



*building on success*

# Miscellaneous Matters

Partial Review of the Core Strategy  
Publication Planning Policies

Recommended Changes

April 2014

This is a Local Development Document under the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation relates to Regulation 22



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**



## Contents

Consultation Information .....	5
The purpose of the consultation .....	6
Chapter 1: Setting the Scene.....	7
Chapter 4: Delivering Success: Our Spatial Strategy .....	14
Chapter 19: Strategic Sites Allocations .....	28
Chapters 20, 21, 23, 25 and 26.....	29
Chapter 29: Policies and Actions.....	30
Chapter 30: Keeping Life Local .....	31
Chapter 31: Fostering Vitality .....	34
Chapter 32: Better Travel Choices.....	39
Chapter 33: An Engaging Public Realm .....	48
Chapter 34: Renewing the legacy .....	52
Chapter 36: Respecting Environmental Limits .....	54
Chapter 41: Policy Replacement Schedule .....	72
Chapter 45: Glossary .....	97

## How this document is set out

This document indicates the Council's recommended changes to the as a result of the Publication Policy Consultation in July/September 2013. It should be read in conjunction with the publication document.

The proposed changes are highlighted in bold blue text. Where it is proposed that text is removed it is ~~struck through~~, and where additions are suggested these are underlined.

The only change proposed is to footnote 20.

**36.3.7** Using well established tools such as the Code for Sustainable Homes and BREEAM, a meaningful contribution to carbon reduction can be made. These tools also provide a means of achieving increasing carbon savings by raising the standards expected over time, and the type of developments to which the standards apply. ~~s106 contributions could also have a role to play in the future to achieve further carbon reductions.~~

**36.3.8** Achieving Code for Sustainable Homes Level 4 will cost approximately 7% more than delivering to current Building Regulations standards<sup>15</sup>. Refurbishment of existing dwellings to ~~EcoHomes Very Good using BREEAM methodology~~ is considered reasonable<sup>16</sup>. The ~~g~~ **G**overnment also intends for all new homes to be zero carbon by 2016. ~~with a major progressive tightening of the energy efficiency building regulations; up to 25% (Code 3) in 2010, 44% (Code 4) in 2013 and zero carbon (Code 6) in 2016~~<sup>17</sup>.

**36.3.9** The Borough currently consumes an average of 159 litres of water per person per day, which is greater than the average for England and Wales (149 litres per person per day) but less than the London average (162 litres per person per day)<sup>18</sup>.

**36.3.9a** **BREEAM Domestic Refurbishment (BDR) is the appropriate assessment method for refurbishment, conversion and basement schemes where the whole property requires retrofitting. In order to meet the policy objectives relating to carbon reduction, water and waste minimum standards have been set for these criteria. The standards will assist in reducing the carbon footprint, enable water to be saved and ensure that construction and demolition waste is diverted from landfill.**

**36.3.10** The Royal Borough contains over 4,000 listed buildings and over 70% of the Borough has conservation area status. Re-using historic buildings may significantly reduce energy consumption as existing buildings represent the „embodied“ energy used to produce them; whereas demolishing a brick building wastes the embodied energy and uses up more energy in demolition and rebuilding. The embodied energy in the bricks of a typical Victorian terraced house would drive a car more than ten times around the world<sup>19</sup>.

**36.3.11** English Heritage acknowledge the importance of making reasonable alterations to the existing building stock to mitigate climate change and state that often the energy efficiency of the historic buildings can be increased in ways sympathetic to their historic character<sup>20</sup>.

**36.3.11a** **Whilst listed buildings generally represent a greater challenge in terms of retrofitting for carbon reduction, it is possible in most cases, by careful selection of credits to avoid causing harm to the special architectural character or historic**

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<sup>15</sup> Cost Analysis of The Code for Sustainable Homes, CLG, July 2008. Example used for a flat in the best case scenario.

<sup>16</sup> Residential Evidence Base Report for Planning Policy CE1, 21 October 2009. Evidence Base report for Basements and Climate Change Policy, March 2013.

<sup>17</sup> Building a Greener Future, CLG, July 2007.

<sup>18</sup> Environment Agency, RBKC Fact Sheet, prepared as part of the Environment Agency's State of the Environment - London.

<sup>19</sup> Heritage Lottery Fund. Written Evidence for Heritage White Paper, 19 January 2006. (<http://www.publications.parliament.uk/pa/cm200506/cmselect/cmcumeds/912/912we59.htm>)

<sup>20</sup> Climate Change and the Historic Environment, English Heritage, January 2008 and draft Planning Policy Statement 15. [www.english-heritage.org.uk/your-property/saving-energy](http://www.english-heritage.org.uk/your-property/saving-energy)

