

building on success



Royal Borough of Kensington and Chelsea

Monitoring Report 2014



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

April 2015

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Executive Summary

1. This Monitoring Report covers the period of 12 months from the end of the last Authority 'Monitoring Report' (AMR) i.e. from 1 October 2013 to 30 September 2014. There are, however, some circumstances where a different period has been used for the sake of a time series comparison, most notably for building completions and the Borough's housing trajectory where the data used is from 1 April 2013 to 31 March 2014. The report makes it clear where data deviates from the standard October-September format.
2. This report is a public document and is available on the planning pages of the Council's website www.rbkc.gov.uk. It will not be submitted to the Secretary of State, as this is no longer required by the Legislation.¹
3. In summary, the Council is continuing to apply its planning policies robustly. However, in light of new evidence and the introduction of the National Planning Policy Framework (NPPF), the Council has undertaken a partial review of its Core Strategy. As part of this review, the Council has also worked on including the 'saved' policies in the former Unitary Development Plan (UDP) in the Core Strategy. Further details of this can be found on our website www.rbkc.gov.uk/planningpolicy/.
4. This monitoring report has four main sections which set out:
 - The progress made by the Council in producing the local development documents in accordance with its Local Development Scheme (LDS) (see chapter 2).
 - A spatial portrait of the Borough. This includes the demography, employment and income, health and other indicators that present a picture of the local population (chapter 3).
 - An examination of the success of the policies within the Council's Core Strategy based on its structure, i.e.:
 - Strategic Objectives and Setting the Scene (chapter 4)
 - Keeping Life Local (chapter 5)
 - Fostering Vitality (chapter 6)
 - Better Travel Choices (chapter 7)
 - An Engaging Public Realm (chapter 8)
 - Renewing the Legacy (chapter 9)
 - Diversity of Housing (chapter 10)
 - Respecting Environmental Limits (chapter 11)
 - Places (chapter 12)
 - Infrastructure Delivery and Planning Obligations (chapter 13)
 - The performance of the Development Management function of the Council is set out in the final chapter, Planning Service Performance (chapter 14).

¹ Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

5. A summary of the key findings for the Monitoring Report are presented below on a chapter-by-chapter basis.

Local Development Scheme

6. The Local Development Scheme (LDS) is the Council's planning policy project plan. It sets out the timetable and work programme for the planning policy documents that will be worked on over coming years.
7. The Council adopted its latest LDS in April 2014. This replaced the previous November 2012 LDS.
8. There were some delays to aspects of the partial review of the Core Strategy. These were as a result of the Council choosing to review the evidence collated to inform the proposed policies to ensure that they could be robustly justified at public examinations. During the monitoring period, six strands of the review were ongoing. The reviewed policies relating to Pubs and Local Character were adopted in October 2013. Reviews relating to Basements, Conservation and Design, and NPPF alignment (dealt with under the 'Miscellaneous Matters' review), were all the subject of independent examinations in September 2014. Outside of the monitoring period, Inspectors' Reports were received in November 2014 with adoption in December 2014 and January 2015. Progress on the Housing Review meanwhile has been delayed to further develop the evidence base. The Council will be returning to Regulation 18 public consultation on 'Issues and Options' in 2015. Finally, at the end of the monitoring period, the Council was preparing to go out to consultation on the Issues and Options document of the Enterprise review (which has since been undertaken for six weeks from 4 November to 16 December 2014).
9. The Council is producing Supplementary Planning Documents (SPDs) on Basements, Trellick-Edenham, Kensal and the Royal Brompton Hospital. Draft SPDs for Trellick-Edenham and Notting Hill Gate were consulted on over the summer and Trellick-Edenham is now adopted. The Notting Hill Gate SPD is close to adoption. The Basements SPD has recently been consulted on. The production of the Kensal SPD has been delayed until it has been established whether or not a Crossrail station will be provided on the site.
10. The Council also produced a Community Infrastructure Levy (CIL) Draft Charging Schedule which was submitted to the Planning Inspectorate in March 2014. Public hearings took place in June and October 2014, and at the end of the monitoring period, the Council was awaiting the examiner's report. It should be noted that the examiner's report was received by the Council in December 2014, outside of the monitoring period, and the Charging Schedule was approved by Full Council in January 2015 to come

into effect in April 2015.

11. As of October 2014, a draft of the St Quintin and Woodlands Neighbourhood Plan had been received by the Council, and discussions with the Neighbourhood Forum regarding its content are ongoing.

About the Royal Borough of Kensington and Chelsea

12. The most recent population estimate from the Office of National Statistics (ONS) gave Kensington and Chelsea a population of 155,930 residents in mid-2013.² This represents a slight drop over the previous few years; however GLA estimates continue to predict modest population growth in the future, with an estimated population of 158,132 residents in 2033.³
13. The Borough is the fourth most densely populated borough in London. Life expectancy for males is the highest in London (5th highest in England and Wales) and females the second highest in London after Richmond (6th highest in England and Wales).⁴ With an average gross annual pay of £45,625, incomes are the highest in London and some 40% above the average.⁵ However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels, with those living in the more affluent areas faring far better for most indices.
14. Kensington and Chelsea contains much of London's prime housing market (houses valued at £2 million or more), with a strong and seemingly insatiable demand for housing in the Borough. Following a slight dip in prices in the second half of 2008, average house prices have continued their steady rise, reaching an average of 1.34 million in September 2014.⁶

Strategic Objectives and Setting the Scene

15. The Council continues to engage with other Local Planning Authorities (LPAs) and the prescribed bodies for the purposes of the Duty to Cooperate.

Keeping Life Local

16. Despite the increasing differential values between residential and nearly every other use, the Council has presided over modest increases in D1 (Non-Residential Institutions) and D2 (Assembly and Leisure) floorspace.
17. Following the introduction of a new policy to protect public houses throughout the Borough (adopted in October 2013), there has been no

² ONS 2013 mid-year population estimates, published June 2014

³ GLA London Datastore, June 2014

⁴ ONS reference tables, published June 2014

⁵ GLA's London Dataset Borough Profiles, 2014

⁶ Land Registry

overall loss of pubs in the Borough during the monitoring period, although three planning permissions were granted which resulted in minor reductions in floorspace.

18. The Borough's neighbourhood centres generally appear to be healthy. Overall, neighbourhood vacancy rates have decreased from last year's 8.2% to 6.0%. One area though, St. Helen's Gardens, has a vacancy rate of more than 20%. The development of Silchester Garages is underway which should result in improved neighbourhood retail facilities in the currently deficient Latimer area. The Earl's Court redevelopment was approved which will provide an additional 1,000 sq m of retail floorspace in the Borough (3,500 in total as the site stretches into the neighbouring London Borough of Hammersmith and Fulham).
19. Since September 2012, local community groups which meet a set of criteria laid down by the Government have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value. During the monitoring period two 'assets' was added to the list: the West London Bowling Club on Highlever Road, and the Community Rooms at Kensal House in Ladbroke Grove.

Fostering Vitality

20. There has been a net reduction in terms of permissions (-887 sq m) and completions (-2,891 sq m) of shops (class A1) in the Borough. In terms of completions, this is the largest decrease since the Core Strategy was implemented in December 2010. However, it is worth noting that this figure represents less than 0.5% of the Borough's Higher Order Town Centres alone. The Borough's most recent retail assessment indicated that more retail floorspace was 'needed' in the Borough.
21. The Council recognises that this retail need will not only be met by the creation of new floorspace, but also by the occupying of previously empty units. This year, the total vacancy rate in designated centres was 6.7%, the same as in 2013. There has been an improvement on last year in terms of neighbourhood centre vacancy rates; however, this has been offset by increasing vacancies in higher order town centres. With the vacancy rate only a little over 5% (a level which is considered necessary to maintain a churn in the units), further significant reductions may have the potential to cause upward rental pressure.
22. Despite the malaise of the wider retail sector, the Borough's centres have a vacancy rate which is significantly lower than elsewhere in London and the rest of the country. This rate reflects both the specific circumstances of the Borough (a high level of tourist spend and a wealthy hinterland), as well as the national picture where retailers are seeking to concentrate their units in a smaller number of larger centres. The Council recognises that the health of

a centre cannot be taken for granted, with changes in retail spending patterns having the potential to very quickly affect formerly successful centres. Further expansion of Westfield in Shepherd's Bush for example could potentially draw many shoppers away from some of the Borough's established centres.

23. Completions during the period have resulted in an increase in restaurant/café floorspace and a small decrease in the floorspace used by financial/professional services and drinking establishments. There have been no permissions or completions which have resulted in a change to hot food take-away floorspace.
24. There has been a significant increase in B1 (office) permissions during the period, resulting in some additional 13,844 sq m. This is very positive, especially given the decreases over the past three years.
25. Last year, the Council successfully campaigned for a Borough-wide exemption from changes to planning regulations which would have removed the need for planning permissions for changes of use from office to residential. The Council demonstrated that the impact of this would have been very significant. The Government is now reconsidering this policy, with the possibility of all exemptions being removed. The Borough submitted representations on this, and is waiting to hear back.
26. In accordance with Policy CF8, the Council monitors the net change in hotel bedrooms permissions. During the monitoring period, there have been no completions, but permission has been granted for an additional 204 rooms to be built.

Better Travel Choices

27. One of the central aims of the Core Strategy is to direct new commercial development which may create significant levels of traffic to 'accessible' areas. Given the built-up nature of the Borough, relatively few applications are submitted for development of a scale which could have a significant impact on the congestion of the wider area. Planning permissions during the monitoring period that would generate a significant number of trips include the proposed developments at Earl's Court and Lancer Square. Both are situated in highly accessible locations. The Earl's Court redevelopment includes a package of improvements to rail services secured at both Earl's Court station and West Brompton station.
28. The Council continues to robustly implement its 'permit free' policy for new residential development and there is now a recognition from the principal agents and developers that permit free development is a prerequisite for planning permission.

29. In order to mitigate the impact of development on the existing road network, the Council uses the s106 process to require financial contributions for 'highways and transport' issues. During the monitoring period, £621,000 was secured for transport purposes.
30. The Council is continuing to work with partners to make a case for a Crossrail 1 station in the Kensal area. In the summer of 2014, Transport for London (TfL) consulted on the location of a proposed Crossrail 2 station either at the western end of Kings Road, or adjacent to Dovehouse Green, for which the Council submitted its consultation response in July 2014.

An Engaging Public Realm

31. The Council greatly values the Borough's public realm and has undertaken a range of initiatives/projects during the monitoring period.
32. The Kensington Aldridge Academy was completed and opened as planned in September 2014. It had been intended that the Leisure Centre would open in December 2014, but unfortunately this has been moved back to March 2015.
33. A new highways policy relating to the placing of tables and chairs on the pavement is currently going through the decision making process with implementation planned for early 2015. If accepted, it will replace the current flat-fee system with one based on an application fee, the terminal hour, and the number of chairs. This will mean that smaller businesses pay considerably less than at present. Penalties will also become more stringent for premises which repeatedly break the terms of their permission.
34. The Council's Public Art Panel continues to meet regularly. This year it has been involved in a number of initiatives, including agreeing proposals for the Silchester Garages development, agreeing plans to install an Anthony Gormley statue at Holland Park School, and agreed funding of £150,000 to the public art programme and Kensington Aldridge Academy and Leisure Centre.
35. The Council is taking a more active role with regards to breaches of planning control. This year it began to undertake proactive related investigations.
36. Ten of the Borough's parks now hold Green Flags, an increase of nine since the start of the Council's Ten Year Park's Strategy in 2006.
37. The Council made five new Tree Preservation Orders (TPOs) between January and October 2014. In addition, 103 street trees were planted in the winter of 2013/14.
38. S106 monies for public realm improvements have been agreed and received

during the monitoring year, for which detailed information is provided in Chapter 13 – Infrastructure Delivery and Planning Obligations.

Renewing the Legacy

39. The Borough has inherited a remarkable historic townscape which underpins its success as a highly desirable place in which to live, work and invest.
40. The Borough has continued in its aim to drive up architectural standards. The Architectural Appraisal Panel, which is in its seventh year, carried out a total of 21 design appraisals, including commenting on the design contents of the Notting Hill Gate Supplementary Planning Document (SPD). A residential apartment scheme at 19-27 Young Street picked up a national Housing Design Award (2014) in the category 'best private rented sector development.'
41. When sensitively designed and properly managed, the building of a basement can create much needed living space without harming the character of the property, its garden, or the wider area. However, when poorly managed, such development can have a detrimental effect on the quality of life of those living in the area. This is particularly the case during the construction phase of the proposal.
42. A range of evidence documents and various consultations informed the Council's policy on basements for which an examination hearing was held in September 2014. Outside of the monitoring period, the Inspector's report was received in November 2014 and the policy (with amendments) was formally adopted at the January 2015 meeting of the Council.
43. The Council has also undertaken a review of its Conservation and Design policies with examination hearings held in September. Outside of the monitoring period, the Inspector's report was received in November 2014 and the policies were formally adopted at the December 2014 meeting of the Council. The Council also designated a new Conservation Area in Lots Road, an aim set out in the Core Strategy. This will offer the area a further level of protection.

Diversity of Housing

44. For the financial year 2013/14, permissions accounted for a net gain of 1,292 new residential units. The majority of this provision, 994 units, will be provided on the Earl's Court Strategic Site. 264 new residential units were 'completed' or built out during this period.
45. The level of both permissions and completions are at the highest level since the adoption of the Core Strategy in 2010. It restores the historic pattern within the Borough of approvals being greater than the Borough's housing

target. Whilst this is positive, the number of units being completed remains lower than those being permitted. This reflects the reality of the market. The Core Strategy can influence the number of developments permitted, but has little influence on the number of units that are actually built.

46. At present, the Borough does appear to be on track to meet its housing targets by the end of the plan period in 2025/26 with a suitable buffer.
47. De-conversions are resulting in a loss of housing stock in the Borough. Data would suggest that at least 34 units have been lost between January and November 2014. We know that at least 291 units have been lost in this manner since 2010.
48. The Borough is falling a little below the Mayor's target for affordable housing, but there has been a significant improvement over last year. The Council notes that much of the future delivery of affordable housing is dependent on the Kensal Gasworks, but the Council remains satisfied that this site is likely to come forward within the predicted timeframe and is capable of delivering the predicted level of affordable housing.

Respecting Environmental Limits

49. The most recent estimates for CO2 emissions in the Borough suggest that CO2 emissions are relatively stable. There has however been a slight increase on last year.
50. The whole of the Borough has been declared an Air Quality Management Area (AQMA) due to its exceedance of national air quality objectives for nitrogen dioxide (NO2) and particulate matter (PM10). Policy CE5 of the Core Strategy requires development to be carried out in such a way that minimizes its impact on air quality. The Council continues to use planning conditions to ensure that these requirements are met. During the monitoring period, Environmental Health provided comments on approximately 40 planning applications (this includes applications and discharge of conditions).
51. The Council has reviewed its Strategic Flood Risk Assessment (SFRA) and Surface Water Management Plan (SWMP). It has also updated the Critical Drainage Areas identified in the SWMP.
52. The Thames Tideway Tunnel Project was granted a development consent order by the Secretaries of State in September 2014. The Council will continue to work in close partnership with Thames Water to ensure that the construction and final permanent works cause as little disruption as possible. The construction phase is likely to start in the summer of 2017 and run for four years.

53. Habitat enhancement work has continued in the parks as specified in the Local Biodiversity Action Plan. This year, a brand new purpose built ecology centre was opened in Holland Park. This will provide a unique resource for the Borough, promoting biodiversity through education, engagement and practical conservation.
54. LBHF stated in its adopted Core Strategy (October 2011) that spare capacity at the Powerday Old Oak Common Waste Processing site could be used for the Royal Borough. However, the Government has announced proposals for a new High Speed 2 (HS2) and Crossrail station at Old Oak, and the draft Further Alterations to the London Plan (FALP) identified the area as an opportunity area. The Council is therefore having to explore other possibilities.

Places

55. The Core Strategy identifies fourteen distinct places in the Borough. This section of the Monitoring Report updates on some of the key prerequisites for progress to be made in each of these areas.
56. In terms of Neighbourhood Planning, the Norland Conservation Society was one of the first groups in the Country to apply to their Council to designate a neighbourhood area and neighbourhood forum under the Neighbourhood Planning (General) Regulations (2012) which came into force in April 2012. Following a consultation period and examination, a referendum was held in December 2013. The plan was then formally 'made' in February 2014. It was the first Neighbourhood Plan to be 'made' in London. Its intention is to 'protect and enhance the historic features that define Norland's sense of place.'
57. Members of the St Helens Residents Association and Woodlands Area Residents also applied to the Council to be designated. The Neighbourhood Forum is currently developing its Neighbourhood Plan with support from the Council's Neighbourhood Planning Team. The Council expects that a draft plan will be submitted in early 2015.

Infrastructure Delivery and Planning Obligations

58. During the monitoring period, the Council has agreed £37m of S106 contributions (£26.5m relating to the new Marlborough Primary School arising from 'The Clearings' development at Draycott Avenue) and received around £2.4m
59. The Royal Borough is working on becoming a CIL charging authority by spring 2015. Hearings for this took place in June and October 2014, and at the end of the monitoring period, the Council was awaiting the examiner's report. It should be noted that the examiner's report was received by the

Council in December 2014, outside of the monitoring period and adopted by full Council in January 2015.

Planning Service Performance

60. Although the rate of increase has slowed this year, the Borough has continued to experience a rise in planning and other related applications, with a total of 8,870 compared to last year's 8,159. The total number of applications and casework has increased by 76% since 2008/9. Excluding tree works, which have remained fairly consistent, the volume of casework has doubled since 2008/9.
61. Assuming that current rates continue, requests for advice will fall slightly in number for the 2014/15 period.
62. Despite an increasing case volume, the speed of decision making for all types of cases (major, minor and 'other') has increased.
63. The planning advice service was reviewed, but it was decided not to complicate it by introducing new levels of service.
64. The Council's appeal record dropped slightly this year, but it continues to be consistent year-on-year, and average compared to the national picture. The quality of decision making is considered sound.

1. Background and Methodology

Introduction

- 1.1 Under the Planning and Compulsory Purchase Act (2004), every local planning authority has a responsibility for reporting the extent to which the policies set out in their Local Development Documents (LDDs) have been achieved. To this end, this Council has produced an (Annual) Monitoring Report, or AMR, since 2006. With the introduction of the Localism Act (November 2011), the terminology was changed from 'Annual Monitoring Reports' to 'Authorities Monitoring Reports.' Both are commonly referred to as the AMR. The Council remains committed to producing its Monitoring Report on an annual basis.
- 1.2 The nature of these reports has changed over time, as the Council has focused on those indicators which are best suited to answering the overarching question: Are the policies within our planning documents working as intended?
- 1.3 This Monitoring Report covers the period of 12 months from the end of the last AMR i.e. from 1 October 2013 to 30 September 2014.
- 1.4 This report is a public document and is available on the planning pages of the Council's website www.rbkc.gov.uk. It will not be submitted to the Secretary of State, as this is no longer required by the Legislation⁷.

Methodology

- 1.5 Whilst the monitoring period for the purposes of this report runs to 30 September 2014, there will be some circumstances where a different period has been used for the sake of a time series comparison. This includes building completions and the Borough's housing trajectory where the data used is that from the last financial year (1 April 2013 to 31 March 2014).
- 1.6 The Core Strategy was adopted in December 2010. Therefore, where relevant, and to provide more meaningful context, data is also provided for the periods 2010/11, 2011/12 and 2012/13.
- 1.7 To collate information covering the range of topics in the Core Strategy, the Monitoring Report relies on a number of data sources. These include, but are not limited to:
 - **Office for National Statistics (ONS)**; the main data source for all census-related data.
 - **NOMIS**; run by the University of Durham on behalf of ONS and provides

⁷ Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

official labour market statistics.

- **GLA London Datastore**; compiles ONS data for London Boroughs and is a useful source for the key indicators related to demography, income and employment.
- **London Development Database (LDD)**; planning permissions database managed by the Greater London Authority (GLA). Provides London-wide data on both residential and non-residential development granted from 2004 onwards. It allows reports to be run for a specified time period. The data is initially provided by the Boroughs themselves.
- **Acolaid Development Management Administration System**; the Council's Acolaid system holds all the records relating to planning applications in the Borough.
- **Completions Survey**; the Council's annual completions survey provides details of permissions which have been 'completed' or where the permitted building work has been finished. This provides a true picture of the net changes in floorspace and number of dwellings in the Borough.
- **Annual Town Centre Surveys**; the Council carries out an annual survey of uses at ground floor level in all of the Borough's designated town centres. These have been carried out for many years and as such provide an opportunity to measure change. They are a useful indicator of the temporal health of the shopping centres. In addition, in 2013, the Council carried out its first survey on 'out of centre' class A uses in the Borough. It was hoped that this would become annual; however it was not possible to carry one out this year. It is intended that one will take place in 2015.
- **Housing Register**; provides information on the number of households in housing need in the Borough.
- **Other commissioned surveys**; the Council regularly commissions a number of other studies to help inform evolving policy.
- **Data from a number of Council departments**; this includes data from Finance, Transport and Highways, and Environment, Leisure and Residents' Services.

2. The Local Development Scheme

Structure of the Monitoring Report

- 2.1 All Councils are required to publish a Local Development Scheme (LDS).⁸ This is the project plan for the production of a range of planning documents that a Council intends to progress over the coming period. The LDS will be updated as and when the various local development documents are completed, or as the Council's priorities change.
- 2.2 One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of the LDS.
- 2.3 The Council's last LDS was published in April 2014 and replaces the previous November 2012 version. It can be viewed on the Council's website. The Council is considering another update in 2015.
- 2.4 In view of the changes introduced by the Government to national policy and in particular the need to respond to the challenge of supporting growth, the Council has been undertaking a partial review of its Core Strategy. The LDS provides the timetable for various strands of the review. The policies were submitted to the Secretary of State as planned in April 2014, however, the examinations took place later than expected, which has delayed implementation by a number of months.
- 2.5 The tables on the next three pages set out the timetable for the production of all these documents. The stage that each document has reached is highlighted (by the grey shading) in the table. It also includes a brief commentary if the preparation of the document has been significantly delayed.

⁸ Section 15(1), Planning and Compulsory Purchase Act 2004 (as amended).

LDS						Monitoring Report 2014 Progress Update
Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	
Housing Review	From October 2012	July to August 2013 Further publication consultation October 2014	December 2014	Possibly March 2015	Possibly May 2015	Whilst R18 and R19 consultation has been undertaken, the further R19 publication consultation planned for October 2014 has not taken place to allow the Council to further develop the evidence base, partly in light of the recently published Further Alterations to the London Plan (FALP). The Council intends to return to Regulation 18 public consultation, with plans to consult on an Issues and Options later in 2015 and adoption tentatively scheduled for 2016.

Enterprise Review	From October 2012 Issues and Options Consultation July 2014	October 2014	December 2014	Possibly April 2015	Possibly May 2015	Whilst R18 consultation was undertaken in October 2012, the second R18 consultation was delayed from July to November 2014. The enterprise and housing policy reviews are likely to be brought forward together to allow for a single examination and the links between the two to be properly considered. Given the need for further evidence for the housing review, the enterprise review has been delayed. At the end of the Monitoring Period, the Council was preparing to go out to consultation on the Issues and Options document in November 2014, which has since been undertaken. Adoption is now tentatively scheduled for 2016.
Basements Review	From April 2012 Draft policy consultation March to May 2013	July to September 2013 Second stage February to March 2014	April 2014	Possibly July/August 2014	Possibly November 2014	As planned, the policies were submitted to the Planning Inspectorate in April 2014. Hearings were held on 16, 17, 18, 23 and 24 September 2014. At the end of the monitoring period, the Council was awaiting the Inspector's report which has since been received in November 2014. Adoption took place in January 2015.

Conservation and Design Review	From September 2012	July to September 2013 Second publication consultation February to March 2014	April 2014	Possibly July/August 2014	Possibly October 2014	The policies were submitted to the Secretary of State in April 2014. The examination hearing took place on September 9/10 2014. At the end of the monitoring period, the Council was awaiting the Inspector's report which has since been received in November 2014 with adoption in December 2014.
NPPF Alignment Review- 'Miscellaneous Matters'	From December 2012	July to August 2013	April 2014	Possibly July/August 2014	Possibly October 2014	Submission to the Secretary of State happened in April as planned, however the examination hearing did not happen until September 2014. Adoption occurred outside of the monitoring period in December 2014.
Community Infrastructure Levy Charging Schedule	Preliminary draft charging schedule February to March 2013.	Consultation on final charging schedule January / February 2014	March 2014	Possibly June 2014	Possibly July 2014	The Council submitted its proposed policy to the examiner in March as planned. Adoption was delayed by there being two examination sessions – the first in June as planned, and a second in October. Outside of the monitoring period, adoption or 'approval' took place in January 2015 for the Charging Schedule to take effect in April 2015.

It should be noted that the whilst the Pubs and Local Character Review policies were adopted during the monitoring period in October 2013, this was completed before the 2014 LDS and so they do not feature in this table.

SPDs

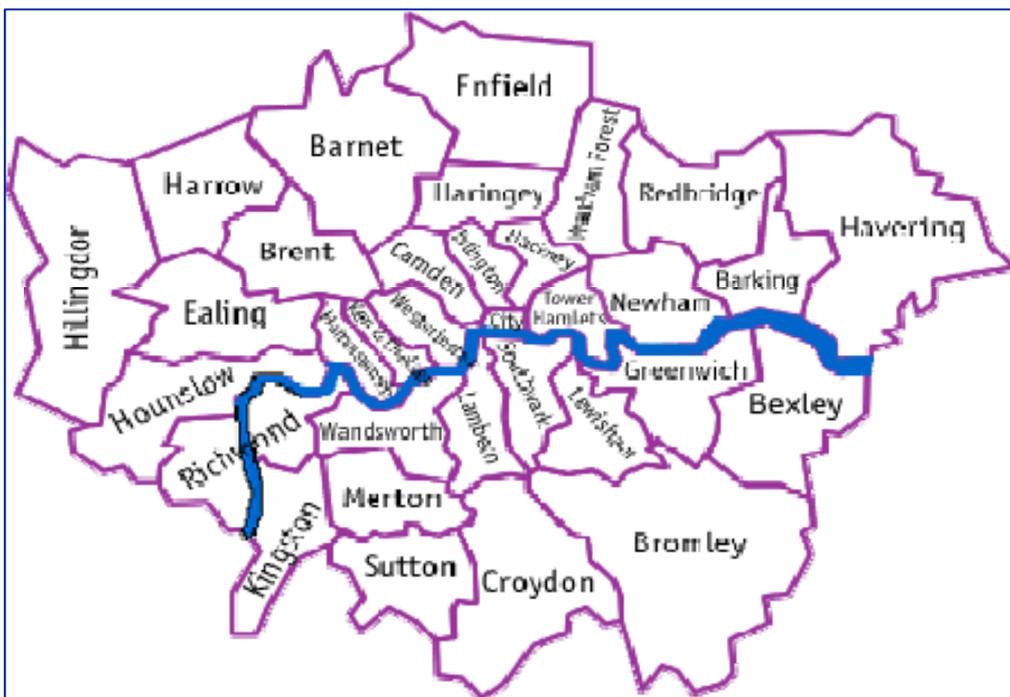
Document Title	Public participation on draft SPD and SA (Reg 17)	Adoption	Progress
Trellick-Edenham SPD	July/August 2014	November 2014	Adoption took place in early 2015, outside of the monitoring period. This slight delay to the timetable was due to the need to ensure that consultees' comments were fully considered and to ensure alignment with the Housing department's objectives.
Notting Hill Gate SPD	Issues and Options November 2012 to January 2013 Consultation on draft September 2013	July 2014	The SPD went out for consultation over the summer (July to September). Adoption is expected in April/early May 2015 (outside of the monitoring period).
Kensal SPD	June 2012 Consultation on draft November/December 2014	January 2015	Although outside of the monitoring period, further consultation did take place in November/December 2014. A major factor affecting the amount of development on the Kensal site is the decision relating to a possible

			Crossrail station at Kensal which is still pending and will influence the timescales and content of the SPD.
Basements SPD	September/October 2014	December 2014	The timetable for the SPD has slipped due to it being based on the new basement Core Strategy policy which was only fully adopted in January 2015, outside of the monitoring period. Likely to be adopted in the late spring 2015.

It should be noted that, although it does not feature in the 2014 LDS, the Royal Brompton Hospital SPD was consulted on from February 2014. A further consultation on the document is anticipated to take place outside of the monitoring period in 2015.

3. About the Royal Borough of Kensington and Chelsea

- 3.1 At just over 4.7 square miles, the Royal Borough of Kensington and Chelsea is the smallest London Borough by area. It is also the fourth most densely populated.⁹ Considered one of the most desirable places in the country to live, its house prices are the highest in England.¹⁰ Its location close to, but not in, Central London, and its rich historic built environment are the primary reasons for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham (LBHF) to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is predominantly residential. It has important town centres, but none of the 'core' commercial activities associated with mainline stations or the centre of London.



Map 3.1 - Royal Borough of Kensington and Chelsea in London Context

- 3.3 The Borough has a legacy of Georgian and Victorian terraces of the highest quality laid out in a network of streets, often including garden squares. The Edwardian period saw a shift away from town houses to mansion blocks, allowing buildings to be slightly taller and thus of a higher density as shown in image 3.1. The two principal building types are combined in a rich mix with neither one nor the other predominating over very large areas.
- 3.4 This legacy provides a built environment that is one of the finest in the country, with over 4,000 listed buildings. 73.36% of the Borough lies within a Conservation Area, including some of metropolitan importance such as the

⁹ 'London Borough Profiles', GLA's London Datastore, 2014.

¹⁰ Land Registry.

Thames, Royal Hospital and South Kensington Museums Conservation Areas. These, along with the attraction of its international and national town centres, draw a vast number of visitors into the Borough. The museum quarter in South Kensington alone attracts more visitors annually than Venice.



Image 3.1 - High Density Mansion Block in the Borough

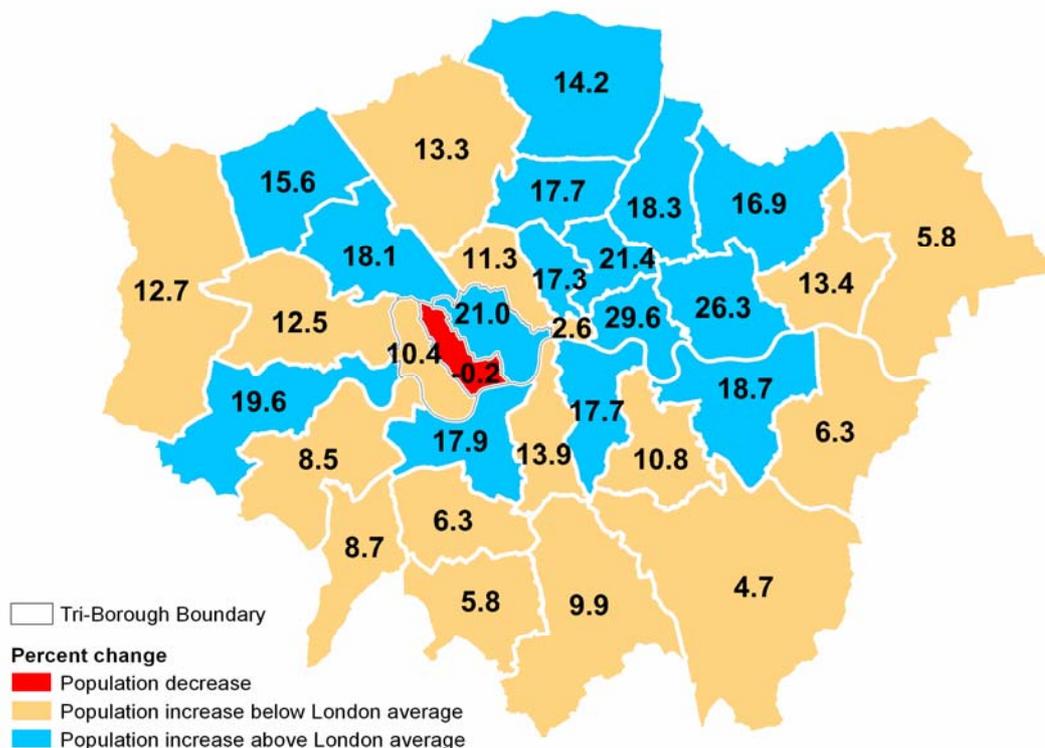
- 3.5 Away from the Borough's traditional central belt, there are many examples of twentieth century estate developments including the iconic grade II* Erno Goldfinger's Trellick Tower. However, certain estates, such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west are less admired.
- 3.6 There are fourteen distinct places in the Borough as outlined in the Core Strategy. These are: Kensal Green, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

Demography

- 3.7 The population of the Borough has a number of characteristics which are common with being hard to estimate. These characteristics include high population turnover (just under a fifth of the population at the time of the 2001 Census did not live at their current address a year before), high levels of people who were born outside of the UK (28% of the Borough's residents at the time of the 2011 Census had arrived in the UK within the last ten years, the second highest proportion after Westminster), and areas of high deprivation. The response rate for Kensington and Chelsea in the 2011

Census was the lowest in London.

- 3.8 The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents, a sharp drop from the 2010 mid-year estimate of 169,500 residents. However, the Census figure is more reliable and the sudden drop should not be interpreted as a literal loss of more than 10,000 people in one year.
- 3.9 Comparing the 2011 and 2001 Censuses suggests a population reduction of 0.17%. Kensington and Chelsea is the only London Borough where the population is thought to have decreased during this period. On average, London Boroughs have grown by 14% (see map 3.2).



Map 3.2 - 2001 vs. 2011 population change for London Boroughs

- 3.10 Mid-year 2012 estimates from ONS and the GLA gave Kensington and Chelsea a population of 155,930, a further decrease on the 2011 Census figure. It was unclear whether this decrease marked the start of a trend; however the GLA continued to predict growth, with an estimated population of over 175,000 in 2032. ONS gave a mid-2013 population estimate of 155,594 and the GLA 155,700; but GLA growth predictions have become rather more conservative in the last year, with a 2033 estimate of 158,132 (see Figure 3.1).¹¹

¹¹ See www.ons.gov.uk and GLA's London Datastore.

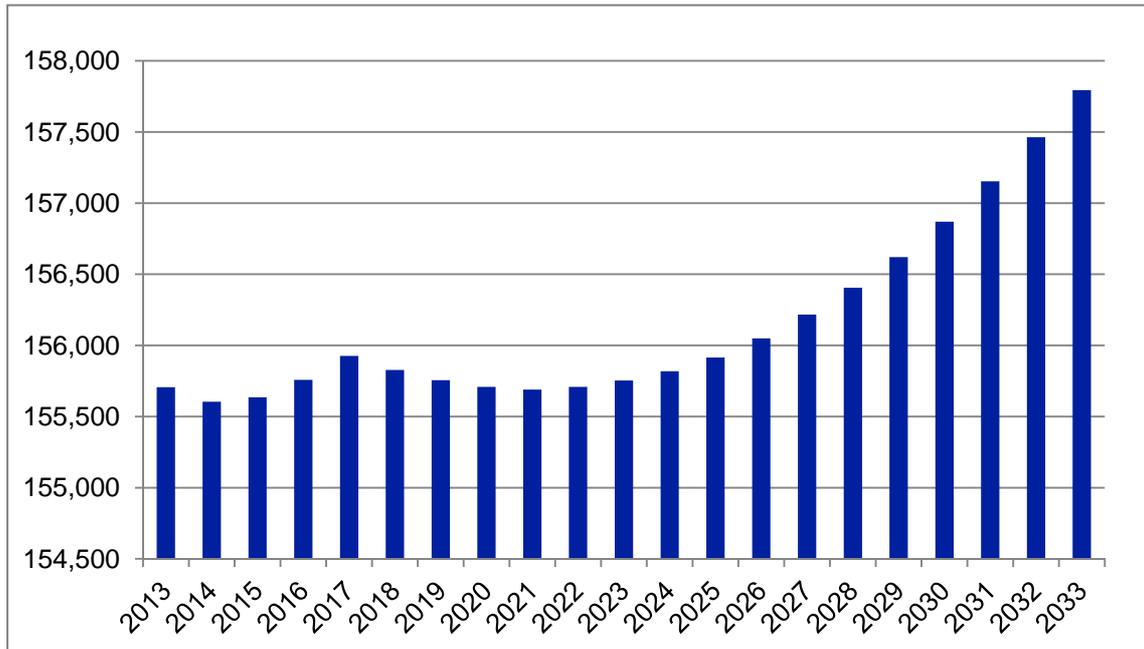


Figure 3.1 - GLA population estimates 2013-2033¹²

3.11 The overall population may not be projected to increase significantly, but it is expected to get older. It is still anticipated that the vast majority of residents will be of working age, between 16 and 64 (Figure 3.1). This picture varies spatially, with higher concentrations of under 16s in the north of the Borough, and more elderly residents in the south. The highest concentration of the working age population can be found in Queen's Gate and Earl's Court.

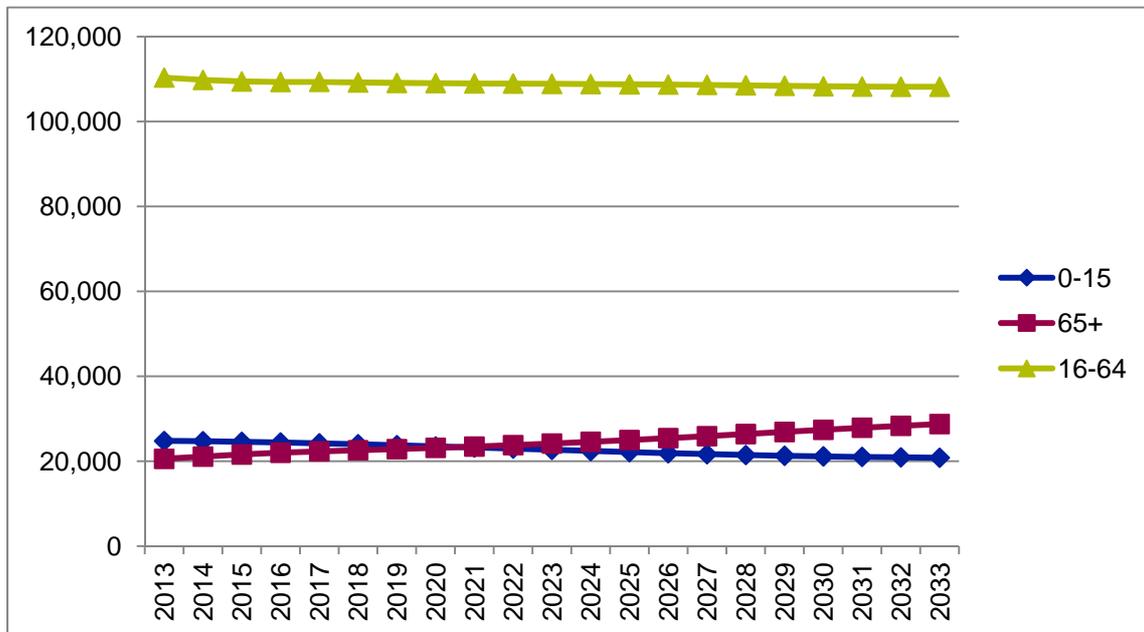


Figure 3.2 – GLA population estimates¹³

¹² '2013 round population projections', GLA's London Datastore, 2014.

¹³ Ibid.

- 3.12 Population density in the Borough is the fourth highest in the country with 128.3 persons per hectare. Up until 2008, it had been the most densely populated, but unlike many of its neighbours, density has slightly decreased in the Borough in recent years, causing it to fall behind Islington (145.2), Tower Hamlets (138.0), and Hackney (135.1).¹⁴
- 3.13 Kensington and Chelsea is one of five London Boroughs where more than half (51.8%)¹⁵ of the population were born outside of the United Kingdom. 5 per cent of residents were born in the United States of America (7,896), 4.2 per cent come from France (6,659), and 2.7 per cent from Italy (4,322).

Health

- 3.14 Life expectancy in Kensington and Chelsea is extremely high at 85.8 for females (London 83.8; England 83.0) and 82.1 for males (London 79.7; England 79.2). This represents an average life expectancy of nearly three years more than the national average. The equivalent rates in 2013 were 86.1 for females, and 81.9 for males, representing a slight decrease in the former, but an improvement for the latter. Despite the small size of the Borough, there is considerable variation, with female life expectancy ranging from 80.5 in St Charles and 94.6 in Holland, and male between 75.4 in St Charles rising to 88.8 in Courtfield.¹⁶
- 3.15 According to Public Health England, the Borough's residents are considerably more active than the national average with much lower obesity rates; however they performs less well in terms of levels of drug abuse and acute sexually transmitted infections.¹⁷

Education

- 3.16 The Borough's residents are well educated. 72.8% of children achieving five or more A*-C GCSEs including English and Maths in 2013 compared to the national average of 60.6%.¹⁸ The percentage of adults who hold a degree or equivalent is among the highest in the country.

¹⁴ 'London Borough Profiles', GLA's London Datastore, 2014.

¹⁵ Census 2011, ONS.

¹⁶ 'Life Expectancy at Birth and Age 65 by Ward', GLA's London Datastore 2014. There is a general agreement concerning life expectancy in the Borough; however there is less of a consensus when it comes to ward variation. The GLA's data suggests a difference in life expectancy between wards of 13.4 for men and 14.1 for women. A report by Public Health England in August 2014 (see footnote 17) gave a difference of 12.4 for men, and 6.3 for women.

¹⁷ Kensington and Chelsea Health Profile 2014, Public Health England available from <http://www.apho.org.uk/resource/view.aspx?RID=142316>.

¹⁸ 'GCSE Results by Location of Pupil Residence', GLA's London Datastore, 2014.

Income

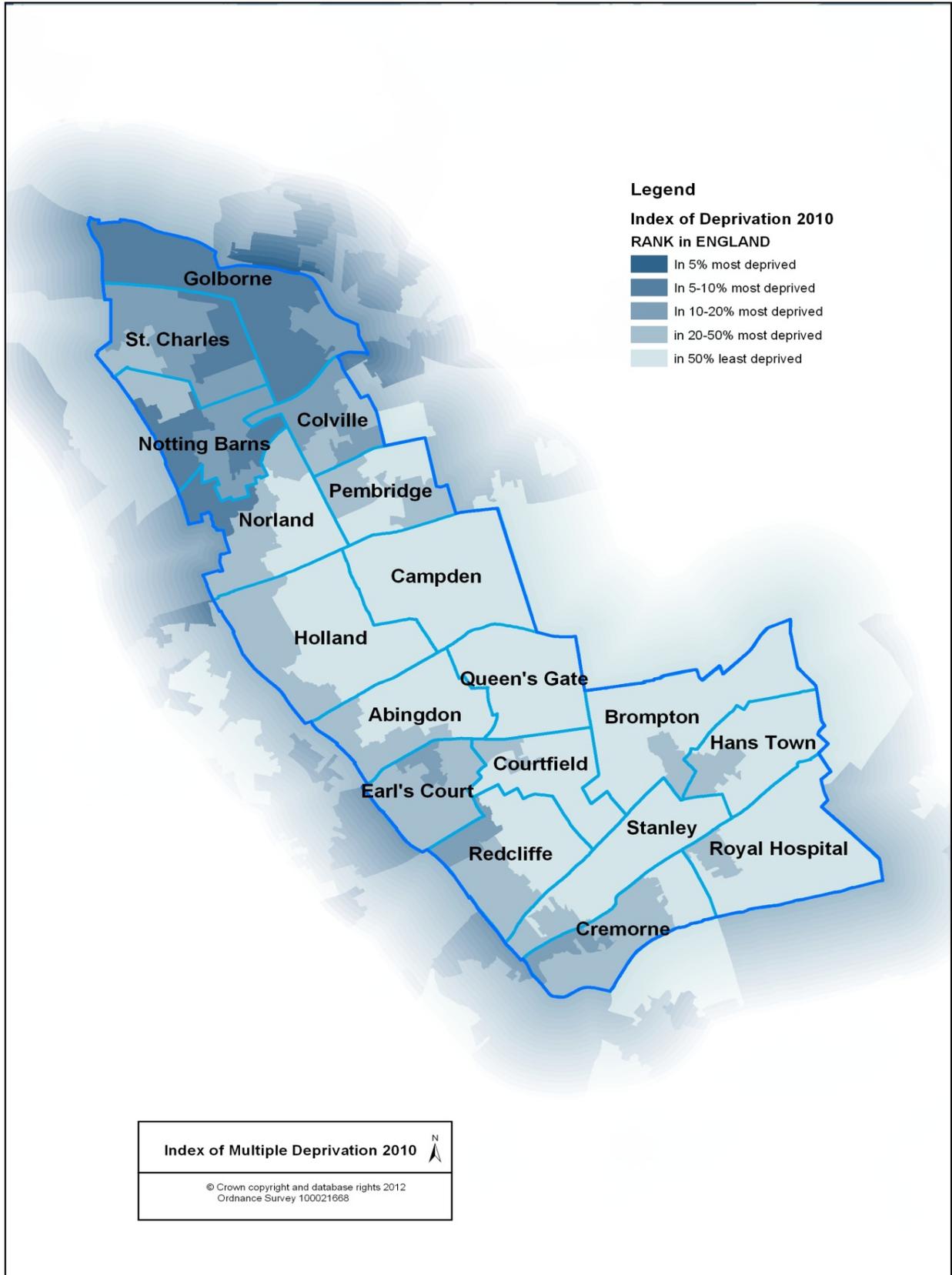
- 3.17 A disproportionate number of Kensington and Chelsea's residents are from professional and managerial occupations, and similarly, incomes are higher than the average. Resident's gross annual pay in 2013 was £45,625, almost 40% higher than the London average of £32,800.¹⁹ 8.7% of the working-age population claim benefits, compared to 10.0% for London as a whole. On the other hand, when looked at spatially, it can be seen that household income varies considerably, with many residents in the north of the Borough having incomes below £20,000.
- 3.18 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived areas nationally and large parts of the north are within the top 10% (map 3.3). Whilst this map relates to the 2010 figures, this is the most up-to-date data available and the pattern has not changed significantly. The Department for Communities and Local Government is currently updating the indices with publication planned for summer 2015.
- 3.19 Surprisingly, only one area of the Borough is in the 10% least deprived nationally. This is in large part due to the 'living environment' component of the index. This looks at factors such as air quality, on which the Borough scores poorly.

