

**Notting Hill Gate Draft SPD – consultation comments
[6 - Development principles by site]**

Document Section	Respondent name	Respondent company / organisation	Comment	Council response	Recommended change to draft SPD
6. 1 Development principles by site	laure ghouila-Houri		I am not sure I support the cultural centre unless I know precisely what it is going to be. The farmers' market is a very important positive point of the area and I don t want to see relocated far away from its current location	The Council recognises that retaining the farmers' market is important to residents and has therefore reviewed possible alternative locations given that the private land it currently uses is likely to be redeveloped. The ideas of developing a new cultural attraction has been removed from the SPD.	References to cultural attraction removed from the SPD
6. 2 Development principles by site	Kensington Heights Property Company Limited (Tim Tinker)	Kensington Heights Property Company Limited	2. Detail proposals for the development individual sites We do not think the Company is best qualified to comment in detail on the Council's proposals for individual development sites. Such detail comments will come best from the local amenity societies, in our case Campden Hill Residents' Association. However there are a few matters on which we think it is appropriate for the Company to comment.	Noted.	No change

6. 3 Development principles by site	Rollo		We like all the ideas about widening pavements, better pedestrian crossings, and traffic calming, removing traffic lanes, relocating some bus stops, and improving the neighbourhood for residents. However, no more big towers, and no building up or out on the current towers please.	Support noted, references to a tall building have been removed from the SPD.	References taller buildings removed from the SPD
6. 4 Development principles by site	G. Keating		Section 6.17: I strongly object to the proposed high building mentioned in the second part of this Para, whether it is the 8-storey or other variants; also to the high building proposed in the fourth bullet point. The surrounding buildings are largely lower height and all higher buildings will upset this ethos, change the character of Kensington Church St and Notting Hill Gate and the streets behind, from the current environment which is overwhelmingly much lower rise	Objection to tall buildings on the Newcombe House site interfering with the ethos and appearance of surrounding low rise buildings noted. This has been removed from the SPD.	References to taller buildings removed from the SPD
6. 5 Development principles by site	Ladbroke Association (Sophia Lambert)	Ladbroke Association	The one major omission from this document is any provision for a plaza or similar open space that can be used for sitting out at cafes, cultural events (much better than the 'cultural hub' idea), farmers' market, and similar. High Street Ken doesn't have one; Notting Hill Gate should. It could be behind Newcombe House. PLEASE RECONSIDER.	The SPD supports the provision of privately owned but publicly accessible space within Notting Hill Gate (see para 4.7). The inclusion of a new cultural facility has been removed from the SPD.	References to cultural attraction removed from the SPD

6. 6 Development principles by site	Michele Hillgarth		As I've said in previous sections, the importance of the potential new development is to keep buildings lower than the existing heights, to enhance the traffic flow, to improve the greenery of the area and to try to improve the existing structures which are not being demolished, to improve the modern signs on the shop fronts.	It would not be possible to keep buildings lower than the existing heights but references to the opportunity for a new tall building in Notting Hill Gate have been removed. Comments about greenery and shop fronts noted.	
6. 7 Development principles by site	Bulmer Mews Management Limited (J Gardner)	Bulmer Mews Management Limited	p36 - plan: you use circles with numbers to describe height elsewhere, so please don't use them here to describe sites	Sorry this was not possible.	No change
6. 8 Development principles by site	Diana Williams		4. The Farmers Market is very well supported by the local residents and it would reflect badly on the attitude of our Borough if it were removed.	The Council recognises that retaining the farmers' market is important to residents and has reviewed alternative locations given that the private land it currently uses is likely to be redeveloped.	Noted
6. 9 Development principles by site	Shala Kaussari-Dick		I do not support the following: "mid-rise development of 8 storeys on the corner of Notting Hill Gate and Kensington Church Street falling to 6 storeys to the south and west; or, a tall, slender and elegant corner building that delivers a compelling case of demonstrably greater public benefits". It is the hideous tall buildings (Newcombe House, Campden Hill Towers) which have spoiled the area already.	References to the opportunity for new tall buildings have been removed from the SPD, as has Newcombe House Option 2: comprehensive approach. The winter garden was suggested as one possible solution to the lack of public space. It	References to taller buildings removed from the SPD

			<p>No further development above the existing buildings should be allowed. I am also completely opposed to any increase of height of David Game House and Hobson House. I am concerned about the 'winter garden' proposal (in front of Newcombe House) which might only further increase the use of this space by vagrants and beggars. Finally I do not support the development of a 'cultural space' in this area. This will unnecessarily increase traffic to the area even further and does not address the issue that the current mix of retail outlets at the Gate does not reflect the needs of residents.</p>	<p>would be publicly accessible but privately managed so it would be possible for the owners to control undesirable activities.</p> <p>The idea of creating a new cultural facility has been removed from the SPD.</p> <p>Unfortunately, the Council has no powers to determine the type of shops and restaurants that occupy individual premises. This is controlled by individual landlords.</p>	<p>References to cultural attraction removed from the SPD</p>
6. 10 Development principles by site	White		Support Kensington Society proposals	Noted.	Noted
6. 11 Development principles by site	The Kensington Society (Amanda Frame)	The Kensington Society	<p>A phased comprehensive approach The Society recognises that there is a need for a comprehensive approach, but the reality is that in practice only a part of the area has any realistic expectation of redevelopment and that the strategy will need a phased approach, backed up by the transformation of the public realm/streetscape to make it a more attractive place to visit and spend time. We propose a</p>	<p>The SPD has been amended to remove all references to development timescales, however, West Block is likely to be one of the first sites to come forward. The Council does not consider there would be any merit in a two phase exercise as this would increase uncertainty for developers and there is</p>	<p>SPD text amended as per Council comment.</p> <p>No change</p>

