continue to identify vacant residential property, negotiate with the owners and where necessary, compulsorily purchase the property, following which it will be offered for sale to housing associations or sold on the open market. The Council requires that any such property be modernised and used solely for residential purposes.

- 2.6** Permissions for change of use of a property or part property to residential use, serve to maintain and enhance the function of the Borough as a residential area and will continue to be encouraged. Flats above shops or businesses can provide lower cost accommodation and contribute to the range of accommodation available, as well as enhancing the vitality of shopping areas (see also Shopping Chapter)

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**H3** TO ENCOURAGE THE USE OF PROPERTY, WHEREVER APPROPRIATE, FOR RESIDENTIAL PURPOSES AND, IN PARTICULAR, PROPERTY PURPOSE-BUILT FOR RESIDENTIAL ACCOMMODATION WHERE PRESENTLY IN ANOTHER USE

- 2.7** Where a return to residential use is proposed, the Council will consider the location of the premises and the amenity of the area. Where no amenity space is available, small residential units will be preferred. In properties with potential for gardens, family-size units should be provided. The Council will assess the suitability of properties by having regard to their internal layout and immediate surroundings.

### **3 MAINTAINING AND ENHANCING THE RESIDENTIAL CHARACTER OF THE BOROUGH**

#### Commercial Development in Residential Areas

- 3.1** Maintaining both the historic and residential character depends greatly on the uses to which buildings are put. The character of a residential listed building or of a residential building in a conservation area can best be safeguarded if residential use is maintained.

**H4** TO RESIST THE ENCROACHMENT INTO RESIDENTIAL AREAS OF COMMERCIAL ACTIVITIES WHICH WOULD BE INAPPROPRIATE BY VIRTUE OF SIZE, SCALE, HOURS OF OPERATION, TRAFFIC GENERATION OR NATURE OF USE.

- 3.2** It is also important to prevent the further incursion of commercial uses into mews which are primarily in residential use.

- 3.3** The Council recognises that a certain amount of services or other commercial activity can be incorporated into residential areas without necessarily causing environmental conflict. Some local services and facilities provide important support for residential areas and contribute to their character. The provision of local services and facilities also reduces the need for trips by car (see also Offices and Industry, Shopping, and Social and Community Uses Chapters). The Council is also sympathetic to those who work in the artistic and craft professions and in certain circumstances will be willing to protect existing studios from change to residential use (see also Leisure and Recreation Chapter, policy LR31).

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- H5** TO ENCOURAGE THE PROVISION, WHERE APPROPRIATE, AND TO RESIST THE LOSS, OF LOCAL SERVICES AND FACILITIES WHICH SUPPORT THE RESIDENTIAL CHARACTER OF THE AREA.

## Conversions

**3.4** Although there continues to be a steady increase in self-contained dwellings in the Borough, largely due to the conversion of buildings, there has been a large-scale loss of small, often not self-contained units. This process has made a significant contribution to the decline in population, due to the displacement of many long-term residents in small households. Conversions potentially could have an important part to play in meeting the overall housing provision envisaged by RPG3 and in providing suitable accommodation for the growing number of small households. These aims will only be realised if a higher proportion of units provided are designed to meet the needs of the Borough's permanent residents. In those cases where a proposed conversion is acceptable under H6, policies H18 and H19 will apply.

**3.5** However, there are drawbacks to dwellings provided by conversions. Although conversions provide new, generally small, dwellings, they can result in the loss of accommodation suitable for families and certain forms of low cost housing such as bedsitting rooms (see also paragraphs 5.4 and 5.5). Conversions can lack privacy, have inadequate noise insulation, and be badly designed, although the Council ensures that conversion schemes requiring planning permission are of an adequate standard. The increase in number or size of dwellings associated with many conversion schemes puts extra pressure on existing facilities such as parking, due to the higher car ownership rates of the occupants (see also Planning Standards Chapter and consult with the Director of Building Control as appropriate).

**H6** TO PERMIT PROPOSALS FOR THE CONVERSION OF SELF-CONTAINED RESIDENTIAL UNITS INTO SMALLER DWELLINGS, EXCEPT WHERE THEY WOULD RESULT IN :

- (a) EXCESSIVE LEVELS OF ON-STREET PARKING DEMAND,
- (b) THE UNACCEPTABLE LOSS OF OFF-STREET PARKING SPACES,
- (c) THE LOSS OF FAMILY-SIZED DWELLINGS OF FIVE HABITABLE ROOMS OR FEWER WHICH HAVE DIRECT ACCESS TO AMENITY SPACE

**3.6** It is considered that in circumstances (a) and (b), the character of residential areas may be harmed. The Council is concerned that existing private garage space which provides off-street car-parking is maintained. In the case of proposals to convert mevs properties, the retention of at least one garage space will normally be required.



## Development and Residential Amenity

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- 3.7** Additional residential accommodation is encouraged in line with the aims of the Plan but it is also considered essential that a policy to attract additional housing in the Borough must not lead to a loss of residential amenity. The Council recognises the value to local amenity of retaining and, where practicable, providing further open spaces and trees within the Borough (see also Conservation and Development, and Leisure and Recreation Chapters).

**H7** TO SEEK, WHERE APPROPRIATE, THE PROVISION OF SOME OUTDOOR SPACE IN ALL NEW DEVELOPMENT AND, IN PARTICULAR, THE PROVISION OF OPEN SPACE AND PLAY FACILITIES IN DEVELOPMENTS OF OVER TEN UNITS.

- 3.8** In order to retain a high standard of residential amenity, it is important that appropriate provision is made for the social and community needs of residents. Therefore the Council will require the provision of such facilities as are appropriate in association with major residential developments. As a general guide, a major development will be considered to be one which provides 150 or more residential units.