House Prices

- 3.20 Kensington and Chelsea contains much of London's prime housing market (houses valued at more than £2 million) with a strong, and seemingly insatiable demand for housing in the Borough. This is driven in part by overseas investment in what is perceived as a safe haven. According to the land registry, the average property price in Kensington and Chelsea in September 2014 was £1,341,854, an increase of 15% on the September 2013 figure of £1,168,167.²⁰ Figure 3.3 below illustrates how prices have recovered from the dip in the second half of 2008.

¹⁹ 'London Borough Profiles', GLA's London Datastore, 2014.

²⁰ Land Registry.



Map 3.3 – Index of Multiple Deprivation 2010

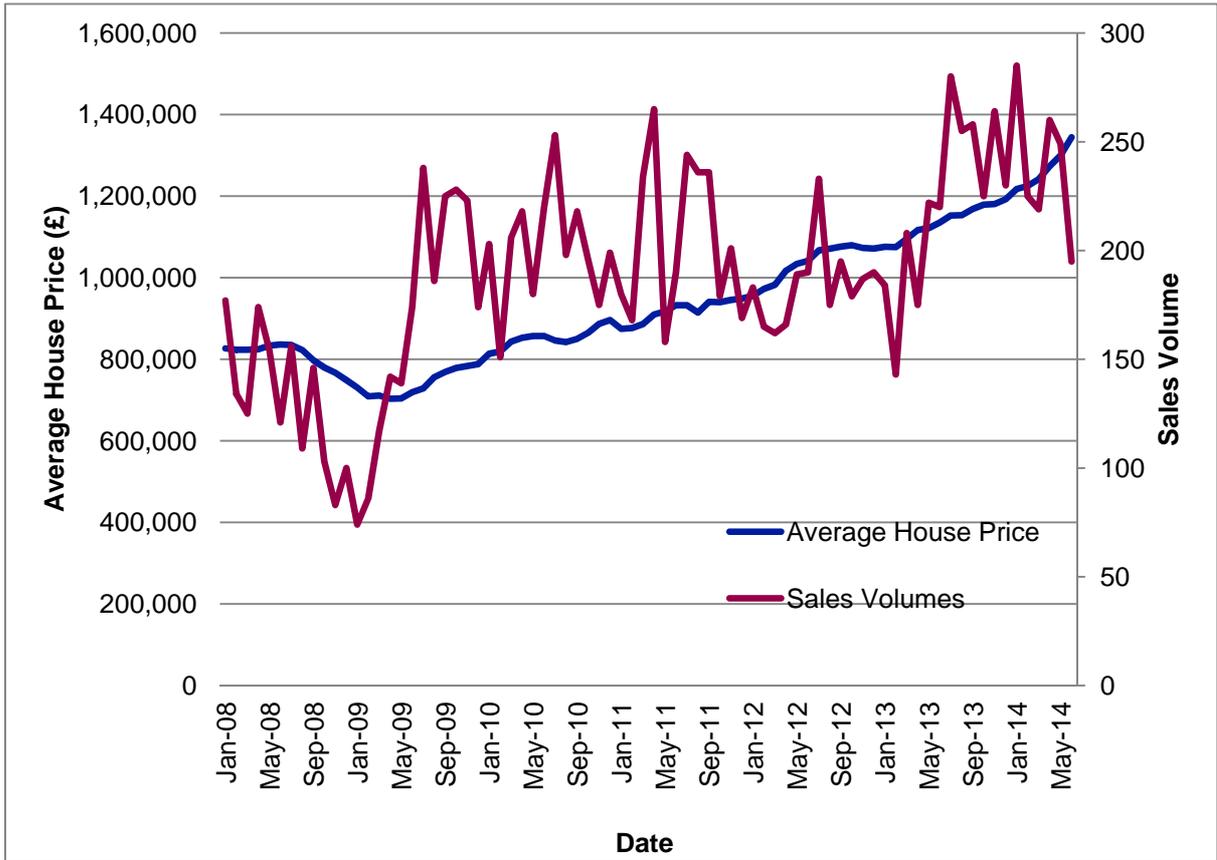


Figure 3.3 – Average House Prices and Sales Volumes Jan 2008 – May 2014²¹

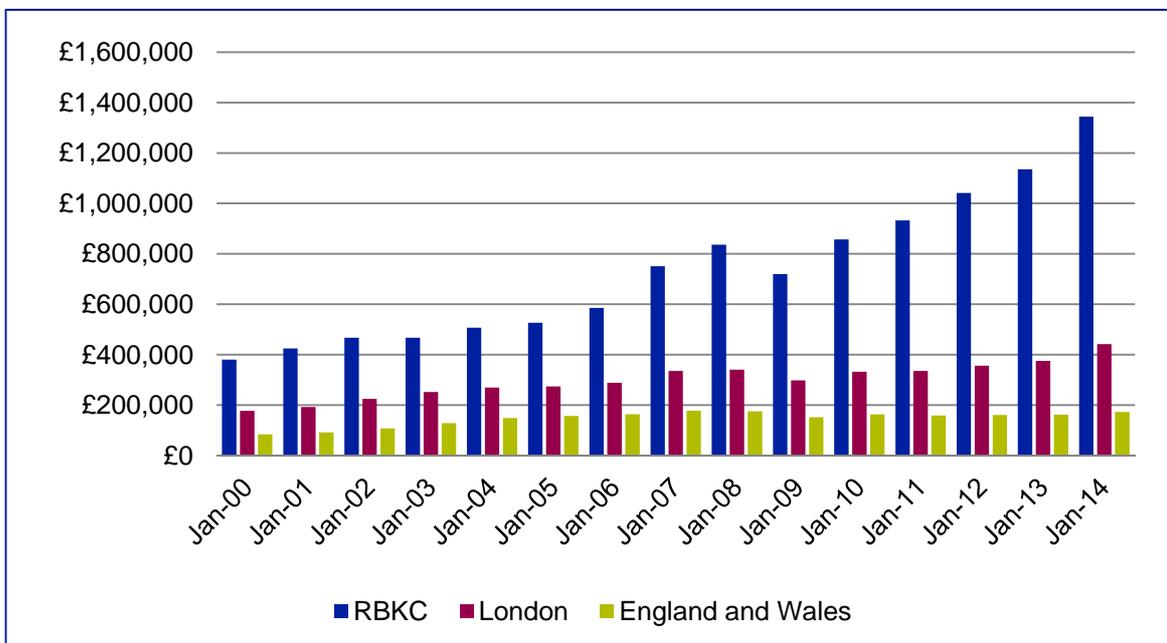


Figure 3.4 - Average residential property prices in RBKC, London, and England and Wales²²

²¹ Land Registry.

²² Ibid.

Business and Employment Sectors

- 3.21 Usually, the majority of residents do not work in the Borough, and the vast majority of people who work here do not live in Kensington and Chelsea. Estimates for the number of businesses located in the Borough vary from 11,000²³ to 20,000,²⁴ and the number of employed from 97,000²⁵ to 121,000.²⁶ This discrepancy arises from difficulties capturing information about very small businesses and people working from home. A 2010 study commissioned by the Council counted 20,000 businesses in the Borough, over 82% of which employed less than four staff.²⁷ The Borough's largest employer is Harrods.
- 3.22 Approximately 10% of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6%).²⁸ There are particularly high levels of home-based working in Notting Hill, Westway, Holland Park Avenue, and, to some extent, West Brompton and Knightsbridge. There is very little home-based activity in the very north of the Borough.
- 3.23 At 63.7% (62.8% in 2012/13), the employment rate in the Borough is below the London average of 70.5%; however a below average proportion of the working age population claim benefits, with 8.7% as opposed to the London average of 10.0%. At 14.1%, the number of self employed residents is above both the London and national average.²⁹
- 3.24 The latest 2013 local economy data from NOMIS showed that 96.8% of the Borough's working population are occupied in the service industry. The most prevalent services are financial and other business services (24.3%), wholesale and retail, including motor trades (20.4%) and accommodation and food services (15.8%). 19.0% of the Borough's residents are managers, directors or senior officials, compared to the national average of 10.2%.³⁰

Shopping

- 3.25 Nearly 75% of the Borough is within a five minute walk of day-to-day shopping facilities. Lying outside a five minute (400m or 440 yards) radius are: the very south of the Borough along the Thames, the western boundary with LBHF and the far north of the Borough.

²³ ONS Annual Business Inquiry 2011.

²⁴ Local Economic Evidence: Employment and Land Use RBKC 2010.

²⁵ ONS Annual Population Survey 2012.

²⁶ Local Economic Evidence: Employment and Land Use RBKC 2010.

²⁷ Ibid.

²⁸ 'Labour Market Profile', NOMIS, 2014.

²⁹ 'London Borough Profiles', GLA's London Datastore, 2014.

³⁰ 'Labour Market Profile', NOMIS, 2014.

- 3.26 In addition to the Neighbourhood Centres, there are ten larger centres in the Borough. Knightsbridge is an International Centre (and also located in the London Plan's Central Activities Zone). Kensington High Street and King's Road East are Major Centres, whilst South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road, King's Road West, Portobello Road and Westbourne Grove are all classified as District Centres. These centres attract people from outside of the Borough, and play a valuable role in servicing the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

Transport

- 3.27 The Borough has good transport links. The underground network of 13 tube stations reflects the same east-west geography as the Borough's roads. North-south movement, with the exception of Gloucester Road to Notting Hill Gate, is not possible on the underground. There are however a wealth of north-south bus routes.
- 3.28 At 0.6 per household, car ownership in the Borough is well below the London average of 0.8 and national average of 1.1. It has however increased in recent years and is now slightly higher than the inner London average of 0.5.³¹ Residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant, high quality quiet 'side roads' for many journeys.

Open Spaces

- 3.29 The Victorian legacy of the Borough resulted in its having more than 100 garden squares. These are communal spaces enjoyed by the surrounding properties. However, their construction has also resulted in a lack of public open and playable space in some parts of the Borough. This is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary open spaces.

Air Quality

- 3.30 The whole of the Borough is designated as an Air Quality Management Area (AQMA) due to the exceedance of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The contribution of diesel trains is significantly less than was previously estimated. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earls Court one way system experience some of the highest pollutant concentrations in

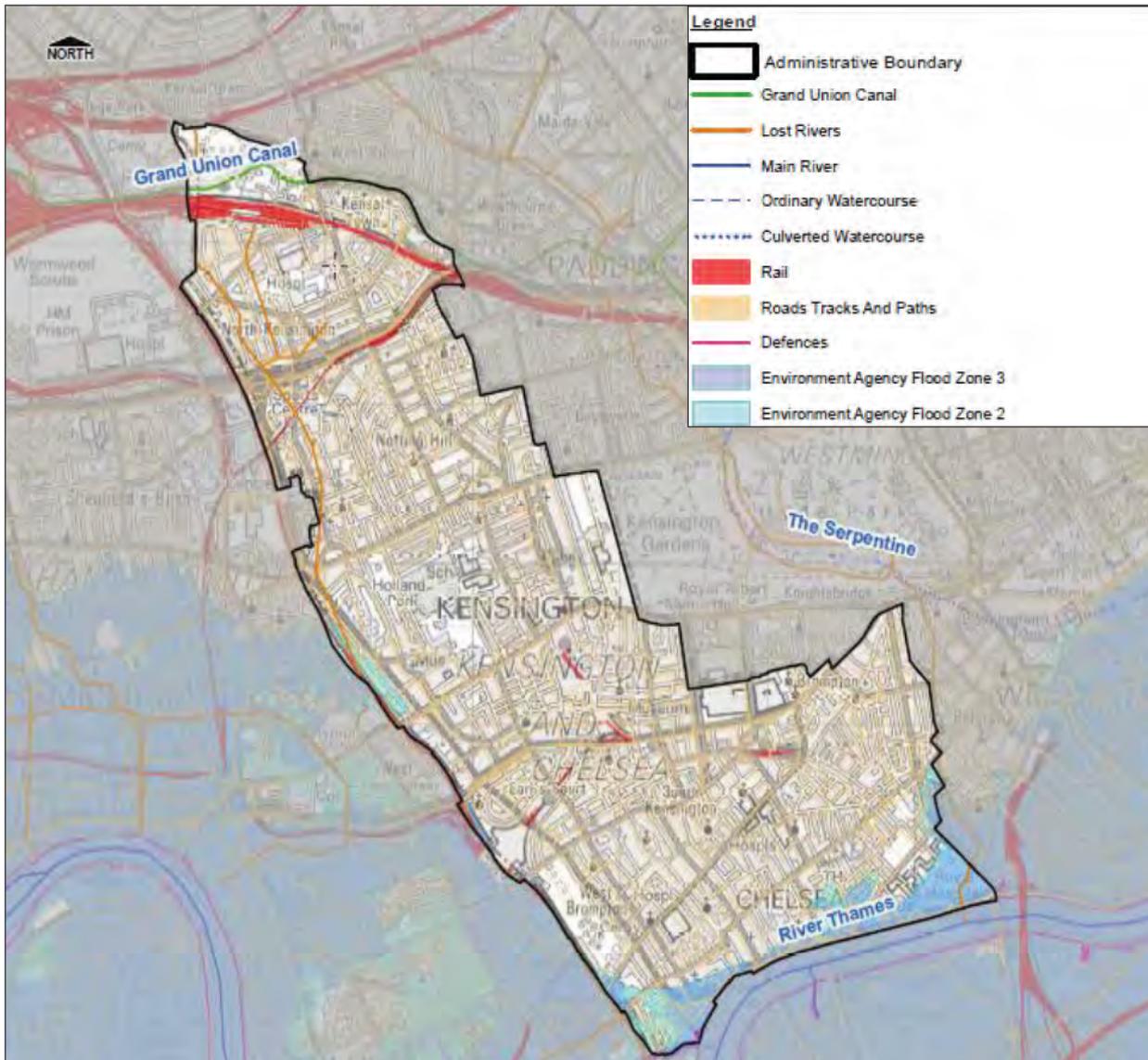
³¹ ONS, 2011 Census.

the Borough. However, the majority of the Borough continues to exceed limit levels.

Flooding

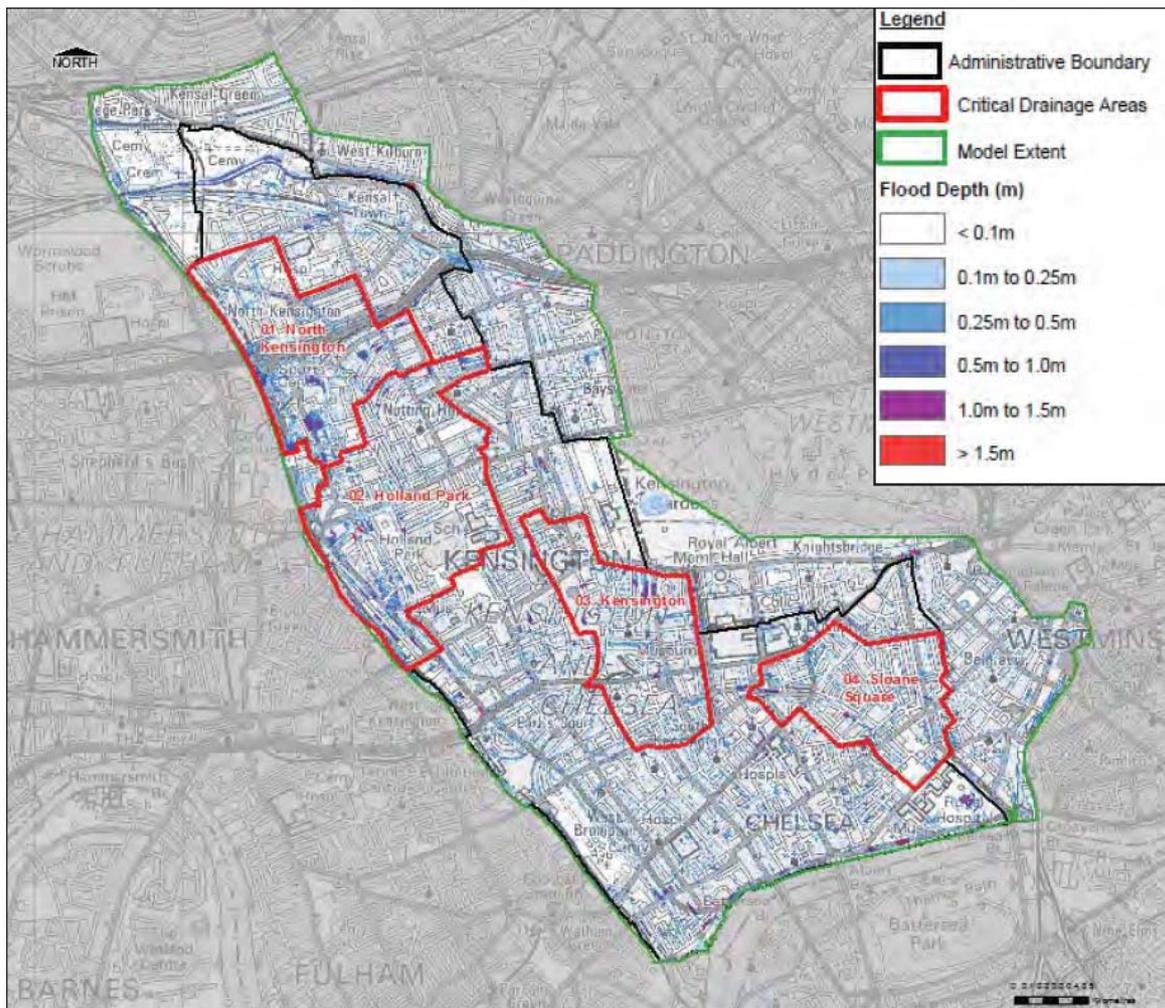
- 3.31 Potential flooding from the River Thames could affect areas along the embankment, but most of the Borough is not under threat. Map 3.4 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a 1 in 200 year and 1 in 100 year chance of river flooding. The presence of the Thames flood defences reduces the chance of river flooding further, to a 1 in 1000 year event.
- 3.32 There have however, been a number of sewer flooding incidents since 1981 caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with LBHF. This has insufficient capacity in extreme storm events. The Council's Surface Water Management Plan (2014)³² identifies Critical Drainage Areas showing the interaction between surface and sewer water flooding.

³²www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/leadfloodauthority/swmp.aspx.



Map 3.3 Environment Agency's Flood Risk Map (Figure 2 of the 2014 Royal Borough of Kensington and Chelsea Strategic Flood Risk Assessment)³³

³³ www.rbkc.gov.uk/pdf/RBKC_SFRA_Final%202014_Report%20Mainv1%20-%20%20LoRes.pdf.



Map 3.5 - Critical Drainage Areas with Predicted 1 in a 100 year Surface Water Flood Event Depths (>0.1m) (Figure 5 of the Strategic Flood Risk Assessment)

4. Strategic Objectives & Setting the Scene

- 4.1 The Council's vision for the Borough is set out in Chapter 3 of the Core Strategy. In essence, it seeks to build on success and develop the strong and varied sense of place of the Borough.
- 4.2 The Core Strategy has seven 'strategic objectives' to deliver the vision:
- CO1: Keeping Life Local
 - CO2: Fostering Vitality
 - CO3: Better Travel Choices
 - CO4: An Engaging Public Realm
 - CO5: Renewing the Legacy
 - CO6: Diversity of Housing
 - CO7: Respecting Environmental Limits
- 4.3 The following sections of the Monitoring Report are structured according to these strategic objectives.

Duty to Cooperate: Regulation 34(6)

- 4.4 Regulation 34(6) necessitates that 'where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's Monitoring Report must give details of what action they have taken during the period covered by the report.'
- 4.5 The Royal Borough engages 'constructively, actively and on an ongoing basis'³⁴ with other Local Planning Authorities (LPAs) and the 'prescribed bodies'³⁵ for the purposes of the Duty to Cooperate. This is required in relation to 'maximising the effectiveness' of, and having 'regard to', activities concerned with supporting or preparing planning policies 'so far as relating to a strategic matter' and relating to activities of 'prescribed bodies'.³⁶ As part of the ongoing engagement, consideration should be given to 'whether to consult on and prepare, and enter into and publish, agreements on joint approaches to the undertaking of' preparation of

³⁴ S33A(2)(a) Planning and Compulsory Purchase Act 2004 (as amended) and para.001 NPPG Duty to Cooperate; see also para.181 NPPF; para.012 NPPG Duty to Cooperate.

³⁵ S33A(1).

³⁶ S33A(1)-(3); see also paras.002; 011; 013 NPPG Duty to Cooperate.

planning policies relating to strategic matters³⁷ and 'whether to agree...to prepare joint local development documents.'³⁸

- 4.6 A 'strategic matter' is defined as 'sustainable development or use of land that has or would have a significant impact on at least two planning areas... in connection with infrastructure that is strategic.'³⁹
- 4.7 Strategic matters are further defined by the NPPF as 'planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities'.⁴⁰ Strategic priorities are defined as including policies to deliver:⁴¹
- The homes and jobs needed in the area;
 - The provision of retail, leisure and other commercial development;
 - The provision of infrastructure;
 - The provision of health, security, community and cultural infrastructure and other local facilities; and
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 4.8 The 'prescribed bodies' for the purposes of the Duty to Cooperate relevant to the Royal Borough are:⁴²
- Environment Agency
 - Historic England
 - Natural England
 - Mayor of London
 - Civil Aviation Authority
 - Homes and Communities Agency
 - Clinical Commissioning Groups
 - National Health Service Commissioning Board (now known as 'NHS England')
 - Office of Rail Regulation
 - Transport for London
 - Integrated Transport Authorities
 - Highway Authorities
 - Marine Management Organisation
- And:⁴³
- Local Enterprise Partnership
 - Local Nature Partnership

³⁷ S33A(6)(a).

³⁸ S33A(6)(b).

³⁹ S33A(4).

⁴⁰ Para.178, NPPF.

⁴¹ Para.156, NPPF.

⁴² R4(1) The Town and Country Planning (Local Planning) (England) Regulations 2012; para.005 NPPG Duty to Cooperate.

⁴³ R4(2)-(3) The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended); see also para.180, NPPF; para.006, NPPG Duty to Cooperate.

4.9 Over the monitoring period, the Royal Borough has continued to fulfil the Duty to Cooperate over a number of topic areas, including:

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Draft Further Alterations to the London Plan (FALP)	Submitted representations and gave oral evidence at the examination hearing	Mayor of London; Transport for London
London Development Database (LDD)	Ongoing monitoring and reporting	Mayor of London
London Strategic Housing Land Availability Assessment (SHLAA)	RBKC sites input	Mayor of London
Housing Review: Gypsies & Travellers	Undertaking joint needs survey	London Borough of Hammersmith & Fulham
Enterprise Review	Consulting on Duty to Cooperate 'questions' as part of Enterprise Review Issues & Options Sustainability Appraisal Scoping Report Consulting on Enterprise Review Issues & Options	General consultation including LPAs and 'prescribed bodies'
Basements Review	General consultation & examination, although not 'strategic matter'	General consultation including LPAs and 'prescribed bodies'
Conservation & Design Review	General consultation & examination, although not 'strategic matters'	General consultation including English Heritage; LPAs and 'prescribed bodies'
Miscellaneous Matters Review	General consultation & examination, although not 'strategic matters'	General consultation including LPAs and 'prescribed bodies'
Waste	Undertaking joint waste apportionments evidence base	Western Riverside Waste Authority (WRWA) constituent; London Boroughs of: Hammersmith & Fulham; Wandsworth; Lambeth
	Attendance and contribution to Regional Technical Advisory Board (RTAB) now known as London Waste Planning Forum (LWPF)	LPAs; Mayor of London

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Flooding & Drainage	Strategic Flood Risk Assessment (SFRA); Surface Water Management Plan (SWMP) and identification of Critical Drainage Areas Drain London; LODEG; Central London North Flood Risk Partnership; Thames Regional Flood and Coastal Committee	Mayor of London (inc. Drain London); Environment Agency; London Boroughs
River Thames	Attendance and contribution to Thames Strategy Kew to Chelsea	Environment Agency; English Heritage; English Nature; Mayor of London; Port of London Authority; London Boroughs of: Hammersmith & Fulham; Richmond upon Thames; Hounslow
Transport & Highways	Liaison with stakeholders regarding High Speed 2; Crossrail 1; Crossrail 2	Mayor of London; Transport for London
Health	Liaison regarding infrastructure planning, s106 and CIL expenditure	West London CCG (& NHS Property) and NHS England
Draft Trellick-Edenham SPD	Consultation	General consultation including LPAs and 'prescribed bodies'
Draft Notting Hill Gate SPD	Consultation	General consultation including LPAs and 'prescribed bodies'
Draft Royal Brompton Hospital SPD	Consultation	General consultation including LPAs and 'prescribed bodies'
Public Involvement in Planning Statement of Community Involvement (SCI)	Consultation	General consultation including LPAs and 'prescribed bodies'
Bi- and Tri-Borough working	Range of service areas e.g. transport & highways, environment, leisure & resident services, children's services etc.	London Borough of Hammersmith & Fulham; Westminster City Council
London Borough of	Quarterly liaison meetings	London Borough of

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Hammersmith & Fulham		Hammersmith & Fulham

Table 14.1 – Duty to co-operate by topic area

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

- 4.10 It should be noted that the any significant environmental effects of implementing a plan or programme must be monitored 'in order, inter alia, to identify... unforeseen adverse effects and to be able to undertake remedial action'⁴⁴ (Article 10(1)). This has been undertaken throughout this Monitoring Report as standard.

⁴⁴ Article 10(1), EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment; see also Regulation 17, The Environmental Assessment of Plans and Programmes Regulations 2004; Appendix 10, A Practical Guide to the SEA Directive (ODPM).

5. Keeping Life Local

Strategic Objective

Our strategic objective to keep life local is for strong, effective local centres, for social and community facilities to be widely available, and for neighbourhood functions, including neighbourhood shopping facilities, to be easily accessible, so that residential communities can flourish. (See also Policies CK1, Social and Community Uses, CK2, Local Shopping Facilities, and CK3, Walkable Neighbourhood

Introduction

- 5.1 The ever-increasing residential values in the Royal Borough mean that lower value uses are in danger of being 'out priced' and lost to 'high value' residential uses. With residential property values approaching £2,500 per square foot in some parts of the Borough,⁴⁵ any use which is not residential is under increasing threat as landowners seek to maximise the return on their portfolios. In the context of 'Keeping Life Local,' this pressure is particularly felt by social and community uses which are essential to the maintenance of a successful residential neighbourhood.
- 5.2 As such, the Core Strategy seeks to protect existing social and community uses and also provide support for local shopping facilities and for 'walkable neighbourhoods.'
- 5.3 The policy was engineered to be sufficiently flexible to allow for some change in order to reflect the needs of the community, whilst at the same time maintaining the Borough's overall stock of social and community uses. This approach is articulated by Policy CK1: Social and Community Uses, which seeks to 'ensure that social and community uses are protected or enhanced throughout the Borough.'

Has the Council been successful in protecting existing social and community uses and in promoting new facilities?

- 5.4 Social and community uses principally fall into two parts of the use classes order; D1 'non-residential institutions' and D2, 'assembly and leisure'. Analysis of the relevant permissions granted in 2013/14 suggests a positive picture, with a net increase of 4,953 sq m of D1 and 637 sq m of D2 uses.

⁴⁵ 'Office Market Commentary in RBKC', Frost Meadowcroft Property Surveyors, February 2013.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	9,144	14,097	4,953
D2 Assembly and Leisure - approvals	382	1,019	637

Table 5.1 – D1 and D2 floorspace permissions 1 October 2013 to 30 September 2014

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	4,468	4,519	51
D2 Assembly and Leisure – completions	367	634	267

Table 5.2 – D1 and D2 floorspace completions 1 April 2013 – 30 March 2014

5.5 Three permissions were granted during the period which have resulted in a net increase of more than 500 sq m of D1 use:

- **PP/13/02652.** Permission was granted for the demolition and redevelopment of the Marlborough Primary School building on Draycott Avenue to provide a two form entry primary school. This resulted in a net increase of 1,292 sq m of additional floorspace.
- **PP/13/02657.** Permission was granted for the demolition and use of Clearings 1 and Clearings 2 of the John Lewis Warehouse Clearings in Draycott Avenue to create an interim school for the use of Marlborough Primary School for a period of up to four years whilst the main school is being redeveloped. This resulted in a net increase of 5,400 sq m of additional floorspace.
- **PP/13/05108.** Permission was granted for the demolition of buildings and erection of a four storey A1/C3 building, four three-storey C3 townhouses, and a three storey D1 building at 3-5 Radnor Walk, 111-115 King's Road and on the land behind 7, 9 and 13 Radnor Walk, SW3 4BP. This resulted in an increase of 605 sq m of D1 floorspace.

5.6 There has only been one application granted which included a significant reduction in D1 floorspace: the refurbishment of Sloane Building on Hortensia Road (PP/13/07664). The conversion of the existing building to create 18 new residential dwellings will result in a loss of 4,009 sq m. However, it is worth noting that planning permission was granted in 2007 for the conversion of the building, provided that a replacement education facility was provided on the adjoining site. In accordance with this,

Kensington and Chelsea College was constructed within the wider original school site, meaning that the balance of provision had been maintained in accordance with Policy CK1. None of the works previously consented with regards to the Sloane Building were implemented, which meant that planning permission lapsed and had to be reapplied for during the monitoring period.

- 5.7 If one were to ignore application PP/13/02657 on account of it being a temporary D1 use (after the four years it will return to its original office (B1) use in accordance with Policy CF5), and PP/13/07664 on account of it being permitted and dealt with in previous years, this still results in a positive overall picture with a net increase of 3,562 sq m.
- 5.8 No permissions during the period resulted in a net increase or loss of more than 500 sq m of D2 use.
- 5.9 The relevant planning permissions and completions are included within Tables 15 and 16 of the Appendix.

Public Houses

- 5.10 Following a public examination which found the change of policy to be 'sound' in July 2013, the Council adopted a new policy in October 2013 to protect public houses throughout the Borough together with other A Class uses (Financial and Professional Services and Restaurants and Cafes) outside of town centres. The presumption is now that all public houses will be protected, unless it can be established that they are no longer seriously valued by the community, possibly through poor patronage, although good management has a significant role to play in the success of a particular facility. Within a Conservation Area, it would also have to be demonstrated that the pub does not contribute to the character of the surrounding area or to its sense of place.
- 5.11 Although a year is a relatively short time-scale to fully assess the effect of the policy, it does appear to be reversing the longer term trend for the loss of public houses in the Borough and the initial signs are good. Overall, there were no pubs lost between 1 October 2013 and 30 September 2014. During that period, three Public House related permissions were granted, resulting in a minor net reduction of 670 sq m of floorspace through converting upper floor units to housing, but with no loss of the ground floor space. The department will continue to be vigilant to ensure that any reduction in overall floorspace and ancillary functions does not represent a long term threat to the viability of a particular facility, but clearly each case has to be examined on its merits.

5.12 The relevant applications resulting in a loss of more than 200 sq m are:

- **PP/14/03576**. The Cross Keys, Lawrence Street. The application was for the change of use of the upper floors to provide residential units and the retention of the ground and basements floors for public house use. This has resulted in a loss of 217 sq m.
- **PP/14/00318**. The Mitre, Holland Park Avenue. In this application, the ancillary space of a public house is converted to residential use resulting in a loss of 320 sq m.

5.13 For more details see Tables 7 and 8 in the Appendix.

Local Shopping Facilities

5.14 The Core Strategy introduced the 'walkable neighbourhoods indicator' to assess accessibility for a range of local facilities. While national indicators recommend an 800m walk, a 400m walk band is considered more appropriate for the Borough, reflecting the extremely high residential density. When the Core Strategy was adopted, 75% of the Borough was located within a five minute walk of a neighbourhood or higher order shopping centre. This remains the case today and is illustrated in Figure 5.2 below.

5.15 The Core Strategy identified three areas of deficiency – Latimer, Kensal (East of Ladbroke Grove) and parts of Earl's Court. The Core Strategy seeks to reduce this gap by creating new centres in Latimer, Kensal and the Earl's Court Areas.

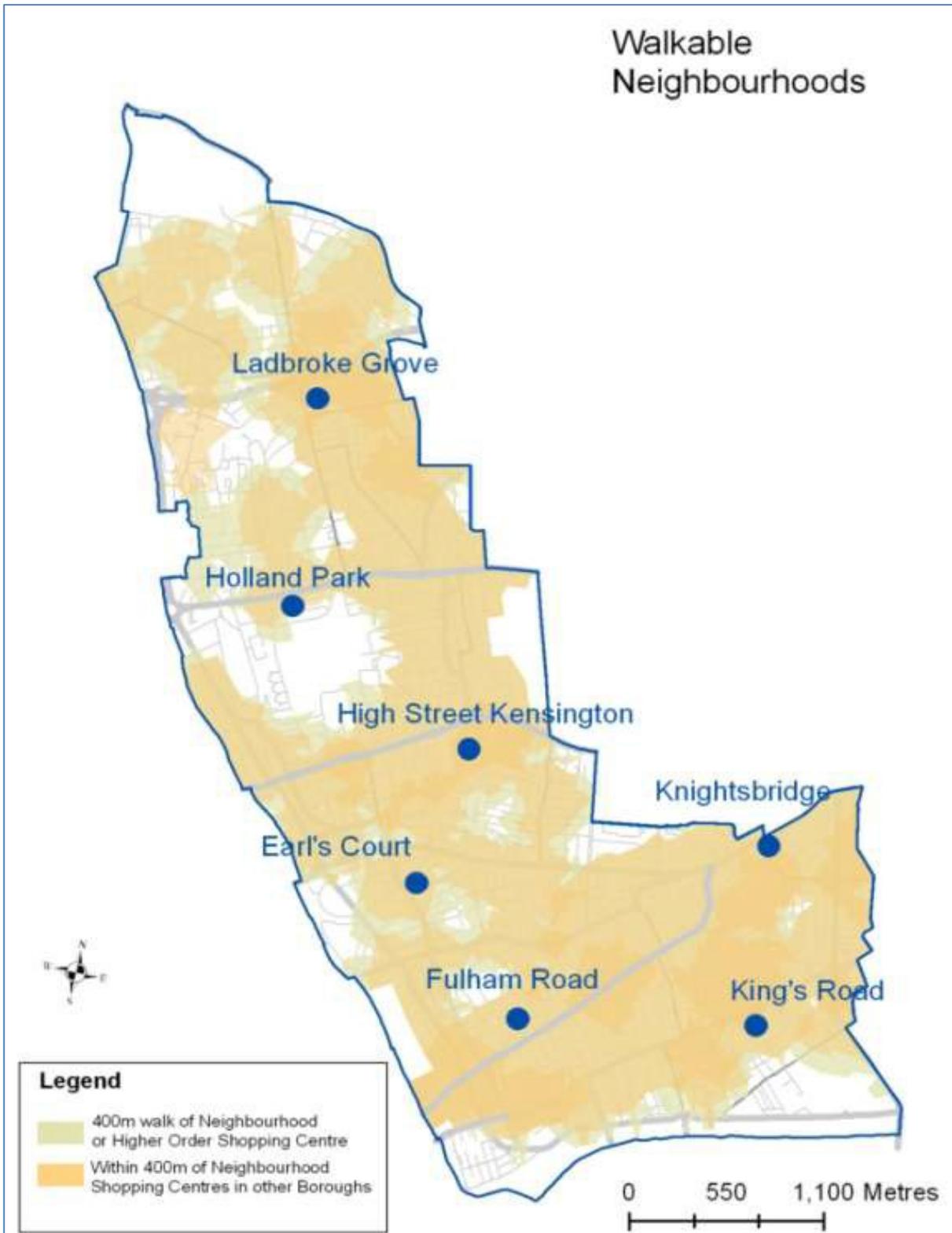
Latimer

5.16 The development of the Silchester Garages site is underway, and is expected to be completed early next year. As part of this, 315 sq m of retail floorspace will be created. This is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road.

Kensal

5.17 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail Station. Were Kensal to be chosen as a station site, any redevelopment, and the creation of a neighbourhood centre would be unlikely until Crossrail have completed the building programme and vacated the site. At the moment, there is a high degree of uncertainty with regards to the future of the site. At the end of the

monitoring period, the Borough's business case was being considered by the Crossrail Joint Sponsors.



Map 5.1 – Walkable Neighbourhoods

Earl's Court

- 5.18 The Earl's Court Exhibition Centres and surrounding land redevelopment (for which planning permission was granted in November 2013) will provide up to 3,500 sq m of retail floorspace (1,000 sq m of which will be in the Borough, with the remainder in LBHF) to serve the day-to-day needs of the new residents of the development.

Vacancy rates within Neighbourhood Centres

- 5.19 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 5.3 below.

Neighbourhood Centre	Total Units 2014	% Vacant units 2012	% Vacant units 2013	% Vacant units 2014
All Saints' Road	36	14	8	8
Barlby Road	6	14	20	16
Chelsea Manor Street	10	18	0	0
Clarendon Cross	18	0	6	11
Cromwell Road Air Terminal	16	6	6	0
Earl's Court Road	147	3	4	3
Earl's Court Road (North)	9	6	11	11
Elystan Street	45	5	2	4
Fulham Road (Brompton Cemetery)	27	34	56	15
Fulham Road (Old Church Street)	34	11	9	9
Gloucester Road (North)	60	3	3	3
Gloucester Road (South)	39	3	4	3
Golborne Road	105	14	12	9
Golborne Road (North)	15	13	13	7
Holland Park Avenue	58	6	6	5
Holland Park	12	7	7	0
Ifield Road	4	17	0	0
Kensington High Street (West)	6	0	0	17
Ladbroke Grove (North)	16	12	19	19

Neighbourhood Centre	Total Units 2014	% Vacant units 2012	% Vacant units 2013	% Vacant units 2014
Ladbroke Grove Station	65	4	4	3
Lower Sloane Street	32	6	6	6
Lowndes Street	17	0	0	0
Napier Road	8	10	9	13
North Pole Road	23	16	17	13
Old Brompton Road (East)	24	0	4	4
Old Brompton Road (West)	74	12	9	5
Pembroke Road	14	7	29	0
Pont Street	13	0	0	8
Sloane Avenue	11	8	9	9
St. Helen's Gardens	12	25	25	25
Stratford Road	17	5	0	0
Thackery Street	22	0	0	5
The Billings	21	14	19	14
Walton Street	19	0	0	0
Westbourne Grove	85	9	12	4
Westbourne Park Grove	10	17	0	20
World's End	38	4	4	5
Total – Neighbourhood Centres	1168	7.2%	8.2%	6.0%

Table 5.3 – Vacancy rates in Neighbourhood Centres 2012-2014

- 5.20 There has been a slight change in vacancy rates over the last year, with a fall from 8.2% to 6.0% for Neighbourhood Centres. This compares to a national average of 14.5%, or a London average of 10%. This figure is higher for the smaller neighbourhood centres. As such, the Borough's neighbourhood centres do appear to be remaining generally healthy and withstanding the wider malaise affecting shops in smaller centres. This probably reflects the nature of the shops provided and the extreme wealth of the centres' hinterlands throughout much of the Borough.
- 5.21 However, vacancy rates in some of the centres are at a level which is of some concern. At least one in five of the ground floor units in St. Helen's Gardens and Westbourne Park Grove are standing empty.
- 5.22 The previous Monitoring Report reported vacancy rates of 56% in the Fulham Road (Brompton Cemetery) Neighbourhood Centre. However, at the time of the last survey, much of that centre was being redeveloped. At 15%

(four of the 27 units), the vacancy rate has drastically lessened over the past 12 months.

Convenience Retail within Neighbourhood Centres

- 5.23 The Borough's Neighbourhood Centres vary greatly in size. Some, such as Earl's Court Road and Golborne Road contain over a hundred units, whilst many others are made up of one or two short parades. Ifield Road originally contained ten 'town centre' units, but as of May 2014, just four remained. It is no longer appropriate to suggest that they have a critical mass which functions as a centre. As such, 'de-designation' of the remaining units is being considered.
- 5.24 Whatever their scale, the basic functions of Neighbourhood Centres are to meet the day-to-day needs of those living and working in the Borough. An important element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 5.25 Policy CK2 states that 'the Council will ensure opportunities exist for convenience shopping throughout the Borough.' Each year, the Council surveys the nature of uses within the neighbourhood centres. The proportion of all ground floor units which can be considered as serving a 'convenience' function remains stable at 11.9% (11.8% in 2013).
- 5.26 Whilst this is a useful indicator, it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to go from one type of shop to another. Change in the nature of shops cannot therefore be said to be a measure of the success of the Core Strategy as such. It is however a useful benchmark to assess changes that may happen in the future.

Protection of individual shops outside of designated centres

- 5.27 The Council recognises the role that individual shops outside of designated centres can have in meeting the day-to-day needs of local people. As noted above, the Council cannot influence the nature of a particular shop. It can however resist the change of use of a shop to a non-shop use. Policy CK2 lays out that 'the Council will protect individual shops outside of the designated town centres.'
- 5.28 In the autumn of 2013, the Government consulted on proposals to 'free up' planning regulations and to remove the need for planning permission to change from a retail (class A1 use) to a residential use. The Council is of the view that the Borough's shops which lie outside of designated areas and outside of Conservation Areas (properties within Conservation Areas are

excluded from the proposals) would be at serious risk should this proposal go ahead. As such, the Council decided to begin monitoring out-of-centre shops in order that the impact of such a change can be properly assessed.

- 5.29 During the monitoring period, there have been no permissions granted which have resulted in the loss of retail floorspace outside of a designated centre.
- 5.30 The 2013 survey found that all but 130 of the Borough's shops (or 94% of the total), lay within a designated centre. These are shown in Figure 5.3. This distinguishes between shops which lie within Conservation Areas (and therefore are protected), and those which do not. Unfortunately, it was not possible to carry out a survey in 2014, but it is anticipated that one will take place in the summer of 2015.

Assets of Community Value

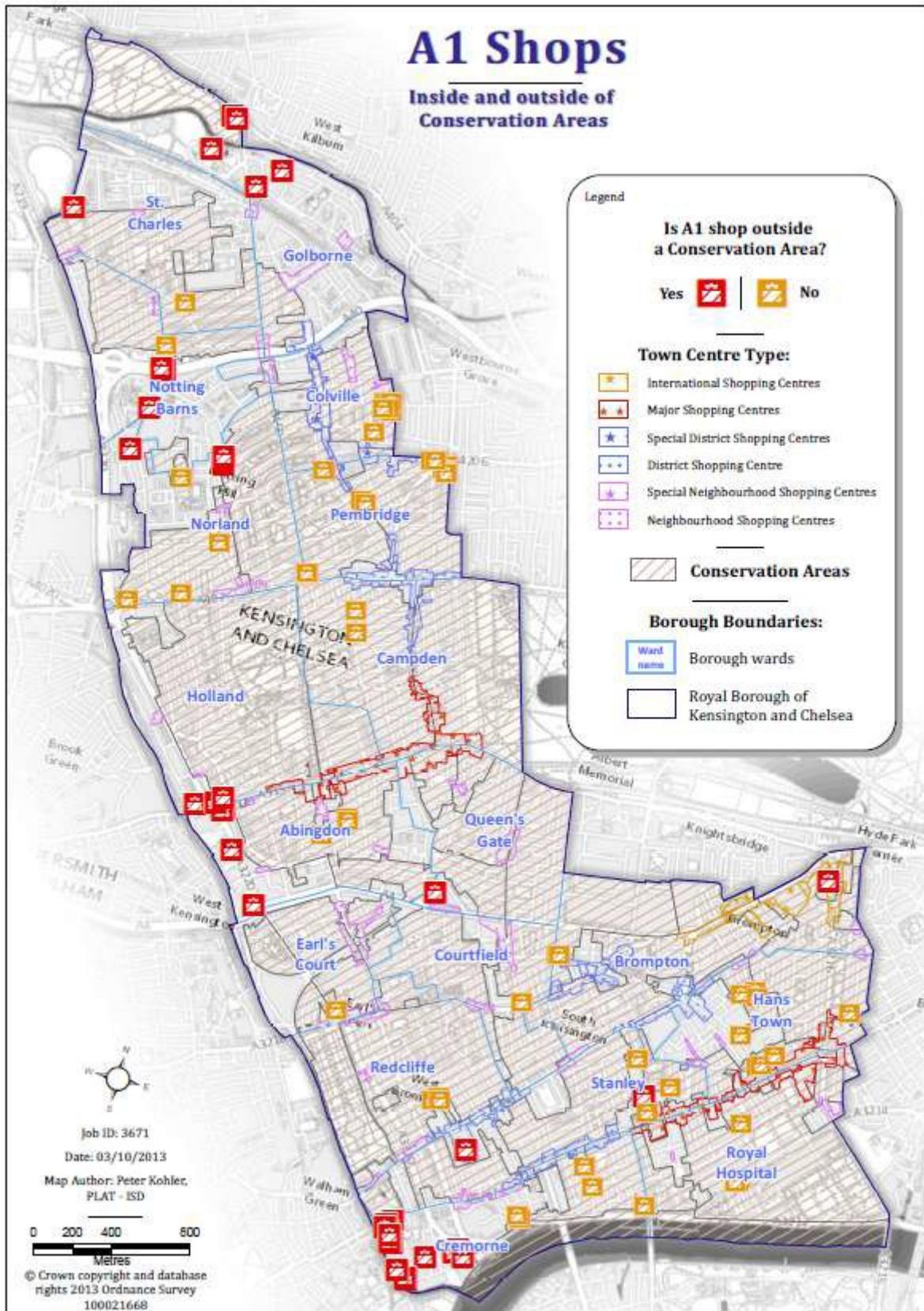
- 5.31 Since September 2012, local community groups which meet a set of criteria laid down in legislation have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value.
- 5.32 The purpose of this is to give community groups the opportunity to identify land or property that they believe furthers the social wellbeing or social interests of the local community, and gives them time to bid for that asset if an owner decides to sell.
- 5.33 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 5.34 The Borough's list of Assets of Community Value (as at the end of the monitoring period) is set out in Table 15.1 below.

