

Unitary Development Plan

Adopted May 25th 2002

Extant Policies

Housing

5.3 MAINTAINING AND ENHANCING THE RESIDENTIAL CHARACTER OF THE BOROUGH

Commercial Development in Residential Areas

5.3.1 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.

5.3.8 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.

5.3.9 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).

5.5 PROVIDING AND MAINTAINING A WIDE RANGE OF HOUSING

Housing Mix

5.5.1 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.

Offices and Industry

General Industrial Uses

6.3.20 Most of the Borough is an inappropriate location for larger, general industrial premises which are only suited to industrial sites separated from areas of housing.

6.3.21 The Council's desire to replace those industrial uses which cause a nuisance to residents will be balanced by the concern to retain valuable employment-generating uses. The loss of existing general industrial uses which have not created a nuisance and which are considered to be in suitable locations will therefore be resisted.

E8 To resist the loss of those existing general industrial uses where they have no significant adverse effect on residential amenity.

6.4 SECURING A RANGE OF PREMISES

Policies for the Whole Borough

E11 To encourage the provision of premises for the start-up and expansion of small businesses, particularly small light industrial businesses, in appropriate locations.

E12 To encourage the refurbishment of existing office and industrial buildings, particularly where this would involve conversion into small units.

6.4.5 Refurbishment is taken to mean the upgrading or modernisation of premises which may involve external cosmetic alterations requiring planning permission. For sites and buildings that become the subject of more substantial change including redevelopment and change of use, provision of housing and public transport improvements may be expected (see Policy E1 and paragraph 6.3.10). Where proposals are received for the redevelopment of existing business premises which are

already divided into small business units, the Council will seek to retain the provision of small units.

E13 To encourage the provision of premises, and improvement of existing premises, for small locally-based service industries and offices.

Industry in North Kensington

6.4.7 North Kensington is defined as comprising the five wards of St. Charles, Golborne, Notting Barns, Norland and Colville which are distinct from the other wards of the Borough in terms of the number and variety of industrial uses and the importance of industry to those who live or work there. North Kensington makes a contribution to the diversity of job opportunities and services available in the Borough which is far beyond its geographical size. There are important concentrations of industrial uses within North Kensington, particularly in the two Employment Zones of Kensal and Freston Road/Latimer Road.

6.4.8 It is acknowledged that particular circumstances exist in North Kensington which require additional resources. The area generally experiences a high level of deprivation and is characterised by social housing and higher than average unemployment. The combination of social and economic deprivation and the opportunities for development of industry and community in North Kensington were instrumental in the successful City Challenge bid for the area. This initiative ran from 1993 to 1998. A Single Regeneration Budget Programme 'Fighting Unemployment in North Kensington' (FUNK) has been funded for six years from 1997 to pick up and develop City Challenge training and employment initiatives in the area.

6.4.9 So long as the Council considers there to be a demand for small light industrial premises in the Borough, developments will be encouraged to help meet this demand.

E15 To seek the provision of light industrial premises as part of appropriate business development in North Kensington.

6.4.15 There are existing planning permissions which pre-date the 1987 Use Classes Order (which came into force on 1st June, 1987), and which limit the permitted use of premises to industry. There are still sound reasons for the imposition of such conditions in North Kensington as special circumstances prevail in this area.

E19 Normally to refuse to release conditions which limit premises in North Kensington to industrial use.

6.4.25 The Employment Zones are located in wards that have experienced consistently high unemployment, but retain large numbers of residents employed, or seeking work in skilled manual, partly skilled or unskilled occupations. There is a propensity for these residents to work locally, or to be looking for jobs locally. There is evidence of a substantial local source of skilled labour for light industrial firms.

6.4.26 The Employment Zones contain concentrations of companies with requirements for skilled manual, partly skilled and unskilled labour. Surveys have identified that over a fifth of all light industrial workers employed in the Employment Zones live in the Royal Borough. Larger light industrial firms of over 100 square metres in size employ proportionately more local people than the smaller ones and when recruiting tend to take skilled and unskilled labour from a local source.

6.4.28 The Council is concerned that the encroachment of general office activities would change the special character of the Employment Zones and result in a loss of specialist industries. In recognition of the importance of light industry to the local economy, the Council will seek to retain light industrial uses within the Employment Zones. The Council will take into account the length of vacancy of premises and the likelihood of finding a new light industrial occupier within a reasonable amount of time. The Council will assess the suitability of the premises for continued light industrial use according to the design standards for light industrial buildings as set out in the Planning Standards Chapter.

E22 Normally to refuse to release conditions which limit premises in the Employment Zones to industrial use.

6.4.34 The Council recognises the importance of an attractive business environment to attract investment and of the need to build upon the skills and abilities of the local workforce by providing employment training and childcare facilities. It is important that the employment benefits of business development are directed towards local residents. However, many residents may not have the requisite skills to acquire the job opportunities on offer and may require relevant training. In line with Policy E5, the Council will negotiate Planning Obligations to secure the provision and retention of relevant facilities and benefits.

6.4.35 The decline of traditional manufacturing industry has resulted in some outdated industrial buildings. The provision of new small business units has been successful in stimulating some modernisation and growth. However, continued upgrading of premises and the provision of new, flexible accommodation is required to ensure that the Employment Zones retain their vitality and function.

E26 To encourage the refurbishment and improvement of existing office and light industrial buildings in the Employment Zones, particularly where this would provide a range of unit sizes.