**H8** TO REQUIRE THE PROVISION OF APPROPRIATE SOCIAL AND COMMUNITY FACILITIES WITHIN MAJOR RESIDENTIAL SCHEMES.

- 3.9** The form of social and community facilities to be provided will be dependent on the scale of the development, its location and its proximity to existing services (see also Social and Community Uses Chapter).

## Density

- 3.10** If the housing capacity figure identified in RPG3 and sought through STRAT 14 of the UDP is to be met, it is necessary not only to place a high priority on allocating all identifiable land for residential use, but also to make the best use of that land. A balance has, however, to be struck between making the best use of residential land, ensuring new housing is of a good standard, and protecting the character and environment of surrounding areas.

- 3.11** Most of the existing housing in the Borough was built in the nineteenth century at densities which are very high by today's standards. Much of this is satisfactory in the accommodation and facilities it provides, and in the contribution it makes to the character and environment of the Borough. In most cases of new development, however, the Council's policy is to seek lower densities than in the past, in order that excessive pressure is not placed on existing facilities, particularly open space, that the quality of the existing environment is maintained, and, as appropriate, improved, and that new residential development offers facilities and a quality of environment acceptable today. It will be particularly important to design to lower densities, and make adequate provision for open space in schemes suitable for occupation by families with children.

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**3.12** In considering both the quality of the environment proposed in a new housing scheme, and the effect of that scheme on the character and environment of the surrounding area, the density policies set out below will be followed, and regard will be had to the density ranges set out below. Schemes will also have to comply with other policies of the plan, particularly those relating to design, light, privacy, open space, and residential parking.

**3.13** In applying the following policies the Council will have regard to the following well established density guidelines:

- VERY LOW: less than 70 habitable rooms per acre (hra) (175 habitable rooms per hectare (hrha))
- LOWER: between 70 hra and 100 hra (175-250 hrha)
- HIGHER: between 100 hra and 140 hra (250-350 hrha)
- VERY HIGH: above 140 hra (350 hrha)

Guidance on the calculation of residential density is given in the Planning Standards Chapter.

- H9** NORMALLY TO RESIST RESIDENTIAL DEVELOPMENT DESIGNED TO A VERY LOW DENSITY.
- H10** NORMALLY TO REQUIRE THAT HOUSING PREDOMINANTLY SUITABLE FOR OCCUPATION BY FAMILIES WITH CHILDREN IS DESIGNED TO A LOWER DENSITY.
- H11** NORMALLY TO RESIST HOUSING DESIGNED TO HIGHER DENSITIES EXCEPT WHERE IT:
- (a) IS DESIGNED PREDOMINANTLY FOR OCCUPATION BY SMALL HOUSEHOLDS; OR
  - (b) ENABLES THE PROVISION OF SPECIAL NEEDS OR AFFORDABLE HOUSING ON APPROPRIATE SITES; OR
  - (c) IS AN INFILL SCHEME WHERE A HIGHER DENSITY DEVELOPMENT IS NECESSARY FOR TOWNSCAPE REASONS TO COMPLY WITH THE POLICIES OF THE CONSERVATION AND DEVELOPMENT CHAPTER.
- H12** NORMALLY TO RESIST HOUSING DESIGNED TO VERY HIGH DENSITIES UNLESS NECESSARY FOR TOWNSCAPE REASONS TO COMPLY WITH THE POLICIES OF THE CONSERVATION AND DEVELOPMENT CHAPTER.

## Improving the Quality of the Housing Stock

**3.14** There has been a welcome improvement in the housing conditions of the Borough over the last 20-30 years, as building activity has concentrated on replacing poorer, older housing by means of the conversion and redevelopment of existing property. However, housing conditions in certain parts of the Borough still compare unfavourably with those elsewhere in London.

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**H13** TO CONTINUE TO ENCOURAGE THE IMPROVEMENT AND PRESERVATION OF THE EXISTING HOUSING STOCK.

**3.15** The Council continues to implement landscaping and playground schemes on its estates. Besides enhancing the physical condition of dwellings and the environment, these schemes aim to improve the security and to add to the amenities enjoyed by residents and their children (see also policy CD87 of the Conservation and Development Chapter).

**H14** TO ENSURE THE ENHANCEMENT OF THE RESIDENTIAL ENVIRONMENT THROUGH STREET WORKS, LANDSCAPING AND IMPROVEMENTS TO HOUSING ESTATES.

**3.16** Funds are available for environmental improvement under various Central Government programmes, such as the City Challenge Programme, and occasionally through negotiation with the private sector.

## **4 INCREASING THE SUPPLY OF HOUSING**

### New Development

**4.1** There are few vacant sites remaining in the Borough and the provision of new housing, other than from conversion schemes, will mainly arise from smaller-scale redevelopment proposals. Policy STRAT 14 seeks to maximise the residential capacity of the Borough in line with RPG3. It is therefore important to ensure that, wherever possible, the development of vacant land and redevelopment of property currently in other uses is for residential purposes while seeking to maintain residential amenity. Where new residential development is proposed, and in appropriate locations, the Council will seek the provision of affordable housing for rent or for sale within the development. Section 5 deals with the provision of affordable housing.

**H15** TO REQUIRE A SUBSTANTIAL PROPORTION OF HOUSING TO BE PROVIDED ON THOSE SITES TO WHICH THIS POLICY APPLIES AS IDENTIFIED IN THE SCHEDULE OF MAJOR SITES WITH DEVELOPMENT OPPORTUNITIES AND SHOWN ON THE PROPOSALS MAP

**H16** TO ENCOURAGE THE USE OF PUBLICLY OWNED LAND FOR THE PROVISION OF HOUSING, WHEREVER APPROPRIATE.

**4.2** A number of sites have been identified on the Schedule of Major Sites with Development Opportunities and Proposals Map where redevelopments will be expected to provide housing on all or at least the major part of the site area or floorspace. Such housing provision must be carefully designed to achieve an acceptable level of amenity for residents with regard to the location of any proposed business uses (See also Offices and Industry Chapter policy E3).