Name of property	Address	Nominating Community Interest Group	Date added to the list
The London Lighthouse	111-117 Lancaster Road, London, W11 1QT	Kensington & Chelsea Social Council	02/09/13
Ground floor community rooms	Kensal House, Ladbrooke Grove, London, W10 5BQ	SPID Theatre Company Ltd	02/10/13
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	06/02/14

Table 5.4: Royal Borough of Kensington and Chelsea List of Assets of Community Value

Conclusion

- 5.35 Despite the increasing difference in value between residential and almost any other use, there has been modest increases in the amount of floorspace dedicated to non-residential institutions (D1) and assembly and leisure (D2).
- 5.36 The Borough's neighbourhood centres generally appear to be healthy, with a lower vacancy rate than recorded last year. Development is underway at Silchester Garages to improve the retail offering in the currently deficient Latimer area. The Earl's Court redevelopment was approved in November 2013 and will improve the situation in another deficient area.
- 5.37 Following the introduction of a new policy to protect public houses throughout the Borough in July 2013, there has been no overall loss of pubs in the Borough during the monitoring period, though three planning permissions were granted which resulted in minor reductions in floorspace.



Map 5.2; Shops outside of designated centres (July 2013)

6. Fostering Vitality

Strategic Objective

Our strategic objective to foster vitality is that the quality of life in our predominantly residential Borough is enhanced by a wide variety of cultural, creative and commercial uses which can significantly contribute to the well-being of residents and to the capital's role as a world city.

Introduction

- 6.1 The Borough has a finely-grained mix of uses such as shops, businesses, arts and cultural facilities. These uses have benefited from the Borough's high residential density and from visitors to the Borough. However of late, such uses have been under pressure from residential development. There is a risk that they could decline to such an extent that the collective quality of life in the Borough could be diminished.
- 6.2 The purpose of the policies within the Core Strategy is to arrest this decline and maintain the mix of uses which make the Borough the successful place it is.
- 6.3 This has two main strands: town centres and the A class uses which lie within them; and the provision and location of business uses. For clarity, each is considered separately, though the Council does recognise that the two are linked, with offices playing a significant role in supporting the vitality and viability of town centres.

Town centres and 'Class A' town centre uses

Meeting the need for a new retail floorspace

- 6.4 The Council's Retail Needs Assessment was carried out by Nathaniel Lichfield and Partners (NLP) to inform the Core Strategy. This indicated an additional need of about 31,000 sq m of comparison retail floorspace in the Borough from 2008 to 2015. Of this, 25,500 sq m is needed in the south and about 650 sq m is needed in the north and centre of the Borough.⁴⁶
- 6.5 Whilst the Council recognises that this Retail Needs Assessment was carried out in a very different economic climate to today, evidence recently published by Experian on behalf of the GLA suggests that the 'bricks and mortar' need for extra comparison shopping floorspace is actually increasing

⁴⁶ RBKC, Retail and Leisure Needs Study, NLP, 2008.

in the Borough.⁴⁷ This is unusual in a London context, and reflects the trend for a concentration of the retail offer in the larger and more successful centres. These are the centres that are particularly well-represented in the Borough. The Experian study suggested that the net floorspace requirement across Kensington and Chelsea (2011-2036) amounted to some 171,000 sq m of comparison shopping. Taking a crude yearly average, this would equate to a need for some 5,700 sq m of floorspace each year compared to the 5,400 sq m annual need suggested in the 2008 NLP report. The Council does recognise that uncertainty is inherent in forecasting for retail needs beyond five years or so. The comparison is however useful, as it does indicate the quantum of need which it may be reasonable to expect in the longer term.

6.6 Over the study period, there has been a net reduction in the provision of retail (Class A1) floorspace across the Borough for both completions and for permission of 887 sq m and 2,891 sq m respectively.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	10,433	9,546	-887

Table 6.1 – Retail (Class A1) floorspace permissions October 1 2013 to September 30 2014

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	5,504	2,613	-2,891

Table 6.2 - Retail (Class A1) floorspace completions April 1 2013 – March 30 2014

6.7 This reduction is small in scale, with the net change in completions being less than 0.5% of the retail floorspace in the Borough's Higher Order Town Centres alone (around 665,000 sq m).

6.8 There have only been six applications granted during the monitoring period which have resulted in a net loss of more than 200 sq m of retail floorspace. These are set out below:

- **PP/13/07638.** No. 143-145 Kensington High Street. Net loss of 354 sq m of retail floorspace to residential. This was reported on in last year's report under the heading PP/12/02415.
- **PP/14/00075.** Post Office, 116 and 118 Gloucester Road and 90-92 Cromwell Road. Net loss of 526 sq m of retail floorspace to residential.

⁴⁷ [Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, Experian 2013](https://www.london.gov.uk/priorities/planning/publications/consumer-expenditure-and-comparison-goods-retail-floorspace-need) available at <https://www.london.gov.uk/priorities/planning/publications/consumer-expenditure-and-comparison-goods-retail-floorspace-need>.

- **PP/14/00550**. 20 Powis Terrace. Net loss of 203 sq m. Change of use from a shop to a beauty salon.
- **PP/14/01626**. 44 Hans Crescent. Change of use from retail to financial professional services (A2) resulting in a net loss of 231 sq m.
- **PP/14/01771**. Brompton Chambers, 215 Brompton Road, 6, 8, 8a Egerton Garden Mews. Conversion to studio units resulting in a net loss of 214 sq m.
- **PP/14/03757**. 496 King's Road. Change of use of first and second floors from ancillary retail use (A1) to residential (C3), resulting in a net loss of 207 sq m.

6.9 Table 1 of the Appendix provides a comprehensive list of permissions.

6.10 In last year's Monitoring Report, it was noted that four of the five applications granted for the loss of more than 200 sq m of floorspace were in High Street Kensington. These changes were sufficiently small that no conclusions were drawn from this, but it was proposed that the situation would be monitored in case it was part of a long term trend. This year, only one of the six granted applications for the loss of more than 200 sq m of retail was on Kensington High Street, and, as mentioned previously, this was for a premises which was taken into account in a previous Monitoring Report.

	2009/10	2010/11	2011/12	2012/13	2013/14
Net change (completions)	2,870	-1,123	1,000	-2,442	-2,891

Table 6.3 - Retail (Class A1) square metre floorspace 2008/09 to 2013/14

6.11 Last year's Monitoring Report reported that there had been a net increase of 305 sq m of completed retail floorspace in the Borough since 2008. This was used to suggest that although expansion is limited by a lack of potential development sites and a proximity to residential areas in the case of the majority of the Borough's centres, slow progress was being made in the provision of 'needed' floorspace. Table A2.1 of the London Plan recognises these 'physical or environmental constraints', and suggests that Knightsbridge and King's Road (East) and (West) have a 'low' opportunity to expand, with the rest of the larger shopping centres having 'medium' potential. However, reductions in A1 floorspace during 2013/14 means that there has been an overall loss of 2,586 sq m of retail space since 2008.

6.12 The Core Strategy identified a number of sites where retail development might be appropriate. These are included in the 'Places' Chapter of the Core Strategy (see chapter 12 of the Monitoring Report) and include sites in, or adjoining, the King's Road, Knightsbridge, Notting Hill Gate, Brompton Cross and South Kensington. No applications have been determined for new large

scale redevelopment for any of these sites since the adoption of the Core Strategy although an SPD for Notting Hill Gate is currently being worked on with adoption tentatively scheduled for February 2015. The use of the Chelsea Farmer's Market on Sydney Street is discussed within the Draft SPD for the Royal Brompton Hospital site. The market has been identified as a potential site for residential development provided that retail uses are reprovided elsewhere on site.

- 6.13 The Council recognises that need will not only be met by the creation of new floorspace but also by the occupation of previously empty units. The retail needs assessment suggests that dropping vacancy rates to a 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level.
- 6.14 The Council does not collect floorspace data for 'voids'. The annual town centre surveys do however consider the number of vacant non-residential ground floor town centre units. These are listed in Table 6.4.
- 6.15 There appears to have been an increase in vacancy rates in Higher Order Town Centres of 1.2%, however a decrease of over 2% in Neighbourhood Centre vacancy rates means that the overall vacancy rate stands at 6.7%, the same rate recorded in the 2012/13 report. This compares to a national figure of vacant units of about 11.8%.⁴⁸ This rate reflects both the specific circumstances of the Borough (a high level of tourist spend and a wealthy hinterland), as well as the national picture where retailers seek to concentrate their units in a smaller number of larger centres.
- 6.16 Of the 231 vacant ground floor units identified in the July 2014 survey, 117 (50.6%) were vacant at the time of the July 2013 survey whilst 114 (49.4%) were newly vacant.
- 6.17 Some scope remains to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate only a little above 5%, a level which is considered necessary to maintain a churn in the units, further significant reductions might have the potential to cause upward rental pressure.

	2010	2011	2012	2013	2014
Higher Order Centres	NA	4.9%	5.2%	5.9%	7.1%
Neighbourhood Centres	NA	6.7%	7.2%	8.2%	6.0%
Total	6.5 %	5.6 %	5.8%	6.7%	6.7%

Table 6.4 - Vacancy rates in designated centres (ground floor units)

⁴⁸ <http://www.localdatacompany.com/blog/news/uk-vacancy-rate-infographic-h2-2014>

Where is new retail floorspace being provided?

- 6.18 The Council recognises that a 'town centre first' approach to new retail development is essential if the vitality of the Borough's centres is to be maintained. In order to protect the Borough's town centres as vital and viable locations, where possible new town centre uses should be located within, or adjoining existing town centres. It must be demonstrated that any retail development with a floor area of more than 400 sq m which is outside of an existing centre will not harm the vitality of existing centres.
- 6.19 Retail proposals with a floor area of less than 400 sq m will be welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which is likely to harm the vitality of any neighbouring centres.
- 6.20 Table 6.5 indicates those permissions which include a net change in retail floorspace of more than 100 sq m. Perhaps unsurprisingly, nearly all consents which resulted in the creation of new floorspace relate to properties within designated centres. There have not been any applications which have resulted in either a net gain or a net loss above the 1000 sq m threshold recorded by the London Development Database.
- 6.21 The Council is looking to expand the network of neighbourhood town centres to strengthen the retail offer in parts of the north of the Borough and in the Earl's Court areas. Progress has been made towards the delivery of new centres in Latimer, Kensal and Earl's Court in accordance with Policy CF1(d). For more on Latimer, Kensal and Earl's Court, see chapter 12; Places.

Borough Reference	Address	Existing A1	Proposed A1	Net
PP/13/02652	Marlborough Primary School, Draycott Avenue, SW3 3AP		500	500
PP/13/04510	Good Fairy Market (Antiques), 100 Portobello Road, W11 2QB	340	170	-170
PP/13/04546	Former School Keeper's House, 269 Portobello Road, W11 1LR	136		-136
PP/13/04728	Land South Of Carlyle Building, Hortensia Road, SW10 0QS		108	108
PP/13/05108	3 To 5 Radnor Walk, 111-115 King's Road and Land Behind 7, 9 and 13 Radnor Walk, SW3 4BP	359	820	461
PP/13/05860	102 Ladbrooke Grove, W11 1PY	266	115	-151
PP/13/05885	Fulham Road Post Office, 256-256a Fulham Road, SW10 9LZ	150		-150
PP/13/05941	Ground Floor, 23 Walton Street, SW3 2HX	157	53	-104
PP/13/06850	231 Earl's Court Road, SW5 9AH	160		-160

Borough Reference	Address	Existing A1	Proposed A1	Net
PP/13/06966	Ground Floor Premises, 106 Ladbroke Grove, W11 1PY	120		-120
PP/13/07638	143 to 145 Kensington High Street, W8 6SU	498	144	-354
PP/14/00075	Post Office, 116 and 118 Gloucester Road, 90-92 Cromwell Road, SW7 4SP	682	156	-526
PP/14/00148	202-206 Walton Street, SW3 2JL	214	379	165
PP/14/00550	20 Powis Terrace, W11 1JH	203		-203
PP/14/00873	Basement, 531 King's Road, SW10 0TZ		670	670
PP/14/01242	Wornington (phase 2), Wornington Green Estate, Wornington Road, W10 5XY		500	500
PP/14/01626	44 Hans Crescent, SW1X 0LZ	231		-231
PP/14/01771	Brompton Chambers, 215 Brompton Road, 6, 8 and 8a Egerton Gardens Mews, SW3 2EJ	214		-214
PP/14/01896	Cope House, 27 - 33 Earl's Court Road, W8 6ED		241	241
PP/14/01947	5 Young Street, W8 5EH		150	150
PP/14/01981	16 Sloane Square, SW1W 8ER		160	160
PP/14/02876	28 & 30 Cadogan Place, SW1X 9RX	347	232	-115
PP/14/03015	43 Pembridge Road, W11 3HG		110	110
PP/14/03208	10 Earl's Court Road, W8 6EA	110		-110
PP/14/03423	74 Golborne Road, W10 5PS		110	110
PP/14/03757	496 King's Road, SW10 0LE	207		-207
PP/14/03952	First Floor, 43 to 45 Sloane Street, SW1X 9LU		335	335
PP/14/04618	128 King's Road, SW3 4TR	110		-110

Table 6.5 – A1 (retail) floorspace net change in permissions 2013/14

Retail development within town centres

6.22 The Core Strategy recognises that the preservation of a vital and viable town centre is dependent of a number of factors:

- maintaining a core of retail floorspace within the centre;
- ensuring that a suitable mix of shop/non-shop uses exists; and
- ensuring that the character and diversity of the Borough's town centres is being maintained/enhanced.

6.23 Despite difficult trading conditions nationally, there is no evidence of any long-term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business or reduced their presence on the high street, but the centres themselves remain healthy. Indeed, in their report on Inner City Vibrancy, Experian identified Kensington as the second most

'vibrant' centre in the UK after Manchester, with Chelsea and the King's Road as the fourth.⁴⁹ 'Vibrancy' here was a broad notion, largely based on the characteristics of those using the centre.

6.24 Vacancy rates are a useful indication of the health of a town centre. Table 6.6 shows the vacancy rates for ground floor units in the Borough's Higher Order Centres. This indicates what whilst voids have increased slightly in the last year, they remain at a lower level than in 2011, and remain well below the national average of 14.5% or the London average of 10%.

Ground floor units vacancy rate (2014)				
Centre	2011	2012	2013	2014
Brompton Cross	10.5%	5.1%	7.1%	7.7%
Fulham Road (West)	8.7%	4.3%	3.6%	2.7%
Kensington High Street	5.5%	6.1%	6.7%	6.7%
King's Road (East)	5.4%	4.7%	7.7%	8.3%
King's Road (West)	8.6%	6.8%	7.7%	7.6%
Knightsbridge	2.9%	3.4%	5.3%	7.2%
Notting Hill Gate	5.7%	3.8%	5.9%	8.3%
Portobello	8.4%	8.8%	6.2%	6.6%
South Kensington	5.1%	3.7%	3.1%	5.4%
Average	6.2%	5.2%	5.9%	7.1%

Table 6.6 - Vacancy rates in Higher Order Town Centres

6.25 Table 6.7 sets out the net change of all non-shop A class uses over the study period. This includes all permissions for changes of use, as well as those changes that have actually occurred. It does not include units which are no longer occupied.

	Net completions (sq m) 04/2013 - 03/14	Net permissions (sq m) 10/2013 - 09/2014
A2 Finance and professional services	-73	868
A3 Restaurants/cafés	1280	255
A4 Drinking establishments	-240	-814
A5 Hot food take-away	0	0

Table 6.7 – Net change of Class A uses

6.26 Although none of the individual permissions/completions are particularly large, the figures which stand out the most are the net completions of A3

⁴⁹ 'Inner City Vibrancy', Experian, 2013, available from <http://press.experian.com/United-Kingdom/Press-Release/inner-city-vibrancy-report-shows-how-urban-living-is-reviving-key-cities.aspx>.

and the net permissions for a loss of A4 and creation of an similar amount of A2.

- 6.27 A breakdown of the completions which have resulted in the creation or loss of A3 floorspace is included in Table 6 of the Appendix. Two are noteworthy for being above 200 sq m:
- PP/13/02145. 204 – 206 Kensington High Street. The ground and basement floors were converted from retail (Class A1) to restaurant (A3), resulting in an increase of 456 sq m.
 - PP/13/01018. 123d Kensington High Street. Conversion from A1 to A3 resulted in an increase of 311 sq m.
- 6.28 With regards to A2, only one permission resulted in a change of over 200 sq m:
- PP/14/01626. A change from A1 to A2 use at 44 Hans Crescent resulted in a net increase of 231 sq m.
- 6.29 Four permissions during the period resulted in a change to the amount of A4 space. These involved the downsizing of drinking establishments, but not their total removal, resulting in a loss of 670 sq m.
- 6.30 It should be noted that planning permission is not normally required for a change to a lower class order, for example A2 to A1 or A5 to A3.

Mix of uses

- 6.31 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.
- 6.32 Figure 6.2 indicates the proportion of different A class uses within the Borough's designated centres in 2014. The mix of uses remains consistent with previous years, with A1 shop uses constituting 65% of the overall mix in the Borough, the same percentage as in 2013. The absolute figures are included in Table 6.8. Please note however that the overall vacancy rate for ground floor premises has been used – some may not be vacant A class uses. Of the 231 vacant premises, 170 (74%), have been categorised as vacant with their previous use noted as being class A. However, for 44 premises, the previous use of the vacant building was not recorded in the survey. 18 vacant premises were recorded as previously being a non-A Class use (B1, D1, SG etc).

Use	No. of ground floor units (July 2013)	No. of ground floor units (July 2014)
A1 Shops	1958	1952
A2 Finance and professional services	260	269
A3 Restaurants/ Cafes	447	458
A4 Drinking Establishments	78	73
A5 Hot Food take-away	44	39
Vacant (V)	221	231
Total	3008	3022

Table 6.8 - A class ground floor units within designated centres (2014)

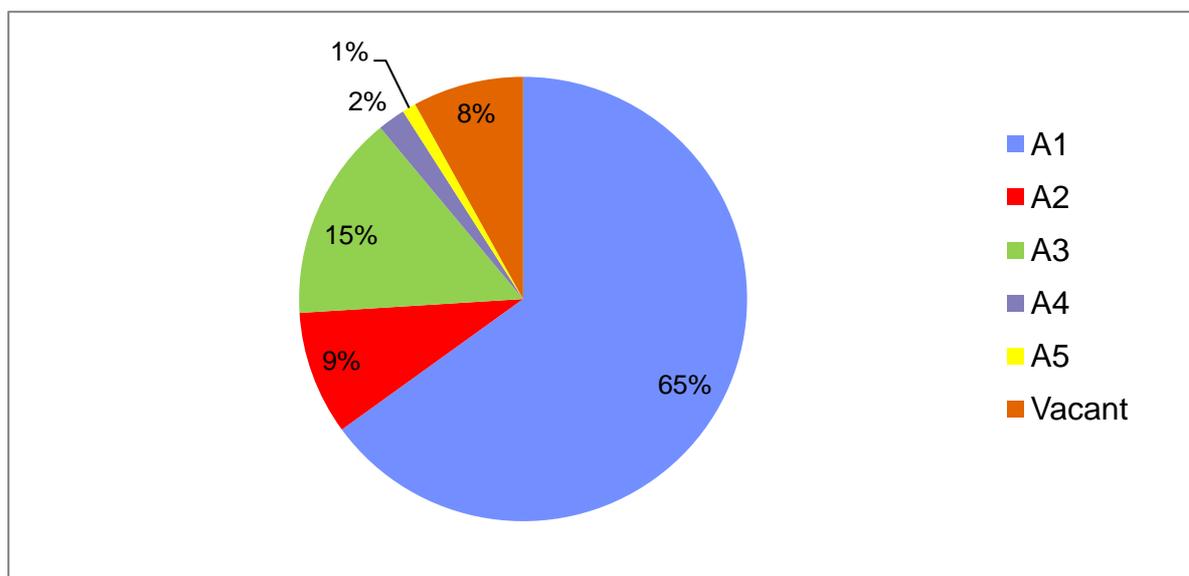


Figure 6.1 - A class ground floor units within designated centres (2014)

Town centres and 'Class A' town centre uses: Character and diversity

6.33 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to monitor the number of independent retailers within a given centre as this does give an indication of the particular character of that centre. Table 6.9 below includes figures for the Borough's Higher Order Centres and a number of the larger neighbourhood centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units. As might be expected, multiple retailers tend to be concentrated within the larger centres. It is also worth noting

that despite continued protestations to the contrary, the Portobello Road centre remains dominated by the independent sector.

6.34 The Council started measuring the balance of independent/chain shops in 2010. Change cannot therefore be considered over a period of time, but nevertheless, the 2010 data does provide a useful benchmark to assess change against in the future. The proportion of multiples appears to have remained fairly constant. It is also important to note that the Council's figures relate to the number of units rather than the amount of floorspace.

6.35 Table 6.9 also includes data for the larger centres from the GLA's 2007 Town Centre Health Check (TCHC). The data compiled by Kensington and Chelsea's own survey work relates to the number of ground floor units, meanwhile the GLA's study relates to floorspace on all floors. There generally appears to be a close fit between the two sets of data. The principal exception is South Kensington, where the proportion of units occupied by multiple retailers is significantly higher than the amount of floorspace. A more recent TCHC was published in March 2014, informed from data taken in November 2012. However, different categorisation was used, meaning that it does not lend itself to a multiples comparison.

Centre	Multiples (% of occupied ground floor units)					GLA Multiples as % of total centre Floorspace (2007)
	2010	2011	2012	2013	2014	
<i>Higher order centres</i>						
Brompton Cross	25%	22%	23%	24%	22%	22%
Fulham Road (West)	27%	28%	32%	33%	28%	27%
Kensington High Street	48%	50%	45%	53%	50%	51%
Kings Road East	57%	57%	56%	55%	47%	53%
Kings Road West	32%	29%	28%	30%	25%	33%
Knightsbridge	36%	41%	41%	41%	42%	52%
Notting Hill Gate	30%	30%	29%	30%	28%	24%
Portobello	13%	15%	14%	15%	15%	16%
South Kensington	28%	29%	29%	32%	30%	11%
Total	34%	36%	33%	36%	35%	
<i>Neighbourhood centres</i>						
Earl's Court Road	36%	38%	36%	36%	39%	NA
Golborne Road	3%	3%	5%	5%	3%	NA
Old Brompton Road (West)	15%	15%	18%	17%	22%	NA
Westbourne Grove	31%	36%	41%	44%	40%	NA
Total	22%	21%	25%	24%	27%	NA

Table 6.9 - Percentage of ground floor units within Higher Order Centres and selected larger Neighbourhood Centres made up of multiple retailers

Temporary Uses

- 6.36 In May 2013, the Government changed the planning regulations to allow greater freedom of movement within A class uses. Planning permission is no longer required for an A1, A2, A3, A4, A5, B1, D1 or D2 use to temporarily change to an A1, A2, A3 or B1 use. These provisions are for a two year period only, ending on 30 May 2015.
- 6.37 During the monitoring period, the Council has been notified of 12 changes in total: seven changes of use from A1 to A3, three changes from A1 to A2, one from A4 to B1, and one change to A1.
- 6.38 Whilst these figures are low, the Council does recognise that if they were to accelerate, they might have a detrimental impact on the retail function of the town centres. This could be of particular concern were the temporary nature of 'liberation' to be removed, as postulated within the Government's Autumn Statement of November 2013. As such, continued monitoring is necessary. This will allow the Council to make a full and informed response to any future consultation from the Government which may seek to make these changes permanent.

Street markets

- 6.39 Street markets form an integral part of the Borough's retail offer and have a special role in maintaining the character and diversity of the Borough's centres.
- 6.40 With 356 pitches, the street markets of Portobello and Golborne are the largest in the Borough. They are known both nationally and internationally and attract a large number of visitors from outside the Borough. Smaller markets or isolated pitches also have value; there are currently 24 isolated sites in different locations throughout the Borough.
- 6.41 Over the study period the Council has:
- Organised one 'Flash Fashion' event (an inclusive community-powered fashion show celebrating local diversity & creativity) on 24 May.
 - Organised a full year of monthly 'Road Food' cookery demonstrations using chefs from local residents, established and start-up food businesses and community groups. The October stall was visited by London Food Board Chairman Rosie Boycott. The November stall was organised in collaboration with the Council's Nour Festival and the July stall was organised in collaboration with the Council's InTRANSIT Festival.
 - Offered 300 £10 LYLM test trading sites over the 14-28 May fortnight, in co-operation with adjacent private markets.
 - Facilitated the introduction of The Penny Market, in which a stretch of Portobello Road market pitches between Golborne Road and

Bonchurch Road were brought back into active use on Fridays & Saturdays.

- Organised an art contest for local school children with the winner switching on the market Christmas lights at a ceremony with the Mayor.

6.42 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. The Market Streets Action Group, led by Chairman Cllr. Tim Ahern and Vice Chairman Cllr. Monica Press, meet three times per year to discuss issues of concern to the markets, market streets and adjacent areas.

Town centres and 'Class A' town centre uses: conclusion

6.43 As was reported in last year's Monitoring Report, there is an anomaly in the provision of new retail floorspace in the Borough. The increasing retail need predicted by both the Council's and the GLA's assessments does not appear to be being met by the development industry. Rather than increasing, shopping floorspace has slightly decreased, with a net reduction of 887 sq m granted for 2013/14 and a decrease of 2,891 sq m in completions since 2008.

6.44 This is not so much a demonstration of a failure in the Council's approach, but a reflection of the differential between residential values and the value of any other land use. Where a site does become available, it is normally used for residential, even when retail use might be appropriate. This includes the expansion of existing buildings within town centres, as well as the development of new uses at the edge of centres.

6.45 A lack of growth in retail floorspace does not equate to declining centres. There has been a Borough-wide average vacancy rate of just 6.7% over the past two years. This rate is one of the lowest in the country. The Council cannot however be complacent with voids at 20% or higher in two district centres (see Table 5.3). The council also recognises that the health of a centre cannot be taken for granted, with changes in retail spending patterns having the potential to very quickly affect formally successful centres. Further expansion of Westfield in Shepherd's Bush for example, could have the potential to draw many shoppers away from some of the Borough's established centres. As such, continued monitoring is essential to spot future trends and to ensure that the Council maintains a proactive approach to town centres.

Location of Business Uses

Introduction

- 6.46 The Core Strategy sets out a forecast demand for office space in the Borough of 600,000 sq m in a 20 year period from 2008 to 2028. On the supply side, outstanding permissions (as of March 2008), provided a net addition of 37,000 sq m. The Core Strategy adopted in December 2010 therefore recognises that a further 23,000 sq m of floorspace would have to be provided for this predicted need to be met. Of this 23,000 sq m, 20,000 sq m has been allocated in the Kensal and Earl's Court Sites, leaving just 3,000 sq m to be found elsewhere. This figure does however assume that current B1 floorspace is retained, so the actual number is likely to be higher.
- 6.47 This figure was re-examined and updated at the beginning of 2013 as part of the Council's Commercial Property Study.⁵⁰ This study revisited the Borough's development pipeline for offices. On the supply side, the pipeline amounts to some 30,000 net additional square metres at just four sites:
- 10,000 sq m at Kensal Gas Works
 - 10,000 sq m at Earl's Court
 - 5,000 sq m at Nicholas Road/Freston Road
 - 4,300 at the Grand Union Centre
- 6.48 The report confirmed the Council's aspiration target of 2,500 sq m pa of B1 floorspace and noted that the Council must 'address on-going decline by seeking to at least maintain the [existing office] stock'.
- 6.49 In 2013, the Council attempted to map the entire stock of office premises in the Borough. This is shown in Figure 6.3. Whilst it shows the expected concentrations within the larger town centres and the Employment Zones, it also shows a wider 'scatter' in otherwise residential areas.

⁵⁰ 'RBKC Commercial Property Study', Peter Brett Associates, 2013.

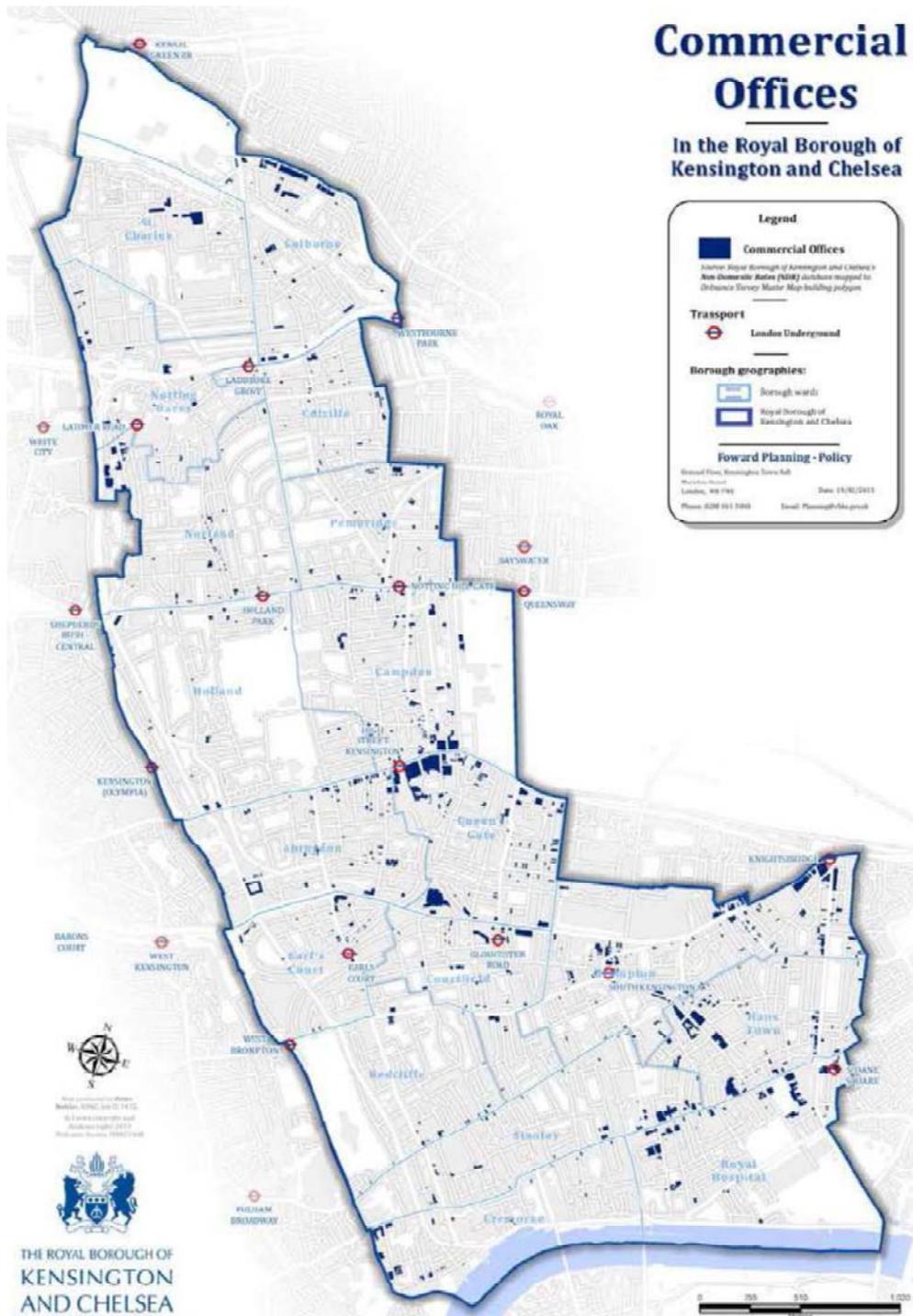


Figure 6.3 – B1(a) Office premises in Kensington and Chelsea

Progress

6.50 Tables 6.10 and 6.11 set out the net change of B1 class floorspace over the monitoring period for permissions and completions respectively. Figure 6.2 looks at net change permitted since the adoption of the Core Strategy in 2010. It should be noted that not all buildings for which permission is given

will be completed; however, as developers have three years to begin building once permission has been granted, it would be expected that a number of properties granted permission since December 2010 would be yet to be completed. Figure 6.4 indicates a much more positive picture for the 2013/14 period compared to previous years.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
B1 use	18,611	32,455	13,844

Table 6.10 – Business (B1) floorspace permissions 1 October 2013 – 30 September 2014

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
B1 use	4,158	452	-3706

Table 6.11 – Business (B1) floorspace completions 1 April 2013 – 30 March 2014

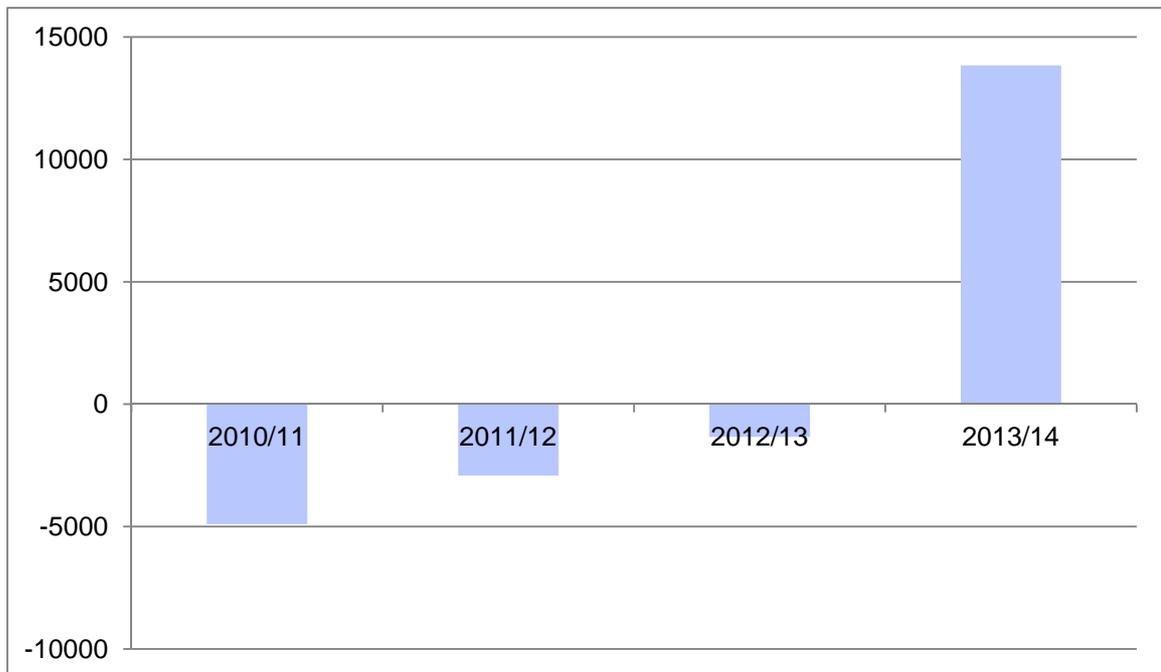


Figure 6.2 – Net change in B1 floorspace permissions

6.51 The majority of the increase was created by four permissions which will each result in increases of more than 1000 sq m:

- PP/13/02652. The redevelopment of Marlborough Primary School will provide 3,034 sq m of offices.
- PP/13/05014. Nottingdale Village Land to the Rear of 99 to 111 Freston Road. Redevelopment will result in an increase of 5,837 sq m. However, it should be noted that this application was to replace an earlier planning permission (PP/10/0182) in order to extend the time limit for implementation.

- PP/13/06196. 253 and 259 Kensal Road. The demolition of a commercial laundry and residential buildings and erection of a mixed-use development will provide an additional 3,345 sq m of office space.
- PP/11/01937. The development at Earls Court will result in up to 10,000 sq m of B1 use.

6.52 Only one permission during the monitoring period resulted in the loss of more than 1000 sq m of B1, PP/13/02657. The creation of an interim school at John Lewis Warehouse Clearings for the use of Marlborough School while its main site is being renovated will result in a loss of 4,226 sq m. However, the school was only granted a temporary change of use. In four years it will revert to B1, meaning that there will be no long-term loss.

6.53 Table 6.12 lists all permissions during the monitoring period which have included the loss or gain of more than 100 sq m of business floorspace.

Ref	Address	Existing B1	Proposed B1	Net B1
PP/12/04097	Grenfell Tower, Grenfell Road, W11 1TH	378	170	
PP/12/04671	29 Fernshaw Road, SW10 OTG	139		-139
PP/13/00797	Kensington Tavern, 54 Russell Gardens, W14 8EZ		130	130
PP/13/02652	Marlborough Primary, School Draycott Avenue, SW3 3AP		3,034	3,034
PP/13/02657	Marlborough Interim School, John Lewis Warehouse Clearings, Clearing 1 Draycott Avenue, SW3 2NA	4,226		-4,226
PP/13/04252	Unit 4, 69 St Mark's Road, The Westway Centre, W10 6JG	106		-106
PP/13/04726	Multi-Storey Car Park (Npc), 19-27 Young Street, W8 5EH	972		-972
PP/13/04728	Land South Of Carlyle Building, Hortensia Road, SW10 0QS		108	108
PP/13/05014	Nottingdale Village Land to the rear of 99 to 111 Freston Road, W11 4BD	812	6,649	5,837
PP/13/05016	The Chapel 459 A, Fulham Road SW10 9UZ	150		-150
PP/13/05416	77 - 79 Southern Row, W10 5AL	326	564	238
PP/13/06055	125 Gloucester Road, SW7 4TE	306		-306

Ref	Address	Existing B1	Proposed B1	Net B1
PP/13/06060	282 Earl's Court Road, SW5 9AS	342		-342
PP/13/06196	253 And 259 Kensal Road, W10 5DE		3,345	3,345
PP/14/01554	304a Fulham Road, SW10 9ER	128		-128
PP/14/01896	Cope House, 27 - 33 Earl's Court Road, W8 6ED	241		-241
PP/14/01947	5 Young Street, W8 5EH	150		-150
PP/14/01981	16 Sloane Square, SW1W 8ER	160		-160
PP/14/02503	24a Radley Mews, W8 6JP	164		-164
PP/14/02656	Unit 8 The Westway Centre, 69 St Mark's Road, W10 6JG	170		-170
PP/14/02950	Olympic House, 317 To 321 Latimer Road, W10 6RA	334		-334
PP/14/03806	15 Queen's Gate Terrace, SW7 5PR	130		-130
PP/14/03952	First Floor, 43 To 45 Sloane Street, SW1X 9LU	335		-335
PP/14/04649	310 Old Brompton Road, SW5 9JQ	162		-162
PP/14/04897	32 Hans Road, SW3 1RW	256		-256

Table 6.12 – Permissions relating to change of B1 Business uses, 2013/14

6.54 The Council recognises that given the differential value between offices and residential uses, few 'windfall' schemes will come forward which create significant amounts of new business floorspace. As such, the allocations in Kensal and Earl's Court remain important if the Borough is to meet the predicted future need. The scale of development at Kensal will be dependent on the provision of a Crossrail Station (for more details see sections 7.19 and 12.3). Currently, the 10,000 sq m allocation remains valid.

Office Vacancy Rates

6.55 The size of existing office stock within the Borough is estimated to be 696,000 sq m, with a further 12,700 sq m in the pipeline to be constructed over the next 12 months.⁵¹

6.56 Many London Boroughs are currently experiencing high vacancy levels of redundant office space, but the reverse is true in Kensington and Chelsea

⁵¹ 'Office Market Review and Viability in the Royal Borough of Kensington and Chelsea', Frost Meadowcroft, July 2014.

where vacancy rates are even below that of the West End Market⁵² and demand is consistently strong. In July 2014, Frost Meadowcroft concluded that:

- Strong levels of demand have contributed to a low availability rate of 3.4% (2,800 sq m) in the Borough, lower even than the West End market's 3.6%. This is the best measure of 'vacancy' as it does not include floorspace which is standing empty but unavailable to rent. The equivalent rate in December 2012 was 3.6%. This is less than half of the 8% level considered by the GLA to be 'healthy' and to allow for natural churn.
- The level of demand shows that there is an availability shortfall, and the Borough requires further stock to meet this demand.
- There are not any areas with obviously higher than average levels of vacancy.
- Frost Meadowcroft concluded that 'the office market is buoyant and viable right across the Borough from the south to the north. There is very little vacant space compared to surrounding areas, and there are no locations where large numbers of unviable buildings are lying vacant as a result of no demand.'

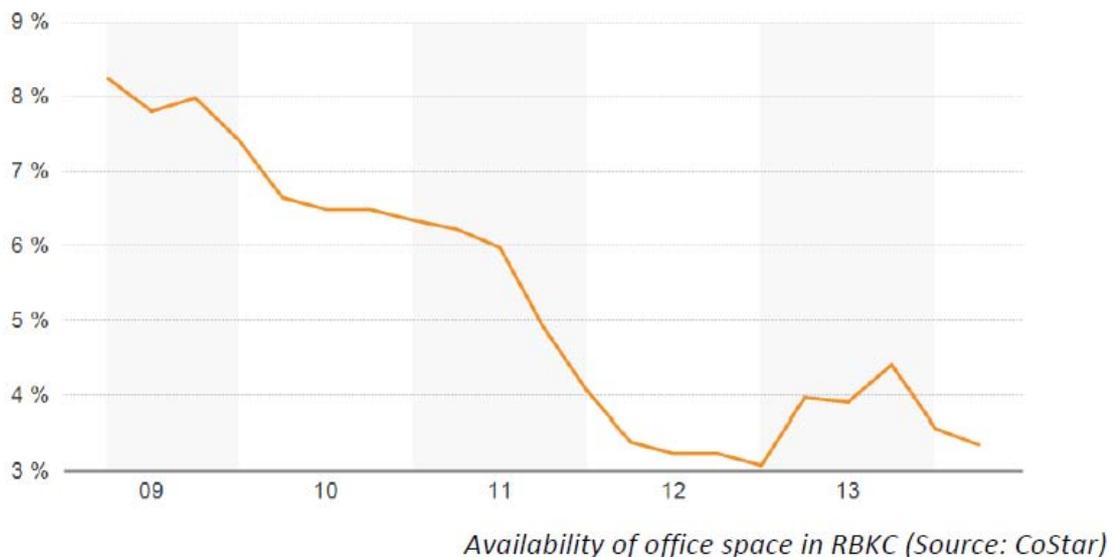


Figure 6.3 – Office space availability levels by year

Exemption for changes to GPDO

6.57 Last year, the Council achieved an exemption from a change to planning regulations which would allow offices to change to residential without the need for planning permission. 165 authorities applied for a part or authority-

⁵² A generic term for the central London office market west of the Midtown and City Markets, Kensington and Chelsea forms the western fringes of the West End market.

wide exemption to these new rules. This Borough was one of 17 that were either successful or partly successful, and one of only two to receive a Borough-wide exemption.

- 6.58 The Council was able to successfully argue that the relaxation of planning regulations would result in a very significant decline of an otherwise healthy office sector driven by an extraordinary differential in value between office and residential uses.
- 6.59 This differential in value between office and residential uses was quantified by our consultants, Frost Meadowcroft as percentage increases in the value of between 93% and 185%. A value increase of just 40% here would 'make a compelling financial case for residential conversion.'⁵³
- 6.60 TBR consultants looked at the Borough's entire office stock and identified those premises that were at a severe risk to residential, and those with a lesser, but still significant risk. It was estimated that some 27,790 jobs would be at risk between 2013 and 2015, with a 'Gross Value Added' at risk of more than £1.1 billion.⁵⁴
- 6.61 Whilst this exemption does not in itself stop any further loss, it does allow the Council to continue to take a considered approach when assessing future loss through the determination of planning applications. Without this control, the Borough could soon be devoid of much of its office stock, to the detriment of both the area, and the wider London economy.
- 6.62 The Government did reconsider this policy, with the possibility of all exemptions being removed⁵⁵, but the Borough submitted representations, and the latest position from Government is that it is further considering "the case for extending the office to residential reforms, which are helping provide more new homes on brownfield land"⁵⁶.

Creative and Cultural Businesses

- 6.63 There is an unusually large base of cultural and creative sectors amounting to about 30% of all business units in the Borough. These uses are well represented across the Borough, but particularly within the Employment Zones and the town centres. These businesses contribute to the Borough's economy and reputation as a desirable place in which to work.

⁵⁴ 'Impact of Proposed Change to Permitted Development Rights for Kensington and Chelsea', Trend Business Research (TBR), 2013.

⁵⁵ Technical Consultation on Planning, DCLG, July 2014.

⁵⁶ Written Statement to Parliament: Planning Update, 25 March 2015

Arts and Cultural Uses

- 6.64 The Council protects the existing land/buildings used for arts and culture. It welcomes new cultural institutions and facilities across the Borough. In particular, the Council supports proposals that will enhance the cultural draw of South Kensington, King's Road/Sloane Square, Notting Hill Gate/the Portobello Road area and Kensington High Street.
- 6.65 The Council is currently in the process of preparing an SPD for Notting Hill Gate. An earlier draft version of this, consulted on between November 2013 and January 2014, stated that the Council was seeking space for a cultural venue with a floorspace of approximately 2,000 sq m. This did not prove popular during consultation however, and it has consequently been removed from the SPD.

Hotels

- 6.66 Policy CF8 of the Core Strategy seeks to 'ensure that the visitor economy is supported through appropriate hotel provision.' Tourism is one of the Borough's key economic drivers. In 2008, it was estimated that some £3.1 billion was spent in the Borough by tourists. £750 million of this was related to stays in hotels.
- 6.67 Policy CF8 builds on this role and seeks to protect existing hotels and hotel bed spaces within the Borough. The only exception is within Earl's Court ward, where losses will be supported due to the particular concentration of hotels in this area. The Core Strategy also supports the creation of new hotels within the larger town centres.
- 6.68 The Council monitors the net change of hotel bedrooms permitted and completed. Table 6.13 shows the number of permissions granted during the monitoring period. There were no completions this year to report.

	Existing C1 rooms)	Proposed C1	Net C1 (rooms)
Hotel bedrooms	124	328	204

Table 6.13 – Class C1 (Hotel) bedrooms permissions October 2013 to September 2014

Conclusion

- 6.69 There has been a net reduction in terms of permissions (-887 sq m) and completions (-2,891 sq m) of shops (class A1) in the Borough. This the largest decrease in completions since the Core Strategy was implemented in December 2010. However this figure represents less than 0.5% of the Borough's Higher Order Town Centres alone.

