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Development Management,
Planning and Place,
Royal Borough of Kensington and Chelsea,
Town Hall,
Hornton Street,
London W8 7NX

and

Catherine Slade,
Place Department,
Hammersmith & Fulham Council,
Town Hall,
King Street,
Hammersmith,
London W6 9JU

10 July 2025

Lots Rd, London, SW10 0RN
Planning Application Ref. PP-14121515

Dear Planning Authorities,

On behalf of our clients Mount Anvil (Lots Road) LLP we submit a planning application for the redevelopment of the above site. The description of development is as follows:

'Cross boundary (Royal Borough of Kensington & Chelsea and London Borough of Hammersmith & Fulham) detailed planning application for the demolition of existing buildings and structures and the comprehensive redevelopment to provide a mixed-use scheme comprising the erection of three new buildings forming five blocks ranging in height from 5 to 13 storeys. The development will deliver new homes, including affordable extra care homes, affordable general needs homes and market homes (Use Class C3), alongside non-residential floorspace including flexible commercial (Use Class E (a)(b)(g), education and art gallery space (Use Class F1 a/b) and community space (Use Class F2). The scheme includes provision for a basement accommodating plant and cycle storage. Vehicular, pedestrian, and cycle access will be taken from Lots Road. The scheme will be car free except for disabled car parking spaces. Long stay and short stay cycle spaces will be provided. The application also includes associated infrastructure, hard and soft landscaping works, play space and communal open space. Proposals include enhancements to the

Chelsea Creek wall comprising the construction of new retaining structures, intertidal landscaping, and biodiversity improvements.'

Split Boundary Application

The planning application straddles the boundaries of both the Royal Borough of Kensington and Chelsea (RBKC) and the London Borough of Hammersmith and Fulham (LBHF) with the authority boundary splitting the site on the north-west to south-east axis. 69% of the site is in RBKC (eastern part); 31% of site in LBHF (western part). The Site is owned by RBKC, and their land ownership extends across both boroughs.

A duplicate application has been submitted. An application has been submitted on Planning Portal Ref. PP-14121515 to RBKC, who we have nominated as the lead authority. A .zip folder with the identical full pack of application documents has been issued separately to the LBHF planning validations team.

Where an application crosses one or more local or district planning authorities, the planning application fee due is 150% of the 'single' fee that would have been payable for the proposed development (as if there had only been one application to a single authority covering the entire site). The final application fee is £139,156.50 + £85 Planning Portal service charge Total: £139,241.50 (including VAT). RBKC and LBHF will then be able to negotiate how the 150% application fee is split.

Summary of Key Benefits

The application scheme will provide a number of benefits:

- / Alignment with the London Plan, RBKC and LBHF policies for brownfield redevelopment, housing delivery, and employment intensification.
- / 274 sustainable new homes, in an accessible location, helping to address London's housing crisis.
- / 118 total new social rent homes providing housing for those most in need, on the waiting lists of RBKC/ LBHF, this is inclusive of;
 - 65 social rent extra care units, providing a safe, affordable home and care for some of the most vulnerable members of the community, alongside communal facilities to support healthy social lives; and
 - 53 other social rent units, providing safe, affordable homes for families in RBKC and LBHF.
- / A high quality, tenure-blind, integrated housing layout, promoting social cohesion and inclusivity.
- / 2,038 sqm of flexible non-residential floorspace, contributing towards the vibrant and diverse Lots Road Area and providing space for intensification of jobs in the Employment Zone. The new space replaces outdated and underused commercial buildings with modern, flexible commercial space designed to support a range of occupiers and industries.
- / 684.3 sqm of affordable commercial space, to support social enterprises, startups and other organisations.

- / 274.3 sqm of flexibly designed community centre space, located in the heart of the scheme, available to the whole community.
- / Safeguarding the potential return of the Lots Road Auction House, in a new smaller, modern format.
- / A new creek wall and landscaped intertidal habitats, improving biodiversity, securing flood defences (6.40m AOD), and supporting ecological resilience.
- / Public access and new routes through the site, replacing a private inaccessible site, improving connectivity
- / Extensive new and improved public realm including widened pavements on Lots Road, a generous creekside promenade, new verdant community square, and 4,473 sqm of open and amenity space.
- / A radical greening of the environment, including 48 new trees, green squares and gardens, biodiverse roofs, and new habitats, all contributing towards an Urban Greening Factor of 0.4.
- / Provision of 401 long-stay and 22 short-stay cycle parking spaces, promoting healthy sustainable travel
- / A car-free development, with up to eight accessible parking spaces, to support those with specific needs
- / A high quality, contextually appropriate, design response to the site allocation SA6 and the Lots Road South Design Brief SPD, placing taller buildings away from Lots Road, activating frontages, and delivering courtyard spaces.