## 5 PROVIDING AND MAINTAINING A WIDE RANGE OF HOUSING

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### Housing Mix

**5.1** The mix of accommodation in the Borough should be related to the range in household types existing or likely to exist and to deficiencies in the range of accommodation. Households are typically smaller than elsewhere in the capital. In response to market demand, the private sector already provides a substantial proportion of smaller units, mostly through conversion schemes and it is therefore important to retain existing provision. A large stock of small residential units is also important in order to: maintain the level of population by allowing a more intensive use of residential properties; maintain the number of adult households who, through their spending power, help support the ancillary services which underpin the residential function; and meet the overall housing provision envisaged by RPG3.

**H17** TO RESIST THE LOSS OF EXISTING, SMALL, SELF-CONTAINED FLATS OF ONE OR TWO HABITABLE ROOMS.

**5.2** However, it is important to ensure that a sufficiently wide range of dwellings is provided in terms of type and size in redevelopment, rehabilitation, extension and conversion schemes, to satisfy the needs of larger households and rising standards.

**H18** TO SEEK THE INCLUSION OF SMALLER UNITS (OF ONE OR TWO HABITABLE ROOMS) AND LARGER UNITS (OF THREE HABITABLE ROOMS AND MORE) IN SCHEMES FOR RESIDENTIAL DEVELOPMENT.

**H19** TO SEEK AN APPROPRIATE MIX OF DWELLINGS WITHIN A SCHEME, HAVING REGARD TO THE FOLLOWING FACTORS:

- (a) THE PHYSICAL CHARACTER OF THE SITE OR BUILDING AND ITS SETTING.
- (b) THE PREVIOUS OR EXISTING USE OF THE SITE OR BUILDING.
- (c) ACCESS TO PRIVATE GARDENS OR COMMUNAL GARDEN SQUARES FOR FAMILY UNITS;
- (d) THE LIKELY EFFECT ON DEMAND FOR CAR PARKING WITHIN THE AREA;
- (e) THE SURROUNDING COMPOSITION AND DENSITY OF POPULATION.
- (f) THE LOCATION OF SCHOOLS, SHOPS AND OPEN SPACES;
- (g) PROVISION OF ACCOMMODATION FOR SPECIAL NEEDS (see paragraphs 5.13 to 5.24); AND
- (h) BUSY ROADS OR RAILWAY LINES NEARBY.

- 5.3** Particular regard should be paid to providing accommodation suitable for families in acceptable locations and the Council will encourage the provision of larger units suitable for family occupation to be located in the lower floors with access to the garden.

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## Affordable Housing Provision

- 5.4** The private rented sector performs an important function in the housing market, especially in meeting a need for lower cost housing, but has experienced a rapid decline. Much of the decline in this sector in the Borough has resulted from the conversion, into flats for sale, of houses in multiple occupation (HMOs). There has also been a change in the types of lettings made. Whereas in the past, much of the privately rented sector had catered for lower income groups, an increasing proportion of this sector now consists of luxury furnished flats intended for short-term lets to mobile higher-income tenants.
- 5.5** Despite the decline, the Borough still has a greater proportion of private rented accommodation than anywhere else in the United Kingdom. The Council recognises that certain types of accommodation meet a specific need and will not normally consider favourably proposals which involve the loss of such accommodation. In particular, the Council is concerned that bedsit accommodation which is in compliance, or capable of complying, with building regulations and the standards laid down by the Housing Acts, should normally be maintained. However, there may be circumstances in which the loss of an HMO may be allowed, for example, in order to secure the essential restoration of a listed building where improvement is needed, and in which the existing HMO layout is harmful to the historic character of the building, or in appropriate locations having regard to the distribution of HMOs within the area.
- 5.6** Where existing HMOs and bedsitting rooms do not comply with the current Housing Acts, landlords should seek advice from the Council's Environmental Health Department.
- H20** NORMALLY TO RESIST PROPOSALS FOR THE CONVERSION INTO SELF-CONTAINED ACCOMMODATION OF THOSE HOUSES IN MULTIPLE OCCUPATION AND INDIVIDUAL BEDSITTING ROOMS WHICH COMPLY WITH, OR ARE CAPABLE OF REACHING, THE STANDARDS LAID DOWN BY THE HOUSING ACTS
- 5.7** Housing associations are now the major providers of affordable housing for rent in the Borough. They assist in the housing of the statutorily homeless and for people with special accommodation needs as well as hostel provision for groups such as people with a mental illness, the single homeless and people with physical disabilities. They also contribute towards improving the housing stock. The Council encourages the provision of rented accommodation (especially affordable accommodation) in any large residential or mixed-use developments and will look favourably upon arrangements to secure the transfer of ownership of a proportion of the site, or some of the dwellings created, to registered Housing Associations or other providers of affordable housing for this purpose. Where appropriate, the Council will seek Planning Obligations to secure and retain the provision

of affordable housing. Proposals for housing associations to convert properties into self-contained dwellings, in liaison with existing tenants, will be welcome where there is no significant reduction in accommodation in terms of bedspaces.

**H21** TO WELCOME RESIDENTIAL OR MIXED-USE SCHEMES WITH A RESIDENTIAL ELEMENT WHERE A RANGE OF HOUSING IS TO BE PROVIDED INCLUDING AFFORDABLE HOUSING AND HOUSING FOR SPECIAL NEEDS.

**5.8** The Council wishes to encourage an increase in the provision of affordable housing in the Borough, such as that provided by registered Housing Associations (affordable housing is that which is approximately equivalent in cost to the occupier as that provided by housing associations working in the Borough). The provision of affordable housing has been established as a material consideration for inclusion in the Plan.