- 6.70 This year, the total vacancy rate in designated centres was 6.7%, the same as in 2013. There has been an improvement on last year in terms of neighbourhood centre vacancy rates. However, this has been offset by increasing vacancies in higher order town centres. With the vacancy rate only a little over 5% (a level which is considered necessary to maintain a churn in the units), further significant reductions may have the potential to cause upward rental pressure.
- 6.71 Completions during the period have resulted in an increase in restaurant/café floorspace and a small decrease in the floorspace used by financial/professional services and drinking establishments. There have been no permissions or completions which have resulted in a change to hot food take-away floorspace.
- 6.72 There has been a significant increase in B1 (office) permissions during the period, resulting in some additional 13,844 sq m. This is very positive, especially given the decreases over the past three years.

7. Better Travel Choices

Strategic Objective

Our strategic objective for better travel choices is that walking, cycling and public transport are safe, easy and attractive, and preferred by our residents to private car ownership and use.

Introduction

- 7.1 The Borough has one of the lowest rates of car ownership in the country, but many of its streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving residents' quality of life, improving the local built environment, and taking action on environmental challenges.
- 7.2 The purpose of this element of the Core Strategy is therefore simple: Is the Council successfully using the planning system to make it easier to travel around the Borough by alternative means to the car?
- 7.3 For uses such as offices or social and community uses, it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been effective. Such a simple measure of success is not possible for parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 7.4 The Monitoring Report therefore takes two complementary approaches: It considers the indicators available which measure congestion and those which measure types of travel. However, the emphasis is on outlining the measures that have been taken to address the Council's desire to reduce congestion and reduce reliance on the private car.

Progress

Location of Development

- 7.5 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.6 The Borough is fortunate to be generally very well served by public transport. Most of the Borough is no more than a few minutes from a bus route, underground or over-ground station. However, some parts of the Borough are better served by public transport than others. It is the Higher

Order Town Centres (HOTCs), often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.

- 7.7 One of the central aims of the Core Strategy is to direct new commercial development which may create significant levels of traffic to 'accessible' areas, or those areas with a PTAL of 4 or greater (on a scale of 1-6). There is just one exception to this approach, relating to large business developments within the Employment Zones. The impact of a proposal upon traffic generation continues to be assessed on a case by case approach.
- 7.8 Planning approvals for commercial floorspace during the monitoring period (October 1 2013 – September 30 2014) that would generate a significant number of trips include the proposed developments at Earl's Court and Lancer Square. Both are situated in highly accessible locations that would facilitate future occupiers and visitors to travel by sustainable modes.
- 7.9 The Council notes that social and community uses also have the potential to increase trip generation in a given area. However, a pragmatic approach is taken to such proposals given their value and the fact that they rarely come forward. As such, there is no presumption that such uses must be created in accessible areas. Each proposal will be assessed on its merits. Impact of traffic generation will be one of the principal determinants.
- 7.10 Given the small number of permissions, it is not possible to draw any significant conclusions other than to note that the policies within the Core Strategy are being employed and do appear to be working effectively.

Permit Free Residential Consents

- 7.11 In common with other inner London Boroughs, occupancy levels for on-street car parking in the Borough are high. Therefore, the Core Strategy seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the rights of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough-wide parking permit. This approach is explained in the Transport SPD, adopted in December 2008, and taken forward by policy within the Core Strategy.⁵⁷

⁵⁷ The 2008 Transport SPD can be found at http://www.rbkc.gov.uk/pdf/transport_spd2008.pdf.

Travel Plans

- 7.12 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.
- 7.13 In the monitoring period, the Council's Transportation Team reviewed 46 voluntary school travel plans (these exclude s106 travel plans). The Transportation team reviewed three further s106 travel plans. The team implemented sustainable travel improvements at ten different workplaces using travel plans.

Use of Public Transport

- 7.14 TfL produces annual statistics for the modes of transport used by the Borough. This is set out in Table 7.1 below. The table refers to trips per person per day.

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Public Transport	0.9	0.9	1	0.9	1.1	1
Private Transport	0.7	0.5	0.7	0.7	0.5	0.6
Walk/Cycle	1.4	1.4	0.9	1.2	1.2	1.5
All	3	2.8	2.6	2.8	3.1	3.1

Table 7.1 - Trips per person per day

- 7.15 The Council notes that robust conclusions cannot be drawn from these incremental changes. Instead, monitoring needs to examine trends over a longer period of time.

S106 Contributions of Highways and Transport Issues

- 7.16 Development, particularly larger scale development, can have an effect on the existing road network. In order to mitigate this effect, the Council uses the s106 process to require financial contributions for 'highways and transport' issues. During the monitoring period, £621,000 was secured for highways and transport purposes. The majority of this contribution (£600,000) relates to the highway improvements associated with the Liscarten House development at Nos. 127-135 Sloane Street (PP/11/01729).

New and Enhanced Rail Infrastructure

West Brompton Station

- 7.17 Proposals for the redevelopment of the Earl's Court Exhibition Centre and broader Opportunity Area were granted planning permission with the signing of the s106 agreement in November 2013. This redevelopment will place additional demand on West Brompton station. Accordingly, the provision of step-free access at West Brompton station was secured as well as increases

in station capacity and extended platforms to accommodate eight car trains. As a result of this and other similar obligations, the platform extension works were completed in the summer of 2014, and Southern Railways are now running eight car services on the West London Line.

Crossrail 1

- 7.18 Work to secure a Crossrail Station in the north of the Borough goes on. The Council continues to engage with the Crossrail Joint Sponsors, and during the monitoring period undertook work to advance its case and make the realisation of a station more likely. Last year, the Government told the Council that there would be no Crossrail station in Kensal Portobello. The main reason for this was that the plans for a HS2 station at Old Oak Common meant that no 'turnback' station, as had originally been proposed, would be possible. Consultants were commissioned by the Council to investigate the feasibility of adding more railway tracks which would allow some trains to stop at an island platform station at Kensal Portobello, while others travelled on separate outer tracks between Paddington and Old Oak Common. The consultants concluded that there is space to accommodate this, and a timetable that includes stopping and non-stopping trains at the new station. With most trains not having to stop at Kensal Portobello, there would be an overall improvement in journey times, and therefore an improved business case. Adding rail capacity would make services more reliable as well as allowing a much needed station to be built in an area currently lacking sufficient public transport.

Crossrail 2

- 7.19 In 2014 TFL consulted on the location of a proposed Crossrail 2 station that would open in 2025. Two possible locations at the western end of Kings Road, or adjacent to Dovehouse Green were consulted upon. At the end of the monitoring period, a fresh round of consultation identified that a location adjacent to Dovehouse Green was preferred.

Conclusions

- 7.20 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones, or in the case of the North Kensington Leisure Centre and Kensington Aldridge Academy, the provision of an improved (and larger facility) on an existing site.

- 7.21 The Council robustly implements the 'permit free' policy for new residential development. All principal agents and developers understand and accept that permit free development is a prerequisite for a planning permission.
- 7.22 These policy requirements have been supplemented by a proactive transportation team working with local schools and, where appropriate, developers, to secure travel plans to ensure that the potential impact of development is further reduced.

8. An Engaging Public Realm

Strategic Objective

Our strategic objective for an engaging public realm is to endow a strong local sense of place by maintaining and extending our excellent public realm to all parts of the Borough.

Introduction

- 8.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely regarded and valued for providing the setting for our rich architectural heritage.
- 8.2 Establishing a new street network based on historic street patterns will be a key part of maintaining the success of the Borough as a whole. Policy CR2 states that 'the Council will require that where new streets are proposed, or where development would make significant change to the form of existing streets, the resultant street form and character must draw from the traditional qualities and form of the existing high quality street.'
- 8.3 The ambition for an 'Engaging Public Realm' is, however, about more than just the form and character of new streets. It is also about taking opportunities to create 'places' out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets, to make the most of our parks, gardens and open spaces; and where possible support the provision of new high quality outdoor spaces.

Kensington Aldridge Academy and Leisure Centre

- 8.4 Planning permission for the new school and leisure centre was granted in December 2012. This included a net increase of 12,749 sq m of D1 floorspace and a new Leisure Centre of 9,570 sq m of D2 floorspace. The School opened as timetabled in September 2014.
- 8.5 Alongside the Core Strategy (particularly policies CA4, CK1 and CR1), the Kensington Academy and Leisure Centre SPD has helped shaped the nature of the ultimate redevelopment of the site, ensuring that the Council's ambition for an engaging public realm is delivered.
- 8.6 The proposals included a re-configured, more usable and high quality public realm. The stated objectives for the site in the SPD include 'to connect the area better through a new high quality north/south route. This will re-establish the historic street grain and provide access to the main entrances for the school and new leisure centre. Significant improvements will also be

made by enhancing the quality of the pedestrian route under Grenfell Walk, to make it a more pleasant route to take.'

- 8.7 The Leisure Centre is scheduled for completion in March 2015 following the submission of a section 73 application. The improved public realm for the scheme as a whole will be tied into this application.
- 8.8 Outside of the monitoring period, the Academy and Leisure Centre were opened by Her Royal Highness the Duchess of Cambridge in January 2015.

Improving the street environment

- 8.9 A careful balance is required to support the street environment, for example, allowing new tables and chairs for alfresco dining animates streets, but at the same time residential amenity and free movement along the pavement needs to be protected.
- 8.10 Policy CR3 requires opportunities to be taken within the street environment to create places that support outdoor life, inclusive to all.
- 8.11 To further this aim, 197 tables and chairs licences were granted by the Council between 1 October 2013 and 30 September 2014. The equivalent rate for last year was 202. These span the Borough.
- 8.12 The 'Exhibition Road Tables and Chairs Management Agreement' was drawn up in 2012. This allows a comprehensive approach to be taken to manage tables and chairs in the new space created in Exhibition Road. The management agreement has worked well. There have only been a few complaints, and these have been addressed quickly and efficiently.
- 8.13 A Member-led working group was set up by the Public Realm Scrutiny Committee and ran between November 2013 and March 2014 to update the ten year old tables and chairs policy and determine if the right street environment balance was being struck.
- 8.14 The group proposed a number of changes, including establishing a six-month ban for premises which have had their licence revoked, setting a terminal hour, recommending trialling a new configuration standard, and moving from the current flat fee to one based on an application fee, a terminal hour fee, and the number of chairs. The latter should benefit smaller businesses. As of October 2014, these changes formed a proposed Key Decision, which, if granted, will be implemented outside of the monitoring period.

8.15 In January 2014, tables and chairs licences became viewable on the Council's licensing registers online database which features a new email notification system.

Public Art Panel

8.16 A Public Art Panel has been operating for many years to consider how the s106 money raised through larger planning permissions and earmarked for the provision of public art can be spent (for more details on s106 contributions, see chapter 13). The panel identifies suitable sites for public art throughout the Borough and considers public art proposals when they are put forward. The panel engages with artists, residents, and developers to ensure that artworks are of the highest quality.

8.17 The terms of reference of the Public Art Panel are as follows:

- To comment on proposals for works of art on private or public land;
- To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
- To advise the relevant Cabinet member on sites for public art and on commissioning public art for appropriate sites, and to promote and publicise public art in the Borough.

8.18 The Public Art Panel normally meets three times a year. In the past year, the Panel has met on four occasions and has:

- Developed and facilitated plans to install an Antony Gormley sculpture at Holland Park School;
- Arranged for Public Art proposals relating to 130-136 Barlby Road to be considered by the Golborne Forum;
- Agreed proposals for the Silchester Garages development;
- Agreed funding of £150,000 to the public art programme at Kensington Aldridge Academy and Leisure Centre (KALC) and narrowed down a shortlist to three artists who were referred to the Steering Group;
- Worked in partnership with the Exhibition Road Cultural Group (ERCG) to develop plans for a major sculpture exhibition in Exhibition Road in 2016;
- Worked in partnership with the property developer St Edward and the artist Simon Hitchens, which culminated in the unveiling in September 2014 of his sculpture *Glorious Beauty* at the development at 375 Kensington High Street.

8.19 The levels of contributions agreed through S106 agreements and received for public art are set out in Chapter 3 – Infrastructure Delivery and Planning Obligations.

Graffiti

- 8.20 Graffiti removal is undertaken by a contractor on behalf of the Council. It is carried out in both a reactive and a proactive manner, with the contractors regularly visiting graffiti hotspots to remove the graffiti as soon as it is created. Between October 1 2013 and September 30 2014 1,718 graffiti incidents were removed, a substantial drop on last year's figure of 3,262.

Year	Number of instances of graffiti removed
2011/12	1,649
2012/13	3,262
2013/14	1,718

Table 8.2 – Graffiti removal 2011-2014

- 8.21 The average time taken between an incident being reported and final removal was nearly four days, which is longer than last year where the rate was between two and a half and three days. The service has been with Waste Management for the past year, and they are working with the contractor to improve the response times.

Planning and Enforcement

- 8.22 Effective enforcement is an important means of maintaining public confidence in the planning system and supporting the Council's policies relating to conservation, design, sustainable transport, land uses and the public realm. Table 8.3 below shows the types of cases the enforcement team received during the monitoring period and the same monitoring period in the previous year.

Complaint types	Number of cases (10/2012 – 09/2013)	Percentage of cases (10/2012 – 09/2013)	Number of cases (10/2013 – 09/2014)	Percentage of cases (10/2013 – 09/2014)
Building works	458	42%	512	36%
Breach of condition (including construction traffic management)	103	9%	181	13%
Change of use (including short-term lets)	125	11%	150	11%
Proactive licensing-related investigations	0	0%	118	8%
Listed building works	76	7%	112	8%
Advertisements	115	10%	107	8%
Deviation from approved plans	75	7%	99	7%
Proactive conditions-compliance checks	30	3%	51	4%
Miscellaneous	106	10%	41	3%

Complaint types	Number of cases (10/2012 – 09/2013)	Percentage of cases (10/2012 – 09/2013)	Number of cases (10/2013 – 09/2014)	Percentage of cases (10/2013 – 09/2014)
Untidy sites	16	1%	35	2%
TOTAL	1,104	100%	1,406	100%

Table 8.3 – Complaint types 2012-2014

8.23 The Council received and investigated 1,406 cases in the monitoring period. Compared to 2013, this was an increase in every specified category except advertisements and miscellaneous complaints.

8.24 In some enforcement cases, no breach occurred, or negotiations were successful, resulting in no formal action being taken by the Council. However, during the monitoring period 84 enforcement notices were served compared to 54 for the same period in the previous monitoring period. This indicates that more effective enforcement action is being taken by the Council to maintain its built environment including protecting the public realm from unauthorised development.

8.25 With regards to the success of enforcement, four cases were taken to Court:

- In December 2013, a case concerning the failure to comply with a Section 215 Notice at 48 Victoria Road was heard. The owner was prosecuted and the Section 215 notice remains in force.
- In March 2014, the advertising firm Arquiva was prosecuted for the display of advertisements on a telephone kiosk in Sloane Square without advertisement consent. They were fined and required to pay full costs.
- In June 2014, the owner of 104 Portland Road was found guilty of failing to comply with the enforcement notice relating to his unauthorised roof extensions. He was fined and had proceeds confiscated under the Proceeds of Crime Act. In addition, he was ordered to pay the Council's costs. The unauthorised extensions are now in the process of being taken down.
- In August 2014, Catalyst pleaded guilty to breaching their Construction Traffic Management Plan for the Worrington Green estate development. There were six offences of breaching the CTMP for which they were fined and required to pay the Council's costs.

Parks, Gardens, Open Spaces and Waterways

8.26 Policy CR5: Parks, Gardens, Open Spaces and Waterways seeks to protect, enhance and make the most of existing parks, gardens and open spaces, and requires new high quality outdoor spaces to be provided.

- 8.27 Holland Park and Kensington Gardens are the main public open spaces in the Borough. The Borough is characterised by garden squares. There are also fifteen open spaces on English Heritage's Register of Parks and Gardens.
- 8.28 The Council continues with a substantial capital program. Work undertaken between 1 October 2013 and 30 September 2014 has included:
- Path resurfacing at Emslie Horniman Pleasance. This was the final phase of a redevelopment project to create a new children's playground, refurbish the historic Voysey Garden, refurbish the public lavatories and provide new plantings across the site.
 - New under-5's playground at Colville Square.
 - New ornamental railings replacing old chain link fence at Barlby Gardens.
 - Plans for a Changing Places facility in Holland Park are underway. Changing Places toilets are different to standard disabled toilets with extra facilities and more space to meet the needs of people with severe disabilities that often require extra facilities to allow them to use toilets comfortably such as harnesses, changing benches, and more space for carers to be able to assist.
- 8.29 Ten of the Borough's parks now hold Green Flags, the national standard for parks and open spaces. There has been an increase of nine since that start of the Council's Ten Year Park's Strategy in 2006. Eight of the Borough's parks also achieved Gold awards in the annual London in Bloom parks competition.

Trees and Landscape

- 8.30 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.
- 8.31 Between January and October 2014, the Council made five new Tree Preservation Orders (TPOs). In addition, 103 street trees were planted in the winter of 2013/14. Between January and June 2014, 389 tree works applications (works to trees within Conservation Areas and TPOs) have been determined.
- 8.32 The arboricultural team continues to provide observations on planning applications to ensure that the impact of development upon existing trees is fully taken into account. These are currently running at a rate of approximately 90 per month. This is an increase on last year's rate of around 70.

8.33 Most of the scheduled pruning works in the south of the Borough have been completed, with only the pollarding of London Plane trees remaining for the winter months. The tree surveys in the central part of the Borough are being undertaken currently, with these trees being pruned from April 2015 onwards.



Image 8.1 – The new under 5's playground in Colville Square

8.34 S106 monies for public realm improvements have been agreed and received during the monitoring year, for which detailed information is provided in Chapter 13 – Infrastructure Delivery and Planning Obligations.

Conclusions

8.35 The Council places a great value on the quality of the Borough's public realm including the network of streets, squares and public spaces. This is demonstrated by the range of initiatives and projects undertaken during the last 12 months.

8.36 The policies in the Core Strategy have been effective in contributing to meeting the strategic objective for an 'engaging public realm.'

9. Renewing the Legacy

Strategic Objective

Our strategic objective to renew the legacy is not simply to ensure no diminution in the excellence we have inherited, but to pass to the next generation a Borough that is better than today, of the highest quality and inclusive for all, by taking great care to maintain, conserve and enhance the glorious built heritage we have inherited and to ensure that where new development takes place it enhances the Borough.

- 9.1 The Borough has inherited a remarkable historic townscape and a number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 9.2 'Renewing the Legacy' contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process.
- 9.3 There are no easy quality of design indicators which the Council can use to quantify its success in ensuring that development that has occurred in the Borough over the past year has 'renewed the legacy.' Assessment is necessarily therefore largely qualitative in nature.

The Architectural Appraisal Panel (AAP)

- 9.4 The Council continues to use the Architectural Appraisal Panel (AAP) to assist us in protecting the architectural heritage of the Borough and to raise the bar in achieving quality contemporary architecture.
- 9.5 The AAP is made up of distinguished and experienced architectural professionals who willingly give their time. It meets monthly to consider and advise on major proposals in the area, and occasionally in neighbouring Boroughs where the development is so significant as to affect our setting. Over the monitoring period, a total of 21 design appraisals have been carried out by the panel. These schemes have included estate renewal projects, and the design contents of the Notting Hill Gate Supplementary Planning Document (SPD).

Architectural and design awards

- 9.6 High quality design is dependent on the everyday work of the Development Management and Design teams. Whilst design awards are subjective, they are useful as they showcase good design within the Borough.

- 9.7 This year, a residential apartment scheme at 19-27 Young Street picked up a national Housing Design Award (2014) in the category 'best private rented sector development.'
- 9.8 It is a prerequisite for approval that new development must respect the existing context, character and appearance of the area. Whilst a central tenet of the Core Strategy, the need to respect character is also reiterated in all site specific SPDs/site briefs that have been prepared and adopted by the Council.

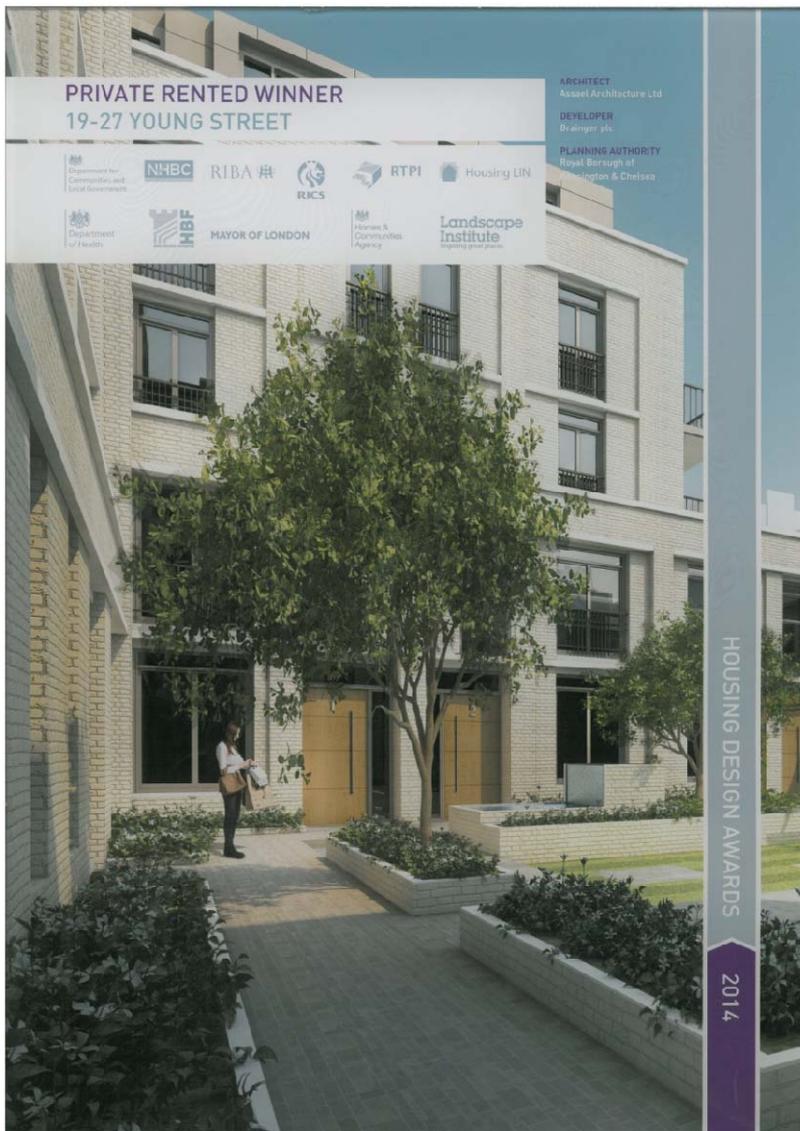


Image 9.1: Young Street Development

Basement Development

Policy CL7

- 9.9 Basement development in the Royal Borough has seen a significant increase with 46 planning applications in 2001, rising to 393 in 2014. Associated concerns relating to construction impacts, such as noise and disturbance and the management of traffic, plant and equipment together with concerns about the effect of basement development on the character and appearance of an area, drainage and landscaping made a new borough wide approach necessary.
- 9.10 Outside of the monitoring period, the Council adopted Policy CL7: Basements in January 2015. Given the significant level of interest both in support and opposition of the policy, its formulation took nearly two years. Over this period the Council collected extensive evidence to inform the policy. Five rounds of consultations were undertaken. Various public meetings were held and a basements working group comprising of residents, developers and specialists was formed and met four times in February 2013. The extent of public consultation was praised by the Inspector in his report.
- 9.11 The policy was submitted to the Secretary of State in April 2014 following approval by the Full Council. More than 100 documents in addition to the planning policy were submitted by the Council. Hearing sessions lasting about five days were held in September 2014. The Inspector found the policy sound subject to modifications.

Basements Development Data

- 9.12 The Borough continues to experience a large number of planning applications which include an element of basement development. This is shown in Figure 9.1. The basements data expressed in this section relates to the calendar (January to December 2014) year. All other sections of the Monitoring Report relate to October 2013 to September 2014 unless otherwise stated. In 2014, 393 basement applications were registered. The comparable rate in 2013 was 450 cases. In 2001, there were just 46 applications.
- 9.13 As part of the data-gathering exercise carried out for the basement policy review, the Council looked at proposals for basements of two or more levels. These form a small proportion of the overall number of applications for basement development. Not including subsequently withdrawn applications, there were 33 applications in 2014 and 38 in 2013. There has been a significant increase since 2011 when just six such applications were submitted.

	2008	2009	2010	2011	2012	2013	2014
Two or more levels of basement development – permitted	6	4	6	6	22	33	19
Two or more levels of basement development - refused	0	0	0	0	3	5	15

Table 9.1 – Planning data for basements of two or more levels

9.14 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 9.2 shows the density of applications on a street block basis. The number is significant in what is a small urban area of just over 4.7 sq miles. The cases are prevalent in all residential neighbourhoods in the Borough with the exception of areas where there is a high concentration of social housing, particularly in the north of the Borough. In addition, areas that are characterised by institutional buildings such as in South Kensington with its museums and university buildings do not have any cases. Other gaps are in areas with mansion blocks, hotels, designated Employment Zones, garden squares or within parks. There are particular concentrations around Knightsbridge, Chelsea, The Boltons, Ladbroke and Holland Park.

	2008	2009	2010	2011	2012	2013	2014	Average per year (2008 - 2014)	Total (2008 - 2014)
Permissions Granted	204	121	150	132	242	259	295	200	1403
Permissions Refused	17	10	14	25	53	73	111	43	303
Cases Withdrawn	41	28	43	63	82	122	160	77	539
Cases Pending (at end of monitoring period)	N/A	N/A	N/A	N/A	N/A	N/A	76	N/A	N/A
Cases Registered	186	129	182	181	307	450	393	262	1833

Table 9.2 - Planning Data for applications with a basement element

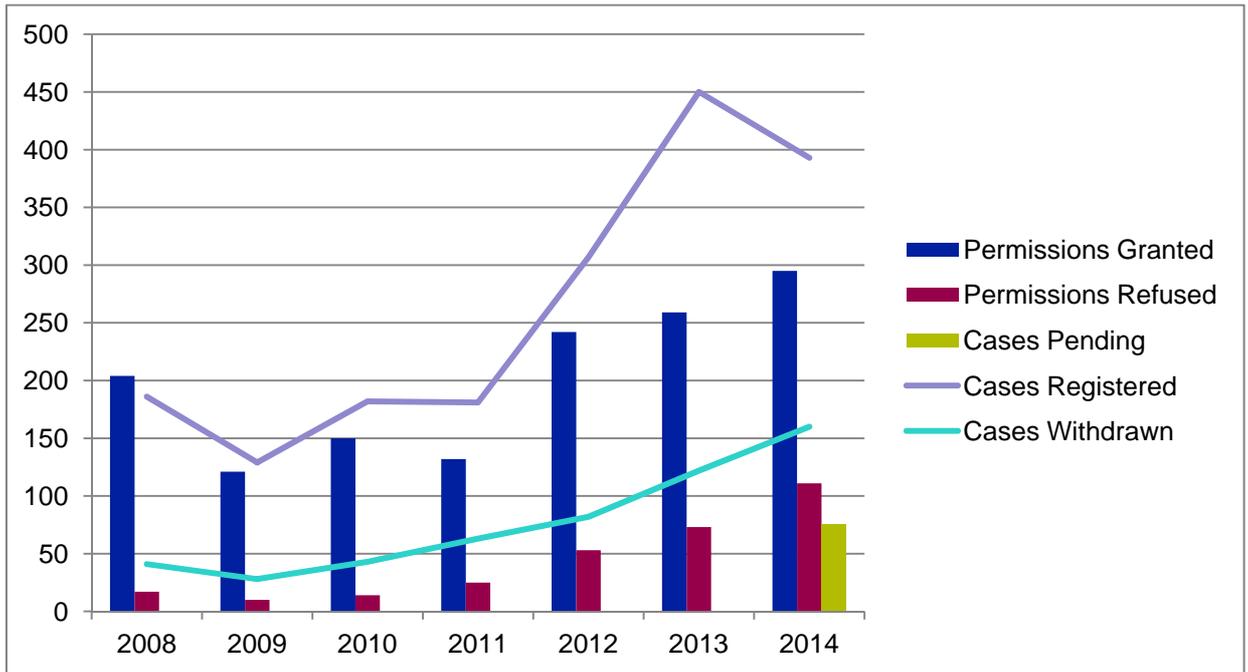


Figure 9.1 - Applications including an element of basement development 2008 to 2014

9.15 The implementation of a basement development does not in itself harm the Council's ambitions as articulated within the 'Renewing the Legacy' chapter of the Core Strategy. Where sensitively-designed and properly-managed, the building of a basement can create much needed living space without harming the character of the property, its garden, or the wider area. However, when poorly managed, such development can have a detrimental effect on the quality of life of those living in the area. This is particularly the case during the construction phase of the proposal.

Basements: Planning Permissions Granted (Jan 2001 – Dec 2014)

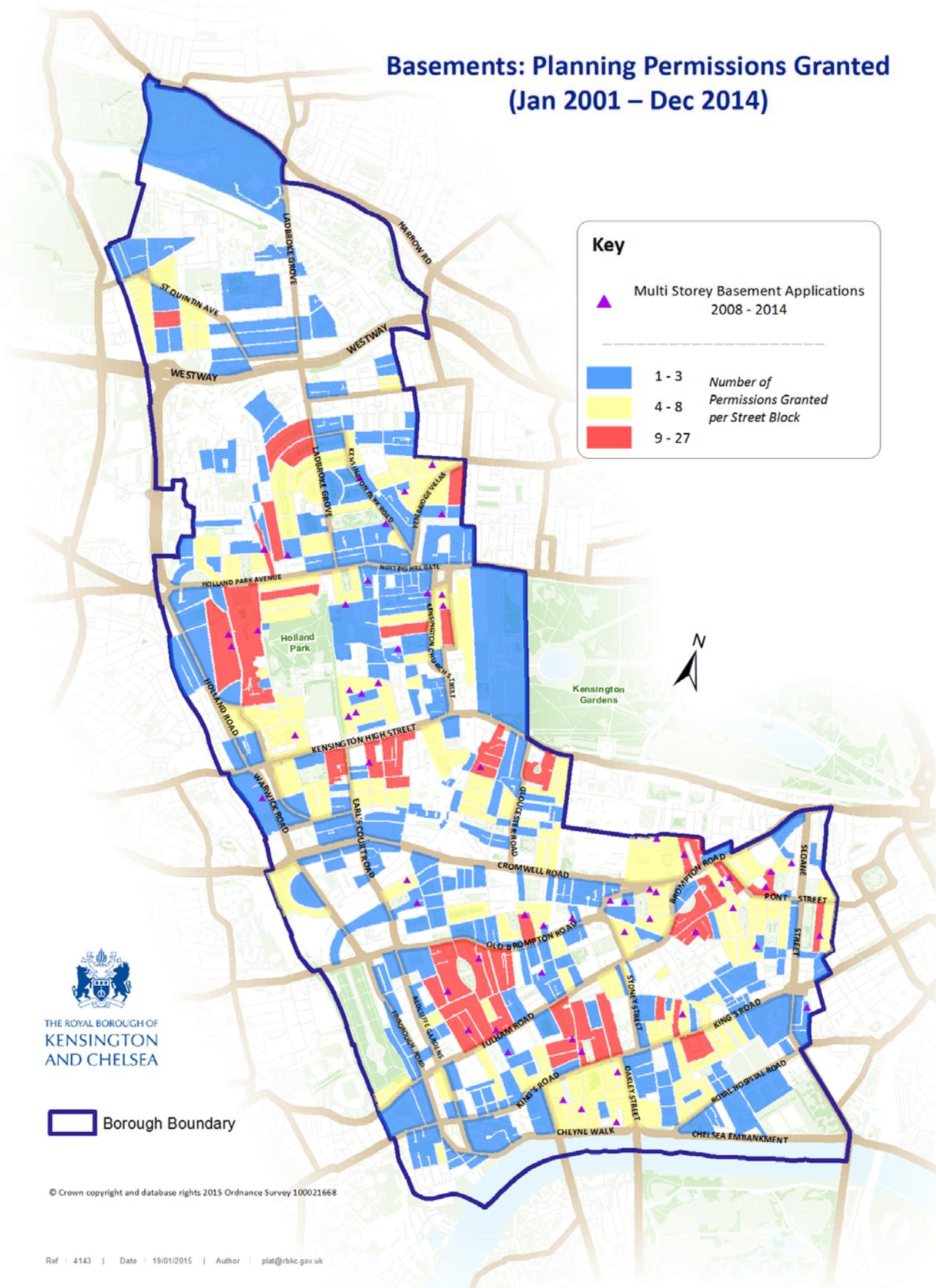


Figure 9.2 - Density of basement permissions 2001-2014

Planning Decisions : Basement Applications (Jan 2001 – 31 Dec 2014)

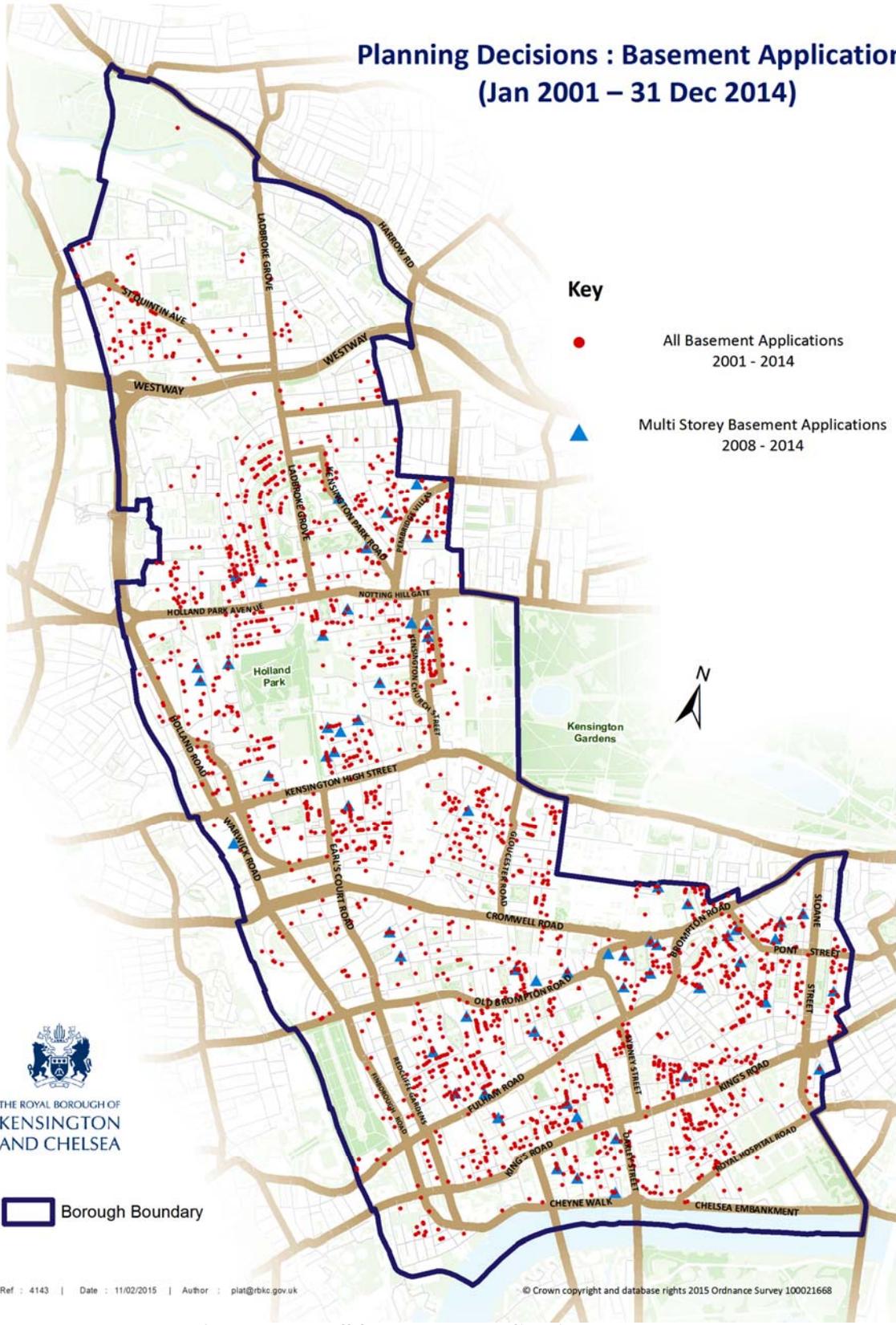


Figure 9.3 - All basement applications 2008-2014

Conservation and Design Policy Review

- 9.16 With Conservation Areas covering 73.4% of the Borough, it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings.
- 9.17 As part of the Core Strategy review, the Council sought to consolidate its policies on conservation and design that remained in the Unitary Development Plan (UDP) with those of the Core Strategy. This was also in response to the NPPF, which emphasised the need for 'up to date' policies. The main issue is to ensure that the policies which remain in the UDP are 'rolled forward' into the Core Strategy, along with any strategic conservation guidance from our Conservation Area Proposal Statements. These relate to the 'Renewing the Legacy' and 'An Engaging Public Realm' chapters of the Core Strategy. The draft policies were issued for public consultation at the end of 2012, and the publication version consulted upon in July 2013. The Council submitted its draft policies on conservation and design to the Secretary of State in April 2014. An examination was held in September to determine whether the submitted policies were sound. Following the examination, outside of the monitoring period, the Inspector issued a report in November 2014 setting out his conclusions. The new policies, with modifications, were adopted in December 2014.
- 9.18 In addition to the wider review, the Council has amended the policies within the 'Renewing the Legacy' chapter of the Core Strategy which relates to the protection of uses which contribute to the character of Conservation Areas and its sense of place. This was brought forward as part of the public house and other A class review, as adopted in October 2013.

New/extensions to Conservation Areas

- 9.19 Whilst the designation of an area as a Conservation Area does offer a further level of protection, it should only be undertaken where fully justified and in consultation with local stakeholders. Inappropriate designation will only devalue the status of areas.

Lots Road

- 9.20 The Borough raised the possibility of designating Lots Road as a Conservation Area in its adopted Core Strategy (December 2010) as a means of enhancing and protecting the character of the area.
- 9.21 The proposed designation of the Lots Village Conservation Area has been subject to two rounds of public consultation (March 2013 –

April 2013 and June 2014 – July 2014). The response to consultation in spring 2013 indicated a majority in favour of designation, subject to amendments to the proposed boundary. In response to this first round of consultation, the Council resolved to undertake a survey of the area to determine its historic and architectural interest/significance. This work was undertaken by the conservation team and completed in spring 2014. This survey resulted in the production of a Conservation Area Appraisal to guide decision making on development proposals.

- 9.22 The conclusions and content of the Conservation Area Appraisal received support from English Heritage in the recent round of consultation, and the Council, outside the monitoring period, formally designated the Conservation Area and adopted the Conservation Area Appraisal document in November 2014.

Listed buildings, scheduled ancient monuments and archaeology

Buildings at Risk Register

- 9.23 Working with local authorities, English Heritage publishes an annual 'Buildings at Risk Register,' which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggest, at risk from development, neglect or decay.
- 9.24 47 'buildings' within the Borough are on the 2014 register, the same number as in 2013. However, two entries have been removed and two added. The vast majority of these are monuments and tombs in Kensal Green Cemetery.

Entries on the 2013 list which still appear on the 2014 Register
Commonwealth Institute, Kensington High Street.
The Anglican Chapel, Harrow Road, Kensal Green Cemetery
The North Colonnade, Harrow Road, Kensal Green Cemetery
1 Campden Hill, Campden Hill
31 Brompton Square, South Kensington
18 Queen's Gate Place
Boundary Wall to Kensal Green Cemetery, Harrow Road
25-26 Pembridge Square
Church of St. Augustine, Queen's Gate, Kensington
Arcade forming circle and avenue, Brompton Cemetery, Old Brompton Road
Church of St. Michael and All Angels, Ladbrooke Grove, Kensington
St. Clement's Church, Treadgold, Kensington
Church of St. John the Baptist, Holland Road, Kensington
Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery
Tomb of James Ward, Harrow Road, Kensal Green Cemetery

Blumberg Mausoleum, Harrow Road, Kensal Green Cemetery
 Tomb of Fredrick Tillson, Harrow Road, Kensal Green Cemetery
 Mausoleum of Ross Martha, Harrow Road, Kensal Green Cemetery
 Tomb of James Poole, Harrow Road, Kensal Green Cemetery
 Tomb of General James Perry and Sir Patrick O'Brien, Harrow Road, Kensal Green Cemetery
 Tomb of Sir Charles Newton, Harrow Road, Kensal Green Cemetery
 Tomb of John Lucas, Harrow Road, Kensal Green Cemetery
 Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery
 Tomb of John Gibson, Harrow Road, Kensal Green Cemetery
 Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery
 Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery
 Tomb of Commander Charles Spencer Ricketts, Harrow Road, Kensal Green Cemetery
 Monument of Joseph Allmond Cropper, Harrow Road, Kensal Green Cemetery
 Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery
 Tomb of Thomas Fenwick, Harrow Road, Kensal Green Cemetery
 Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery
 Tomb of the Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery
 Mausoleum of Isabella Gregory, Harrow Road, Kensal Green Cemetery
 Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery
 Tomb of WH Kent, Harrow Road, Kensal Green Cemetery
 Mausoleum of James Morison, Harrow Road, Kensal Green Cemetery
 Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery
 Monument of Julia Slater, Harrow Road, Kensal Green Cemetery
 Tomb of the Duke of Somerset, Harrow Road, Kensal Green Cemetery
 Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery
 Tomb of Henry Kendall, Harrow Road, Kensal Green Cemetery
 Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery
 Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery
 Tomb of Major General Sir William Casement, Knight Commander of the Bath, Harrow Road, Kensal Green Cemetery
 Kensal Green Cemetery Conservation Area⁵⁸

Tombs and Monuments Removed from the 2013 list:
Monument to Frederick Albert Winsor, Harrow Road, Kensal Green Cemetery
Tomb of Emile Blondin, Harrow Road, Kensal Green Cemetery
Additions to the 2014 List:
Tomb of John Thompson, Harrow Road, Kensal Green Cemetery
Enclosing Walls to Moravian Burial Ground, King's Road SW10

9.25 The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

⁵⁸ NB, This entry was erroneously missing from the 2013 Monitoring Report

Changes to listings

- 9.26 There have been three new listings in 2014
- Natwest Bank, 224 Kings Road (listed 13 March 2014) Grade II.
 - St Cuthbert's Clergy House, 50 Philbeach Gardens (listed 22 September 2014) Grade II.
 - Church of St Cuthbert and St Matthias, 50 Philbeach Gardens has been upgraded from Grade II* to Grade I, (22 September 2014).

Conclusions

- 9.27 Design remains central to the decision making process, with the Architectural Appraisal Panel (AAP) continuing to meet regularly and drive up standards of design. The Council has attempted to quantify the impact of basements on the surrounding area and this has been used to inform the Council's policy on basements which was examined in September 2014, and subsequently found sound by the inspector and adopted in early 2015 (outside of the monitoring period).
- 9.28 During the monitoring period, changes and additions were proposed to several chapters of the Core Strategy, including the 'Renewing the Legacy' chapter. An examination was held in September 2014, with the policies subsequently found sound by the inspector and adopted in December 2014 (outside of the monitoring period).
- 9.29 The Council began the process of updating its Conservation Areas and designated a new area, Lots Road, which the Core Strategy raised the possibility of designating.

Conservation Areas



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

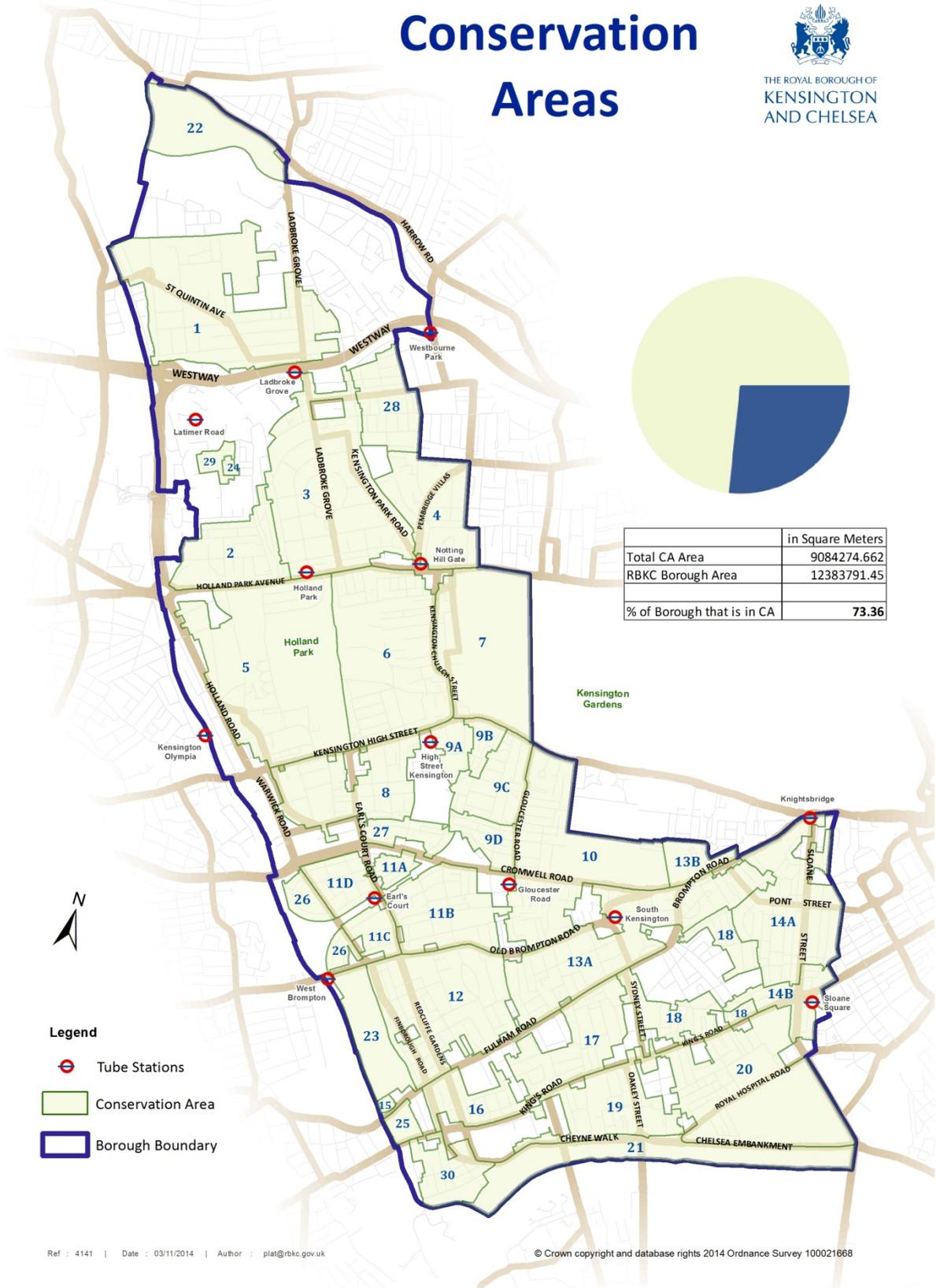


Figure 9.3 – Conservation areas

10. Diversity of Housing

Strategic Objective

Our strategic objective to have a diversity of housing is that at a local level it will cater for a variety of housing needs, and is built for adaptability and to a high quality.