			<p>phased approach with the first phase to be produced quickly and timely to meet the demanding developer schedule. The first phase will consist of the Newcombe House site extending down to Kensington Place and west along Notting Hill Gate to include Hobson House, David Game House and the LUL substation. Also in this phase would be The Book Warehouse. Phase two would include other properties on the North side and Astley House.</p>	<p>no point in masterplanning sites that are not likely to come forward.</p>	
6. 12 Development principles by site	Anon 24.01.14		<p>In general all the schemes seem to add more floor space than are current, why should that be necessary unless the council requires planning gain. Forgo the gain and stop extra building area. The farmers market is most important as part of the 'social scene' of Notting Hill that the council has identified as necessary.</p>	<p>The SPD has been amended to remove references to taller buildings.</p> <p>The Council recognises that retaining the farmers' market is important to residents and has therefore reviewed possible alternative locations given that the private land it currently uses is likely to be redeveloped. Support for the Farmers' Market noted.</p>	<p>References to taller buildings removed from the SPD</p>
6. 13 Development principles by site	Eileen Strathnaver		<p>I am extremely suspicious of the idea of a "tall, slender and elegant corner building" on the Newcombe House Campden Hill Towers I know presents</p>	<p>The SPD has been amended to remove references to the opportunity for taller buildings. Newcombe</p>	<p>References to taller buildings removed from the SPD</p>

			<p>problems because of the multiplicity of leases etc., but PLEASE do not consider making it even one foot taller. My neighbourhood already lives in its shadow as it is, don't make it even worse. These two buildings (Newcombe House, Campden Hill Towers) illustrate graphically the impact of tall buildings on the area; they are completely inimical to the overall scale and style of the neighbouring streets. In my view a proposal for six storeys would be too tall. The effect invariably would be to overshadow and dwarf the surrounding streets and reduce their attractiveness.</p>	<p>House Option 2 : comprehensive approach is now thought unlikely to come forward and has been removed from the SPD.</p>	<p>Option 2 removed from SPD.</p>
<p>6. 14 Development principles by site</p>	<p>Savills Planning (Round)</p>	<p>Savills Planning</p>	<p>6. Development Principles by Site Comments: Our client welcomes the inclusion of their site within the SPD area and also supports the retention of the cinema and improvements to the public realm in Uxbridge Street. Our client is concerned by the use of the phrase 'active residential frontage'. This is considered to be a contradictory term, if this frontage is required to be residential then, by nature, it will not be 'active' in the manner that a retail frontage would be. It is suggested this phrase is removed as it is inappropriate in this context.</p>	<p>Support noted. Newcombe House Option 2 : Comprehensive approach is not now thought likely to come forward and has been removed from the SPD. The key at the front of this section explains that active residential frontage relates to entrance / windows / pedestrian activity so this is not considered a contradiction in terms.</p>	<p>Option 2 removed from SPD.</p>

6. 15 Development principles by site	Gerald Eve LLP (Samuel Palmer)	Gerald Eve LLP	Chapter 6 – Development Principles by Site Paragraph 6.5 – Site specific development principles Paragraph 6.5 introduces the potential for an increase in height of David Game House / Hobson House and the substation, as part of a more comprehensive approach, to create value and enable the buildings to be redeveloped. This would in turn allow a pedestrian connection from Jameson Street to Notting Hill Gate to be created. It notes that to achieve this ‘the Council would need to take a proactive role and the text specifically refers to greater guidance being contained in Section 4. We have reviewed Section 4 but cannot find where the greater guidance is specifically referred to in the document and we therefore request further information as to how the Council would take a proactive role on this issue.	Option 2 : Comprehensive approach is not now thought likely to come forward and has been removed from the SPD.	Option 2 removed from SPD.
6. 16 Development principles by site	Mr. Roome		6.10 Is the named developer capable of a new build tower which is "tall, slender and elegant?" - Regardless of its socio economic uselessness ("viability rationalisations apart").	Reservation noted this option has been removed from the SPD.	References to taller buildings removed from the SPD
6. 17 Development principles by site	Way West Press (Tim Burke)	Way West Press	Coronet. Building and cultural use must be protected.	The SPD recognises the contribution the Coronet makes to the cultural activities in Notting Hill	No change

				Gate (See Para 5.12). The Council's Core Strategy Policy CF7 protects existing arts and cultural uses.	
6.18 Development principles by site	Alastair Coutts		3. Redevelop 1950s buildings and/or provide new facades that will address problems of wind vortices at ground level, Insist on wind tunnelling tests and modelling to solve these problems. This will be especially necessary if Campden Hill Tower is not going to be redeveloped, as this may be one of the major contributions to the microclimate problems.	Wind modelling will be required as part of the assessment of the acceptability of any proposed building that is likely to have an impact on the microclimate.	Noted
6.19	Scott Enterprise (Property Development & Consultancy) (J. S. M. Scott)		The big battle is to SECURE PUBLIC GAIN for an enormous increase in area of the Newcombe House replacement. The new building must be of outstanding merit and design. It will be highly visible so the quality must justify the increased size. GREEN WALLS of planting could be attractive. It must become an icon for the area (similar to the "Gherkin").	Views noted but the SPD has now been changed to remove references to the opportunity for taller buildings.	References to taller buildings removed from the SPD
6.20	Scott Enterprise (Property Development & Consultancy) (J. S. M. Scott)		66-74 N.H.G - BOOKSHOP - Recommend huge, tall 'WOW' residential tower, a bookshop part. Victorian shops to be fully restored front with 3 small flats on 3 floors above - good contrast of old and new.	The Council does not consider this would be an appropriate location for a tower, desire to retain the Victorian shops noted.	Text has been reworded

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