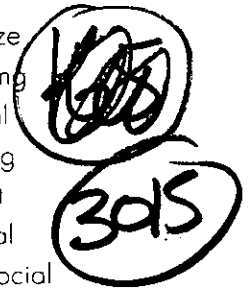
**5.9** The high cost of housing in London means that many households cannot afford even the smallest properties. Kensington and Chelsea was the most expensive London Borough in terms of house prices and private sector rents in 1991. The London Research Centre estimated that in 1990, in London as a whole, there was a need for 380,500 additional social dwellings to meet the needs of the homeless, potential households, overcrowded households and households in unsatisfactory accommodation. This Council estimates that at least 9,000 additional affordable residential units are required to satisfy the housing needs of households living in the Borough. In order to satisfy the need for affordable homes for rent in this Borough, the Council will seek the provision of an adequate supply of affordable housing on residential development sites throughout the Borough.

**H22** TO SEEK WHERE APPROPRIATE THE INCLUSION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE RESIDENTIAL UNITS ON RESIDENTIAL DEVELOPMENT SITES OF OVER 0.05 HECTARES (0.12 ACRES) IN SIZE.

**H23** TO SEEK THE PROVISION AND RETENTION OF AFFORDABLE HOUSING WHERE INDICATED IN THE SCHEDULE OF MAJOR SITES WITH DEVELOPMENT OPPORTUNITIES.

**5.10** The Council will expect residential development on sites of over 0.05 hectares to contribute a significant proportion of dwellings on the site to the stock of affordable housing. Land available for development in the Borough is very scarce and for this reason sites over 0.05 hectares will be subject to the policy to provide affordable housing. The Council wishes to ensure that the present proportion of affordable housing in the Borough, about one third, is maintained (a figure of one third corresponds to the proportion of households living in affordable or lower cost housing at the time of the 1991 Population Census). It would be impracticable to require a third of all residential redevelopment on all sites to be in the form of affordable housing. However, if the affordable housing target is to be met, the large sites in the Schedule of Major Sites with Development Opportunities should provide a higher proportion (i.e. more than one third) of affordable housing in order to compensate for those smaller sites where affordable housing might not be practicable. In order to monitor the success of this policy, the Council will regularly assess the proportion of new affordable housing provided within the total new housing stock.

**5.11** The Council will negotiate with developers on individual sites in order to establish the amount of affordable housing to be provided and the mix of dwelling type and unit size as is appropriate for the location. The Council will require information about the housing need that would be met by the proposal and will have to be satisfied that the proposal would meet a known housing need. Where appropriate, the Council will seek Planning Obligations to secure the future of the housing as affordable. Most commonly, the best way of ensuring that affordable housing will be enjoyed by successive as well as initial occupiers of property is by involvement of a registered Housing Association or other social body (e.g. a trust) providing housing for rent or shared ownership.



**5.12** The Council has always been concerned about the plight of tenants whose homes are threatened by redevelopment and by conversion schemes, and information about the arrangements for rehousing these tenants will be sought

### Special Needs Accommodation

**5.13** People with special housing needs include the single homeless, the elderly, those with physical or mental disabilities, people with mental health problems, women who have experienced domestic violence, students, people with a long-term debilitating illness, and travellers. The Council is aware of the special housing needs of these groups and is concerned that they should be adequately provided for in appropriate locations

**H24** TO WELCOME THE PROVISION OF HOUSING FOR PEOPLE WITH SPECIAL ACCOMMODATION NEEDS IN APPROPRIATE LOCATIONS, HAVING REGARD TO THE EXISTING DISTRIBUTION OF SIMILAR TYPES OF ACCOMMODATION WITHIN THE AREA.

**5.14** The Council welcomes purpose-built accommodation which enables people with special needs to maintain an independent lifestyle and supports the work of housing associations in this respect. However, the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas. The Council will resist proposals which would lead to a concentration of special provision within an area.

### Residential Hostels

**5.15** Groups such as the single homeless, people who are mentally ill or disabled, women who have experienced domestic violence and students, often rely upon the provision of residential hostel accommodation for their housing. The decline in the amount of rented accommodation, especially at the cheaper end of the scale, has led to increasing difficulty in finding permanent rehousing for existing hostel residents. This restricts the ability of hostels to release space for newcomers. The number of residential hostels has also been in decline and this trend seems likely to continue. This will serve to restrict still further the accommodation available to these groups.

# GENERAL POLICIES

## Part I Policies and Reasoned Justifications

3016

### Introduction

- i. The Royal Borough has a variety of leisure and recreation facilities to offer its residents, workers and visitors, including halls, libraries, cinemas and theatres. In addition there are within, or adjacent to its boundaries, Kensington Gardens, Hyde Park, Battersea Park, Holland Park, the Royal Hospital and many of the cultural and recreational activities that contribute to the character and function of London as a capital city, e.g. the South Kensington Museums, Kensington Palace, the River and the Embankment, the King's Road and Portobello Road.

### Region-wide

- ii. Regional Planning Guidance for the South East (RPG9), paragraph 3.13, recognises the contribution that new leisure facilities make towards the development of the economy particularly tourism, and in providing amenities for the Region's people. Similarly, provision for development related to the arts, culture and entertainment is important for the quality of life of the South East's inhabitants.
- iii. The Borough is a very densely built up inner city area where high land values are reflected in the pressure for the development of most available land. Updating and conversion of commercial and residential property is likely to see some continuing intensification of development and it will be increasingly important to retain open, green and recreational spaces within the urban area.