Introduction

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices which continued to rise through the recession and beyond. According to Zoopla, the average price of a property has increased by 48% in the last five years and by 13% in the last 12 months.⁵⁹ This reflects the insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built; it is difficult to meet the high demand and need for both private sale and 'affordable' homes in the Borough. The focus of the Core Strategy therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Core Strategy Policy CH1. The Council is subject to housing targets imposed by the Mayor of London, within the London Plan. The 2008 London Plan (consolidated with alterations since 2004) required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equated to 350 units per year. The London Plan was amended and adopted in July 2011, and this target was increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Core Strategy Policy CH1: Housing Targets, states that the 'Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28'.
- 10.3 Similarly, the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021. This equates to 2000 units in the ten year period. This target is from all sources. These targets have increased from the start of 2015 with the publication of the Further Alterations of the London Plan (FALP), although this will be reflected in next year's Monitoring Report.
- 10.4 Policy CH1(c) requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

⁵⁹ Zoopla, 2014

Progress

- 10.5 Figure 10.1 and Table 10.1 set out the net change of housing in terms of both permissions and completions from 2007/08 to 2013/14. The housing figures in past years have been reported for each financial year i.e. between 1 April and 31 March each year. To allow comparison with past years, the same time series has been presented for this report.
- 10.6 The completion figures represent those developments granted in previous years that were 'completed', or built out, in this year. For the financial year 2013/14, permissions accounted for a net gain of 1,292 new residential units. 264 residential units were completed. These units were those which had been granted up to 31 March 2014. Some will have been granted in 2013/14, others would have dated to earlier years. The list of those properties granted consent in the recording period, and those completed are included in Tables 17 and 18 of the Appendix respectively. The majority of the provision, or 994 units, will be provided on the Earl's Court Strategic Site. This permission dates from the signing of the s106 agreement in November 2013.
- 10.7 The levels of both permissions and completions are significantly higher than last year, and indeed are at the highest level since the adoption of the Core Strategy in 2010. It restores the historic pattern within the Borough of approvals being greater than the Borough's housing target.

	2009/10	2010/11	2011/12	2012/13	2013/14
Net Residential Approvals	540	783	860	244	1292
Net Residential Completions	324	175	102	65	264

Table 10.1- Residential approvals and completions 2009/10 to 2013/14

- 10.8 Whilst the trend is positive, the number of units being completed remains lower than those being permitted. This has been the case for a number of years and reflects the reality of the market - whilst the Core Strategy can influence the number of properties permitted, it has little influence on the number of units that are actually built.
- 10.9 However, the Council is confident that the number of units being built is likely to continue to rise. As of the end of the monitoring period (30 September 2014), work has started on the building of 2,532 units (net). A further 1,829 units (net) benefit from consent but this consent is yet to be implemented. Given the high values that can be reached for residential development, there is no reason

to believe that the majority of these units will not ultimately be built out.

	Existing units	Proposed units	Net change
Not started total	425	2,254	1,829
Started total	887	3,419	2,532
Total	1,312	5,673	4,361

Table 10.2 - Housing pipeline data, as of 30 September 2014. Permissions granted but not completed

Housing trajectory

10.10 The Core Strategy identifies sufficient housing capacity to achieve the housing objectives in accordance with the London Plan housing targets to 2024/25. The NPPF states that local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land' (para 47). It further states that local planning authorities should 'identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15'.

10.11 The NPPF states that 'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.' This is particularly relevant in considering the planning pipeline which is made up of viable sites with planning permission.

10.12 The housing trajectory is included as Figure 10.2, with the data shown in Table 10.3.

10.13 The trajectory allows the Council to consider both completions and to estimate the number of new homes that are likely to be provided in the future. The main elements are:

- **Projected vacancies returning to use:** It assumes that about 118 vacant units per annum would return to use. This is based on historic data.
- **Projected Windfall dwellings:** It assumes about 130 windfall dwellings per annum reducing in later years.
- **Past completions non-self-contained dwellings:** These are based on actual completions each financial year.
- **Projected completions non-self-contained dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired.
- **Past completions conventional dwellings:** These are based on actual completions each financial year. For 2013/14 this was 264 units.
- **Projected completions conventional dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired. It also includes the provision allocated within the Borough's Core Strategy. The total pipe line, including both the allocations and those permitted which have yet to have been started are set out in Table 10.3 below. The total predicted completions are 10,750 units to 2025/26. This includes the strategic site allocations, the pipeline data, past vacancies returning to a residential use and predicted provision through windfall sites.

Outstanding Allocations	No. of Units
Strategic allocations	2560
Kensal Gasworks (site north and south of the railway)	2500
Land adjacent to Trellick Tower	60
Net permissions (started):	2,532
Including:	
Lots Road Power Station	420
321-337 Kensal Road	145
Wornington Green	381
Kensington Park Hotel	97
195 Warwick Road	251
213-215 Warwick Road	150
Charles House, Kensington High Street	506
Net permissions (not started):	1,829
Including	
100 West Cromwell Road	278
Earl's Court Exhibition Centre	994
245 Warwick Road	255
Total	6,961

Table 10.3 - Projected Completions: Allocations and net permissions

- 10.14 Figure 10.2 shows the Borough's housing trajectory. The red line is the Borough's annual housing target. Currently this stands at 600 units pa. The blue line is the annual requirement line. In essence, if the housing target is not met for a particular year the annual requirement line will rise, and *vice versa*. The annual requirement line intersects the x axis in 2022/23. This suggests that the Council is on track to meet its housing targets by the end of the plan period in 2025/26.
- 10.15 With an annual target of 600 units per annum, the Borough's five year target is 3,000 units. The housing trajectory projects the provision of 5,010 units in the five year period 2014/15 to 2018/19. This equates to meeting the target with a buffer, or surplus of 40%. This reflects a large number of housing units which are in the development pipeline in the short and medium term - both permissions and strategic allocations. Given the prices achieved for residential properties across the Borough, the Council is confident that those units which have been permitted are likely to come forward.
- 10.16 This demonstrates the Council's ability to meet both the five year housing supply, (with the 20% buffer) as well as the housing targets for the longer plan period. This meets and exceeds the requirements of the NPPF. This will continue to be kept under review, with the trajectory updated annually.
- 10.17 Figure 10.3 shows the number of dwellings the Council is projected over/under the cumulative allocation by year. This shows the difficulty that the Council has had in delivering housing in the past economic down turn, the improvement in delivery in the last monitoring period, and the importance of the Kensal Strategic site in delivering a large number of homes in the latter part of the plan period.
- 10.18 The housing trajectory is informed by the London Strategic Housing Land Availability Assessment 2009⁶⁰ (SHLAA). This study was directed and overseen by the GLA in behalf of the London Boroughs. A new SHLAA⁶¹ was completed in 2013 and has been used to inform the Further Alterations of the London Plan (FALP). As such, the housing trajectory, with any revised targets, may be revised in next year's Monitoring Report following the publication of the FALP.

⁶⁰ <http://www.london.gov.uk/shaping-london/london-plan/docs/strategic-housing-land-study-09.pdf>

⁶¹ <http://www.london.gov.uk/sites/default/files/FALP%20SHLAA%202013.pdf>

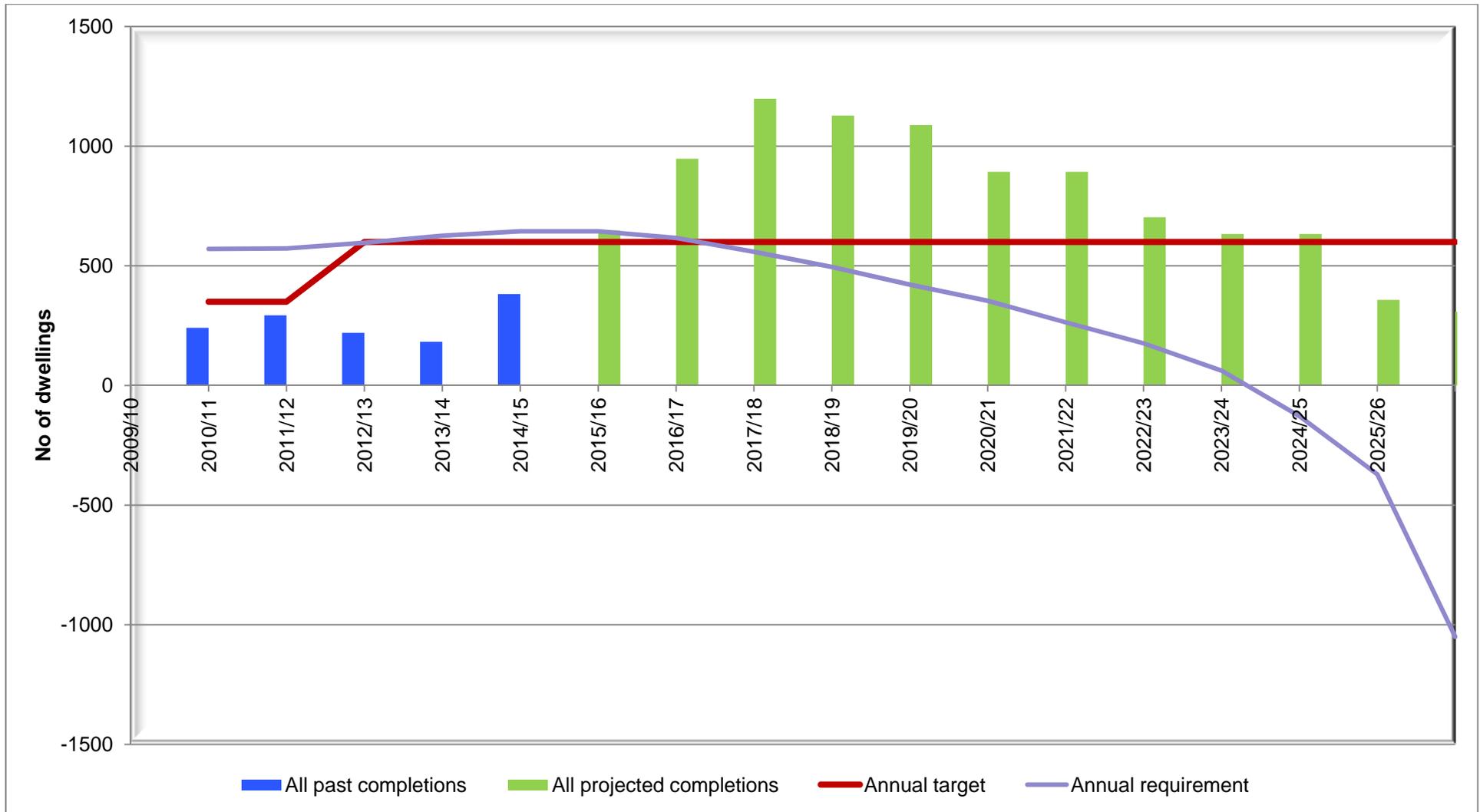


Figure 10.1 – Net change in completed housing

Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past vacancies																	
Past vacancies returning to use	118	118	118	118	118												
Projected vacancies returning to use						118	118	118	118	118	118	118	118	118	118	118	118
Vacancies returning to use	118	118	118	118	118	118	118	118	118	118							
Past windfall dwellings	0	0	0	0	0												
Projected windfall dwellings						130	130	130	130	130	65	65	65	65	65	65	65
Windfall dwellings	0	0	0	0	0	130	130	130	130	130	65						
Past completions non-self-contained	0	0	0	0	0												
Projected non-self-contained						0	0	0	0	0	0	0	0	0	0	0	0
Non-self contained	0	0	0	0	0	0	0	0	0	0							
Pine line																	
Completions conventional dwellings	123	175	102	65	264												
Projections - conventional dwellings - Strategic allocations						0	300	360	300	300	200	200	200	200	200	175	125
Projections -conventional dwellings - started permissions						250	250	250	250	250	250	250	250	250	250		
Projections -conventional dwellings - unimplemented permissions						150	150	340	330	290	260	260	70	0	0		
Conventional dwellings						400	700	950	880	840	710	710	520	450	450	175	125
All past completions	241	293	220	183	382	0											
All projected completions						648	948	1,198	1,128	1,088	893	893	703	633	633	358	308
Total completions (past and predicted)	241	293	220	183	382	648	948	1,198	1,128	1,088	893	893	703	633	633	358	308
Cumulative completions	241	534	754	937	1,319	1,967	2,915	4,113	5,241	6,329	7,222	8,115	8,818	9,451	10,084	10,442	10,750
Annual target	350	350	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Cumulative target	350	700	1,300	1,900	2,500	3,100	3,700	4,300	4,900	5,500	6,100	6,700	7,300	7,900	8,500	9,100	9,700
Dwellings above/below cumulative allocation	-109	-166	-546	-963	1,181	1,133	-785	-187	341	829	1,122	1,415	1,518	1,551	1,584	1,342	1,050
Annual requirement	571	573	596	626	645	644	617	559	495	421	354	264	176	62	-128	-371	-1,050

Figure 10.2 - The Royal Borough's Housing Trajectory to 2025/26

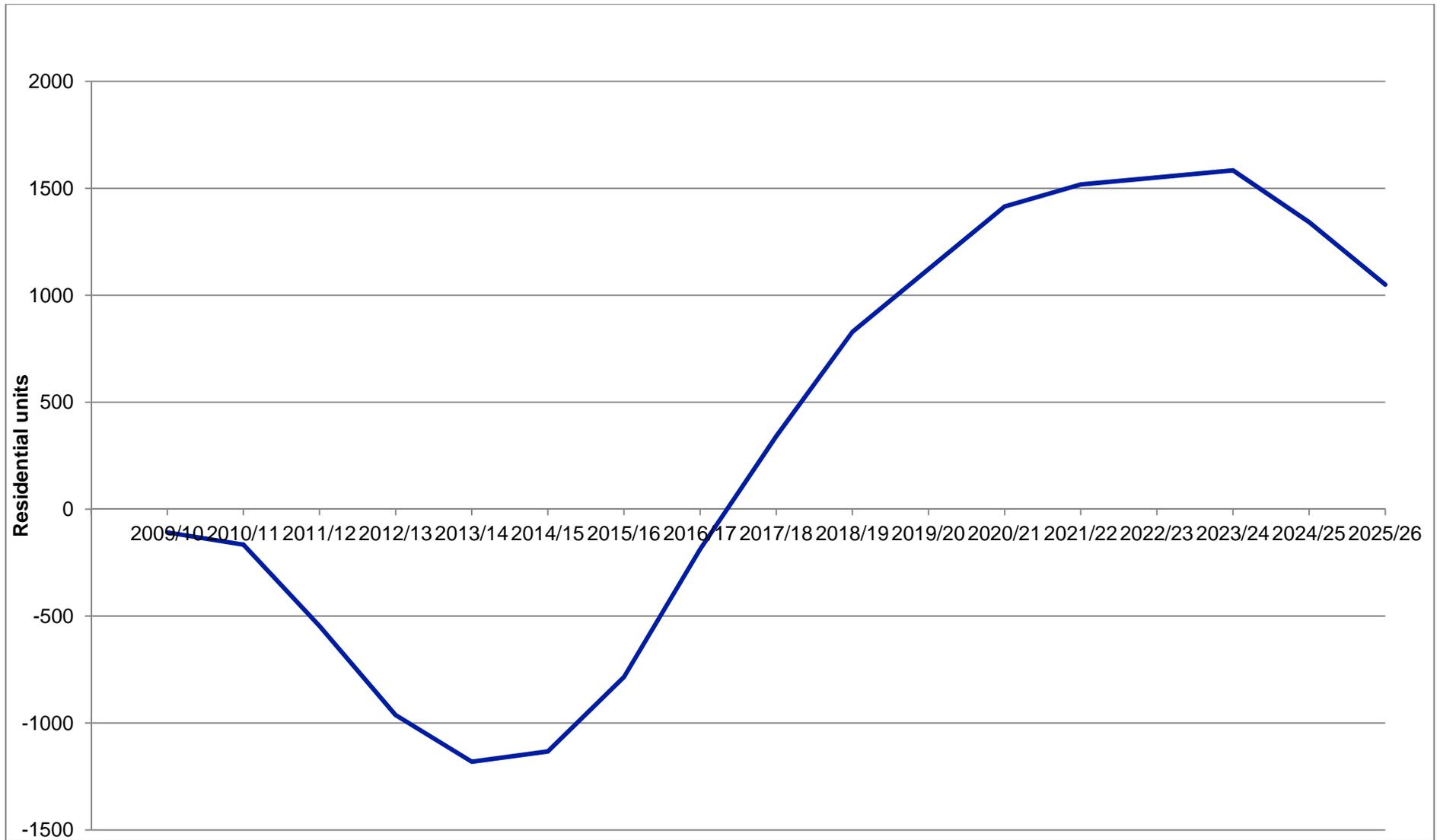


Figure 10.3 - Housing Trajectory Monitor to 2025/26. Dwellings above/below cumulative allocation

Housing diversity

De-conversions

10.19 It is difficult to quantify the number of residential units which have been lost across the Borough through 'de-conversion' or amalgamation.

10.20 Some applicants may have applied for a certificate of lawful proposed use to confirm whether their amalgamation required planning permission, but there is not necessarily a requirement for them to do so. Table 10.4 below shows the number of units which have been lost – where a certificate has been sought. As such the Council considers that this is likely to be a significant underestimate.

10.21 Any permissions relating to deconversions will have been picked up during the course of regular monitoring of planning permissions in the Borough.

10.22 The certificate applications granted by the Council in 2014 (as of 17 November) are set out in Table 19 of the Appendix.

	2010	2011	2012	2013	2014*
Net residential losses	-47	-58	-72	-80	-34

*Data for 2014 is from 1 January to 17 November.

Table 10.4 - Certificate of lawful use applications granted 2014, involving loss of residential units.

10.23 The Council remains concerned that the amalgamation of residential units hinders rather than assists the Council in meeting its housing target. As such, it is now of the opinion that any amalgamation is development which does require planning permission. Any such application will be determined in accordance with the policies within the Development Plan.

Second homes

10.24 The popularity of Kensington and Chelsea as a desirable place to live has resulted in a high demand for 'super-prime' properties in the Borough catering to international investors. This plays a role in the image of London as a world city. However, anecdotal evidence suggests that many of these large properties tend to remain vacant for much of the year as they are used as a second home, regarded as an investment or are one of many properties in an international portfolio.

10.25 The Council does not have in-house data to establish the scale of the issue. However, Census information released in September 2012 gives an indication of second home ownership in and out of the Borough. The data is presented in full in Table 20 of the Appendix. This shows that at the time of the census (March 2011), there were about 9,300 people with a second address in Kensington and Chelsea who were usually resident outside of the Borough. The data also shows that there are about 11,300 people who are usual residents of Kensington and Chelsea but have a second address outside of Kensington and Chelsea.

10.26 It is not possible to restrict home ownership through planning powers but this information is clearly an issue to be taken into account when considering other aspects of housing policy.

Affordable housing

10.27 There was a presumption within the former UDP that developments that triggered the need for affordable housing would see the provision of affordable units, and that these units would be provided on site. However, many of the sites in the Borough are small, and thus the proportion of affordable housing on each site can often not equate to a whole house. The Core Strategy therefore took a different approach. On small sites with a floor area of between 800 sq m and 1,200 sq m, where the proportion of floorspace would not equate to a whole house a financial contribution was sought instead. It also allows the first 800 sq m to be discounted from the calculations for affordable housing requirements/contributions in an attempt to avoid the cliff edge effect that a scheme of less than 10 houses (less than 800 sq m) would not provide any affordable housing, but a scheme of just more than 10 houses (more than 800sq m) would be expected to provide 50% of floorspace. The intention is that this approach would remove the incentive for developers to provide smaller developments in order to avoid the need for an affordable housing contribution. Proposals with a floor area of greater than 1,200 sq m are expected to provide units on site. Where affordable units are not being provided on-site, the applicant needs to demonstrate exceptional circumstances.

Progress

Affordable Housing Delivery

10.28 With the adoption of the London Plan in 2011, the Council has an affordable housing target of 2000 units between 2011 and 2021, or 200 affordable units per annum. Previously this target had been 90

units. Given the economics of development within the Borough, and in particular high benchmark, or alternative, land values, delivering the affordable housing element of eligible schemes has often proved challenging. It is important to carefully monitor what is provided, both in terms of the in-kind provision and the financial contribution.

10.29 Figure 10.4 and Table 10.5 below set out the permissions and completions for affordable housing since the adoption of the Core Strategy in December 2010.

10.30 Whilst falling a little below the Mayor's target for affordable housing, a net increase of 169 affordable units (approved) for 2013/14, is a significant improvement over last year. The permissions relate to three main sites, the Earl's Court Opportunity Area (74 units), Hortensia Road (31 units) and the Telephone Exchange site, Warwick Road (59 units.)

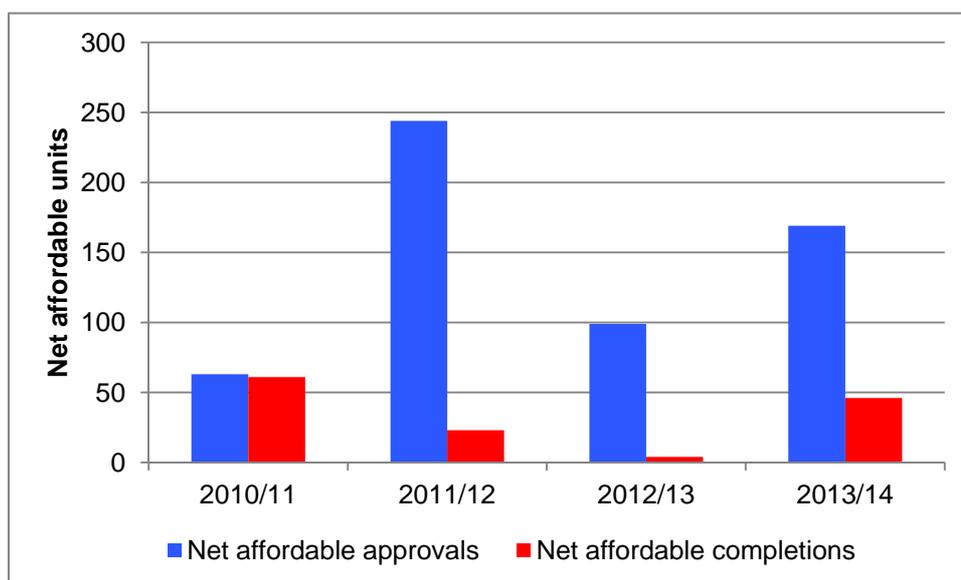


Figure 10.4 - RBKC Affordable housing provision, 2010/11 to 2013/14

	2010/11	2011/12	2012/13	2013/14
Net affordable approvals	63	244	99	169
Net affordable completions	61	23	4	46

Table 10.5 - RBKC Affordable housing provision, 2010/11 to 2013/14

10.31 Over time, both completions and permissions have generally been below the original annual target of 90 units (until 2010/11) and the current target of 200 units per annum. This pattern has been repeated for this monitoring period, with permissions at 169 units, and completions at 46. Whilst some of this shortfall will be

mitigated by s106 contributions, the Council does recognise that new approaches need to be explored which may increase the level of provision.

10.32 Table 10.6 shows the projections for affordable housing over the lifetime of the plan (to 2026). Of the 2,020 units expected 730 are included within schemes which benefit from permissions, but where work has yet to have been completed. There is no reason to believe that a significant proportion of these schemes will not be implemented in the future.

Affordable Housing Planning Pipeline	No. of units	Comments
Net permissions (not completed)	730	
Including		
Lots Road Power Station	166	
100 West Cromwell Road	48	
Wornington Estate	35	
Earls Court Exhibition Centre	74	
Silchester Garages site	73	
195 Warwick Road	52	
213-215 Warwick Road	58	
245 Warwick Road	81	
Outstanding allocations		
Kensal Gasworks	1250	Estimated maximum
Land adjacent to Trellick Tower	40	Estimated following draft brief
Total allocations projections	1,290	
Total projections	2,020	

Table 10.6 - Affordable Housing Projections

10.33 The Council notes that much of the future delivery of affordable housing is dependent on a single site, the Kensal Gasworks. The Council does, however, remain satisfied that this site is likely to come forward within the predicted timeframe and is capable of delivering the predicted level of affordable housing.

Gypsy and Traveller accommodation

10.34 Policy CH2(s) protects the existing Westway Travellers' site which the Council jointly manages with LBHF and suggests a forthcoming Gypsy and Traveller Development Plan Document (DPD).

10.35 During the monitoring period, in September 2014, a Gypsies and Travellers Accommodations Needs Survey, involving the residents at Stable Way, was undertaken in conjunction with LBHF to help ascertain whether further pitches are required. The results are being analysed and will be complemented by a more detailed

Gypsies and Travellers Accommodation Needs Assessment (GTANA) in due course,

S106 Contributions for affordable housing

10.36 Provision of affordable housing can take two forms, provision 'in kind,' or bricks and mortar, or through a financial contribution. Financial contributions are usually only taken for smaller sites where the net increase in floor area is between 800 and 1,200 sq m. For the financial year 2013/14, £7,879,050 has been *agreed* for affordable housing through signed s106 agreements. The single largest agreement relates to the £4,649,050 due for the Clearings Development, Draycott Avenue. Over the same time period, £559k in contributions has been *received* by the Council, the greatest amount (£403,621) relates to the 30-31 Philbeach Gardens.

10.37 Due to the high land and property prices in the Borough, using the commuted sums to provide for new affordable housing is challenging. The NPPF paragraph 50 (third bullet point) suggests that this money can be used for improvements to existing affordable housing or for example, in remodelling existing affordable housing. The funding can be used to replace a grant which no longer exists for such projects and help prevent the enforced sale of properties which would otherwise be unviable to renovate because of the costs versus the rental return on the refurbished properties. To date, the Council has used some of these affordable housing contributions to deliver new affordable units through the 'Hidden Homes' scheme which seeks to convert redundant or underused spaces on existing Council estates to create new homes.⁶²

Conclusions

10.38 The Council's housing trajectory indicates that the Borough remains on course to meet the ambitious housing targets set by the Mayor and contained within the London Plan. This is largely being achieved by the large strategic sites coming forward for development, although a number of windfall sites also contribute.

10.39 However, the projections would indicate that it is uncertain whether the Borough will meet its affordable housing targets of 200 units per annum. The projections span a 12 year period finishing in 2025/26 when the Kensal Gasworks site is expected to be completed. This equates to an average of 168 units per year, rather than the 200 target. Some of this shortfall is likely to be made up from provision on windfall sites, or through financial contributions, although it is not clear how much this may be.

⁶² <http://www.rbkc.gov.uk/housingbeta/regenyourneighbourhood/hiddenhomes.aspx>

10.40 The Council will continue to monitor the delivery of affordable units closely and is considering policy revisions to strengthen current policy to increase the supply of affordable homes of all forms.

11. Respecting Environmental Limits

Strategic Objective

Our strategic objective to respect environmental limits is to contribute to the mitigation of, and adaption to, climate change, significantly reduce carbon dioxide emissions, maintain low and further reduce car use, carefully manage flood risk and waste, protect and attract biodiversity improve air quality, and reduce and control noise within the borough.

Introduction

- 11.1 This chapter contains a number of themes, including climate change, air quality, flooding, waste and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the local and global environment. For more information on reducing car use, see chapter 7; Better Travel Choices.

Climate Change

- 11.2 The need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging targets, with the Climate Change Act (2008) requiring a reduction of CO₂ emissions by at least 26% by 2020 and 60% by 2050. (Both figures are taken from a 1990 baseline).
- 11.3 Policy CE1 requires a number of measures to be incorporated into developments and included as part of planning applications. These include requirements for residential developments to achieve appropriate sustainability standards. Other measures include energy efficient building design, including the use of passive design, natural heating, and natural ventilation.
- 11.4 As part of the Council's Partial Review of its Core Strategy, a number of changes were proposed to policy CE1. These formed part of the Miscellaneous Matters examination hearing in September 2014. At the end of the monitoring period, the Council was awaiting the Inspector's report which has since been received in November 2014, with revised policies adopted in December 2014 (outside of the monitoring period). These include altered Code for Sustainable Homes and BREEAM assessment targets to give one target, rather than sequential annual ones. The Council is also monitoring the implications of the Government's emerging Housing Standards Review which is likely to have implications for the role of planning

and building control in assessing the sustainability standards of new developments.

11.5 The Council also requires the provision of a Combined Cooling and Heating Power (CCHP) plant in significant developments such as the bigger strategic site allocations and other significant redevelopment and regeneration proposals.

11.6 Table 11.1 sets out the most recent estimates for CO₂ emissions for the Borough. These have been produced by the Department of Energy and Climate Change, and distinguish between the domestic, commercial and transport sectors. The latest figures were published in 2014 but relate to estimates for 2012.

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)
2005	419,200	783,200	176,300	1,379,100
2008	414,400	799,300	162,900	1,378,800
2010	409,000	844,000	159,400	1,412,700
2011	364,900	797,400	156,400	1,319,300
2012	407,700	837,500	151,300	1,396,900

Table 11.1 - CO₂ emissions the RBKC (from Local and Regional CO₂ estimates for 2005-2012, Ricardo-AEA 2014)

11.7 Although these figures should be treated with caution, they do suggest that overall, CO₂ emissions are relatively stable. CO₂ emissions from transport are decreasing in line with other London Boroughs. However, the trend is less clear for domestic (home) and commercial (buildings).

11.8 The Council recognises that much of the potential for reducing CO₂ emissions is related to an increase in the energy efficiency of existing buildings, to changing practices, and to national and regional schemes and initiatives which could increase communication and funding. The Council's planning process plays a part in setting 'greener' requirements on development and in enforcing them.

11.9 It is difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas will reduce car use, with the associated benefits to emissions. However, all traffic reductions cannot be attributed to the planning process. The impact of BREEAM and the Code for Sustainable Home is easier to measure.

Air Quality

- 11.10 The whole of the Borough has been declared an Air Quality Management Area (AQMA)⁶³ due to the exceedance of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earls Court one way system experience some of the highest pollutant concentrations in the Borough, however the majority of the Borough continues to exceed limit levels.
- 11.11 Estimates for 2012 based on the latest London inventory show that 906 tonnes per annum (t/a) of NO_x (oxides of nitrogen) and 76 t/a of PM₁₀ are emitted from sources within the Borough. The most significant sources of NO_x emissions continue to be road transport (439 t/a of NO_x) and gas burning in commercial and domestic buildings (245 t/a), while the most significant source of PM₁₀ is road transport (39 t/a).⁶⁴ The contribution of diesel trains has been found to be less significant than was estimated in previous Monitoring Reports.
- 11.12 It is estimated that around 67 t/a (7.4%) of the Borough's NO_x emissions and 7 tonnes (10%) of the Borough's PM₁₀ emissions are from construction sites and associated non-road mobile machinery.⁶⁵ The Council continues to require environmental management plans from major construction sites to ensure that they reduce their impact on local air quality.
- 11.13 Policy CE5 of the Core Strategy requires development to be carried out in a way that minimises the impact on air quality and mitigates exceedances of air pollutants. The Council uses planning conditions to ensure that the requirements of Policy CE5 are met. During the monitoring period Environmental Health provided comments on approximately 40 planning applications (this includes applications and discharge of conditions).

⁶³ Since December 1997, each local authority has been carrying out a review and assessment of air quality in their area. If a local authority finds any place where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. It could be small, like a street, or much bigger.

⁶⁴ Data taken from the London Atmospheric Emissions Inventory 2010, produced by the GLA in 2013

⁶⁵ Ibid

EcoHomes codes and BREEAM

11.14 Although a higher proportion of the Borough's emissions arise from industrial and commercial uses, the Department for Environment, Food and Rural Affairs (DEFRA)'s predictions show that a significant proportion of CO₂ savings can be made within the domestic sector.

11.15 The Council uses planning conditions to ensure that necessary standards are met. The Council requires new development to meet relevant EcoHomes standards in basement development. In April 2012, the EcoHomes scheme began to be phased out in England, Wales and Northern Ireland. It is still in use, but BREEAM Domestic Refurbishment (BDR) is now the appropriate assessment method for refurbishment, conversion, and basement schemes where the whole property requires retrofitting.

11.16 In previous years, a Table (11.2) was provided to show the number of cases which had EcoHomes ratings attached to them. However, given that EcoHomes is now being phased out and replaced, the reduction this year should not be viewed as a relaxing of the policy.

Condition	Number of cases 10/2011 – 09/2012	Number of cases 10/2012 – 09/2013	Number of cases 10/2013 – 09/2014
The subterranean development hereby approved shall not be used or occupied until the entire dwelling has achieved an EcoHomes rating of Very Good. (C110)	202	319	49
The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes (C111).	12	17	12
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Excellent. (C112)	6	6	2
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Very Good. (C113)	2	0	0

Table 11.2 – Policy use, respecting environmental limits

Combined Cooling, Heat and Power Plant (CCHP)

11.17 The permission for the Earl's Court Opportunity Area (subject to a s106 agreement signed in November 2013), includes the provision of:

- An energy centre within the Borough which provides the primary energy for the buildings within the site;
- The generation of low carbon electricity, heating and cooling for the energy centre with the potential to link into a site wide District Energy Network in the future.

Flooding (Policy CE2)

11.18 Policy CE2 aims to reduce both the risk of different types of flooding and the consequences by requiring development to adapt to flooding and mitigate its effects. This includes resisting impermeable surfaces and vulnerable development and setting development back from the Thames flood defence. The policy also requires assessments and tests to be undertaken when necessary, and include suitable flood defence, flood mitigation measures and sustainable urban drainage systems.

11.19 Both the Borough and neighbouring LBHF have experienced flooding incidents over the last 20 years. The principal reason for this has been the inability of Counters Creek, the Victorian sewer system, to cope with the amount of surface and foul water entering the system during significant rainfall events.

11.20 However, there are other causes which can lead to an increase in flooding:

- an increase in population with more development can lead to an increase in foul water discharge;
- an increase in impermeable surfaces as a result of actions such as the paving of gardens and the building of more houses and roads can mean rainfall does not soak away into the soil - it drains directly into an already close-to-capacity sewer system.

11.21 As a result, the Counters Creek sewer can get overwhelmed during periods of heavy rainfall and can surcharge back into the lower parts of properties (normally basements), causing flooding with all the distress and damage associated with it.

11.22 The Council is working in partnership with Thames Water to reduce the risk of flooding. There are several solutions to the problem

which cannot be viewed in isolation: various objectives have to be integrated to achieve a successful solution. These are as follows:

- **Increase the size of the existing Counters Creek sewer:** Thames Water will launch a consultation in November for the preferred sites of the Counters Creek Sewer Alleviation Scheme (which commenced following the end of the monitoring period). There will be a second round of consultation in May 2015. The planning application for the sites will be submitted in November 2015 and construction could start in 2017.
- **Reduce the flow of water into sewers during periods of heavy rainfall:** This can be achieved through the provision of Sustainable Drainage Systems (SuDs), both in new developments and through retrofitting that which already exists. The Council has worked with Thames Water on two SUDs projects:
 1. **SuDs in small developments:**⁶⁶ the outcome of this project was a tool used by developers and planning officers to ensure provision of SuDs in all developments (not just in major developments).
 2. **Retrofitting SuDs in existing properties:** the Council is helping Thames Water with their pilot project to retrofit SuDs so that a cost-effective and sensitive approach can be developed. Construction of the SuDS pilot scheme in Arundel Gardens which will provide permeable paving is due to start in November 2014 (commencing following the end of the monitoring period).
- **Mitigate against the increase in impermeable land:** The mitigation of the impact of small developments is crucial to reducing the flooding risk in the Borough as they are responsible for the constant increase in impermeable surfaces. The Council has specific policies to stop the paving of front gardens where planning control exists. It is important to note that the planning system cannot control the paving of back gardens as this is permitted development and is therefore exempt from planning control.

11.23 The SuDS tools mentioned above enabled the Council to fully implement this part of the policy on flooding.

11.24 The Council is working in partnership with other London Boroughs that are higher in the Counters Creek catchment area (Brent and Camden), through the Drain London Forum. Development in these Boroughs could have an impact on the amount of water in the

⁶⁶<http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/sudsformalldevelopments.aspx>

sewer system that flows into the Borough so it is important that they also embrace SuDs.

11.25 The Council has organised a Flooding Steering Group which has been attended by interested residents and stakeholders.

11.26 The Borough is a Lead Local Flood Authority (LLFA). The Council is undertaking duties as follows:

- As a designating authority, the Council may designate features with a Flood Risk Management Role. The Council is developing a co-ordinated management of flooding from surface water, ground water and ordinary watercourses.
- The Council delivered the Preliminary Flood Risk Assessment which identified areas where flood risk is significant and worked with the Environment Agency to produce the Flood Risk/Flood Hazard Maps.
- The Council has reviewed the Strategic Flood Risk Assessment and the Surface Water Management Plan, which identifies Critical Drainage Areas. These two documents will be the basis for the Flood Risk Management Plan/ Local Flood Risk Management Strategy to be prepared by December 2015.

Thames Tideway Tunnel Project

11.27 The Secretaries of State approved the Development Consent Order for the project on 12 September 2014. Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water to ensure that the construction works and final permanent works will have the least possible disruption to both residents and visitors. Regular meetings are held to discuss the progress of the Development Consent Order for both sites in the Borough: Cremorne Wharf and Chelsea Embankment. The construction phase is likely to start in the summer of 2017 and run for four years. A dedicated webpage has been created to increase transparency and keep interested parties informed. All the Council's responses throughout the development of the project and other related documents can be downloaded from the webpage.⁶⁷

Land Contamination

11.28 The Borough has been predominantly residential in nature for over 100 years and has inherited comparatively few areas of contaminated land. However, there are areas of the Borough where

⁶⁷<http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/emergingsitespecific/thamestunnelproject.aspx>

small scale industry such as factories, garages, manufacturing works and wharves were once present, as well as areas of infilled land. The former industry and industrial practices form part of the industrial legacy of the area, and may have some archaeological significance. However, they have also left a legacy of contamination.

11.29 Under Part 2a of the Environmental Protection Act 1990, the Council is required to ensure that potentially contaminated land is addressed through the planning process. Where this does not take place, the Council might be liable for any necessary remedial costs.

11.30 The saved UDP policies PU3 and PU4 require land contamination to be addressed through the planning process. A new draft contaminated land policy in line with the requirements of the NPPF was submitted as part of the Miscellaneous Matters partial review of the Core Strategy to replace the saved UDP policies. Examination hearings were held for the submitted policies in September 2014. The Inspector's report was received, outside of the monitoring period, in November and adoption took place in December 2014.

11.31 The Environmental Health Department ensures that the Council's contamination policies are applied to the necessary developments and that the requirements of the NPPF are fulfilled. During the monitoring period, Environmental Health provided detailed comments on 44 planning applications (this includes applications and discharge of conditions). The equivalent number in the previous monitoring period was 89.

Biodiversity

11.32 The biodiversity resource in the Borough is remarkably rich given its urban nature. It includes 24 Sites of Nature Conservation Importance (SNCIs) of which two are open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming a Blue Ribbon Network. It also includes several linked sites forming Green Corridors. 92% of these SNCI sites are classed as being in 'positive management'. The remaining 8% are rail side land, over which the Council has no control.

11.33 Policy CE4 of the Core Strategy is designed to protect the biodiversity in, and adjacent to, the Borough's SNCIs and requires opportunities to be taken to enhance biodiversity.

11.34 Greenspace Information for Greater London collates London wide data on Biodiversity. Borough level statistics of biodiversity are published separately and are updated by regular surveys. Due to the nature of the sites, not much change takes place year on year

because of strong conservation policies to protect them. However, the following work has taken place in the last year:

- Habitat enhancement work continues within the Parks as specified in the Local Biodiversity Action Plan. This plan is due to be reviewed and re-written in 2015, setting new priorities and actions for conserving biodiversity in the Borough for the next five years.
- A brand new purpose-built ecology centre was opened in Holland Park. This provides a unique resource for the Borough, promoting biodiversity through education, engagement and practical conservation. The new centre provides practical examples of biodiversity conservation, as well as a focal point for wildlife advice.
- An assessment of the Borough's SNCIs was undertaken through a Borough-wide habitat survey. The Borough's current habitat records date back to 2002, so this assessment provides an essential evidence base for informing new policies, planning decisions and management plans in relation to the protection of the Borough's biodiversity. In total 31 open spaces were assessed. The final report is due in January 2015, outside of this monitoring period.



Image 11.1 – the new Holland Park Ecology Centre

Waste

- 11.35 The evidence on waste management shows that we need to examine new ways of dealing with waste in the Borough. Major development, for example in Kensal and Earl's Court, will have an impact on the Borough's population and increase its production of waste. It is important that waste management is taken into account in all development to handle waste arising from new uses.
- 11.36 Applications for waste management facilities are assessed against Policy CE3. This states that the Council will meet the waste apportionment figure as set out in the London Plan and will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it was produced. To deliver this, the Council will, amongst other things; require provision of adequate refuse and recycling storage space which allows for ease of collection in all developments; require that development proposals make use of the rail and the waterway network for the transportation of construction waste and other waste; and require applicants for major developments to prepare and implement Site Waste Management Plans for demolition and construction waste.
- 11.37 The Mayor of London requires all Boroughs to meet the waste apportionment targets contained within the London Plan and requires London authorities to allocate land for the management of waste (Policy 5.17 and Table 5.3). The London Plan requires that London become 100% self sufficient in waste management by 2031 (the Draft Further Alterations to the London Plan (FALP) will bring this forward to 2026).
- 11.38 Paragraph 5.80 of the London Plan allows more flexibility than previously. Instead of having to draft a joint Waste Development Plan Document (DPD) with another Borough, Boroughs can pool resources by the use of a joint evidence paper or a bilateral agreement.
- 11.39 LBHF has stated in its adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for the Borough (para.8.102). However, the Government has announced proposals for a new High Speed 2 (HS2) and Crossrail station at Old Oak by 2026, and the draft FALP has identified the area as an opportunity area (along with land in Ealing and Brent), alongside the existing Park Royal opportunity area. The Western Riverside Waste Authority (WRWA), of which the Borough is a member, has a contract with Cory Environmental for their Riverside Resource Recovery (RRR) facility at Belvedere in the

London Borough of Bexley. The current arrangements last until 2031 and so a longer term solution is being explored.

11.40 As part of the Duty to Cooperate and given the changes proposed in the draft FALP, it is intended to approach other waste authority groupings in the coming months, with a view to opening a dialogue with them to establish if there would be further opportunities to share any spare capacity, and allow the Borough to meet its waste apportionment shortfall in the long term.

Conclusion

11.41 CO2 levels in the Borough have increased slightly compared to last year. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.

11.42 The Council will continue to take a holistic approach to try to mitigate the effect of flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. We therefore work in close partnership with Thames Water, neighbouring authorities and the GLA through the Drain London Forum.

12. Places

- 12.1 There are fourteen distinct places in the Borough as outlined in the Core Strategy. A 'place' is based upon a Higher Order Town Centre. These are; Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.
- 12.2 The Monitoring Report provides an update on some of the key prerequisites for progress to be made in the fourteen 'Place Visions.' The Monitoring Report includes a table setting out some of the key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses (see chapter six, particularly tables 6.6 and 6.9). It remains too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010. However, it is intended that this data will provide a benchmark for future monitoring and analysis.

Kensal

- 12.3 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail station. Therefore, no further work has been undertaken on the Supplementary Planning Document (SPD) itself in the last year as the uncertainty concerning the provision, or otherwise, of the Crossrail station continued.
- 12.4 As the Parliamentary Undersecretary of State for Transport confirmed that no additional work would be undertaken on Crossrail unless the business case for a station improved, the Council has undertaken research to examine if a positive business case could be put forward. This exercise resulted in a £1.5 billion disbenefit over 60 years becoming a £200 million benefit over the same time period. This evidence is currently being reviewed by the Crossrail Joint Sponsors.
- 12.5 If supported, the Council hopes that work can begin to establish when Crossrail can open in the Borough. The Council will then begin to prepare a planning framework for consultation in 2015.

Golborne/Trellick

- 12.6 Planning permission was granted for the redevelopment of Wornington Estate in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of the strategic site policy.
- 12.7 Construction of phase 1 is well underway, with block 1 complete

and occupied, and block 3 currently under construction. Block 2 is due to begin construction in late 2015. All of the market trader lockups to be re-provided have been constructed and occupied, and a number of the estates decanted into new apartment buildings and several mews. Sales of the completed apartments, mews and eight townhouses have gone well and off-plan marketing continues.

12.8 Reserved matters for phase 2 and part of phase 3 were granted conditional planning consent in July 2014. This will deliver a further 321 residential units (including 142 units for private sale), several additional commercial units along Portobello Road, and the early upgrade and return of Athlone Gardens park to public use.