Application Supporting Documents

This planning statement should be read in conjunction with the following additional documents, which accompany the application:

- / LR01 Application Forms + Certificates (Rolfe Judd Planning)
- / LR02 Application Fee (NHG)
- / LR03 CIL Forms (Rolfe Judd Planning)
- / LR04 Application Covering Letter (Rolfe Judd Planning)
- / LR05 Site Plan (PRP)
- / LR06 Block Plan (PRP)
- / LR07 Existing Floor, Elevations and Roof Plans (PRP)
- / LR08 Proposed Floor, Elevations, Roof Plans and Sections (PRP)
- / LR09 Existing Landscape Plans (BDP)
- / LR10 Proposed Landscape Plans (BDP)
- / Please see appended drawing schedules for full drawing references.
- / LR11 Design and Access Statement (PRP)

- / LR12 Landscape Statement (BDP)
- / LR13 Planning Statement (Rolfe Judd Planning)
- / LR14 Affordable Housing Statement (DS2)
- / LR15 Commercial Report (Chillmark)
- / LR16 EIA Screening (Trium)
- / LR17 Energy Strategy (IN2)
- / LR18 Sustainability Statement (IN2)
- / LR19 Circular Economy Statement (IN2)
- / LR20 Whole Life Carbon Assessment (IN2)
- / LR21 Overheating Assessment (IN2)
- / LR22 Air Quality Assessment (AQC)
- / LR23 Noise and Vibration Impact Assessment (Stantec)
- / LR24 Commercial Property Ventilation and Extraction Details (IN2)
- / LR25 Wind & Microclimate Assessment (GIA)
- / LR26 Transport Assessment (Stantec)
- / LR27 Outline Travel Plan (Stantec)
- / LR28 Outline Delivery and Servicing Strategy (Stantec)
- / LR29 Waste Management Statement (Stantec)
- / LR30 Demolition and Construction Management and Logistics Plan (Stantec)
- / LR31 Flood Risk Assessment and SuDS (Stantec)
- / LR32 Lighting Strategy (Light Follows Behaviour)
- / LR33 Baseline River Condition Assessment (Greengage)
- / LR34 Water Supply Capacity and Water Utility Assessment (IN2)
- / LR35 Ground Contamination Report (Stantec)
- / LR36 Basement Impact Assessment (Stantec)
- / LR37 Daylight – Internal Daylight Assessment (Chancery Group)
- / LR38 Daylight – External Daylight and Sunlight Assessment (Chancery Group)
- / LR39 Financial Viability Assessment (DS2)
- / LR40 Fire Statement (BB7)
- / LR41 Heritage, Townscape and Visual Impact Assessment (Montagu Evans)
- / LR42 Archaeological Desk-Based Assessment (RPS)
- / LR43 Tree Survey and Arboricultural Impact Assessment (Sharon Hosegood Associates)
- / LR44 BREEAM Pre-Assessment (IN2)
- / LR45 Biodiversity Survey and Report (Greengage)
- / LR46 Biodiversity Net Gain Assessment (Greengage)
- / LR47 Statement of Community Involvement (London Communications Agency)

/ LR48 Health Impact Assessment (Trium)

Conclusion

We trust that you have sufficient information to process and determine the planning application. Please get in touch if you require clarifications or additional information.