### London-wide

- iv. The Borough suffers from an overall shortage of public open space. Consequently, the Council is determined to protect and improve existing provision of public and private open space because of its great amenity value to residents, workers and visitors. Some open land within Kensington and Chelsea has a wider than borough significance which justifies its designation as Metropolitan Open Land and should be conserved and protected (Strategic Guidance for London (RPG3), paragraph 60).
- v. Kensington and Chelsea will follow the approach suggested in RPG3 (paragraph 79) and "take account of the importance of sport and recreational facilities, including playing fields." Existing recreation provision is inadequate to meet the wide-ranging demands placed on it by residents, workers and visitors. However, the opportunities to provide further facilities to meet the needs of all members of the community are very limited. In a borough as intensively developed as Kensington and Chelsea, the scarcity of suitable sites and the pressure to provide for other activities and services mean that it would be



extremely difficult to provide more public open space without demolishing existing buildings. Consequently, the Council's policy is to retain and protect existing leisure and recreation facilities, and to attempt to satisfy the needs of those who live and work in the Borough by providing and actively encouraging the provision of appropriate facilities when the opportunity arises.

- vi. Kensington and Chelsea is well provided with arts, cultural and entertainment facilities, and these make an important contribution to the quality of life of local residents, Londoners and visitors alike. The Council is determined to resist the loss of these facilities to other uses and will encourage further provision in suitable locations.
- vii. The River Thames is one of London's greatest assets. Kensington and Chelsea will protect existing means of access to the River and will encourage the increased use of the River Thames for leisure and recreation purposes, including the protection and completion of the Thames Path.

#### **STRAT 34**

TO ENSURE THE CONTINUED CONTRIBUTION OF SPORTS, LEISURE AND RECREATION PROVISION, INCLUDING ARTS, CULTURAL AND ENTERTAINMENT FACILITIES IN THE ROYAL BOROUGH, TO THE LOCAL AND METROPOLITAN AREA.

#### **STRAT 35**

TO MAINTAIN AND INCREASE THE PROVISION AND QUALITY OF OPEN SPACE OF LOCAL AND METROPOLITAN VALUE

#### **STRAT 36**

TO ENCOURAGE THE PROVISION OF A CONTINUOUS THAMES PATH ALONG THE RIVERSIDE AND THE MAINTENANCE AND IMPROVEMENT OF ACCESS TO THE RIVER.

**LOCAL POLICIES**

3018

**1 OBJECTIVES**

- 1.1** There are four overall objectives for leisure and recreation in the Borough:
- (A) To encourage and retain the provision of sports and recreational facilities in order to meet the needs of those who live, work and study in the Borough.
  - (B) To protect existing open space and improve the quantity, quality and accessibility of open space to meet the needs of those who live, work and study in the Borough.
  - (C) To resist the loss and encourage the provision of arts, cultural and entertainment facilities to meet the needs of residents, workers and visitors.
  - (D) To have regard to the range of peoples' leisure and recreation requirements and in particular those with special mobility needs.

**2 ENCOURAGING AND RETAINING SPORT AND RECREATION PROVISION**

- 2.1** In recent years there has been an increasing demand for recreation and sporting facilities as more people have had more time to devote to leisure pursuits. In addition, there is a growing awareness of the positive benefits to health that can result from regular exercise. Recreational and sporting activities, especially at the group level, also serve to bring people together thus helping to underpin and enhance the residential character and community of the Borough.
- 2.2** Sport is likely to go on attracting more participants, taking part more often. The general 'ageing' of the population over the next ten years will result in a move away from team and strength-based sports to health-related activities such as aerobics, indoor bowls, badminton, swimming and walking. However, there is still a need to take a long-term and broad view of demographic change and trends in sports and recreational activities, especially in relation to planning and provision for outdoor pitch sports and playing fields, although demographic change alone does not adequately indicate future demand for such facilities.
- 2.3** Increased demand combined with more diverse and discerning user groups will increase pressure on existing levels of provision, and will act as a spur to the development of additional facilities.

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## Retaining Existing Provision

**2.4** The majority of the sporting activities in the Borough are provided by educational institutions, clubs and voluntary organisations. These include cricket, bowls, tennis and squash. The Council provides facilities for football, tennis, swimming, squash and a range of indoor sports but the Borough lacks sufficient facilities to meet the growing demands of its residents. The 'Open Space Survey' carried out by the Council in October 1992 shows the distribution and amount of open space and recreation facilities in the Borough. Llewelyn-Davies Planning and Environmental Trust Associates Ltd (1992) report on Open Space in London identifies the Borough as having the least publicly accessible open space of any authority in London and considerably less sports provision than nationally recommended. The National Playing Fields Association (NPFA) Standards, as laid out in 'Minimum Standards for Outdoor Recreational Playing Space' (1989) suggest a nationally recommended ratio of outdoor publicly accessible sports/play space per 1000 population. The recommended standard ratio of adult recreation is 1.6 - 1.8 ha per 1000 population. In 1992 the Borough ratio was 0.11 ha per 1000 population, only 7% of the NPFA standard ratio.

**LR1** TO RESIST THE LOSS OF PLAYING FIELDS, PITCHES AND OTHER SPORTS AND RECREATIONAL PROVISION.

**2.5** Exceptions to this policy will only be justified if leisure and recreation needs are met by other similar provision nearby.

## Encouraging New Provision

**2.6** The London Council for Sport and Recreation is the only organisation able to influence the provision of sport and recreation over the whole of Greater London. One of the functions of the regional Council is to produce regional strategies to provide guidance for local authority development plans. For the Borough this guidance is contained in 'A Capital Prospect' and sets out recommendations for new provision to meet minimum requirements for different types of facility:

- (a) one new sports hall in Chelsea;
- (b) two full size, intensive use, artificial sports pitches, one in Chelsea and one in North Kensington (proposals are in hand for an intensive use artificial sports pitch at Crowthorne Road, Westway, W10);
- (c) dual use of Holland Park School;
- (d) one synthetic 6-lane athletics track;
- (e) one indoor bowls rink (2,400 m<sup>2</sup>), possibly included as part of a mixed development.