12.9 The Council intends to provide new housing on the vacant land at the base of Trellick Tower. A draft SPD has been produced and consulted on during 2014. It contains illustrations showing how the development of this site might look, drawing on previous heritage and architectural studies of the site. The Council consulted the public on this document for eight weeks between 29 July 2014 and 23 September 2014, during which time residents, businesses and any other interested parties were invited to comment. The responses will be considered in drafting a final version of the SPD, which was adopted in early 2015, outside of the monitoring period. It is anticipated that a planning application will be submitted for the new housing during 2015. The SPD will be used to guide the development of the site.

Portobello/ Notting Hill

12.10 The mix of ground floor unit types within Portobello has not changed significantly over the study period.

Portobello	2011	2012	2013	2014
Vacancy rate	8%	9%	6%	7%
% of ground floor units multiples ⁶⁸	15%	14%	15%	14%
Mix of ground floor uses				
A1	76%	77%	72%	68%
A2	3.5%	3%	4%	4%
A3	12%	12%	11%	12%
A4	3%	3%	4%	4%
A5	2%	2%	1%	1%

Table 12.1: Ground floor data for Portobello Road centre

⁶⁸ In all cases, this is the percentage of class A uses which are multiples.

Notting Hill Gate

- 12.11 Policy CP16 states that 'the Council will require development to strengthen Notting Hill Gate's role as a District Centre...[it] will also resist development which prejudices opportunities for wider regeneration of the area.'
- 12.12 The Council has consulted on two drafts of an SPD for the area. The draft SPD sets out a number of benefits for the area, relating to improving the public realm, reducing vehicle dominance, providing step free access to the tube station, relocating the farmers' market, enhancing office provision, and providing affordable housing and public art. It identifies development opportunities for seven sites: Newcombe House; Astley House; The Gate Cinema; West Block; Ivy Lodge to United House; 66-74 Notting Hill Gate (Book Warehouse site); and David Game House.
- 12.13 The process of developing this SPD has revealed that opportunities to replace Newcombe House are limited because a significantly taller building would have an unacceptable impact on the townscape.
- 12.14 The Coronet Cinema has new owners who have plans to refurbish and fully modernise the building and reopen it for both cinema and theatre performances.
- 12.15 The Council has created visitor web pages www.rbkc.gov.uk/visit that show the shops in the main shopping area.
- 12.16 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the monitoring period.

Notting Hill Gate	2011	2012	2013	2014
Vacancy rate	6%	4%	5%	8.5%
% of ground floor units	30%	29%	29%	28%
Mix of ground floor uses				
A1	62%	57%	57%	57%
A2	14%	14%	12%	11%
A3	13%	13%	13%	11%
A4	4%	3%	4%	3%
A5	2%	2%	2%	2%

Table 12.2: Ground floor data for Notting Hill Gate

Kensington High Street

12.17 Despite difficult trading conditions across the country and possible competition from Westfield in Shepherd's Bush, the High Street continues to strengthen its position in the young fashion, bespoke travel and outdoor leisure industries. In fact in 2014, Kathmandu relocated from Westfield to the High Street in order to be part of this cluster. Vacancy rates have increased slightly, but still remain low. The mix of ground floor unit types in the centre has not changed significantly over the monitoring period.

Kensington High Street	2010	2011	2012	2013	2014
Vacancy rate	5.8%	5.5%	6%	6.7%	7.1%
% of ground floor units multiples		50%	45%	53%	50%
Mix of ground floor uses					
A1	71%	71%	63%	62%	60%
A2	6%	7%	7%	7%	8%
A3	13%	13%	13%	13%	15%
A4	2%	2%	2%	1%	1%
A5	1%	1%	1%	1%	1%

Table 12.3: Ground floor data for Kensington High Street Centre

12.18 The Kensington High Street Retail Forum has been relaunched in 2014 as the Kensington Business Forum with a new Chairman and Executive Committee. It now alternates formal meetings with B2B networking events. All meetings are held in the evening, hosted by local businesses and are free to attend for any local business. Newsletters continue to be produced.

12.19 The Forum reintroduced Christmas lights to the High Street in 2009, but in 2013 failed to raise sufficient funds to provide lights. In 2014, the Forum secured more funds, including accessing s106 contributions from Chelsfield, and contributions from City Living Local Life ward initiative budgets.

12.20 The Council's visitor web pages www.rbkc.gov.uk/visit show the shops in the main shopping areas.

12.21 Building work continues on the former Commonwealth Institute site. It is expected to be completed, and occupied by the Design Museum in 2016.

South Kensington

12.22 The 'Exhibition Road Tables and Chairs Management Agreement' was drawn up in 2012. This allows a comprehensive approach to be taken to managing tables and chairs in the new space created in the southern section of Exhibition Road.

12.23 The management agreement has worked well. There have only been a few complaints and these have been addressed quickly and efficiently. The tables and chairs themselves have been well-managed with the operators sticking to the agreed numbers and arrangement. The agreement included the creation of a Management Board that meets to discuss issues relating to the management of tables and chairs. This board includes representatives of local Residents Associations, Councillors, South Kensington Estates and the Council. It has been an effective body for discussing issues and the management of tables and chairs, including design matters and cleansing.

12.24 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops and the museums.

12.25 There continues to be a particular concern from some residents and amenity groups that the balance of A Class town centre uses is rapidly changing in South Kensington, with the loss of a large number of shops (Class A1) to restaurants and cafes (Class A3). There are concerns that the requirements of Policy CF3 (diversity of uses within town centres) are being ignored.

12.26 Tables 12.4 and 12.5 set out the mix of uses for the summers of 2011, 2012, 2013 and 2014. This table does not indicate that there has been a rapid increase in A3, A4 or A5 uses at the expense of A1 uses.

South Kensington	2010	2011	2012	2013	2014
Vacancy rate	2.9%	5.1%	4%	2.6%	6.0%
% of ground floor units		29%	29%	32%	28%
Mix of ground floor uses					
A1	49.7%	50.3%	42%	46%	44%
A2	10.9%	9%	9%	9%	9%
A3	32.6%	30.5%	29%	29%	28%
A4	1.7%	2.8%	2%	4%	2%
A5	2.3%	2.3%	2%	2%	1%

Table 12.4: Ground floor data for South Kensington Centre

Use Class	2010	2011	2012	2013	2014	Change 2013-2014
Vacant	5	9	7	6	11	+5
A1	87	91	89	88	87	-1
A2	19	16	18	17	18	+1
A3	57	54	61	57	55	-2
A4	3	5	4	4	3	-1
A5	4	4	4	3	2	-1

Table 12.5: Uses of ground floor units within South Kensington District Centre

12.27 Although in absolute numbers, it would appear that one A1 unit has been lost between the July 2013 and July 2014 surveys; this number is small enough that it falls within the margin of error. The nature of the door-to-door survey means that whilst it is easy to determine the purpose of a building currently in use, it is less immediately obvious what the previous use class of an empty building was.

12.28 What is clear however, is that when the list of A1 units from 2013 are compared with those from 2014, all the differences, save for one, are from where a unit that was vacant in 2013 has re-entered use in 2014, or vice versa. The only exception to this is a beauty salon which has been converted into an A1 shop. Therefore, both the number of units currently in use, and the number designated for A1 use has in fact increased by one, showing that policy CF3 is being adhered to.

12.29 During the monitoring period, there were three instances where planning permission was registered for and granted for changes of A class use:

- 8 Exhibition Road was granted permission to change from a Class A1/A3 mixed use cafe/delicatessen to an A3 restaurant. This was balanced out by 13 Exhibition Road which converted from an A3 restaurant to an A1 shop (planning permission is not required to move to a lower class A use).
- 20 Old Brompton Road was granted permission to change from an A3 restaurant to an A2 bank
- Units 7, 7a, 11 and 11a, Ground Floor and Basement Harrington Road were granted permission to amalgamate, and for a change of use. 7 and 7A (most recently A1, and A3 respectively) will amalgamate to form one A1 unit and 11 and 11A (both most recently A1) will form an A3 cafe/restaurant. This change will result in a net loss of 48 sq m of Class A1 floorspace.

Brompton Cross

12.30 The Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas.

12.31 The mix of ground floor unit types has not changed significantly over the study period.

	2010	2011	2012	2013	2014
Vacancy rate	9.8%	10.5%	5%	6.5%	7.6%
% of ground floor units multiples		22%	23%	24%	22%
Mix of ground floor uses					
A1	65%	66.9%	63%	65%	66%
A2	7%	7%	7%	8%	6%
A3	15%	13%	13%	12%	11%
A4	3%	3%	2%	3%	3%
A5	-	-	-	-	-

Table 12.7: Ground floor data for Brompton Cross Centre

Knightsbridge

12.32 The Council established the Knightsbridge Retail Forum in 2012. The Forum is chaired by the Managing Director of Harrods and meets as required. Newsletters are produced periodically.

12.33 To promote this international centre to visitors, the Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas. In 2014, a film clip promoting the area was produced. This was funded by the larger businesses and will be used to promote Knightsbridge internationally through VisitBritain.

12.34 Streetscape improvements were implemented in Hans Crescent and the junction of Hans Road and Basil Street in 2009 and 2011 respectively. Westminster City Council has designated a Neighbourhood Area covering the part of Knightsbridge in that Borough. It is not clear if a Neighbourhood Plan will emerge.

12.35 The mix of ground floor unit types has not changed significantly over the study period.

Knightsbridge	2010	2011	2012	2013	2014
Vacancy rate		2.9%	3%	5.3%	7.3%
% of ground floor units multiples		41%	41%	41%	43%
Mix of ground floor uses					
A1	72%	72%	66%	65%	64%
A2	8%	8%	8%	8%	8%
A3	13%	14%	13%	13%	12%
A4	3%	3%	3%	2%	2%
A5	-	1%	1%	1%	1%

Table 12.8: Ground floor data for Knightsbridge

King's Road/ Sloane Square

- 12.36 The Council has established the King's Road Retail Forum to take forward a Town Centre Action Plan. The forum is chaired by the Managing Director of Peter Jones and meets bimonthly. Newsletters are produced as required.
- 12.37 To promote the area to visitors, The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas. In 2014 a film clip promoting the area was produced. This was funded by the larger businesses and will be used to promote King's Road internationally through VisitBritain.
- 12.38 In 2014, TfL consulted on the location of a proposed Crossrail 2 station that would open in 2025. This will not be at Sloane Square or near Imperial Wharf as originally envisaged in the Core Strategy. Two possible locations at the western end of Kings Road, or adjacent to Dovehouse Green were consulted upon. The Council had previously conducted a survey that identified there was strong local support among Chelsea residents and businesses for a station in Chelsea.
- 12.39 The Council has consulted on a SPD for Brompton Hospital including a number of sites throughout Chelsea. Of particular relevance to this Place chapter are 250 King's Road (Blocks A and B), the Sydney Street car park, the Chelsea Farmer's Market, and 125-155 Sydney Street. 250 King's Road and the Sydney Street Car Park have been identified for mixed use including retail.
- 12.40 The mix of ground floor unit types has not changed significantly over the monitoring period.

	Kings Road (East)				Kings Road (West)			
	2011	2012	2013	2014	2011	2012	2013	2014
Vacancy rate	0.4%	5%	7.7%	10.3%	8.6%	7%	7.5%	10.7
% of ground floor units multiples	57%	56%	55%	52%	29%	28%	30%	28%
Mix of ground floor uses								
A1	87%	82%	75%	74%	67%	58%	63%	58%
A2	4%	4%	4%	4%	4%	4%	4%	6%
A3	6%	6%	6%	6%	18%	20%	19%	19%
A4	1%	1%	1%	1%	2%	1%	1%	1%
A5	1%	1%	1%	1%	-	-	-	-

Table 12.9: Ground floor data for Kings Road

Latimer

12.41 The development of the Silchester Garages site is well underway. It is expected to be completed early next year.

12.42 As part of this development, new retail floorspace will be opened to help deliver the objective of creating a new neighbourhood shopping centre.

12.43 The Kensington Aldridge Academy opened to students on 15 September 2014 in line with the projected timetable.

12.44 Significant improvements to the public realm were included as part of this development. This is starting to take form and once the adjoining leisure centre has been completed in early 2015 the area will provide a new civic quarter for North Kensington in line with the Latimer Place policy.

Earl's Court

12.45 Planning permission for the redevelopment of the Earl's Court Exhibition Centres and surrounding land was granted in November 2013. Within the Borough, this development will provide up to 930 residential units, 10,000 square metres of business floorspace, 3,500 square metres of retail floorspace, 7,300 square metres of hotel floorspace and 6,000 square metres of education, community or leisure floorspace.

12.46 The site spans across both the Borough and LBHF and will take between fifteen and twenty years to complete. The development as a whole will provide a significant amount of residential and commercial floorspace with town centre and community uses including a primary school and a primary care health facility which will be located in LBHF. In the Royal Borough, new retail floorspace

will help serve the day to day needs of the new residents of the development.

12.47 Work on the former Charles House site on Warwick Road is nearing completion and the construction of the new primary school fronting the site is underway. The planning permissions for the former Homebase and Telephone Exchange sites have been implemented and will be providing both market and affordable housing with a small amount of commercial floorspace to provide for the new residents of the developments. Construction works were also scheduled to commence on the Former TA site in November 2014, outside of this monitoring period.

Fulham Road

12.48 Policy CP17 sets out the vision for Fulham Road as being to ensure the local retail and residential character of Fulham Road is maintained by limiting new food and drink uses. Between the July 2013 and July 2014 Town Centre Surveys, there was no change to the number of cafes/restaurants at the ground floor level in the Fulham Road designated town centre. The number stayed at 20 of the 110 units, representing 18%.

Lots Road/World's End

12.49 As a means of protecting and enhancing the character of the area, the Council raised the possibility of designating parts of the Lots Road area as a Conservation Area in the December 2010 Core Strategy. Following two rounds of public consultation, this became a Key Decision which was implemented outside of the monitoring period in November 2014.

Details of neighbourhood plans (Regulation 34(4))

12.50 Regulation 34(4) states that 'where a local planning authority [has] made a neighbourhood development order or a neighbourhood development plan, the local planning authority's Monitoring Report must contain details of these documents'.

12.51 The Norland Conservation Society was one of the first groups in the country to apply to their Council to designate a neighbourhood area and neighbourhood forum under the Neighbourhood Planning (General) Regulations (2012) which came into force in April 2012. After a six-week consultation period, the Council designated the group in June 2012, giving them the right to produce their neighbourhood plan. The Norland Neighbourhood Forum submitted their draft neighbourhood plan to the Council which was publicised

before being reviewed by an independent Examiner. The Examiner concluded that he was satisfied that the Norland Neighbourhood Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the basic conditions, subject to the modifications set out in his report.

12.52 The plan was 'passed' in a referendum in December 2013 and formally 'made' in February 2014. It forms part of the Borough's development plan; the suite of planning policies which shape future development in the area. It was the first Neighbourhood Plan to be 'made' in London. Its intention is to 'protect and enhance the historic features that define Norland's sense of place'.

12.53 In 2012, members of the St Helens Residents Association and Woodlands Area Residents applied to the Council to be designated as the St Quintin and Woodlands Neighbourhood Forum and Area. This was intended to be a cross-Borough neighbourhood area, as Woodlands is in LBHF. The Royal Borough designated the forum and the part of the neighbourhood area within its boundary in July 2013, but LBHF have declined to designate the part within their jurisdiction. St Quintin and Woodlands Neighbourhood Forum is currently developing its Neighbourhood Plan with support from the Council's Neighbourhood Planning Team. The Council expects their first draft neighbourhood plan will be submitted in the late spring of 2015.

13. Infrastructure Delivery and Planning Obligations

Section 106 agreements ('s106s')

13.1 The Council adopted its Planning Obligations Supplementary Planning Document (SPD) in August 2010. This provides a formula-based approach to secure contributions from all major applications. In addition, those aspects of the SPD which can apply to smaller residential developments – namely contributions towards health and education – have been applied since July 2011 to all developments resulting in a net addition of residential units.

13.2 The table of monies agreed and received (Table 13.1) is categorised by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways/footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation.

13.3 Monitoring of the agreement, receipt and spend of contributions ensures payments are received and monies spent in accordance with the requirements. Where contributions are pooled, they will be spent via the Council's spending departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists.

13.4 There is a lag between contributions being secured (i.e. agreed within a s106 Agreement) and their receipt (which will normally be triggered prior to commencement of development). This is because developments will, by their nature, progress along timescales determined by the developer.

Category	Amount (£000s) <i>Agreed = Italics; Received = Bold (figures provided for 12/13+)</i>								
	Apr-Mar 07/08	Apr-Mar 08/09	Apr-Mar 09/10	Apr-Mar 10/11	Apr-Mar 11/12	Apr-Mar 12/13	Oct-Sep 12/13	Apr-Mar 13/14	Oct-Sep 13/14
Affordable Housing	0	0	750k	1,455k	50k	1,047.5k	4,278k 1,391k	7,879k 559k	4,649k 5,196k
Air Quality	0	0	0.450k	3.6k	2k	35,880k	42k 4k	65k 19k	98k 48k
Facilities for Local Community Groups & Young People	0	0	0	543k	51k	29,740k	35k 58k	48k 11k	174k 25k
Education Contributions	0	643k	158k	6,074k	1,502k	73,522k	140k 577k	26,886k 334k	27,886k 406k
Employment & Training Initiatives	99k	60k	100k	475k	94k	121,014k	104k 170k	527k 366k	591k 285k

Healthcare	0	13k	175k	140k	0.800k	177,10 0k	214k 146k	230k 376k	552k 373k
Transport	95k	1,065k	195k	1,287k	50k	351,00 0k	358k 500k	621k 421k	910k 678k
Libraries	0	0	0	23k	0	7,828k	37k 42k	60k 10k	153k 41k
Parks & Open Space / Children & Young Person's Play	50k	100k	0	85k	1k	172,15 0k	194k 45k	289k 14k	385k 151k
Public Art	300k	500k	100k	400k	125k	55,262k	58k 52k	119k 154k	124k 107k
Public Realm / Streetscape	36k	35k	45k	128k	150k	21,765k	23k 8.6k	82k 1k	99k 15k
Sport & Leisure Facilities	0	0	0	0	0	89,423k	95k 137k	193k 161k	298k 142k
Trees								6.7k 0k	6k 0k
Total	580k	2,416k	1,523k	10,613k	2,026k	2,182k	5,577k 3,129k	37,006k 2,426k	35,927k 7,470k

Table 13.1 - S106 contributions agreed and received by year and category

13.5 A significant contribution agreed within this table is the £26.5m Education Contributions for the new Marlborough Primary School arising from 'The Clearings' development at Draycott Avenue (PP/13/02659).

13.6 Table 13.1 does not include the s106 for 'Application 1' of the Earl's Court development within RBKC which was approved within the monitoring period in November 2013 and includes the following provisions:

- 64 units of intermediate affordable housing
- £2,027,000 for highway works
- £5,401,496 public transport and sustainable transport measures
- Provision of public open space (Lost River Park- developers cost £6m)
- £350,000 public realm improvements to Brompton Cemetery frontage
- £898,162 education contributions
- Provision of day nursery for capacity of 30 children
- Provision of 150m² of community floorspace
- £744,000 towards health facilities
- Delivery of 1,500m² of cultural floorspace
- £500,000 towards establishment of cultural fund for Earl's Court
- £934,684 towards leisure facilities
- £1,760,00 towards employment and training
- £880,000 for monitoring fee including environmental impacts

Community Infrastructure Levy (CIL) (Regulation 62 of the CIL Regulations 2010 (as amended))

- 13.7 Regulation 34(5) requires that 'where a local planning authority [has] prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's Monitoring Report must contain the information specified in regulation 62(4)⁶⁹ of those Regulations.'
- 13.8 The Borough has been working on becoming a CIL charging authority by April 2015. In January 2013, the Council consulted on the Preliminary Draft Charging Schedule, followed by consultation on the Draft Charging Schedule (DCS) in January 2014. The DCS was submitted for examination in March 2014, and hearings took place in June and October 2014. At the end of the monitoring period, the examiner's report was expected before the end of the year. The examiner's report has since been received by the Council in December 2014 and the Charging Schedule was approved by Full Council in January 2015 to come into effect in April 2015.
- 13.9 When the Borough becomes a CIL charging authority, it will produce the report required as per Regulation 62(2) of the CIL regulations 2010.
- 13.10 The Borough has been a collecting authority for the Mayor of London's CIL since April 1 2012; however, Mayoral CIL receipts are not reported in this Monitoring Report because CIL Regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.

⁶⁹ <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/62>

14. Planning Service Performance

Introduction

- 14.1 This section reports on planning service performance related to various aspect of development management within the monitoring period.
- 14.2 The planning policies set out in the development plan are used to determine planning applications. There are a number of performance indicators which are used to benchmark the Council's performance against other local planning authorities (LPAs).
- 14.3 The majority of the Monitoring Report reports on the period 1 October 2013 – 30 September 2014. Applications and casework however are monitored based on the financial year (April-April).
- 14.4 There continues to be a rise in planning and other related applications in the Borough, although the rate of increase has slowed this year. Assuming current rates continue, requests for advice will fall slightly in number for the 1 April 2014 – 31 March 2015 period. Excluding tree works, the volume of casework has doubled since 2008/09. This is shown in Table 16.1 and Figure 16.1.

	Applications	Conditions	Advice	Tree works	Total
2008/09	3235	361	424	1026	5046
2009/10	3361	512	495	998	5366
2010/11	3932	597	468	989	5986
2011/12	4312	714	717	937	6680
2012/13	5147	920	1073	1019	8159
2013/14	5574	1047	1364	885	8870
2014/15 (projected)	5794	1128	1190	968	9080

Table 16.1 – Number of applications and casework 2008-2015

- 14.5 The increase in development work in the Borough, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.

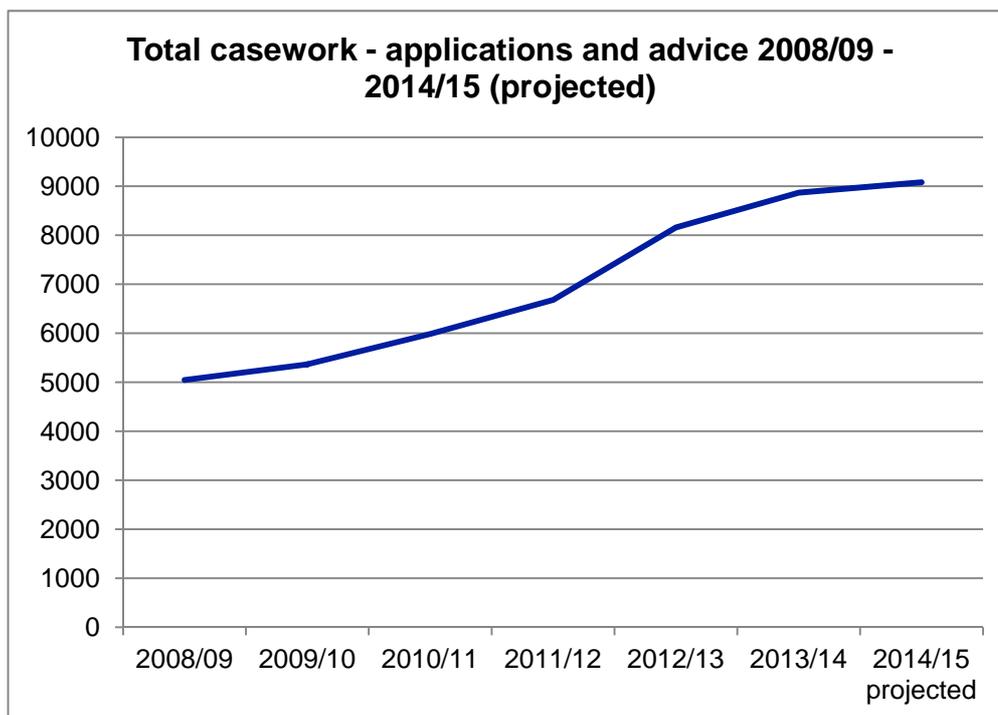


Figure 16.1- Total applications and casework

Advice service review

- 14.6 The Council takes a proactive approach to decision-making. Through the department's advice service, early engagement with applicants is sought. This approach allows for more issues to be resolved before an applicant applies for planning permission.
- 14.7 Seeking advice from the Council before an application is submitted brings a range of benefits, including identifying and resolving potential problems early on, and avoiding spending time and money on making an application when it is unlikely that permission will be granted. The Council also strongly encourages potential applicants to talk to those living and working near their site.
- 14.8 The Council launched its advice service in October 2012 and in August 2013 published the Planning Performance Agreement Charter, which explains how bespoke advice can be provided for larger or more complex schemes over many months or years. This helps the department to secure the best developments for the Borough at no cost to the taxpayer. Both the advice service and the charter are explained at www.rbkc.gov.uk/advice.
- 14.9 Last year saw an increase in 23% in the use of the planning advice service.

Financial Year	Number of applications requesting planning advice	+/-
2012/13	1050	23%
2013/14	1365	

Table 16.2 – Uptake of advice service

14.10 The Council reviewed the advice service this year and decided not to complicate it by introducing new levels of service.

Planning decisions

14.11 The speed in which planning decisions are made is a key performance indicator for Government. Despite an increased workload, the department has been able to maintain high performance in the timely issuing of decisions. When assessed against the increase in the department's workload, the current performance represents good service performance by the authority.

14.12 Our speed in decision making has improved across all three application types, as shown in Figures 16.2, 16.3 and 16.4. The improvement in dealing with major cases stands out to the greatest degree, with the Borough's performance being the best in London in 2013/14.

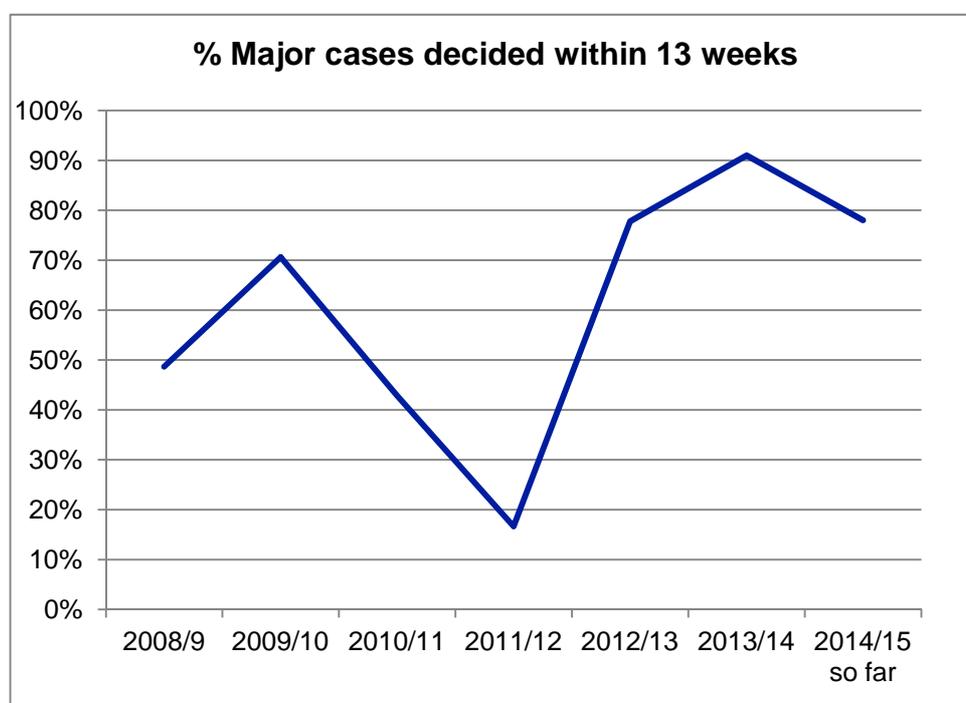


Figure 16.2 – Timescale for major cases

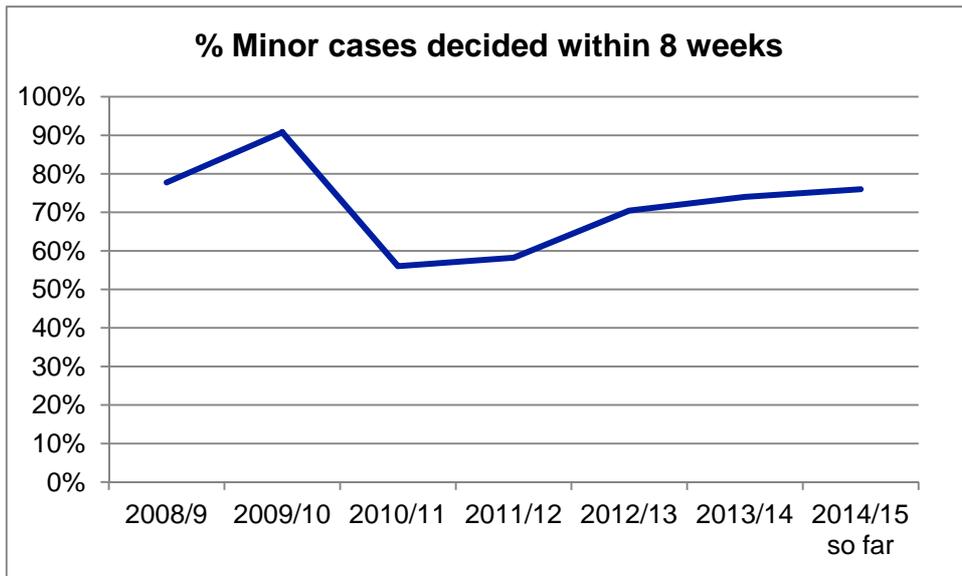


Figure 16.3 – Timescale for minor cases

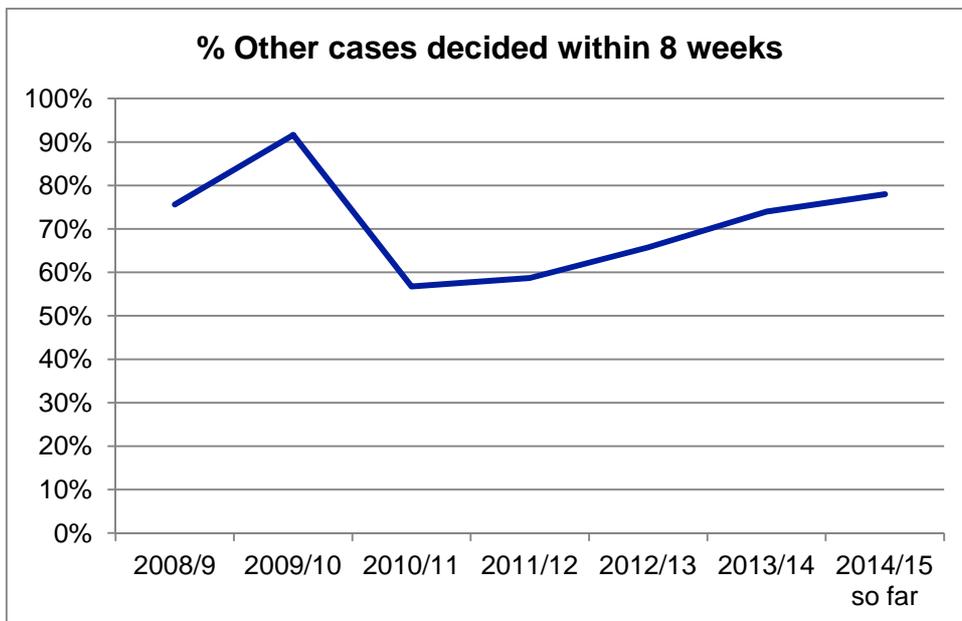


Figure 16.4 – Timescale for other cases

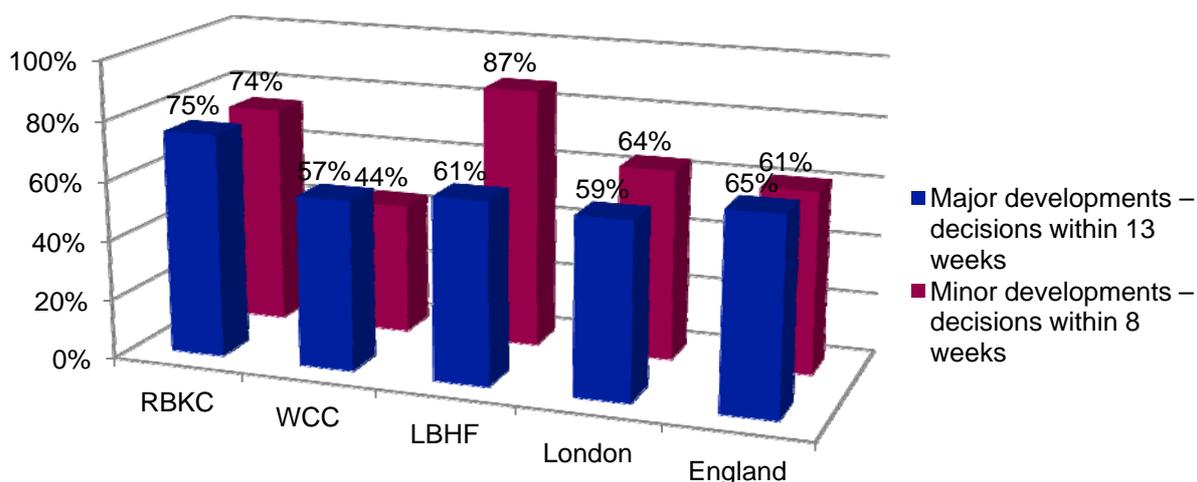


Figure 16.5 – LPA comparison for speed of decisions

14.13 The speed in which applications are registered, validated and have public consultation commence assists in the issuing of timely decisions. This is measured as an internal performance indicator. Last year saw an improved performance by the department in its administrative efficiency.

Financial Year	Applications registered, validated and commencement of public consultation within five days	+/-
2012/13	66%	+12%
2013/14	74%	

Table 16.3 – Administrative performance indicator

14.14 The percentage of minor planning applications that were approved was 72% last year. When considered against the conservation profile of the Borough, with 73.36% of the Borough covered by Conservation Areas and around 4,000 listed buildings, the 72% granted figure reflects well in terms of service performance.

Financial Year	Minor applications granted approval	Minor applications refused permission
2013/14	72%	28%

Table 16.4 – Approvals granted for minor applications within RBKC

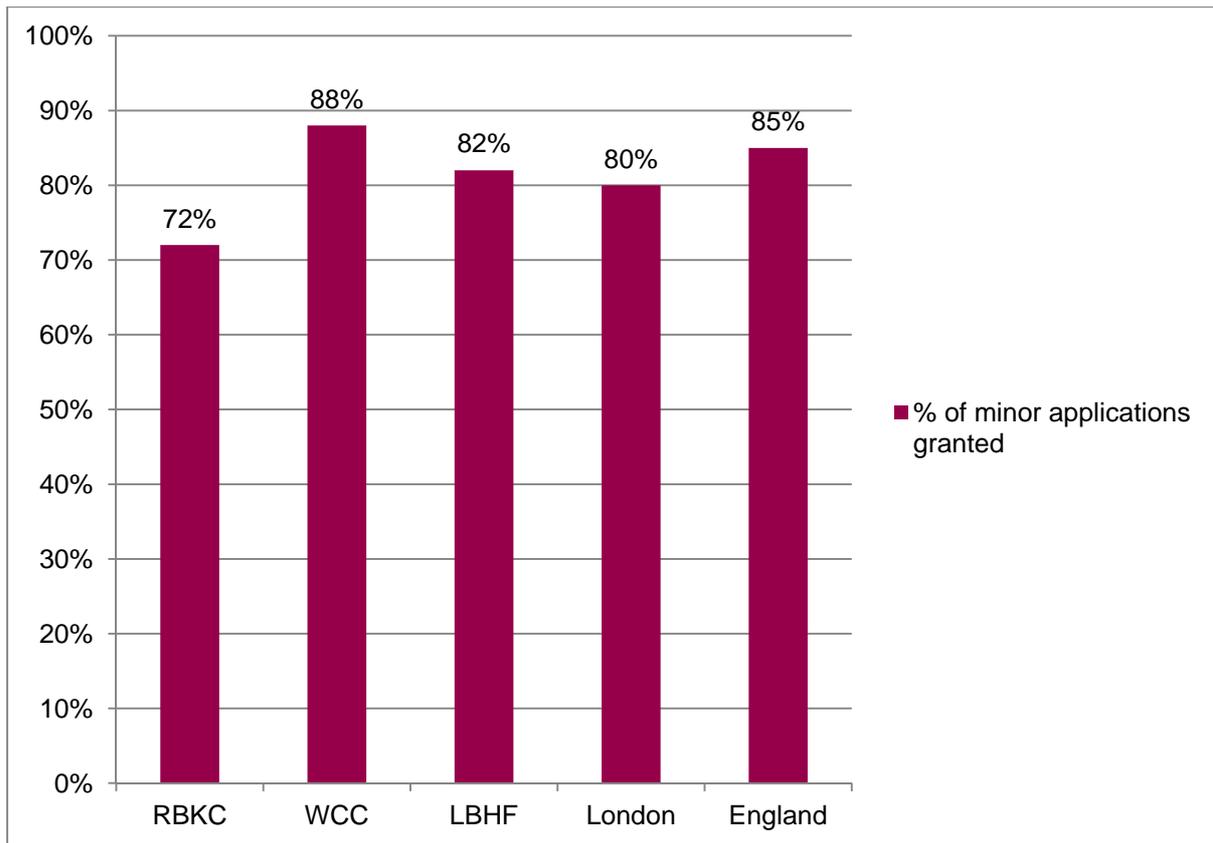


Figure 16.6 – LPA comparison for approvals issued for minor applications April 2013-March 2014

Appeals

14.15 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.

14.16 Despite an overall increase of 4% in the number of decisions issued by the authority, the number of appeals last year only increased by 2%. This provides an indication that the quality of decision making has remained robust.

14.17 The Council's appeal record has continued to be consistent year to year and is in line with the national average, although it dropped slightly last year. The quality of decision making is sound. The Council received 114 appeals in 2009/10 (about 2% as a proportion of decisions made), which rose to a high of 255 last year (about 3% as a proportion of decisions made). If current rates continue, this is likely to reduce to around 208 this year.

Year	Appeals Dismissed
2008/09	62%
2009/10	64%
2010/11	64%
2011/12	64%

2012/13	67%
2013/14	60%
2014/15 so far	65%

Table 16.5 – Proportion of appeals dismissed

Increasingly robust enforcement

14.18 Effective enforcement is important as a means of maintaining public confidence in the planning system. With more development work being undertaken in the Borough, requests to investigate possible breaches in planning control increased by 15% over the 2013/14 year.

14.19 This year, four breaches in planning control cases were taken to court relating to unauthorised advertisements, failure to comply with notices, and the breaching of a Construction Traffic Management Plan (for more details see 8.25).

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed	Enforcement notices issued
2012/13	1,015	+15%	1,128	50
2013/14	1,200		1,139	47

Table 16.6 – Enforcement performance

Consultation on planning applications

14.20 The Council consults the public on planning applications through the erection of site notices, advertisements in the local press, letters to adjoining neighbours of application sites and electronic notifications through 'MyRBKC' and the Planning Bulletin.

14.21 As an indication of the resources the Council dedicates to the public consultation of planning applications, last year the Council sent out 106,795 notification letters adjoining neighbours of application sites. In 2014, over 150,000 electronic notifications were sent to people signed up to 'MyRBKC' and the Planning Bulletin.

Website

14.22 Planning pages were viewed 3.2 million times in 2014. The department have a GovMetric approval rating of 65% against the London Council's mean of 41%.

Conclusion

14.23 Last year, the Council continued to see a rise in planning and other related applications. However, despite of this increase, the speed of

decision making has improved across all three application types. This year, the Borough's performance in dealing with major cases was the best in London. The quality of decision making remains sound, and the Council's appeal record has remained consistent.

Appendix

Table 1 – Class A1 floorspace (shops) floorspace (sq metres). Permissions granted between 01/10/2013 and 30/09/2014

Planning Reference Number	Existing A1	Proposed Address A1	Description
PP/13/00797		55 Kensington Tavern 54 Russell Gardens W14 8EZ	Demolition of existing public house and erection of 4 storey building comprising 8 no. flats and 439 sq.m of flexible use for A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, basement parking, cycle
PP/13/02652		500 Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/03479	317	261 Upper Floors Flat 5 Kensington High Street W8 5NP	Alterations and extensions to existing property and part change of use to basement (rear area) to provide 4 residential units (at first second third and fourth floor levels) above existing salon at ground floor and office space (B1 use) in the rear area of the basement.
PP/13/03510	62	Rear Ground And Basement 57 St Helen's Gardens W10 6LN	Change of use of rear ground floor level and rear basement level from A1 to form a self contained residential unit. Single storey rear extensions at basement level and alterations to fenestration in the rear of the building
PP/13/04314	80	Rear Ground And Basement 9 Russell Gardens W14 8EZ	Conversion of the rear ground and basement floors into 2 one bedroom flats
PP/13/04327	30	282 Westbourne Park Road W11 1EH	Change of use from A1 (shop) to Sui Generis (nails salon) with no physical changes to the premise (Retrospective).

PP/13/04510	340	170	Good Fairy Market (Antiques) 100 Portobello Road W11 2QB	Demolition of building and erection of building consisting of basement and ground floor retail space and two floors including conversion to provide residential accommodation (two maisonettes) and formation of rear roof terrace.
PP/13/04546	136		Former School Keeper's House 269 Portobello Road W11 1LR	Change of use to general retail (A1) (stall holders) from the existing sui generis use as school entrance area.
PP/13/04608	60		2 Yeoman's Row SW3 2AL	Change of use from A1 retail to sui generis to operate a nail and beauty business
PP/13/04728		108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/05106	187	287	51 Brompton Road SW3 1DE	Change of use of first floor from office to retail alterations to shop front and internal alterations comprising the partial infill of a lightwell at first and second floor.
PP/13/05108	359	820	3 To 5 Radnor Walk 111-115 King's Road And Land Behind 7, 9 And 13 Radnor Walk SW3 4BP	Demolition of buildings and erection of four-storey mixed use building (Class A1/C3) 4 x three storey townhouses (Class C3) and three-storey building (Class D1) plant and associated works (MAJOR APPLICATION)
PP/13/05341	2,763	2,857	2 - 18 Lancer Square And 10-14 Old Court Place W8 4EP	Demolition of building and structures and the construction of 22 271 sq m (GEA) mixed use development comprising four buildings ranging from four to seven storeys including 2 857 sq m. (GEA) retail use (class A1) 7 103 sq m. (GEA) office use (class B1) and 12 311 sq m. (GEA) residential use (class C3) consisting of 51 units (14 affordable) along with ancillary car and cycle parking landscaping

PP/13/05450	82	0	Unit 7 11 Montpelier Street SW7 1EX	Change of use of ground floor and basement of Unit 7 from A1 (retail) to A2 (financial and professional services.)
PP/13/05860	266	115	102 Ladbroke Grove W11 1PY	Creation of family-sized home and retention of Class A1 shop unit.
PP/13/05885	150		Fulham Road Post Office 256-256a Fulham Road SW10 9LZ	Change of use from Class A1 (shop) to royal mail customer service point (sui-generis) alterations to shop front including construction of a new access pod.
PP/13/05930	56		First Floor Flat 6 Hillgate Street W8 7SR	Change of use of existing retail unit (Use Class A1) at No. 6 Hillgate Street to residential use (Use Class C3) to provide ancillary residential floorspace to No. 8 Hillgate Street
PP/13/05941	157	53	Ground Floor 23 Walton Street SW3 2HX	Conversion of rear ancillary retail area and excavation of basement to create 1 x 3 bedroom dwelling with courtyard amenity space.
PP/13/05961	86		1 Kensington Church Walk W8 4NB	Conversion of 1st floor unit to 1 bedroom residential flat.
PP/13/06219	198	100	105 Kensington Church Street W8 7LN	Change of use of lower ground floor and part basement from retail (Class A1) to residential (Class C3)
PP/13/06402		80	156 Fulham Road SW10 9PR	Use of the ground and basement levels of the property as A1 (retail).
PP/13/06850	160		231 Earl's Court Road SW5 9AH	Change of use from shop (Class A1) to restaurant (Class A3).

PP/13/06966	120		Ground Floor Premises 106 Ladbroke Grove W11 1PY	Alterations including roof repair and change of use of ground floor premises from A1 to A3 at mezzanine level to be used in conjunction with retained A1 use at ground floor level.
PP/13/07159			40 Warwick Road Primary School Charles House, 375 Kensington High Street 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).
PP/13/07448	80		84 Abingdon Villas W8 6XB	Retrospective application for change of use of part of the retail shop (use class A1) to beauty salon (sui generis use).
PP/13/07494	44	105	158 Walton Street SW3 2JL	Construction of basement extension to rear at ground floor level sash windows to front rooflights use of basement ground first floors for retail (change of use of first floor from office to retail)
PP/13/07638	498	144	143 To 145 Kensington High Street W8 6SU	Internal alterations to create 9 self-contained residential units in addition to mansard roof extension and associated alterations.
PP/13/07682	52	32	20 Kensington Church Walk W8 4NB	Change of use from ground floor shop to residential use.
PP/14/00075	682	156	Post Office 116 And 118 Gloucester Road 90-92 Cromwell Road SW7 4SP	Loss and re-configuration of retail floorspace to lower ground floor and ground floor levels formation of four residential apartments at ground and lower ground floor levels new lightwell to lower ground floor rear extension new entrance steps revised fenestration installation of platform lift for disabled access and associated works
PP/14/00148	214	379	202-206 Walton Street SW3 2JL	Construction of shop front at ground floor level (in association with amalgamation of 3 units into larger retail unit) and change of use of flats 1 and 2 at second floor level to provide additional retail floor space (use class A1)

PP/14/00403	55		31 Cornwall Crescent W11 1PH	Conversion into a single 5-bed dwelling including change of use of ground floor from Class A1 (Retail) to Class C3 (Residential) with erection of mansard roof rear extension and restoration of main facades.
PP/14/00510	47	40	123 Clarendon Road W11 4JG	Creation of 2 bedroom flat at ground and basement levels reconfiguration of shop unit provision of pavement lights and associated external alterations.
PP/14/00550	203		20 Powis Terrace W11 1JH	Change of use from shop to beauty salon (tanning/nail bar).
PP/14/00699	68		115 Earl's Court Road SW5 9RL	Change of use from retail shop to beauty salon
PP/14/00873		670	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01021	68		8 Exhibition Road SW7 2HF	Change of use from (Class A1/A3) shop/restaurant to a (Class A3) restaurant.
PP/14/01242		500	Wornington (phase 2) Wornington Green Estate Wornington Road W10 5XY	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/14/01310	108	88	11 Powis Mews W11 1JN	Demolition of 1st floor studio flat and ground floor storage space on the site and construction of a new mews house with lower ground ground first and second floors.
PP/14/01412	69		24a Earl's Court Gardens SW5 0GT	Change of use from Class Use A1: (Shops) to Sui Generis Chinese health spa

PP/14/01498	24		101b Kensington Church Street W8 7LN	Change of use from retail (use class A1) to a Beauty Salon (sui generis).
PP/14/01552	62		159 Earl's Court Road SW5 9RQ	Change of use from A1 (retail) to A3 (retail and restaurant/cafe).
PP/14/01626	231		44 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor retail unit (class use A1) to financial professional services class use (A2)
PP/14/01771	214		Brompton Chambers 215 Brompton Road 6, 8, 8a Egerton Gardens Mews SW3 2EJ	Conversion to 8 studio units additional storey to garage and alteration to ground floor access.
PP/14/01807	60		61b Lancaster Road W11 1QG	Change of Use from A1 to Sui Generis (Nail Bar and Beauty)
PP/14/01896		241	Cope House, 27 - 33 Earl's Court Road W8 6ED	Change of use of ground floor from Use Class B1(a) (office) to Use Class A1 (retail) and/or Use Class A2 (financial and professional services).
PP/14/01917	37		Basement Floor 189 Portobello Road W11 2ED	Change of use of the basement from retail (A1) to restaurant (A3) and associated amalgamation with the existing A3 use at ground floor level.
PP/14/01947		150	5 Young Street W8 5EH	Change of use of part of ground floor reception area and disused mezzanine floor from office to retail space. Alterations to shopfront.