Yours faithfully

Mike Bottomley

For and on behalf of
Rolfe Judd Planning Limited

Enc.
PRP Drawing Schedule
BDP Drawing Schedule

DATE: 10/07/2025
TRANSMITTAL ID: 00419

DRAWING NUMBER	DRAWING NAME	REVISION	REVISION DATE	SIZE	SCALE
LTS-PRP-A-00-DR-A-21500	Block A	P00	10/07/2025		
LTS-PRP-A-01-DR-A-21501	Block A	P00	10/07/2025		
LTS-PRP-A-13-DR-A-21502	Block A	P00	10/07/2025		
LTS-PRP-A-ZZ-DR-A-21600	Block A South & North Elevations	P00	10/07/2025		
LTS-PRP-A-ZZ-DR-A-21601	Block A West Elevation	P00	10/07/2025		
LTS-PRP-A-ZZ-DR-A-21602	Block A East Elevation	P00	10/07/2025		
LTS-PRP-BD-00-DR-A-21503	Block B-D	P00	10/07/2025		
LTS-PRP-BD-01-DR-A-21504	Block B-D	P00	10/07/2025		
LTS-PRP-BD-02-DR-A-21505	Block B-D	P00	10/07/2025		
LTS-PRP-BD-05-DR-A-21506	Block B-D	P00	10/07/2025		
LTS-PRP-BD-07-DR-A-21507	Block B-D	P00	10/07/2025		
LTS-PRP-BD-09-DR-A-21508	Block B-D	P00	10/07/2025		
LTS-PRP-BD-11-DR-A-21509	Block B-D	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21603	Block B-D North Elevation	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21604	Block B-D South Elevation	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21605	Block B-D West Elevation	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21606	Block B-D East Elevation	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21607	Block B-D East Courtyard Elevation	P00	10/07/2025		
LTS-PRP-BD-ZZ-DR-A-21608	Block B-D West Courtyard Elevation	P00	10/07/2025		
LTS-PRP-E-ZZ-DR-A-21510	Block E	P00	10/07/2025		
LTS-PRP-E-ZZ-DR-A-21609	Block E South & East Elevation	P00	10/07/2025		
LTS-PRP-E-ZZ-DR-A-21610	Block E North & West Elevations	P00	10/07/2025		
LTS-PRP-ZZ-00-DR-A-21100	Level 0 GA	P00	10/07/2025		
LTS-PRP-ZZ-00-DR-A-21255	Creek Wall Indicative Sections 1-2	P00	10/07/2025		
LTS-PRP-ZZ-00-DR-A-21256	Creek Wall Indicative Sections 2-2	P00	10/07/2025		

DRAWING NUMBER	DRAWING NAME	REVISION	REVISION DATE	SIZE	SCALE
LTS-PRP-ZZ-01-DR-A-21101	Level 1 GA	P00	10/07/2025		
LTS-PRP-ZZ-02-DR-A-21102	Level 2 GA	P00	10/07/2025		
LTS-PRP-ZZ-03-DR-A-21103	Level 3 GA	P00	10/07/2025		
LTS-PRP-ZZ-04-DR-A-21104	Level 4 GA	P00	10/07/2025		
LTS-PRP-ZZ-05-DR-A-21105	Level 5 GA	P00	10/07/2025		
LTS-PRP-ZZ-06-DR-A-21106	Level 6 GA	P00	10/07/2025		
LTS-PRP-ZZ-07-DR-A-21107	Level 7 GA	P00	10/07/2025		
LTS-PRP-ZZ-08-DR-A-21108	Level 8 GA	P00	10/07/2025		
LTS-PRP-ZZ-09-DR-A-21109	Level 9 GA	P00	10/07/2025		
LTS-PRP-ZZ-10-DR-A-21110	Level 10 GA	P00	10/07/2025		
LTS-PRP-ZZ-11-DR-A-21111	Level 11 GA	P00	10/07/2025		
LTS-PRP-ZZ-12-DR-A-21112	Level 12 GA	P00	10/07/2025		
LTS-PRP-ZZ-13-DR-A-21113	Level 13 GA	P00	10/07/2025		
LTS-PRP-ZZ-BS-DR-A-21099	Level B1 GA	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21001	Site Location Plan	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21002	Site Existing Plan	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21003	Demolition Plan	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21004	Existing Ground Floor	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21006	Existing Roof Plan	P00	10/07/2025		
LTS-PRP-ZZ-XX-DR-A-21020	Site Plan Proposed Roof	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21005	Existing First Floor	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21010	Existing Elevations 1 & 2	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21011	Existing Elevations 3 & 4	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21015	Existing Sections 1 & 2	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21016	Existing Sections 3 & 4	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21200	North & South Elevations	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21201	East Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21202	West Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21203	South Access Road Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21204	North Access Road Elevation	P00	10/07/2025		

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DRAWING NUMBER	DRAWING NAME	REVISION	REVISION DATE	SIZE	SCALE
LTS-PRP-ZZ-ZZ-DR-A-21205	East Courtyard Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21206	West Courtyard Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21207	North & South Courtyard Elevation	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21250	Sections A-A & B-B	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21251	Sections C-C & D-D	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21252	Section E_E	P00	10/07/2025		
LTS-PRP-ZZ-ZZ-DR-A-21253	Section F-F	P00	10/07/2025		

BDP.

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