The Council will work closely with the London Council for Sport and Recreation in assessing suitable sites and proposals.

**LR2** TO ENCOURAGE THE PROVISION OF ADDITIONAL SPORTS AND RECREATIONAL FACILITIES.

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**2.7** Opportunities to provide further facilities to meet all the needs of the members of the community are very limited because of the densely built-up nature of the Borough. However, sport and recreation facilities can form an important component of housing, major office or retail developments, and in highly built-up areas, development schemes may be among the few opportunities for creating new sporting and recreation facilities (see also Offices and Industry Chapter, policy E4 and paragraph 3.12)

**LR3** TO SEEK THE PROVISION OF SPORTS AND RECREATIONAL FACILITIES IN ASSOCIATION WITH DEVELOPMENT PROPOSALS WHERE APPROPRIATE.

**2.8** The Council will seek Planning Obligations to secure public access to sports and recreational facilities in appropriate development proposals.

**2.9** The Council is committed to increasing participation in sport and recreation across the community, and to encouraging the use of facilities by people of all ages and both sexes. Indoor facilities provide for an efficient use of space, can be intensively used and can compensate for the lack of local facilities for outdoor sports. Multiple-use sports complexes provide for a much wider range of activities within one building or on a single playing pitch, therefore meeting the needs of a wider range of the local population.

**LR4** TO REQUIRE THAT, WHERE APPROPRIATE, NEW SPORTS AND RECREATION PROVISION BE DESIGNED TO ENABLE MULTIPLE AND/OR SHARED USE.

**LR5** TO ENCOURAGE PUBLIC ACCESS TO ALL NEW SPORTS AND RECREATIONAL FACILITIES.

**2.10** The Council will try to ensure the best shared use of all outdoor and indoor sporting and recreation facilities, and to encourage wider use of existing facilities in order to offset current deficiencies. Where proposals for development include sport and recreation facilities, the Council will seek to secure access for the general public.

**LR6** TO ENCOURAGE THE FULL AND EFFECTIVE USE OF ALL EXISTING SPORTS AND RECREATIONAL PROVISION, INCLUDING THE SHARED USE OF EXISTING SCHOOL FACILITIES.

### 3 OPEN SPACE PROVISION

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#### Existing Open Space

**3.1** One of the major factors contributing to leisure and recreation is open space, which is used both informally (eg. for sitting, walking and general relaxation) and formally, for organised games. Open space is also of value in balancing the ecology of the urban environment and in providing a habitat for wildlife (see also Conservation and Development Chapter Section 8 'The Natural Environment'). The Council's 'Open Space Survey' 1992 and the Llewelyn-Davies Planning and Environmental Trust Association Ltd (1992) report highlight the open space deficiencies in the Borough. Whilst it is difficult to make direct comparisons between boroughs of different areas and population, the Llewelyn-Davies report compares both the total amount of public open space in each borough to the total land area and the resident population per hectare of public open space. With the exception of the City of London (2.1%) Kensington and Chelsea has been shown to have the least public open space as a proportion of land area in 1991 (2.8%). The overall Greater London Average is 11.1%. The ratio of open space to the population in Kensington and Chelsea is by far the lowest in London (1ha serving 3,867 population) followed by The London Borough of Islington (1ha serving 1,990 population). The Council's Open Space Survey does, however, show that parts of the Borough are well endowed with private open space particularly communal gardens and garden squares. However, this does not lessen the deficiency in public open space as, in many instances communal gardens and garden squares do not have public access.

**3.2** The Council and the Government attach great importance to the retention of accessible recreational open spaces in urban areas, where demand is concentrated. It is important that people - particularly children, the elderly and people with physical disabilities and/or sensory impairment, have access to open space close to where they live. Once built upon an open space is likely to be lost to the community for ever.

**LR7** TO RESIST THE LOSS OF EXISTING PUBLIC AND PRIVATE OPEN SPACE WHICH MEETS LEISURE AND RECREATION NEEDS

**3.3** Some open land within the built-up area has a wider than borough significance which justifies its designation as Metropolitan Open Land (MOL) and should be conserved and protected. Within the Borough the following are identified as Metropolitan Open Land Holland Park, Kensington Gardens and Brompton and Kensal Cemeteries. The detailed boundaries of these areas are shown on the Proposals Map. (See also Conservation and Development Chapter, policy CD10.)

**3.4** Loss of open space may create new areas of deficiency and will only be justified if a replacement open space is provided. Existing open spaces may provide wildlife habitats that would be lost on redevelopment or special characteristics that could not easily be replicated. However, the overall shortage of open space and the difficulty of finding appropriate new sites, make it essential to resist the loss of permanent open spaces.

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**3.5** In order to make the most of existing open spaces, the Council will identify possible 'Green Chains' to link open land together. These will provide extended walkways based on existing public rights of way, linking the Borough's public open space and serving as a leisure and Recreation resource. The Council will seek to use the Green Chains as a means of targeting greening measures for example tree planting and related infrastructure such as benches and litter bins. 'Green Corridors', defined as near continuous areas of open space serving as conduits for wildlife and linking habitats have been identified in the Borough by the London Ecology Unit. Unlike Green Chains which serve as public walkways, Green Corridors are purely for wildlife. (See also Section 8 of the Conservation and Development Chapter.)

**LR8** TO SEEK THE ESTABLISHMENT OF GREEN CHAINS LINKING OPEN SPACES.

**3.6** Small open spaces, which independently or together with others, especially domestic gardens, contribute to meeting open space needs (particularly in areas of deficiency) and the needs of the less mobile, eg. children, elderly people and people with physical disabilities and/or sensory impairment. Furthermore, they provide, individually and collectively, significant visual amenity. Small open spaces contribute to the nature conservation and ecology of the Borough in their own right, and as part of more extensive nature conservation and ecological networks. (See also policies CD21 and CD22 of the Conservation and Development Chapter).