PP/14/01981		160	16 Sloane Square SW1W 8ER	Change of use to first floor area from office space to retail space.
PP/14/02260	120	20	1 All Saints Road W11 1HA	Change of use to mixed Use Class (A1 and D2)
PP/14/02715	163	127	Unit 2 3 Montpelier Street SW7 1EX	Change of use of basement from A1 shop to D1 non-residential institution use (to accommodate new GP surgery and aesthetic clinician) to provide (in conjunction with ground floor pharmacy) a medical centre
PP/14/02876	347	232	28 & 30 Cadogan Place SW1X 9RX	Use of basement and ground floor of 29 Cadogan Place as residential (class c3), erection of additional storey at fourth floor at 28 Cadogan Place. Rear extension at first, second and third floor levels at 29 Cadogan Place. Installation of roof terraces to 29 Cadogan Place above ground floor return and addition above first and second floors, internal and external alterations at 30 Cadogan Place. (This application is linked to PP/14/2892 at 90 Sloane St, PP/14/2872 and LB/14/02873 at 64 Sloane Street and PP/14/2874 at 147 King's Road)
PP/14/02905	22		151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions, extension of basement level at the rear, re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace, all associated with the creation of three residential units at upper levels, skylight to rear, rooflight to rear roofslope, revised fenestration and associated works
PP/14/02925	120	78	125 To 127 Earl's Court Road SW5 9RH	Change of use of 127 Earls Court Road from shop (use class A1) to mixed use (retail and beauty salon).
PP/14/03015		110	43 Pembridge Road W11 3HG	Change of use of mixed use office (use class B1) and residential (use class C3), to create separate retail unit (use class A1) at lower ground floor and ground floor, and a flat (use class C3) at first floor with its own entrance at ground floor, associated new shopfront, entrance and window to ground floor, rear glazed infill extension at lower ground and ground floors.

PP/14/03149	93	43	322 Portobello Road W10 5RU	Change of use of rear part of retail unit on ground floor level to form studio flat erection of rear second floor closet wing extension installation of terrace at first floor level and alterations to shopfront and rear elevation.
PP/14/03208	110		10 Earl's Court Road W8 6EA	Change of use from sandwich shop (use class A1) to nail bar and beauty (Sui Generis) and new projecting fascia sign
PP/14/03232	88		Merevale House 1 Brompton Place SW3 1QE	Change of use of retail unit (part ground floor) to office reception space and alterations to front facade ground floor fenestration to create central office entrance.
PP/14/03423		110	74 Golborne Road W10 5PS	Change of use of the ground and basement levels of the property from B1 to A1 two storey rear lightwell infill extension and alterations to the shopfront.
PP/14/03629	278	230	Harrington Court Ground Floor And Basement Units 7, 7a, 11 And 11a, Harrington Road SW7 3ET	Change of use to create one Class A1 unit from cafe/restaurant to shop (amalgamation of 7 and 7A) and one Class A3 unit from shops to cafe/restaurant (amalgamation of 11 and 11A).
PP/14/03757	207		496 King's Road SW10 0LE	Change of use of 1st and 2nd floors from ancillary retail use (A1) to 3 bedroom residential flat (C3) with minor internal alterations
PP/14/03952		335	First Floor 43 To 45 Sloane Street SW1X 9LU	Change of use of first floor and mezzanine floor from Office (Use Class B1) to Retail (Use Class A1) to create a two-storey retail unit and associated alterations to the shop front
PP/14/04106	87		81 Duke Of York Square SW3 4LY	Change of use from Use Class A1 to a dual Use Class A1 / Use Class A3 creation of 2 new vents to the rear southern elevation.

PP/14/04115		70	27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/04270	46		70 Pembroke Road W8 6NX	Use of the ground floor of the property for Class A2 (Financial & Professional Services) - RETROSPECTIVE
PP/14/04441	43		77 To 79 Lonsdale Road W11 2DF	Change of use from Use Class A1 to flexible A1/D2 use and re-introduction of door to front elevation.
PP/14/04547	80		141 To 145 Westbourne Grove W11 2RS	Change of use of 145 Westbourne Grove at ground floor level from Class A1 retail to Class A3 restaurant to be incorporated into the existing restaurant at 141-143 Westbourne Grove together with associated ventilation and extraction plant
PP/14/04618	110		128 King's Road SW3 4TR	Change of use of first second and third floors from retail use to single residential unit alterations to shopfront including construction of residential entrance at ground floor level reconfiguration of the roof to create mansard and installation of air conditioning unit to the rear at first floor level.
PP/14/04620	94		311 King's Road SW3 5EP	Change of use from retail unit (A1) to hairdresser and spa (Sue Generis).
PP/14/04649		80	310 Old Brompton Road SW5 9JQ	Conversion and change of use at first and second floor levels to form two residential apartments (C3). Conversion and change of use of lower ground and ground floors to retail (A1). Replacement shop front and general refurbishment.

Table 2 – Class A1 (shop) floorspace (sq meters) completed between 01/04/2013 and 31/03/2014

Ref	Existing Proposed Address		Description
	A1	A1	
PP/10/00523	1,600	909 Upper Floors 181-183 King's Road SW3 5EB	Change of use and extension of uppers floors from office use (Class B1) to 7 three bedroom residential properties. Erection of rear extension above existing ground floor of Chenil House & elevational alterations. Movement of front facade of no. 183 comprising retail (Class A1) at ground floor and residential (Class C3) above & refurbishment of retained elements. Formation of 7 car parking spaces at ground floor level & new access from Chelsea Manor Gardens and associated alterations.
PP/11/00504	74	Basement 44-46 Kenway Road SW5 0RA	Change of use of the basement from A1 (retail) to B1 (office use)
PP/11/01180		90 Basement 3 Wellington Terrace Notting Hill Gate W2 4LW	Change of use of basement floor to 24 hour mini-cab office at rear and 24 hour internet cafe at front 7 days a week.
PP/11/02598	24	Front Lower Ground Floor 18 Notting Hill Gate W11 3JE	Change of use of front lower ground floor from Use Classes A1 (retail) to Use Class B1 (office).
PP/11/03697		327 1st Floor 207 Sloane Street SW1X 9QX	Change of use of first floor from use class B1 (Office) to A1 (Retail) and change of use of car parking space at basement level to A1 (Retail)
PP/11/04133		320 Ground Floor And Basement 1-2 North Terrace SW3 2BA	Change of use of premises at ground floor and basement from (sui generis) commercial car park to a (Use Class A1) shop.
PP/12/00960		30 Avondale Park Amenity Buildings Walmer Road W11 4PQ	Redevelopment of amenity buildings for park related uses including changing rooms, public toilets, a kiosk (A1), storage and a staff mess, with associated landscaping works.
PP/12/02187	90	Ground Floor 214 Kensington Park Road W11 1NR	Proposed change of use of ground floor from Class A1 (retail) use to sui generis use (nail bar)
PP/12/02460	206	24a Earl's Court Gardens SW5 0GT	Change of use from class A1 (internet cafe) to class sui generis (treatment rooms) at basement and ground floor level.

PP/12/02563	34		3 Queen's Elm Parade Old Church Street SW3 6EJ	Change of use of the first and second floor from retail A1 (ancillary space to the retail unit at ground level) to residential C3 to form a one bed flat.
PP/12/02707	45		Ground Floor And Basement 2 Hogarth Road SW5 OPT	Change of use of ground floor and basement from a Retail Shop (Class A1) to a Tanning Shop (Sui Generis Use).
PP/12/02722		135	Basement And Ground Floors 93 Pelham Street SW7 2NJ	Change of use for dual use of basement and ground floors for either Class A1 (retail) or Class A3 (restaurant) use.
PP/12/03335	50		122 Kensington Church Street W8 4BH	Change of use of part of ground floor front from retail shop (Class A1) to form part of existing restaurant (Class A3) - Extension of time application - PP/09/01725 dated 24.09.2009.
PP/12/04122	267		123 Kensington High Street W8 5SF	Change of use at ground and first floor level from Retail Use (Class A1) to Restaurant Use (Class A3) to form one restaurant and erection of glazed lantern light on existing flat roof at rear at second floor level.
PP/12/04290	120		Ground Floor 1 Bedford Gardens W8 7ED	Partial change of use from retail showroom/shop (Use Class A1) to residential 1 bedroom dwelling unit (Use Class C3) at ground floor level with retention of shop.
PP/12/05050	104	138	10-11 And 12 Blacklands Terrace SW3 2SR	Expansion of bookshop into adjacent retail unit at 12 Blacklands Terrace, change opaque glazing to clear, decorate unit frontage to match existing colour (black), re-install glazing above door to no.12, internal alterations to create opening between properties and refurbishments
PP/13/00251	100		Shop 2 And 3 (Donovan Court) 107 Drayton Gardens SW10 9QS	Change of use from a retail shop to nail bar and beauty salon. New entrance door.
PP/13/00702	75		48 Kensington Church Street W8 4DG	Change of use from A1/A2 to sui generis (nail bar)
PP/13/01018	261		123d Kensington High Street W8 5SF	Change of use at ground and first floor level from Retail Use (Class A1) to Restaurant Use (Class A3), to form one restaurant, and erection of glazed lantern light, air conditioning plant, and extraction equipment on existing flat roof at rear at second floor level (amendment to Planning Permission Ref

				PP/12/04122 dated 10/01/2013. Amendment involves inclusion of an additional 38 sq m floorspace at first floor level, and the erection of air conditioning plant and extraction equipment on existing flat roof at rear at second floor level).
PP/13/01034	50		19 Bute Street SW7 3EY	Change of use from retail bookstore (class A1) to nail bar (sui generis).
PP/13/01098	159		278 Fulham Road SW10 9EW	Change of use of ground floor and basement unit of No. 278 Fulham Road (and part basement of No. 280) to provide a use comprising retail (A1 use) at ground floor (No.278) and health and leisure facility (D2 use) at basement (Nos 278-280)
PP/13/01715		145	314 A - 341 B Ladbroke Grove W10 5NQ	Change of use of the basement and ground floors from restricted Class D1 use to retail (Class A1).
PP/13/01805	49	29	4 Ladbroke Grove W11 3BG	Change of Use of shop from A1 (retail) to Sui Generis (retail and nail bar) (Retrospective).
PP/13/01852	110		137 Kensington Church Street W8 7LP	Change of use of ground floor and basement from Class A1 (retail) to Class D1 (Veterinary Surgery) involving no external alterations
PP/13/01862	40	60	2 Ladbroke Grove W11 3BG	Change of use of store annex (fronting street - beside existing shop) to A1 retail use involving installation of new shopfront
PP/13/01989	80		149 King's Road SW3 5TX	Change of use from Class A1 (Retail) to mixed use Class A1/Class A3 (Cafe)
PP/13/02145	456		204 - 206 Kensington High Street W8 7RG	Change of use of the ground and basement floors from retail (Class A1) to restaurant (Class A3) use and associated alterations to the ground floor frontage.
PP/13/02515	227	150	44-46 Kenway Road SW5 ORA	Change of use of existing basement to sui generis use to provide treatment rooms to be used in conjunction with the A1 retail use at ground floor (Chinese herbalist) internal changes to enlarge the A1 retail area at ground floor level
PP/13/02809	280	200	132 Bramley Road W10 6TJ	Change of use to create additional ancillary nail bar facilities to existing pharmacy (Class A1) use.

PP/13/03154	80		60 Beauchamp Place SW3 1NZ	Change of use from Class A1 (shop) to Sui generis (eyebrow studio and retail) and installation of advert .
PP/13/03400	245		366-370 King's Road SW3 5UZ	Change of use of unit 370 King's Road (ground floor) and 366-372 King's Road (basement) from retail (Class A1) to sui generis use.
PP/13/03510	62		Rear Ground And Basement 57 St Helen's Gardens W10 6LN	Change of use of rear ground floor level and rear basement level from A1 to form a self contained residential unit. Single storey rear extensions at basement level and alterations to fenestration in the rear of the building
PP/13/04327	30		282 Westbourne Park Road W11 1EH	Change of use from A1 (shop) to Sui Generis (nails salon) with no physical changes to the premise (Retrospective).
PP/13/04546	136		Former School Keeper's House 269 Portobello Road W11 1LR	Change of use to general retail (A1) (stall holders) from the existing sui generis use as school entrance area.
PP/13/04608	60		2 Yeoman's Row SW3 2AL	Change of use from A1 retail to sui generis to operate a nail and beauty business
PP/13/05885	150		Fulham Road Post Office 256-256a Fulham Road SW10 9LZ	Change of use from Class A1 (shop) to royal mail customer service point (sui-generis) alterations to shop front including construction of a new access pod.
PP/13/06402		80	156 Fulham Road SW10 9PR	Use of the ground and basement levels of the property as A1 (retail).
PP/13/06850	160		231 Earl's Court Road SW5 9AH	Change of use from shop (Class A1) to restaurant (Class A3).
PP/13/07448	80		84 Abingdon Villas W8 6XB	Retrospective application for change of use of part of the retail shop (use class A1) to beauty salon (sui generis use).

Table 3 - A2 (Financial and Business uses) floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing A2	Proposed A2	Address	Development Description
PP/13/02652		200	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/04728		108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/04918		54	288 Kensington High Street W14 8NZ	Change of use of whole of ground floor (except for area to accommodate new entrance to basement) from Beauty Salon (Sui Generis Use) to Class A2 Use (Financial and Professional Services) and installation of new shopfront.
PP/13/05450		82	11 Montpelier Street SW7 1EX	Change of use of ground floor and basement of Unit 7 from A1 (retail) to A2 (financial and professional services.)
PP/13/06499	80		233 Portobello Road W11 1LT	Change of use from A2 (betting shop) to A3 (restaurant) and alterations to front elevation and erection of rear extract duct.
PP/14/01567		122	20 - 22 Old Brompton Road SW7 3DL	Installation of replacement shopfront relating to change of use from restaurant use class (A3) to bank use class (A2) ATM (automatic telling machine) and entrance ramp.
PP/14/01626		231	44 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor retail unit (class use A1) to financial professional services class use (A2)
PP/14/03481		55	48 To 50 Kensington Church Street W8 4DG	Change of use from Sui Generis to A2 (Financial and Professional Services) and amalgamation into one unit
PP/14/04115		50	27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/04270		46	70 Pembroke Road W8 6NX	Use of the ground floor of the property for Class A2 (Financial & Professional Services) - RETROSPECTIVE

Table 4 - A2 (Financial and Business uses) floorspace (sq metres) completed between 01/04/2013 and 31/03/2014

Ref	Existing A2	Proposed A2	Address	Description
PP/12/02240	120		65-69 Pottery Lane W11 4NA	Amalgamation and change of use of B1 units to form a single dwellinghouse, subterranean development and associated alterations to front elevation.
PP/13/00266		66	280 Fulham Road SW10 9EW	Change of use from the maintenance and sale of scooters (Sui Generis) to Use Class A2 (Estate Agency)
PP/13/00705	73		91-93 Notting Hill Gate W11 3JZ	Change of use from A2 to Sui Generis (Nail Bar).
PP/13/04918		54	288 Kensington High Street W14 8NZ	Change of use of whole of ground floor (except for area to accommodate new entrance to basement) from Beauty Salon (Sui Generis Use) to Class A2 Use (Financial and Professional Services) and installation of new shopfront.

Table 5 - A3 (Restaurants/Cafes) floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing A3	Proposed A3	Address	Description
PP/12/03269	40		Lorenzos 138 And 140 Cromwell Road SW7 4HA	Change of use of ground and basement rear from restaurant to form an extension of the existing letting rooms.
PP/13/02652		77	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/06499		80	Ground Floor And Basement 233 Portobello Road W11 1LT	Change of use from A2 (betting shop) to A3 (restaurant) and alterations to front elevation and erection of rear extract duct.

PP/13/06850		160	231 Earl's Court Road SW5 9AH	Change of use from shop (Class A1) to restaurant (Class A3).
PP/13/06966		120	Ground Floor Premises 106 Ladbroke Grove W11 1PY	Alterations including roof repair and change of use of ground floor premises from A1 to A3 at mezzanine level to be used in conjunction with retained A1 use at ground floor level.
PP/13/07113	54		251 Old Brompton Road SW5 9HP	Change of use of basement from ancillary storage (A3 restaurant use) to Karaoke bar with 3no Karaoke rooms.
PP/14/00668	182		27 - 31 Basil Street SW3 1BB	Change of use of part ground 1st and 2nd floors from restaurant (A3) and ancillary use to residential use (class C3) comprising one 3 bedroom unit and associated internal and external works including provision of plant equipment at 1st floor level
PP/14/00873		335	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01021	40	108	8 Exhibition Road SW7 2HF	Change of use from (Class A1/A3) shop/restaurant to a (Class A3) restaurant.
PP/14/01087	160		Land R/O 133-137 Portland Road W11 4LW	Redevelopment of service yard storage area and rear upper parts of restaurant (Class A3) to create a single dwelling house (Class C3)
PP/14/01242		110	Wornington (phase 2), Wornington Green Estate Wornington Road W10 5XY	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)
PP/14/01525	85		151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace all associated with the creation of three residential units at upper levels skylight to rear rooflight to rear roofslope revised fenestration and associated works

PP/14/01552		62	159 Earl's Court Road SW5 9RQ	Change of use from A1 (retail) to A3 (retail and restaurant/cafe).
PP/14/01567	122		20 - 22 Old Brompton Road SW7 3DL	Installation of replacement shopfront relating to change of use from restaurant use class (A3) to bank use class (A2) ATM (automatic telling machine) and entrance ramp.
PP/14/01917		37	Basement Floor 189 Portobello Road W11 2ED	Change of use of the basement from retail (A1) to restaurant (A3) and associated amalgamation with the existing A3 use at ground floor level.
PP/14/02905	234	184	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions, extension of basement level at the rear, re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace, all associated with the creation of three residential units at upper levels, skylight to rear, rooflight to rear roofslope, revised fenestration and associated works
PP/14/03629	118	166	Harrington Court Ground Floor And Basement Units 7, 7a, 11 And 11a, Harrington Road SW7 3ET	Change of use to create one Class A1 unit from cafe/restaurant to shop (amalgamation of 7 and 7A) and one Class A3 unit from shops to cafe/restaurant (amalgamation of 11 and 11A).
PP/14/03679	354		Ground Floor 222 And 224 Fulham Road And Basement At 216-224 SW10 9NB	Change of use from restaurant (A3) and nightclub (Sui Generis) to gymnasium (D2) minor alterations to shopfront and installation of a/c units to roof.
PP/14/04106		87	81 Duke Of York Square SW3 4LY	Change of use from Use Class A1 to a dual Use Class A1 / Use Class A3 creation of 2 new vents to the rear southern elevation.
PP/14/04547		118	141 To 145 Westbourne Grove W11 2RS	Change of use of 145 Westbourne Grove at ground floor level from Class A1 retail to Class A3 restaurant to be incorporated into the existing restaurant at 141-143 Westbourne Grove together with associated ventilation and extraction plant

Table 6 - A3 (Restaurants/Cafes) floorspace (sq metres) completed between 01/04/2013 and 31/03/2014

Ref	Existing A3	Proposed A3	Address	Description
PP/12/02493		117	Ground Floor 173 Westbourne Grove W11 2RS	Change of use of part ground and part basement levels from launderette (Use Class Sui Generis) to restaurant (Use Class A3), part ground from residential (Use Class C3) to restaurant and part basement level from launderette to residential. External alterations including, creating opening with glazed folding doors to ground floor elevation and relocation of residential entrance.
PP/12/02722	235	200	Basement And Ground Floors 93 Pelham Street SW7 2NJ	Change of use for dual use of basement and ground floors for either Class A1 (retail) or Class A3 (restaurant) use.
PP/12/03335		50	122 Kensington Church Street W8 4BH	Change of use of part of ground floor front from retail shop (Class A1) to form part of existing restaurant (Class A3) - Extension of time application - PP/09/01725 dated 24.09.2009.
PP/12/03425		152	161 Old Brompton Road SW5 0LJ	Retention of change of use of ground floor and basement from media consultation showroom (Sui Generis Use) to Class A3 (Restaurant) Use in conjunction with existing Class A3 (Restaurant) Use at No.163.
PP/12/04121	152		8 Egerton Gardens Mews SW3 2EH	Temporary change of use of part of the ground floor and the basement from (Class A3) restaurant to (Class D2) assembly and leisure.
PP/12/04444		141	Gloucester Road Arcade, 128 Gloucester Road SW7 4SF	Change of use of part of pedestrian thoroughfare through arcade to form unit to use as restaurant or cafe (Class A3).
PP/13/01018		311	123d Kensington High Street W8 5SF	Change of use at ground and first floor level from Retail Use (Class A1) to Restaurant Use (Class A3), to form one restaurant, and erection of glazed lantern light, air conditioning plant, and extraction equipment on existing flat roof at rear at second floor level (amendment to Planning Permission Ref PP/12/04122 dated 10/01/2013. Amendment involves inclusion of an additional 38 sq m floorspace at first floor level, and the erection of air conditioning

				plant and extraction equipment on existing flat roof at rear at second floor level).
PP/13/01989		80	149 King's Road SW3 5TX	Change of use from Class A1 (Retail) to mixed use Class A1/Class A3 (Cafe)
PP/13/02145		456	204 - 206 Kensington High Street W8 7RG	Change of use of the ground and basement floors from retail (Class A1) to restaurant (Class A3) use and associated alterations to the ground floor frontage.
PP/13/06850		160	231 Earl's Court Road SW5 9AH	Change of use from shop (Class A1) to restaurant (Class A3).

Table 7 - A4 (Drinking Establishments) floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing A4	Proposed A4	Address	Description
PP/13/00797	387	254	Kensington Tavern 54 Russell Gardens W14 8EZ	Demolition of existing public house and erection of 4 storey building comprising 8 no. flats and 439 sq.m of flexible use for A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, basement parking, cycle
PP/13/04325	144		Garages Adjacent To No 90 Elsham Road W14 8HH	Demolition of 3 no 1-storey garages and rear extension of Public House; erection of 2-storey with lower ground floor building for a single dwelling unit
PP/14/00318	780	460	40 Holland Park Avenue W11 3QY	Conversion of ancillary space of public house to 5 self-contained residential flats extension of floorspace at ground and basement level for public house use and associated refurbishment works.
PP/14/01242		100	Wornington (phase 2) Wornington Green Estate Wornington Road W10 5XY	Submission of reserved matters pursuant to outline planning permission dated 31 January 2014 (ref:PP/13/04516); relating to access layout scale appearance and landscaping; submitted for approval for phase 2 of Wornington Green Development (MAJOR APPLICATION)

PP/14/03576	477	260	The Cross Keys Public House 1 Lawrence Street SW3 5NB	Change of use of 1st and 2nd floor to residential mansard extension rear extension retention of pub use at basement and ground floors.
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Table 8 - A4 (Drinking Establishments) floorspace (sq metres) completed between 01/04/2013 and 31/03/2014

Ref	Existing A4	Proposed A4	Address	Description
PP/12/00469	40		Upper Floors at Wellington Pub (Fulham Bar & Restaurant) 268 Fulham Road SW10 9	Change of use of the floors 1 to 4 from hotel (Class C1) to residential (Class C3) for creation of 6 self-contained dwelling units including installation of new rooflights and erection of a new chimney and replacement of external plant and duct work and alterations to the ground floor front and side elevations.
PP/12/04689	200		Upper Floors at The Duke Of Wellington Public House, 179 Portobello Road W11 2ED	Change of use of ancillary bedrooms to first floor for use as function rooms and customer toilets.

Table 9 - B1 (Business) floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing B1	Proposed B1	Address	Description
PP/12/04097	378	170	Grenfell Tower Grenfell Road W11 1TH	Refurbishment of existing Grenfell Tower including new external cladding and fenestration alterations to plant room reconfiguration of lower 4 levels to provide 7 new residential units (use class C3) replacement nursery (use class D1) and boxing club (use class D2) facilities external public realm works redevelopment and change of use of existing garages to refuse collection area.
PP/12/04671	139		29 Fernshaw Road SW10 0TG	Change of use from B1 business use to Class C3 residential use (single family dwelling house).

PP/13/00797		130	Kensington Tavern 54 Russell Gardens W14 8EZ	Demolition of existing public house and erection of 4 storey building comprising 8 no. flats and 439 sq.m of flexible use for A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, basement parking, cycle
PP/13/02652		3,034	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/02657	4,226		Marlborough Interim School John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application).
PP/13/03479	61	56	Upper Floors Flat 5 Kensington High Street W8 5NP	Alterations and extensions to existing property and part change of use to basement (rear area) to provide 4 residential units (at first second third and fourth floor levels) above existing salon at ground floor and office space (B1 use) in the rear area of the basement.
PP/13/04252	106		Unit 4 69 St Mark's Road The Westway Centre W10 6JG	Variation of condition 1 (light industrial use) of planning permission TP/84/02086 (Erection of 11 light industrial units with a pavement crossover) to allow Unit 4 to be used as storage and distribution (Class B8).
PP/13/04318		49	11 Bassett Road W10 6LA	Use of two rooms at lower ground floor of single dwellinghouse as ancillary office space.
PP/13/04458	53		Basement And Ground Floor 121 Sloane Street SW1X 9BW	Change of use from class B1 (offices) to class D1 (medical) for consultation and non surgical procedures until 24/06/2023
PP/13/04726	972		Multi-Storey Car Park (Npc), 19-27 Young Street W8 5EH	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking (MAJOR APPLICATION)

PP/13/04728		108	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/05014	812	6,649	Nottingdale Village Land To The Rear Of 99 To 111 Freston Road W11 4BD	Redevelopment to provide a four storey commercial building comprising 6 649sq.m. Gross External Area of Class B1 (open) floorspace including a basement car parking area and associated landscaping and new vehicle access arrangements from Freston Road. (Application for new planning permission to replace earlier planning permission in order to extend the time limit for implementation - PP/10/0182
PP/13/05016	150		The Chapel 459 A Fulham Road SW10 9UZ	Redevelopment of building to create three self contained residential dwellings (1 x 3 bed 2 x 4 bed) Creation of subterranean storey and erection of rear conservatory to create the two self contained four bedroom units and development of north west corner to create the 3 bedroom detached dwelling. Provision of off street car parking landscaping and installation of plant.
PP/13/05106	180	80	51 Brompton Road SW3 1DE	Change of use of first floor from office to retail alterations to shop front and internal alterations comprising the partial infill of a lightwell at first and second floor.
PP/13/05341	7,014	7,103	2 - 18 Lancer Square And 10-14 Old Court Place W8 4EP	Demolition of building and structures and the construction of 22 271 sq m (GEA) mixed use development comprising four buildings ranging from four to seven storeys including 2 857 sq m. (GEA) retail use (class A1) 7 103 sq m. (GEA) office use (class B1) and 12 311 sq m. (GEA) residential use (class C3) consisting of 51 units (14 affordable) along with ancillary car and cycle parking landscaping
PP/13/05416	326	564	77 - 79 Southern Row W10 5AL	Demolition of existing buildings and erection of 6 commercial units and 10 residential units in new 3-storey and replacement 4-storey block with basements (MAJOR APPLICATION)
PP/13/05795	58		Pier House 31 Cheyne Walk SW3 5HN	Creation of one bedroom apartment at ground floor level south of the undercroft serving the car park on the northern side of the

				block.
PP/13/06055	306		125 Gloucester Road SW7 4TE	Change of use of 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).
PP/13/06060	342		282 Earl's Court Road SW5 9AS	Change of use of basement ground 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).
PP/13/06196		3,345	253 And 259 Kensal Road W10 5DE	Demolition of commercial laundry and residential buildings and erection of a part four part five storey with basement mixed-use development comprising 3 345sqm of flexible office studio and workshop space (Use Class B1(a)(b)(c)) and 5 267sqm of student accommodation in the form of 147 cluster rooms and 30 studio rooms (Use Class C2). (MAJOR APPLICATION)
PP/13/06779	589	517	296 Latimer Road W10 6QW	Amendments to to PP/13/00932 (Redevelopment of site including the erection of photographer's studio and workshop including offices meeting rooms archive digital lab and storage facilities (B1 use) consisting of three buildings separated by courtyards) including enlargement of windows of building 3.
PP/13/07232	35		19 Brompton Square SW3 2AD	Reinstatement of property back to original form as single dwelling. Demolition and replacement of non original four storey rear extension. Excavation and formation of two storey basement under rear extension, garage, and courtyard area. Demolition and replacement of existing garage at rear with roof terrace over. Other elevational alterations at front and rear, installation of air conditioning plant (Amendment to Planning Permission Ref PP/13/04363 dated 1st October 2013. Amendment involves excavation and formation of two storey basement under rear extension, garage, and courtyard area, and installation of metal clad roof to rear extension in place of sedum roof previously approved).
PP/13/07494	36		158 Walton Street SW3 2JL	Construction of basement extension to rear at ground floor level sash windows to front rooflights use of basement ground first floors for retail (change of use of first floor from office to retail)

PP/13/07524	217	157	6 Lansdowne Mews W11 3BH	Change of use of part of second floor from office (Use Class B1) to beauty training care and other services (Sui Generis) in association with use of lower floors.
PP/14/00765		70	Basement Flat Front Colette Court 125 - 126 Sloane Street SW1X 9AU	Change of use of lower ground floor residential accommodation (Class C3) to offices (Class B1)
PP/14/01554	128		304a Fulham Road SW10 9ER	Demolition of rear garage and erection of single dwelling house with basement ground and first floor levels.
PP/14/01896	241		Cope House, 27 - 33 Earl's Court Road W8 6ED	Change of use of ground floor from Use Class B1(a) (office) to Use Class A1 (retail) and/or Use Class A2 (financial and professional services).
PP/14/01947	150		5 Young Street W8 5EH	Change of use of part of ground floor reception area and disused mezzanine floor from office to retail space. Alterations to shopfront.
PP/14/01981	160		16 Sloane Square SW1W 8ER	Change of use to first floor area from office space to retail space.
PP/14/02503	164		24a Radley Mews W8 6JP	Renewal of planning permission PP/08/00861 for change of use from recording studio to personal training studio (Retrospective Application)
PP/14/02656	170		Unit 8 The Westway Centre 69 St Mark's Road W10 6JG	Retrospective application for change of use of building from light industry (Use Class B1) to mixed use for food testing laboratory (Use Class B1) and educational establishment for cookery classes (Use Class D1).
PP/14/02950	334		Olympic House 317 To 321 Latimer Road W10 6RA	Change of use from offices (Class B1) to flexible use (Class A1/B1/D2(e)) and associated ancillary (Class A1/A3/B1/D2(e)) use.
PP/14/03015	98		43 Pembridge Road W11 3HG	Change of use of mixed use office (use class B1) and residential (use class C3), to create separate retail unit (use class A1) at lower ground floor and ground floor, and a flat (use class C3) at first floor with its own entrance at ground floor, associated new shopfront, entrance and window to ground floor, rear glazed infill

				extension at lower ground and ground floors.
PP/14/03123		74	32 Beauchamp Place SW3 1NU	Change of use of upper floors from residential (C3) to office (B1) alterations to balustrade details and terrace area at first floor rear.
PP/14/03232	28	116	Merevale House 1 Brompton Place SW3 1QE	Change of use of retail unit (part ground floor) to office reception space and alterations to front facade ground floor fenestration to create central office entrance.
PP/14/03307	24		18 Notting Hill Gate W11 3JE	Change of use of front basement from office within Use Class B1 to use for fitness studio/personal training within Class D2.
PP/14/03423	89		74 Golborne Road W10 5PS	Change of use of the ground and basement levels of the property from B1 to A1 two storey rear lightwell infill extension and alterations to the shopfront.
PP/14/03806	130		15 Queen's Gate Terrace SW7 5PR	Change of use from nil use to residential use of ground floor and first floor to create 2 no. additional residential units and internal and external alterations including the creation of first floor single storey rear extension to create 1 no. additional residential unit.
PP/14/03952	335		First Floor 43 To 45 Sloane Street SW1X 9LU	Change of use of first floor and mezzanine floor from Office (Use Class B1) to Retail (Use Class A1) to create a two-storey retail unit and associated alterations to the shop front
PP/14/04058	142	233	Kensington Square House 12 To 14 Ansdell Street W8 5BN	Partial demolition and redevelopment to provide replacement B1 office accommodation with extension to basement replacement rooftop extension and facade alterations and sloping rooflight at rear second floor level.
PP/14/04649	162		310 Old Brompton Road SW5 9JQ	Conversion and change of use at first and second floor levels to form two residential apartments (C3). Conversion and change of use of lower ground and ground floors to retail (A1). Replacement shop front and general refurbishment.
PP/14/04897	256		32 Hans Road SW3 1RW	Change of use from office (Use Class B1(a)) to residential (Use Class C3) at 2nd 3rd and 4th floors. Conversion of building to provide three duplex residential units and associated minor external works to rear elevation

Total	18,611	22,455		
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Table 10 - B1 (Business) floorspace (sq metres) in completed between 01/04/2013 and 31/03/2014

Ref	Existing B1	Proposed B1	Address	Description
PP/07/01102	114		24 Notting Hill Gate W11 3JE	Demolition of existing storage areas at basement level and re-build to incorporate new WC facilities and additional office/storage space for the shop unit, extend the property at ground floor level to create a larger shop unit, install a new shopfront and door to upper floors, convert existing 1st and 2nd floor office areas into residential use, by creating a first floor self contained studio flat and combining the second and third floors to provide a self contained maisonette, and carry out external repairs to front and rear facades and roof where necessary, existing windows to be retained and made good.
PP/08/00165	1,348		21-22 Hans Place W1X 0EP	Change of use of 21-22 Hans Place from Office Use to Residential Use comprising eight self-contained residential dwelling units, associated alterations and provision of air-conditioning plant equipment within vaults at basement level at front and rear of the building, minor alterations at roof level to accommodate plant, and refurbishment works. (Development linked to applications PP/08/0167 - 65 Sloane Street and PP/08/0168 - 173-176 Sloane Street).
PP/10/00414	280		Clarendon Works Clarendon Cross W11 4AP	Amendments to planning permission PP/09/01653 for change of use from (B1) office to (C3) single residential dwelling unit including excavation of a basement; relocation of refuse store and amendments to garage.
PP/10/00523	582		Upper Floors 181-183 King's Road SW3 5EB	Change of use and extension of uppers floors from office use (Class B1) to 7 three bedroom residential properties. Erection of rear extension above existing ground floor of Chenil House & elevational alterations. Movement of front facade of no. 183 comprising retail (Class A1) at ground floor

				and residential (Class C3) above & refurbishment of retained elements. Formation of 7 car parking spaces at ground floor level & new access from Chelsea Manor Gardens and associated alterations.
PP/10/00625	60	142	Rear Of 35 Tadema Road SW10 0PZ	Demolition of existing buildings; construction of basement and part 2 storey, part 3 storey development to provide 5 self-contained dwellings, Class B1 business unit and provision of 5 car parking spaces. (Extension of Time Limit to planning permission ref: PP/07/00396).
PP/11/00504		74	Basement 44-46 Kenway Road SW5 0RA	Change of use of the basement from A1 (retail) to B1 (office use)
PP/11/01993	54		Roof 25 - 39 Thurloe Street SW7 2LQ	Erection of single storey mansard extension and associated works across the terrace at 25-39 Thurloe Street to provide two self-contained residential units within Class C3, additional residential floorspace and replacement of existing office floorspace within Class B1. (Extension of Time Limit to Planning Permission ref: PP/09/00953)
PP/11/02386	175		First Floor Atlantic Court, 77 King's Road SW3 4NX	Change of use of the first floor from office (Use Class B1) to pilates studio (Use Class D2) subject to a personal Condition.
PP/11/02598		24	Front Lower Ground Floor 18 Notting Hill Gate W11 3JE	Change of use of front lower ground floor from Use Classes A1 (retail) to Use Class B1 (office).
PP/11/03697	327		1st Floor 207 Sloane Street SW1X 9QX	Change of use of first floor from use class B1 (Office) to A1 (Retail) and change of use of car parking space at basement level to A1 (Retail)
PP/12/02092		102	170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/02584	458		46 Cheniston Gardens W8 6TH	Proposed change of use from offices to residential (Use Class C3) to provide one single dwellinghouse, proposed new lift motor room with new lift in an existing shaft, proposed installation of new sky-lights to flat roof
PP/12/02875	106		45 - 47 Cheval Place SW7 1EW	Demolition of existing building containing office accommodation (118 sq m GEA) and 3 flats (1 x 2 bed flat and 2 x 3 bed flats) and construction of a four storey building plus subterranean extension containing 3 flats (2 x 3

				bed flats and 1 x 2 bed flat) together with associated parking and amenity space.
PP/12/03535	84		Mezzanine Floor 254 Earl's Court Road SW5 9AD	Change of use of mezzanine floor from B1 (office) to D2 (gym).
PP/13/00885		110	Ground And 1st Floors 174 Pavilion Road SW1X 0AW	Temporary change of use of ground and 1st floor from residential use (Use Class C3) to office use (Use Class B1) for the period up to 01/10/2016
PP/13/02720	105		Emily House 202-208 Kensal Road W10 5BN	Change of use of part of ground floor of Emily House and James Hill House from B1 Office and C2 Residential Institution to D1 Non-Residential Institution to provide a Day Centre.
PP/13/04252	106		Unit 4 69 St Mark's Road - The Westway Centre W10 6JG	Variation of condition 1 (light industrial use) of planning permission TP/84/02086 (Erection of 11 light industrial units with a pavement crossover) to allow Unit 4 to be used as storage and distribution (Class B8).
PP/13/04458	53		Basement And Ground Floor 121 Sloane Street SW1X 9BW	Change of use from class B1 (offices) to class D1 (medical) for consultation and non surgical procedures until 24/06/2023
PP/13/06055	306		125 Gloucester Road SW7 4TE	Change of use of 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).

Table 11 - Table B2 floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing B2	Proposed B2	Address	Description
PP/13/06196	2,575		253 And 259 Kensal Road W10 5DE	Demolition of commercial laundry and residential buildings and erection of a part four part five storey with basement mixed-use development comprising 3 345sqm of flexible office studio and workshop space (Use Class B1(a)(b)(c)) and 5 267sqm of student accommodation in the form of 147 cluster rooms and 30 studio rooms (Use Class C2). (MAJOR APPLICATION)

Table 12 - B8 floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	Existing B8	Proposed B8	Address	Description
PP/13/02657	14,724		John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application).
PP/13/04252		106	Unit 4 69 St Mark's Road The Westway Centre W10 6JG	Variation of condition 1 (light industrial use) of planning permission TP/84/02086 (Erection of 11 light industrial units with a pavement crossover) to allow Unit 4 to be used as storage and distribution (Class B8).
PP/14/00352		1,800	Walnut Tree House (Basement Car Park) 58 Tregunter Road SW10 9HJ	Change of use of most of basement car park from ancillary residential car parking to a self-storage centre (Use Class B8). 10 car parking spaces to remain for ancillary residential car parking. Also external alterations to existing ramps to car park the provision of a disabled staff parking space at ground floor level and cycle parking.

Table 13 - B8 floorspace (sq metres) completed between 01/04/2013 and 31/03/2014

Ref	Existing B8	Proposed B8	Address	Description
PP/13/04252		106	Unit 4 (The Westway Centre), 69 St Mark's Road, W10 6JG	Variation of condition 1 (light industrial use) of planning permission TP/84/02086 (Erection of 11 light industrial units with a pavement crossover) to allow Unit 4 to be used as storage and distribution (Class B8).

Table 14 - C1 Hotels use (Hotels, SG/HMOs/ Serviced Apartments) in permissions granted between 01/10/2013 and 30/09/2014

Ref	C1 Existing bedrooms	C1 Proposed bedrooms	Address
PP/12/03269		6	138 And 140 Cromwell Road SW7 4HA
PP/13/05371	8		3-4 Ashburn Gardens SW7 4DG
PP/13/06196		177	253 And 259 Kensal Road W10 5DE
PP/13/06787		89	195 Warwick Road W14 8PU
PP/13/07370		15	The Enterprise Hotel 15-25 Hogarth Road SW5 0QJ
PP/14/01247	24		28 Pembridge Gardens W2 4DX
PP/14/01371	7	3	33 To 39 Roland Gardens 39 Roland Way SW7 3PF
PP/14/01539		12	94 -96 Fulham Road SW3 6HS
PP/14/01543	9		22 Neville Street SW7 3AS
PP/14/01545	10		16 Neville Street SW7 3AS
PP/14/01771	16		Brompton Chambers 215 Brompton Road 6, 8, 8a Egerton Gardens Mews SW3 2EJ
PP/14/02582	16		16 Collingham Place SW5 0PZ
PP/14/02691		26	22 And 28-32 Penywern Road SW5 9SU
PP/14/03833	7		45 Kempford Gardens SW5 9LA
PP/14/03920	8		3 And 4 Ashburn Gardens SW7 4DG
PP/14/04411	19		32 Sloane Gardens SW1W 8DJ

Table 15 - D1/D2 (Social and Community Use) floorspace (sq metres) in permissions granted between 01/10/2013 and 30/09/2014

Ref	D1	D1	D2	D2 Address	Description
	Existing	Proposed	Existing		
PP/12/04097		206	190	Grenfell Tower Grenfell Road W11 1TH	Refurbishment of existing Grenfell Tower including new external cladding and fenestration alterations to plant room reconfiguration of lower 4 levels to provide 7 new residential units (use class C3) replacement nursery (use class D1) and boxing club (use class D2) facilities

					external public realm works redevelopment and change of use of existing garages to refuse collection area.
PP/13/02652	4,376	5,668		Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/02657		5,400		John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application).
PP/13/04458		53		Basement And Ground Floor 121 Sloane Street SW1X 9BW	Change of use from class B1 (offices) to class D1 (medical) for consultation and non surgical procedures until 24/06/2023
PP/13/04728		108		Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/05108		605		3 To 5 Radnor Walk 111-115 King's Road And Land Behind 7, 9 And 13 Radnor Walk SW3 4BP	Demolition of buildings and erection of four-storey mixed use building (Class A1/C3) 4 x three storey townhouses (Class C3) and three-storey building (Class D1) plant and associated works (MAJOR APPLICATION)
PP/13/06055		306		125 Gloucester Road SW7 4TE	Change of use of 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).
PP/13/06060		342		282 Earl's Court Road SW5 9AS	Change of use of basement ground 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).