**3.7** The deficiency of the Borough in public open space is partially compensated for by private open spaces such as the garden squares, cemeteries and grounds of institutions. Like public open spaces, they can serve to break up the oppressive urban form, provide visually attractive green oases and offer a habitat to various forms of wildlife. Whilst private to the general public, access will normally be available to a restricted set of persons as decided by the owners or management trustees, following any relevant legislative procedures. Even with access only to restricted groups, as private open space makes up some two-thirds of all open space in the Borough, its value as a recreational resource and its ability to take the pressure off public open space should be acknowledged. The Council will be supportive therefore of proposals to widen access to private open space. It is accepted that the granting of access to the formal garden squares and communal gardens of the Borough is a matter for each owner and/or garden square committee and that the most likely form of wider access would be limited and small scale i.e. for specified individuals or groups rather than unconstrained opening to the general public.

**LR9** TO ENCOURAGE THE WIDER USE OF PRIVATE OPEN SPACE.

**3.8** Vacant land is particularly important in areas of greatest deficiency of open space, and temporary recreational use will be encouraged by the grant of planning permission, where necessary (see also Section 8 of the Conservation and Development Chapter).

**LR10** TO ENCOURAGE THE TEMPORARY USE OF SUITABLE VACANT SITES FOR PUBLIC OPEN SPACE OR PLAYGROUNDS.

**HOUSING CORPORATION:** A government agency set up in 1964 to promote and assist housing associations

**INFILL DEVELOPMENT:** Development that would fill a small gap in an otherwise continuously developed frontage (usually limited to no more than two buildings).

**INFILL SCHEME:** Placing of buildings to occupy gaps between earlier ones

**INFRASTRUCTURE:** The necessary installation of mains drains, technology, roads and rail to sustain a particular land use.

**INTERCHANGE:** A point at which travellers can transfer from one mode of transport to another or from one service to another

**LPAC:** London Planning Advisory Committee - set up by all London Boroughs in November 1985 to consider and advise Boroughs on matters of economic interest to the planning and development of Greater London. In 1994 LPAC published its Strategic Planning Advice which was submitted to the Secretary of State.

**LARGE-SCALE BUSINESS USE:** Developments, for business which are greater than 300m<sup>2</sup>

**LEVEL ACCESS:** An access route which has a gradient of less than 1:20. Access with a gradient of more than 1:20 is defined as a ramp. (See the Building Regulations for more details).

**LIGHT INDUSTRY:** An industrial process carried on with or without the installation of machinery without detriment to the amenity of a residential area, considered against the criteria of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

**LISTED BUILDING:** A building contained in a list of buildings of special architectural or historic interest prepared by the Secretary of State for the Environment (under Section 1 of the Town and Country Planning Act 1990).

**LOCAL SHOPPING CENTRE:** A centre usually offering a smaller range of comparison shops than a Principal Shopping Centre and commonly having a higher proportion of convenience shopping

**LONDON ACCIDENT ANALYSIS UNIT:** The LAU is part of the London Research Centre which was established by the London Boroughs to provide information and carry out research projects on issues affecting the Capital. The LAU is responsible for the maintenance of the London-wide accident statistics database.

**MANSARD:** A roof which traditionally has a double slope, the lower being longer and steeper than the upper

**METROPOLITAN OPEN LAND (MOL):** Open land defined in the Greater London Development Plan as being of significant value for Greater London as a whole

**MEWS:** Set of stabling around an open yard or along a lane, now often converted into residential accommodation

**MINI-BUSES:** Small manoeuvrable buses which are one person operated typically, 20-30 seater vehicles

**MIXED USE DEVELOPMENTS:** Developments which involve two or more different uses on the same site

**MOBILITY STANDARD:** The level of design required for a building to be convenient for use by people with special mobility needs.

**MONITORING:** The continuous process of systematic collection and analysis of information to assess the continuing relevance of the Plan's policies and assumptions and whether the Plan is being implemented as intended

**MULTI-PURPOSE AND SHARED USE:** The use of facilities for more than one purpose or by more than one user

**NODE OF PUBLIC TRANSPORT:** A location where there is the possibility of interchange between a number of public transport services in a number of directions

**NON-CORE FRONTAGE:** That part of a Principal Shopping Centre in which an element of non-shop uses may be acceptable.

**NON-DOMESTIC DEVELOPMENT:** This consists of a building or a part of a building which may comprise individual premises - a shop, an office, a factory, a warehouse, a school or other educational establishment including student residential accommodation, an institution, or any premises to which the public is admitted whether on immediate payment, fee, subscription, or otherwise

**OPEN SPACE:** All open land with the exception of individual private gardens and yards, roads, car parks and vacant land. There are three general categories: 'public open space' to which the general public has access, 'communal or private open space' to which access is limited to a specific group and 'non-accessible open space' such as embankments, traffic islands, verges and landscaping. Ownership of land is not always a good guide to defining type of open space. These definitions accord with the suggested approach of LPAC which identifies two categories: i) public open space and ii) urban open space, which covers private, communal and non-accessible open space that meets or is capable of meeting recreational or non-recreational needs within the urban area.

**ORBITAL ROUTE:** A route which circumvents a particular area.

**PARAPET:** A low wall, sometimes battlemented, placed to protect any spot where there is a sudden drop

**PARENT BUILDING:** The main or original building to which an extension is added

**PAVEMENT CROSSOVER:** A ramped section of kerb enabling vehicular access from the carriageway to particular premises.

**PEDESTRIANISATION:** The exclusion of vehicular traffic from a designated street or area (usually with exceptions for certain classes of vehicle)

**PEOPLE WITH SPECIAL HOUSING NEEDS:** People who have particular accommodation requirements in terms of housing design or housing type. Includes housing designed for people with physical disabilities and/or sensory impairment, sheltered accommodation for elderly people and hostels for homeless people

**PEOPLE WITH SPECIAL MOBILITY NEEDS:** People who have difficulty in moving around within, and gaining access to buildings and places. Includes people with physical disabilities and/or sensory impairment, elderly people, people with small children, prams and pushchairs and people carrying heavy loads

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Sellwood Planning



Appendix 23

**Kensington & Chelsea Draft Alterations (Extracts)**



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- b) THE PREVIOUS OR EXISTING USE OF THE SITE OR BUILDING;
- c) ACCESS TO PRIVATE GARDENS OR COMMUNAL GARDEN SQUARES FOR FAMILY UNITS;
- d) THE LIKELY EFFECT ON DEMAND FOR CAR PARKING WITHIN THE AREA;
- e) THE SURROUNDING COMPOSITION AND DENSITY OF POPULATION;
- f) THE LOCATION OF SCHOOLS, SHOPS AND OPEN SPACES;
- g) PROVISION OF ACCOMMODATION FOR SPECIAL NEEDS (See paragraphs 5.13 to 5.24); AND
- h) BUSY ROADS OR RAILWAY LINES NEARBY.

5.3 Particular regard should be paid to providing accommodation suitable for families in acceptable locations and the Council will encourage the provision of larger units suitable for family occupation to be located in the lower floors with access to the garden.

**[Affordable Housing Provision] Houses in Multiple Occupation (HMOs)**

5.4 The private rented sector performs an important function in the housing market, especially in meeting a need for lower cost housing, but has experienced a rapid decline. Much of the decline in this sector in the Borough has resulted from the conversion, into flats for sale, of houses in multiple occupation (HMOs). There has also been a change in the types of lettings made. Whereas in the past, much of the privately rented sector had catered for lower income groups, an increasing proportion of this sector now consists of luxury furnished flats intended for short-term lets to mobile higher-income tenants.

5.5 Despite the decline, the Borough still has a greater proportion of private rented accommodation than anywhere else in the United Kingdom. The Council has undertaken research which demonstrates the continuing high demand for HMO accommodation in the Borough and the valuable role the existing HMO stock makes towards meeting housing need and supporting the local economy. Consequently, the Council recognises that certain types of accommodation meet a specific need and will not normally consider favourably proposals which involve the loss of such accommodation. In particular, the Council is concerned that bedsit accommodation which is in compliance, or capable of complying, with building regulations and the standards laid down by the Housing Acts, should normally be maintained. However, there may be circumstances in which the loss of an HMO may be allowed, for example, in order to secure the essential restoration of a listed building where improvement is needed, and in which the existing HMO layout is harmful to the historic character of the building, or in appropriate locations having regard to the distribution of HMOs within the area. Proposals [for housing associations] from Registered Social Landlords (RSLs) to convert properties into self-contained dwellings, in liaison with

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*[Handwritten initials]*

at least 9,000 additional affordable residential units are required to satisfy the housing needs of households living in the Borough. In order to satisfy the need for affordable homes for rent in this Borough, the Council will seek the provision of an adequate supply of affordable housing on residential development sites throughout the Borough.

**H22 TO SEEK WHERE APPROPRIATE THE INCLUSION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE RESIDENTIAL UNITS ON RESIDENTIAL DEVELOPMENT SITES OF OVER 0.05 HECTARES (0.12 ACRES) IN SIZE.**

**H23 TO SEEK THE PROVISION AND RETENTION OF AFFORDABLE HOUSING WHERE INDICATED IN THE SCHEDULE OF MAJOR SITES WITH DEVELOPMENT OPPORTUNITIES.**

5.10 The Council will expect residential development on sites of over 0.05 hectares to contribute a significant proportion of dwellings on the site to the stock of affordable housing. Land available for development in the Borough is very scarce and for this reason sites over 0.05 hectares will be subject to the policy to provide affordable housing. The Council wishes to ensure that the present proportion of affordable housing in the Borough, about one third, is maintained (a figure of one third corresponds to the proportion of households living in affordable or lower cost housing at the time of the 1991 Population Census). It would be impracticable to require a third of all residential redevelopment on all sites to be in the form of affordable housing. However, if the affordable housing target is to be met, the large sites in the Schedule of Major Sites with Development Opportunities should provide a higher proportion (i.e. more than one third) of affordable housing in order to compensate for those smaller sites where affordable housing might not be practicable. In order to monitor the success of this policy, the Council will regularly assess the proportion of new affordable housing provided within the total new housing stock.]

5.8 Planning Policy Guidance Note 3: Housing (PPG3) has established the need for affordable housing as a material consideration which may properly be taken into account in formulating development plan policies. More detailed advice is contained in the Government Circular 6/98: Planning and Affordable Housing. Paragraph 4 of this circular defines affordable housing as both low-cost market and subsidised housing that will be available to people who cannot afford to rent or buy houses generally available on the open market. Kensington and Chelsea has the most expensive residential property market in the country and affordability (as defined by the relationship between prices and incomes) has probably worsened since the adoption of the UDP in 1995. The housing market, generally, cannot provide residential accommodation for those on low or middle incomes. The most recent price information indicates that the average purchase cost and rent of a one bedroom property in the Borough is £168,000 and £269 per week respectively (London Research Centre Bulletins, 2<sup>nd</sup> and 1st Qtrs. respectively, 1998). Consequently, the concept of affordable low cost market housing (except for HMOs) is not relevant to the circumstances of Kensington and Chelsea.

5.9 The Council carries out a broad analysis of housing need each year to inform the Housing Strategy and Housing Investment Programme. This takes into account a