PP/13/06790		135			213 - 215 Warwick Road Former West London Telephone Exchange W14 8PU	Variation of conditions 2, 24 and 25 (amend residential mix, re-positioning of blocks A and B, changes to design of blocks A, B and D, changes to roof levels of blocks A, B and D, telecommunications equipment) of planning permission PP/12/05112 for "Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping" (MAJOR APPLICATION).
PP/13/06800	77	183			The Hut (Christ Church French Nursery) Alpha Place SW3 5SZ	Demolition of building and erection of a two storey building for community use with revised access arrangements and other associated works.
PP/13/07297	150				Kerrington Court 314a-314b Ladbrooke Grove W10 5NQ	Change of use of basement and ground floors from counselling centre (Use Class D1) to estate offices and drop-in centre (sui generis) including alterations to front elevations
PP/13/07664	4,009				Sloane Building Hortensia Road SW10 0QS	Internal and external alterations basement and rear extensions in connection with the conversion and refurbishment of the existing building to create 18 new residential dwellings (Major Application)
PP/14/00427		270	192		38 - 42 & 44 Harrington Road And 17 Queensberry Mews West SW7 3ND	Replacement of windows and entrance door to cafe (A1 use) at 44 Harrington Road. Excavation of subterranean level under 17 Queensberry Mews West alterations to fenestration in association and change of use of property from pilates (D2 use) to health club (D1 use). Alterations to fenestration at first floor level at 38-44 Harrington Road for insertion of timber framed french doors. Insertion of a

PP/14/02260				100 1 All Saints Road W11 1HA	Change of use to mixed Use Class (A1 and D2)
PP/14/02503				164 24a Radley Mews W8 6JP	Renewal of planning permission PP/08/00861 for change of use from recording studio to personal training studio (Retrospective Application)
PP/14/02656		170		Unit 8 The Westway Centre 69 St Mark's Road W10 6JG	Retrospective application for change of use of building from light industry (Use Class B1) to mixed use for food testing laboratory (Use Class B1) and educational establishment for cookery classes (Use Class D1).
PP/14/02715		36		Unit 2 3 Montpelier Street SW7 1EX	Change of use of basement from A1 shop to D1 non-residential institution use (to accommodate new GP surgery and aesthetic clinician) to provide (in conjunction with ground floor pharmacy) a medical centre
PP/14/02874	239	167		147 King's Road SW3 5TX	Change of use of first floor from dentists (Use Class D1) to residential (Use Class C3) to allow creation of 2 x two-bedroom flats on floors 1 to 4 of the property and associated internal works.
PP/14/02876	173			28 & 30 Cadogan Place SW1X 9RX	Use of basement and ground floor of 29 Cadogan Place as residential (class c3), erection of additional storey at fourth floor at 28 Cadogan Place. Rear extension at first, second and third floor levels at 29 Cadogan Place. Installation of roof terraces to 29 Cadogan Place above ground floor return and addition above first and second floors, internal and external alterations at 30 Cadogan Place. (This application is linked to PP/14/2892 at 90 Sloane St, PP/14/2872 and LB/14/02873 at 64 Sloane Street and PP/14/2874 at 147 King's Road)
PP/14/02892		406		90 Sloane Street SW1X 9PQ	Change of use of 3rd and 4th floors from residential maisonette (Class C3) to medical (Class D1) and associated internal and external alterations, roof alterations including erection of lift overrun and installation of plant equipment. (This application is

						linked to PP/14/2876 and LB/14/02878 at 28-30 Cadogan Place, PP/14/02874 at 147 King's Road and PP/14/2872 and LB/14/02873 at 64 Sloane Street)
PP/14/02925		42			125 To 127 Earl's Court Road SW5 9RH	Change of use of 127 Earls Court Road from shop (use class A1) to mixed use (retail and beauty salon).
PP/14/02950				334	Olympic House 317 To 321 Latimer Road W10 6RA	Change of use from offices (Class B1) to flexible use (Class A1/B1/D2(e)) and associated ancillary (Class A1/A3/B1/D2(e)) use.
PP/14/03307				24	18 Notting Hill Gate W11 3JE	Change of use of front basement from office within Use Class B1 to use for fitness studio/personal training within Class D2.
PP/14/03679				354	Ground Floor 222 And 224 Fulham Road And Basement At 216-224 SW10 9NB	Change of use from restaurant (A3) and nightclub (Sui Generis) to gymnasium (D2) minor alterations to shopfront and installation of a/c units to roof.
PP/14/04115	120				27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/04441				43	77 To 79 Lonsdale Road W11 2DF	Change of use from Use Class A1 to flexible A1/D2 use and re-introduction of door to front elevation.

Table 16 - D1/D2 (Social and Community Use) floorspace (sq metres) completed between 01/04/2013 and 31/03/2014

Ref	Exist D1	Prop D1	Exist D2	Prop D2	Address	Description
PP/11/02386				175	Atlantic Court, 77 First Floor King's Road SW3 4NX	Change of use of the first floor from office (Use Class B1) to pilates studio (Use Class D2) subject to a personal Condition.
PP/11/02801	56				73 Basement Linden Gardens W2 4HB	Change of use of nursery within Use Class D1 to self-contained residential unit within Use Class C3.

PP/12/00444		512			2 Second And Third Floor Allen Street W8 6BG	Change of use of 2nd and 3rd floors to Class D1
PP/12/00960			128	135	Avondale Park Amenity Buildings Walmer Road W11 4PQ	Redevelopment of amenity buildings for park related uses including changing rooms, public toilets, a kiosk (A1), storage and a staff mess, with associated landscaping works.
PP/12/00973			239		The Order Of The Cross, 10 De Vere Gardens W8 5AE	Conversion of existing private member's club including 2 self contained residential units to one single family dwelling house with associated internal and external alterations.
PP/12/02092		100			170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/03535				84	254 Mezzanine Floor Earl's Court Road SW5 9AD	Change of use of mezzanine floor from B1 (office) to D2 (gym).
PP/12/04121				152	8 Egerton Gardens Mews SW3 2EH	Temporary change of use of part of the ground floor and the basement from (Class A3) restaurant to (Class D2) assembly and leisure.
PP/12/02856	4,059	2,997			Middle Row Primary School (Ark Brunel Academy) Middle Row W10 5AT	Construction of a new primary school with associated external recreation space and 5 car parking spaces with amended access to Middle Row and new access to Southern Row (Council's Own Development - MAJOR APPLICATION)
PP/13/00424	103	77			335 Portobello Road W10 5SA	Change of use of corner room at ground floor from health centre to a separate planning unit for an eyebrow and nail bar (sui generis use).
PP/13/01098				88	278 Fulham Road SW10 9EW	Change of use of ground floor and basement unit of No. 278 Fulham Road (and part basement of No. 280) to provide a use comprising retail (A1 use) at ground floor (No.278) and health and leisure facility (D2 use) at

					basement (Nos 278-280)
PP/13/01715	100			314 A - 341 B Ladbrooke Grove W10 5NQ	Change of use of the basement and ground floors from restricted Class D1 use to retail (Class A1).
PP/13/01852		110		137 Kensington Church Street W8 7LP	Change of use of ground floor and basement from Class A1 (retail) to Class D1 (Veterinary Surgery) involving no external alterations
PP/13/02720		364		202-208 Emily House Kensal Road W10 5BN	Change of use of part of ground floor of Emily House and James Hill House from B1 Office and C2 Residential Institution to D1 Non-Residential Institution to provide a Day Centre.
PP/13/04458		53		121 Basement And Ground Floor Sloane Street SW1X 9BW	Change of use from class B1 (offices) to class D1 (medical) for consultation and non surgical procedures until 24/06/2023
PP/13/06055		306		125 Gloucester Road SW7 4TE	Change of use of 1st 2nd and 3rd floors from B1 use (office) to D1 use (education).
PP/13/07297	150			314a-314b Kerrington Court Ladbrooke Grove W10 5NQ	Change of use of basement and ground floors from counselling centre (Use Class D1) to estate offices and drop-in centre (sui generis) including alterations to front elevations

Table 17 - Residential schemes granted between 01/04/2013 and 31/03/2014

Ref	Existing units	Proposed units	Proposed Affordable Units	Address	Description
PP/12/04434		11		62 Kensington High Street W8 4PE	Change of use from vacant retail ancillary to retail and vacant office space to residential use as 11 self contained flats (Class C3) as set out in the plans referred to in this permission. (MAJOR APPLICATION)
PP/12/04471	2	3		Post Office, 220a & 222-224 Westbourne	Change of use from post office (A1) and sorting office (sui generis) to retail and 3 residential units and associated

				Grove W11 2RH	alterations including: excavation of a single storey basement; roof extension to the Lonsdale Road building; alterations to elevations including provision of garage fronting Lonsdale Road; extension and alterations to the former sorting office shed; and alterations to Westbourne Grove shopfront.
PP/12/04671		1		29 Fernshaw Road SW10 0TG	Change of use from B1 business use to Class C3 residential use (single family dwelling house).
PP/12/04721		1		Roof Drayton Court, 1-13 Drayton Gardens SW10 9RQ	Erection of 2 bedroom apartment on the roof of Drayton Court
PP/12/05112		163	59	West Kensington Telephone Exchange 213-215 Warwick Road W14 8PU	<p>Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.</p> <p>S73 application to vary conditions 3, 4, 7, 9, 10, 11, 13, 14 and 20 (in order to allow a phased development) attached to planning permission PP/08/01214, dated 11 December 2008, for: "Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping"</p>
PP/12/05177		5		Glen House, 125-133 Old Brompton Road SW7 3RP	Partial demolition and redevelopment of Glen House to provide a mixed use commercial and residential development, comprising B1(a) office space on the lower ground, ground, 1st and 2nd floors, and 5 new residential dwellings (2x1 bed, 1x2 bed and 2x3 bed) on the 3rd to 5th floors. Provision of an additional storey, and expansion of the existing building envelope at the 1st - 4th floors. Retention of existing car

					showroom at the ground floor level.
PP/13/00085		8		37 Philbeach Gardens SW5 9EB	Alterations to existing HMO (house-in-multiple-occupation) to create 8 self-contained studio apartments including the amalgamation of undersized units
PP/13/00182	3	1		46 Brunswick Gardens W8 4AN	Excavation of two storey basement beneath property and garden area with associated external alterations in connection with conversion to single dwelling.
PP/13/00324	2	8		77 Southern Row W10 5AL	Redevelopment to provide 6 commercial units and 8 residential units in a 3 storey and replacement 4 storey block behind the retained facade facing Southern Row
PP/13/00397	6	2		13 Cadogan Square SW1X 0HT	Conversion to a single family dwelling including alterations at front and rear fourth and fifth floor levels and alterations to the rear elevation and closet wing at 13 alterations to the elevations at 112 internal alterations and the construction of a basement beneath 112 and part of the lightwell of 13.
PP/13/00495		2	2	12 Chesterton Road W10 5LX	Conversion of a 7 bedsit hostel into 2 maisonette style flats (one x 4 bedroom and one x 3 bedroom flats).
PP/13/00797	2	8		Kensington Tavern 54 Russell Gardens W14 8EZ	Demolition of existing public house and erection of 4 storey building comprising 8 no. flats and 439 sq.m of flexible use for A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (business) floorspace, basement parking, cycle
PP/13/00840	5	3		2nd To 4th Floors 5 & 6 Ashburn Gardens SW7 4DG	Internal refurbishment. Creation of new floor at roof level and installation of lift. Create 3 larger apartments on 2nd, 3rd and 4th floors by amalgamating apartments from both buildings creating 3 lateral conversions.
PP/13/00865		1		Suite 4 3 Hans Crescent SW1X 0LN	Change of use from diplomatic use (sui generis) to use as 1 residential unit
PP/13/00885	1			Ground And 1st Floors 174 Pavilion Road SW1X 0AW	Temporary change of use of ground and 1st floor from residential use (Use Class C3) to office use (Use Class B1) for the period up to 01/10/2016
PP/13/00888	2	1		Upper And Lower	Conversion of lower ground floor flat and upper ground floor

				Ground Floors 18 Upper Addison Gardens W14 8AP	flat into 3 bedroom residential unit with associated external alterations including replacement of rear lower ground floor extension, external staircase and alterations to detached garden structure.
PP/13/00918	2	1		4 Inverness Gardens W8 4RN	Excavation to create basement storey with subterranean area to rear garden with 2 glazed lids set in base of existing front lightwell and 1 lightwell with black grille cover to rear, upper floor refurbishment works to convert 2 maisonettes back to single dwelling.
PP/13/00972		3		Attic Basil Mansions Basil Street SW3 1AP	Provision of 3 x 2 bedroom self-contained residential flats at 6th floor level, involving replacement and raising of main roof and roofs to rear wings, raising of lift shaft and staircase enclosure, installation of rooflights in rear slope of main roof and in roof slopes of rear wings (Extension of Time Limit to planning permission ref. PP/09/02618)
PP/13/00973	1	1		19 Thurloe Place Mews SW7 2HL	Demolition and construction of replacement new build 2 storey house and include a first floor rear extension above ground floor flat roof.
PP/13/01064	5	14		151-161 Kensington High Street W8 6SU	Variation of condition 2 (drawings) of planning permission PP/12/03067 (Change of use of B1 (business) use & D1 (non-residential institutions) use at 1st floor to create 5 no. Class C3 residential units. Change of use of 1 B1 (business) unit and reconfiguration of 5 no. existing Class C3 residential units at 2nd floor to create 5 no. residential units. Alterations to entrances at ground floor)
PP/13/01141		1		Store Room Pier House, 31 Cheyne Walk SW3 5HN	Creation of new 1 bedroom apartment mainly within existing footprint of Pier House
PP/13/01154	9	5		30 Courtfield Gardens SW5 0PH	Erection of four storey back addition in place of existing two storey back addition, erection of mansard roof at fifth floor level with roof terrace at rear, and elevational alterations at front and rear including replacement of all existing windows and external doors, all in association with conversion of

					property from nine self contained flats into five self contained self contained flats.
PP/13/01299	1	3		322 Portobello Road W10 5RU	Change of use from retail storage on ground floor to bedsit flat; alterations on 1st and 2nd floors to form 1 one bed flat and 1 bedsit flat from flat; alterations to shopfront following removal of residential entrance corridor.
PP/13/01374	1	1		4 Godfrey Street SW3 3TA	Partial demolition of building with retention of front facade; creation of single family dwelling house and construction of basement level beneath the property with front lightwell
PP/13/01391	1	1		6 Clarendon Road W11 3AA	Demolition of existing building and erection of building incorporating alterations to provide separate front doors to ground floor retail unit and self-contained access to residential unit on upper floors alterations to ground floor front elevation increase in height of ground floor rear extension for level access across ground floor and lightwell at rear
PP/13/01507	16	13		53-56 Hans Place 7 Herbert Crescent SW1X 0LA	Redevelopment to provide 13 (2 x studio 3x1 bed 8x3 bed) flats over four basements lower ground ground first second third fourth and fifth floor levels following demolition of 54 & 56 Hans Place demolition of 7 Herbert Crescent and demolition behind the front facades of 53 & 55 Hans Place. (Major Application)
PP/13/01526	1	1		Thurloe Lodge, 17 Thurloe Place SW7 2SA	Demolition of building with retention of northern flank wall and erection of 3- storey dwelling construction of 2-storey subterranean development beneath property and part of rear garden; demolition and reconstruction of garage and studio with associated alterations.
PP/13/01737	3	1	1	161 Barlby Road W10 5LN	Conversion of 3 no. bedsits on 3 levels into 1 no. 3 bedroom dwellinghouse
PP/13/01747	2	1		15 Ashburnham Road SW10 0PG	Amalgamation of self contained lower ground floor flat to single dwelling and rear side window at ground floor level.
PP/13/01921	2	1		60 Campden Street 62 Bedford Gardens W8	Use of 62 Bedford Gardens and 60 Campden Street as a single dwelling,

				7EH	construction of basement and external lightwells
PP/13/01986		1		33 Thurloe Square SW7 2SD	Change of use from an Embassy to single family dwelling.
PP/13/02036	3	1		Basement And Ground Floors 49 Lennox Gardens SW1X 0DF	Erection of a rear side infill extension at basement and ground floor level for the excavation of a subterranean extension under the existing basement level the reconfiguration of the existing basement rear extension to incorporate two open courtyard areas and for the amalgamation of three residential units into one residential unit at ground and basement level.
PP/13/02124		1		Kensington Heights 91-95 Campden Hill Road W8 7BD	Construction of infill extension and conversion of redundant store room to form 1 No. 2 bed self-contained flat.
PP/13/02125		1		Ground Floor Lobby Kensington Heights, 91-95 Campden Hill Road W8 7BD	Erection of infill style extension at rear ground floor level and conversion of redundant entrance lobby to form 2 bedroom self-contained flat.
PP/13/02242	11	9		38-62 Yeoman's Row SW3 2AH	Construction of new 4 storey building comprising 5 houses and 4 flats with parking at basement level
PP/13/02346	6	2		37-39 Abingdon Road W8 6AH	Demolition of existing buildings and construction of two four-storey buildings fronting Abingdon Road with two storey buildings to the rear of the site plus excavation and construction of three storey basement levels in order to provide two single dwellinghouses.
PP/13/02432	2	1		6&7 Carmel Court 18 Holland Street W8 4LU	Redevelopment of 6 and 7 Carmel Court to create a single dwelling and residential extension to grade II listed building at 18 Holland Street. Provision of basement underneath garden of 18 Holland Street to provide link between the properties.
PP/13/02460	1	2		32 Lower Addison Gardens W14 8BQ	Conversion of the upper floors to provide 2 no. self contained 3 bedroom 6 person units over raised ground first second and additional third floor.

PP/13/02495		2		133-137 Westbourne Grove 2 Pembridge Villas W11 2RS	Extension of existing basement to form additional subterranean level with associated lightwells, change of basement use to A1 and creation of 2 residential units with associated external and internal alterations.
PP/13/02513		1		1st Floor 159 Earl's Court Road SW5 9RQ	Change of use from A1 (commercial) to C3 (residential) on first floor.
PP/11/01937		994	74	Earls Court Project Earls Court Exhibition Centre And Land Bounded By Warwick Road And West Cromwell Road, Old Brompton Road SW5 9TA	Demolition and alteration of existing buildings and structures and the comprehensive redevelopment of the site including new open space, vehicular and pedestrian accesses and routes and a mixed use development comprising buildings to accommodate residential use (Class C3), office use (Class B1), retail use (Classes A1-A5), hotel and serviced apartments uses (Class C1), education, health, community, culture and leisure use (Class D) below ground ancillary space (including parking/plant /servicing), vehicle parking and associated highways alterations, structures for decking over existing rail lines and tunnels, waste and utilities, enabling works including related temporary works including construction of an access road and structures and other works incidental to the development. (MAJOR DEVELOPMENT and EIA DEVELOPMENT)
PP/12/02546		1		Lower Ground Floor 63 Eardley Crescent SW5 9JT	Alterations to front and rear lightwells in connection with the formation of a two bedroom self-contained flat at lower ground floor level.
PP/12/04097		7	7	Grenfell Tower Grenfell Road W11 1TH	Refurbishment of existing Grenfell Tower including new external cladding and fenestration alterations to plant room reconfiguration of lower 4 levels to provide 7 new residential units (use class C3) replacement nursery (use class D1) and boxing club (use class D2) facilities external public realm works redevelopment and change of use of existing garages to refuse collection area.
PP/12/04101		3		Upper Floors 6 Marloes Road W8 5LJ	Change of use and conversion of existing hostel at 1st, 2nd and 3rd floor levels into two self-contained one bedroom flats

					and one self contained two bedroom maisonette, involving erection of additional storey at 4th floor level with roof terrace at rear, and erection of rear extension at 2nd floor level.
PP/12/04140		6		195-197 King's Road SW3 5ED	Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).
PP/12/04290		1		Ground Floor 1 Bedford Gardens W8 7ED	Partial change of use from retail showroom/shop (Use Class A1) to residential 1 bedroom dwelling unit (Use Class C3) at ground floor level with retention of shop.
PP/13/02569	1	1		5 Shafto Mews SW1X 0JT	Partial demolition and rebuilding including construction of subterranean extension external alterations to front elevation and installation of rooflights in rear roofslope
PP/13/02615		1		92 Cheyne Walk SW10 0DQ	Demolition of existing garage block and replacement with new cottage ancillary to 92 Cheyne Walk. Construction of boundary wall and gates to Beaufort Street.
PP/13/02625	2	1		Lower Ground, Ground And 1st 10-12 Cadogan Square SW1X 0JU	Amalgamation of lower ground floor flat with ground/first floor flat including associated internal alterations at lower ground and ground floor levels including introduction of stairs.
PP/13/02679	2	1		45 Paultons Square SW3 5DT	Insertion of an internal stair case between lower ground and ground floor level in association with amalgamation of two residential units into one.
PP/13/02685	2	1		Flats 2 & 3 6 Redcliffe Square SW10 9JZ	Alterations to amalgamate flats 2 and 3 to form one residential unit via new staircase.
PP/13/02704	8	13	13	Kensington Day Centre Andridge House, 24-28 Convent Gardens W11 1NH	Erection of four storey building containing 575sqm Day Care Centre at ground and first floors with 13 x 1 bed flats for elderly persons at 1st 2nd and 3rd floors together with off street parking for 1 car cycle wheelchair and mobility scooter storage facilities and courtyard garden. (Major Application)
PP/13/02797	2	1		88 Abingdon Road W8 6QT	Creating single dwelling from 2 units and sub-basement. Altering the rear extension at lower ground floor ground and

					first floor level.
PP/13/02827	1	1		122 A Cheyne Walk SW10 0ES	Construction of 4 bedroom dwelling
PP/13/02848	1	4		105 Finborough Road SW10 9DU	Erection of a mansard roof extension erection of extensions to the rear closet wing at first and second floor levels formation of a roof terrace area above newly enlarged rear wing and replacement of rear stairs access with new stairs access in association with the conversion of the upper floor levels residential unit into three one-bedroom flats and one studio flat.
PP/13/02920	1	2		3 Netherton Grove SW10 9TQ	Redevelopment of 4 storey property into two self-contained dwellings including alterations to front and rear facade construction of rear extension and provision of air conditioning units at roof level.
PP/13/02979	1	8		Retro Pub 50 Bosworth Road W10 5EG	Change of use from public house with ancillary residential space (Use Class A4) to eight residential flats (Use Class C3) with associated amenity space refuse and recycling storage and bicycle storage; roof and first floor rear extensions.
PP/13/03018	2	2		30 The Boltons SW10 9TD	Demolition and rebuilding to provide 3 storey house and 2 storey cottage
PP/13/03205		1		Lower Ground Floor 33 Chepstow Villas W11 3DR	Creation of self-contained 1 bedroom flat within lower ground floor and basement of property within existing building and extensions approved under planning permissions refs. PP/10/03341 and PP/12/04724
PP/13/03209		2		Upper Floors 27 - 31 Basil Street SW3 1BB	Change of use of 1st and 2nd floor from ancillary restaurant use to residential use (Use Class C3) comprising 2 one bedroom units and associated internal and external works including provision of plant equipment at 1st floor level
PP/13/03413	1	1		9 Boyne Terrace Mews W11 3LR	Demolition of existing two storey property and erection of three storey mews house with single storey basement and rear lightwell
PP/13/03475	2	1		Basement, Ground &	Linking ground floor basement flat with first floor flat to

				1st Floor 55 Lexham Gardens W8 5JS	create one flat new windows and doors to the rear elevation and flank wall of the closet wing and demolition of part of the existing parapet wall to the terrace to be replaced by railings.
PP/13/03479	1	4		Upper Floors Flat 5 Kensington High Street W8 5NP	Alterations and extensions to existing property and part change of use to basement (rear area) to provide 4 residential units (at first second third and fourth floor levels) above existing salon at ground floor and office space (B1 use) in the rear area of the basement.
PP/13/03510		1		Rear Ground And Basement 57 St Helen's Gardens W10 6LN	Change of use of rear ground floor level and rear basement level from A1 to form a self contained residential unit. Single storey rear extensions at basement level and alterations to fenestration in the rear of the building
PP/13/03672	2	2		12-14 Cadogan Lane SW1X 9DX	Redevelopment to provide two mews properties with additional lower ground and third floor accommodation to both.
PP/13/03773	2	1		28 Tregunter Road SW10 9LQ	Conversion of two self-contained maisonettes into single dwelling two storey basement extension under house rear garden and rear garages (including a lift rear garden landscaping & subterranean car parking and car stacker) and fenestration alterations to the rear and side elevations of the building.
PP/13/03818	2	3		2 St Lawrence Terrace W10 5SX	Creation of three self-contained residential units and external alterations to windows.
PP/13/03856	2	1		15a Edith Grove SW10 0JZ	Erection of additional storey at third floor level, extensions to front and rear at second floor level, elevational alterations at front, and rebuilding of rear extension at ground floor level, all in association with combining self contained flat at ground floor level, and self contained maisonette at 1st and 2nd floor levels, to provide one single family dwelling house
PP/13/03878	2	2		140-142 Pavilion Road SW1X 0AX	Demolition and rebuild of residential dwellings (including retention of middle party wall and parts of rear elevation).
PP/13/03953	1	1		3 Palace Green W8 4QA	Demolition & rebuilding of new dwellinghouse.

PP/13/03961		8		201-207 Kensington High Street W8 6BA	Erection of two additional storeys with set back upper floor to provide 8 residential units (4 x 1-bed 3 x 2-bed and 1 x 3-bed) alteration and extension to rear at 1st and 2nd floor levels and restoration of front facade and provision of new shop fronts
PP/13/03968		1		Gordon House, The Orangery And Creek Lodge West Road SW3 4NL	Change of use of Gordon House the Orangery and Creek Lodge to a single family dwelling house with ancillary accommodation internal and external alterations erection of new wall and railings dismantling and re-erection of existing boundary wall including reinstatement of railings and landscaping; construction of new annex building with basement landscaping and associated works.
PP/13/03986	2	1		16 Addison Avenue W11 4QR	Conversion of two dwellings (basement flat and maisonette) into one dwelling creation of basement extension under rear garden conservatory extension to rear and re-building of rear closet-wing extension.
PP/13/04077	2	1		First Floor Flat 14 Elgin Crescent W11 2HX	Conversion of 2 flats at 1st and 2nd floor levels to form 1 dwelling erection of 2 storey rear extension and creation of rear 1st floor balcony
PP/13/04169	5	6		12 Avondale Park Road W11 4HL	Demolition of existing 2 storey building and erection of 3 storey (with basement) building to provide 6 residential units comprising 3 no. 2 bed flats and 3 no. 1 bed flats
PP/13/04190	1	1		341 Latimer Road W10 6RA	Demolition of existing 2 storey house and construction of 3 storey plus basement 4 bed single residential dwelling
PP/13/04193	1	3		2nd & 3rd Floors 233 Earl's Court Road SW5 9AH	Change of use and conversion of 2nd and 3rd floors from HMO (house-in-multiple-occupation) floorspace to 2 no. studio apartments with formation of fourth floor mansard roof extension to incorporate a third studio apartments and external alterations and provision of rear roof terrace and relocation of existing flue system
PP/13/04228	6	3		Hereford House 24 - 26 Hereford Square SW7 4TS	Erection of three stucco fronted single dwelling houses to match existing terrace following demolition of existing post war residential apartment building. Each house to comprise

					six storeys including basement lower ground floor and slate clad mansard roof.
PP/13/04250	2	1		5 Mortimer Square W11 4BY	Conversion of 1 no. single dwelling into 2 no. self contained flats (retrospective)
PP/13/04285	2	1		Apartments 1 & 2 6 Palace Gate W8 5NF	Combining already consented and implemented apartments 1 and 2 into single dwelling by connecting one opening at each level through non-original walls and removal of one kitchen
PP/13/04314	3	2		Rear Ground And Basement 9 Russell Gardens W14 8EZ	Conversion of the rear ground and basement floors into 2 one bedroom flats
PP/13/04325		1		Garages Adjacent To No 90 Elsham Road W14 8HH	Demolition of 3 no 1-storey garages and rear extension of Public House; erection of 2-storey with lower ground floor building for a single dwelling unit.
PP/13/04476	1	1		40 Clabon Mews SW1X 0EH	Demolition of house and construction of double basements below ground and 2 storeys above ground with 1 further mansard storey.
PP/13/04510		2		Good Fairy Market (Antiques) 100 Portobello Road W11 2QB	Demolition of building and erection of building consisting of basement and ground floor retail space and two floors including conversion to provide residential accommodation (two maisonettes) and formation of rear roof terrace.
PP/13/04521	3	2		348 Fulham Road SW10 9UH	Refurbishment of residential units to provide two 2 bedroom flats improvements to retail unit erection of part ground and 1st floor extensions to rear elevation including formation of terrace at 1st floor. (AMENDED DESCRIPTION)
PP/13/04582	6	1		40, And 41-42 Cadogan Place SW1X 9RU	Erection of mansard roof extension across 40, 41 and 42, excavation of subterranean extension in the rear garden of 41, erection of rear closet wing extension to fourth floor level on 41, replacement rear extensions at lower ground and ground floor level to 41, creation of a terrace at rear first floor level to the rear of 41, reinstatement of first floor veranda on the front elevation and amalgamation of six residential dwelling into a single dwelling.

PP/13/04666	1	2		Flat 1 34 Gunter Grove SW10 0UJ	Subdivision of existing property to form 2 x 2-bedroom dwellings infilling of side extension to lower-ground floor and remodelling of upper-ground floor and lower-ground floor rear bay windows.
PP/13/04722	4	1		66 Pont Street SW1X 0AE	Change of use from 4 apartments to single dwelling house including extension to the rear and car parking.
PP/13/04726		53		Multi-Storey Car Park (Npc), 19-27 Young Street W8 5EH	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking (MAJOR APPLICATION)
PP/13/04728		31	12	Land South Of Carlyle Building Hortensia Road SW10 0QS	Construction of part 3 part 5 and part 7 storey residential building comprising 31 dwellings with commercial unit (Flexible A1 A2 B1 & D1 uses) at ground and basement (435 sqm) with ancillary landscaping (Major Application)
PP/13/04809	2	1		14 C & 14 D Pembridge Crescent W11 3DU	Excavation of new basement and erection of replacement 3 bed dwelling above with shallow pitched roof (Works have commenced)
PP/13/04818	5	4		27 Linden Gardens W2 4HH	Conversion and extension of 5 storey terrace house into 4 apartments including rear extension at first floor level.
PP/13/04974		1		Lamda Theatre 1-2 Logan Place W8 6QN	Variation of Condition 2 (amendment to consented drawings to allow for minor amendments) of PP/09/02927 (Change of use from theatre to residential use, erection of part three, part four storey building (plus lower ground floor) to provide nine flats with associated car and cycle parking, following demolition of existing building). Variation seeks internal changes to the layout of the flats to provide for an additional unit and a change in the mix (1x 1 bed, 3x 2 bed, 5 x 3 bed, 1 x 4 bed now proposed), the insertion of a rooflight, alterations to cycle parking, alterations to windows on the rear elevation, reduction in the building envelope, alterations to the refuse store, new sloped roof at third floor level, insertion of an A/C plant room at third floor level and alterations to balconies.

PP/13/04978	2	3	Former Jamahiriya School Outbuildings And Gatehouse Building 48 Old Church Street 6 Glebe Place SW3 5JP	Construction of single family residential villa over sub basement, basement, lower ground, ground and 2 upper levels accessed from Old Church Street, construction of 1 bedroom gatehouse building over ground, 1st, and 2nd floor levels accessed from Old Church Street; (Part variation to planning permission PP/12/03707 for creation of 7 residential dwellings in former school site including roof extension and excavation to form lower ground and subterranean levels, location of plant and 18 car parking spaces at subterranean level accessed via car lift, demolition of outbuildings, construction of residential villa accessed from Glebe Place; construction of residential villa and gatehouse comprising 2 studio flats with new vehicular access onto Old Church Street) (AMENDED DESCRIPTION)
PP/13/05016		3	The Chapel 459 A Fulham Road SW10 9UZ	Redevelopment of building to create three self contained residential dwellings (1 x 3 bed 2 x 4 bed) Creation of subterranean storey and erection of rear conservatory to create the two self contained four bedroom units and development of north west corner to create the 3 bedroom detached dwelling. Provision of off street car parking landscaping and installation of plant.
PP/13/05222	3	1	15 Basing Street W11 1EN	Demolition and replacement of rear extension installation of two rooflights to existing butterfly roof replacement of metal casements to front and rear elevation with sliding timber sashes in connection with conversion back into a single dwelling.
PP/13/05256	1	2	12 Pembroke Square W8 6PA	Demolition works associated with the (i) erection of replacement rear closet wing with an added storey, replacement of glazed infill extension, general elevational and internal alterations to main listed property together with the construction of an added subterranean extension partly beneath its later date additions and partly beneath its rear garden area and; (ii) erection of a replacement Earl's Walk

					facing building featuring an added subterranean level to be constructed beneath the entire footprint of the replacement property plus extending beneath part of its rear garden area so as to form a new self-contained residential unit (at first, part ground and basement floor levels) plus shared off street car parking accommodation (associated with both residential units) at ground floor level.
PP/13/05318	2	1		Lower Ground Floor 69-71 Harcourt Terrace SW10 9JP	Replacement of existing projecting bay window to the rear elevation of 69 Harcourt Terrace with a new lower ground floor level extension and associated conversion of two lower ground floor flats (provided at numbers 69 and 71 Harcourt Terrace) into a single residential unit.
PP/13/05371		4		3-4 Ashburn Gardens SW7 4DG	Alterations on third and fourth floor converting 8 x 1 bed apartments into 4 x 2 bed apartments.
PP/13/05416	2	10		77 - 79 Southern Row W10 5AL	Demolition of existing buildings and erection of 6 commercial units and 10 residential units in new 3-storey and replacement 4-storey block with basements (MAJOR APPLICATION)
PP/13/05422	2	1		16a And Flat B 42 Pont Street Mews SW1X 0AF	Creation of single dwelling house through amalgamating 16A Pont Street Mews and Flat B 42 Pont Street. Construction of basement extension and other internal alterations.
PP/13/05594	2	1		12 - 13 Thistle Grove SW10 9RZ	Erection of single storey rear extension at lower ground floor level erection of three storey side extensions at lower ground ground and first floor levels installation of Juliet balconies at rear at ground floor level and elevational alterations at front and rear all in association with amalgamation of the two properties to form one single dwelling house
PP/13/05793	1	1		3 - 5 Cadogan Lane SW1X 9EB	Demolition of dwelling and construction of three storey dwelling with basement.
PP/13/05795		1		Pier House 31 Cheyne Walk SW3 5HN	Creation of one bedroom apartment at ground floor level south of the undercroft serving the car park on the northern side of the block.

PP/13/05860		1		102 Ladbroke Grove W11 1PY	Creation of family-sized home and retention of Class A1 shop unit.
PP/13/05864		2		15 Queen's Gate Terrace SW7 5PR	Change of use of ground and first floors from nil use to residential use.
PP/13/05888	1	1		25 Campden Grove W8 4JQ	Partial demolition and rebuild of single dwelling house
PP/13/05906	1	2		12 St Ann's Road W11 4SR	Alterations rear extension and conversion of a single dwelling house into 2 self contained flats.
PP/13/05930		1		First Floor Flat 6 Hillgate Street W8 7SR	Change of use of existing retail unit (Use Class A1) at No. 6 Hillgate Street to residential use (Use Class C3) to provide ancillary residential floorspace to No. 8 Hillgate Street
PP/13/05961		1		1 Kensington Church Walk W8 4NB	Conversion of 1st floor unit to 1 bedroom residential flat.
PP/13/05995		1		Flat 2 25 Elvaston Mews SW7 5HZ	Creation of a single bedroom residential unit and a basement from a garage.
PP/13/06085	1	1		Former Jamahiriya School Villa B (The Glebe) 36a Glebe Place 48 Old Church Street SW3 5JP	Construction of single family residential villa over sub basement basement lower ground ground and 2 upper levels accessed from Glebe Place; (Part variation to planning permission PP/12/03707 for extension and conversion of former Jamahiriya school site to create 7 residential dwellings including roof extension and excavation to form lower ground and subterranean levels. Location of plant and
PP/13/06090	2	1		12 - 14 Ovington Square SW3 1LN	Demolition and rebuilding behind retained front facade to form a seven storey dwelling (including one level of subterranean accommodation and mansard roof)
PP/13/06112	3	2		13 Aubrey Walk W8 7JH	Demolition of three storey block of flats and construction of two dwellings comprising three floors above ground and two floors below ground.
PP/13/06145	2	1		1 - 3 Hewer Street W10 6DU	Conversion of 2 single family dwellings into 1 single family dwelling. Internal alterations including demolition of sections of internal walls between Nos. 1 and 3. Erection of porch alterations to fenestration and new gates providing access to Nos. 1 3 5 and 7 Hewer Street with associated demolition.

PP/13/06526	1	1		19 Paradise Walk SW3 4JL	Demolition of the property with the exception of the rear facade and construction of a new three storey building behind the retained facade.
PP/13/06643	2	1		Porter's Lodge 55-56 Park Close W14 8NH	Demolition of porters house and erection of part one / part two storey single dwelling.
PP/13/06767	8			44 Queen's Gate Terrace SW7 5PJ	Change of use from residential (C3) to embassy (sui generis). Construction of rear extension to provide garage with lowering of floor at rear internal alteration to provide lift alteration to roof and associated works.
PP/13/06811	2	5		293 Ladbrooke Grove W10 6HE	Subdivision of ground floor/basement maisonette into 2 self-contained flats and change of use of 1st 2nd 3rd and 4th floors from HMO to 3no. studio units including refurbishment and other associated works.
PP/13/06848	2	1		42 Tregunter Road SW10 9LQ	Conversion of two residential flats into single dwelling. Construction of subterranean extension underneath rear garden and associated amendments at lower ground floor level to create access to subterranean level and the creation of rooflight. Insertion of an escape door on front elevation at lower ground floor level.
PP/13/06962	2	1		10 - 12 Pembridge Villas W11 2SU	Amalgamation of 10 & 12 Pembridge Villas. Demolition of rear extension and creation of gate within front boundary wall and opening within rear elevation at ground level.
PP/13/06991	3	1		14 Lansdowne Road W11 3LW	conversion of three existing flats into single dwelling house (certificate of proposed use).
PP/13/07023	1	2		14 Elgin Crescent W11 2HX	Conversion from 2 flats to 1 maisonette including rear 2 storey extension and rear balcony with French doors.
PP/13/07119	2	1		5 Inverness Gardens W8 4RN	Creation of basement storey with subterranean area to rear garden with 2 glazed lids set in front lightwell and 1 lightwell with black grille. Upper floor refurbishment works to convert 2 maisonettes back to single dwelling.
PP/13/07232	6	1		19 Brompton Square SW3 2AD	Reinstatement of property back to original form as single dwelling. Demolition and replacement of non original four storey rear extension. Excavation and formation of two storey

					basement under rear extension, garage, and courtyard area. Demolition and replacement of existing garage at rear with roof terrace over. Other elevational alterations at front and rear, installation of air conditioning plant (Amendment to Planning Permission Ref PP/13/04363 dated 1st October 2013. Amendment involves excavation and formation of two storey basement under rear extension, garage, and courtyard area, and installation of metal clad roof to rear extension in place of sedum roof previously approved).
PP/13/07283	2	1		Flat 6 38 Draycott Place SW3 2SA	Conversion of two studio flats into one 2 bedroom flat; re-instatement and enlargement of rear windows and replacement of rear bay windows with double glazed units. Installation of air-conditioning condenser unit to roof.
PP/13/07312	2	1		18 Princedale Road 3 Pottery Lane W11 4NJ	Amalgamation of two properties elevational alterations at basement and ground floor level lowering basement floor excavation of additional space under rear garden and 3 Pottery Lane creating basement accommodation providing additional subterranean link with reconfigured lightwell glass balustrading garden access skylight.
PP/13/07446	1	2		12 Queensdale Road W11 4QD	Change of use from HMO Use Class C4 into HMO with one bedroom at lower ground floor one bedroom at ground floor and one separate self contained flat at first and second floors of use class C3(a). Reinstatement of front lightwell stairs; provision of safety railing at rear garden adjacent to rear lightwell; replacement of rear lightwell stair
PP/13/07572	3	1		Flats 6,7 And 8, 31-35 Chesham Street SW1X 8NQ	Amalgamation of three flats into single dwelling. Alterations to roof and rear elevation including enlargement of windows into french doors with juliet balcony and conversion of fourth floor flat roof into terrace.
PP/13/07630	2	1		Flat 4 And 5, 18 Harcourt Terrace SW10 9JR	Amalgamation of two self-contained flats to create single dwelling new fenestration and re-configuration to lightwell at lower ground and ground floor levels
PP/13/07676	2	1		Flat 5 11 Chelsea	Variation of condition 2 (The development hereby permitted

				Embankment SW3 4LE	shall not be carried out except in complete accordance with the details shown on submitted plans) of planning permission 12/03906 (Internal and external alterations to 4th 5th and 6th floors associated with the conversion of flats 5 & 6 to single apartment including replacement of 4th floor extension)
PP/13/07709	9	7		39-40 Lowndes Square SW1X 9JL	Demolition of main property with exception of front facade complete demolition of the mews buildings erection of a replacement five storey plus basement level property behind the retained facade erection of a two storey plus mansard mews property and provision of sub-basement levels under rebuilt properties containing 3 x studio units 3 x 4 bed units and 1 x three bed unit.
PP/13/07751	3	1		First/Second Floor Flat 49 Lennox Gardens SW1X 0DF	Amalgamate flats 1 2 3 into one residential unit. Erection of rear side infill extension at basement and ground floor level. Reconfigure rear basement extension for two open courtyard areas. Air conditioning units within rear light well.
PP/13/07753	2	1		9 Coleherne Mews SW10 9DZ	Conversion of two flats to single dwelling. Subterranean excavation beneath footprint.
PP/13/07764	5	1		4 Stanley Gardens W11 2ND	Conversion from 5 flats to one dwelling internal alterations reinstate basement stair replace roof with crown top mansard.
PP/14/00058		1		106 Draycott Avenue SW3 3AE	Change of use of the upper floors from sui-generis to residential (C3 use class) and construction of first floor extension.
PP/14/00179		1		9th Floor (Tank Room) Nell Gwynn House Sloane Avenue SW3 3AX	Convert former tank room into two bedroom mezzanine flat with small roof terrace. Installation of lights and air conditioning unit.
PP/14/00217	5	3		30 Pont Street SW1X 0AB	Internal alterations at all floor levels in connection with the amalgamation of residential units from 5 to 3 units; Slimlite double glazing to rear windows and secondary glazing to front windows; work to front entrance steps and rear ground floor

					roof light glazing.
PP/14/00265	2	1		Flat 10 23 Queen's Gate SW7 5JE	Amalgamation of Flats 10 and 11 to create a single residential unit remodelling of rear mansard façade and associated works
PP/14/00295	2	1		Flats 6 And 11 Moreton Mansions 185 Old Brompton Road SW5 0AN	Amalgamation of two first floor level flats into a single larger residential property.
PP/14/00465	2	1		Flats B And C 53 Golborne Road W10 5NR	Amalgamation of flats B and C into single maisonette and associated alterations.
PP/14/00510		1		123 Clarendon Road W11 4JG	Creation of 2 bedroom flat at ground and basement levels reconfiguration of shop unit provision of pavement lights and associated external alterations.
PP/14/00638	1	1		16 Pembridge Place W2 4XB	Works behind front elevation including partial demolition extensions and alterations to the property with the addition of lower ground and basement levels and front and rear lightwells.

Table 18 - Residential units completed between 01/04/2013 and 31/03/2014

Ref	Existing Units	Proposed Units	Proposed affordable units	Address	Description
PP/07/01102	1	2		24 Notting Hill Gate W11 3JE	Demolition of existing storage areas at basement level and re-build to incorporate new WC facilities and additional office/storage space for the shop unit, extend the property at ground floor level to create a larger shop unit, install a new shopfront and door to upper floors, convert existing 1st and 2nd floor office areas into residential use, by creating a first floor self contained studio flat and combining the second and third floors to provide a self contained maisonette, and carry out external repairs to front and rear facades and roof where necessary, existing windows to be retained and made good.

PP/07/03369		1		Lansdowne House Lansdowne Road W11 3LP	Proposed change of use of existing lower ground floor, part first and part ground floor, former studio/office complex to self-contained 4-bedroom dwelling involving internal and external alterations.
PP/07/03438	3	1		23 Old Church Street SW3 5DL	Erection of a single dwelling house on 4 storeys above basement. Identical to house granted permission in April 2007 (Ref:PP/07/00434) but with an extended basement, modifications to the internal layouts, minor alterations to the rear elevation and conservatory, and the addition of a sunken summer house/studio in the rear garden.
PP/08/00165		8		21-22 Hans Place W1X 0EP	Change of use of 21-22 Hans Place from Office Use to Residential Use comprising eight self-contained residential dwelling units, associated alterations and provision of air-conditioning plant equipment within vaults at basement level at front and rear of the building, minor alterations at roof level to accommodate plant, and refurbishment works. (Development linked to applications PP/08/0167 - 65 Sloane Street and PP/08/0168 -173-176 Sloane Street).
PP/09/00691	21	11		22-24 Cranley Gardens SW7 3DD	Refurbishment of 22-24 Cranley Gardens and associated alterations to create 11 flats; work to include removal of existing rear extensions, erection of rear extensions, formation of new basement and sub basement, installation of new roof including new dormer windows, rooflights and roof access. (Amendments to scheme granted planning permission 22 September 2008 - Ref: PP/08/1307) (MAJOR DEVELOPMENT)
PP/09/01341	4	1		68 Ladbroke Grove W11 2PB	Replacement of existing two-storey rear extension and added roof terraced area with a new three-storey rear extension incorporating a new roof terraced area, in connection with the conversion of the building from three self contained residential flats to a single family dwelling house.
PP/10/00275	1	1		56 Cathcart Road SW10 9JQ	Erection of four storey single family dwelling house incorporating basement under house and part of rear garden.
PP/10/00414		1		Clarendon Worksm, Clarendon Cross W11 4AP	Amendments to planning permission PP/09/01653 for change of use from (B1) office to (C3) single residential dwelling unit including excavation of a basement; relocation of refuse store and amendments

					to garage.
PP/10/00523		7		181-183 King's Road SW3 5EB	Change of use and extension of uppers floors from office use (Class B1) to 7 three bedroom residential properties. Erection of rear extension above existing ground floor of Chenil House & elevational alterations. Movement of front facade of no. 183 comprising retail (Class A1) at ground floor and residential (Class C3) above & refurbishment of retained elements. Formation of 7 car parking spaces at ground floor level & new access from Chelsea Manor Gardens and associated alterations.
PP/10/00625	1	5		Rear Of 35 Tadema Road SW10 0PZ	Demolition of existing buildings; construction of basement and part 2 storey, part 3 storey development to provide 5 self-contained dwellings, Class B1 business unit and provision of 5 car parking spaces. (Extension of Time Limit to planning permission ref: PP/07/00396).
PP/10/00892	1	1		Twenty Four And A Half Queen's Gate Mews SW7 5QJ	Erection of a new 2 storey (plus basement) single family dwelling
PP/10/02164		43	43	536 King's Road SW10 0TE	Demolition of existing building and erection of a seven storey building with 43 affordable residential units with associated access and landscaping. (Major Application).
PP/10/02175	2	1		5 & 6 Pont Street Mews SW1X 0AF	Combination of two separate adjacent houses into one involving demolition of existing with exception of two front facades to be retained. Construction of new dwelling incorporating new basement, retained facades, new interior arrangement, minor alterations to facades, construction of roof to replicate existing roof, with lift overrun.
PP/10/02286	7	3		36 Campden Hill Gardens W8 7AZ	Removal of conservatory to side and installation of sliding doors; extension to main roof, rooflight to rear basement lightwell; reorganisation of windows to rear elevation in connection with conversion of 7 self-contained flats to 3 residential units (Extension of Time Limit to Planning Permission ref. PP/07/01813)
PP/10/02346	1	1		116 Pavilion Road SW1X 0AX	Demolition of existing property apart from a portion of front facade and reconstruction of new dwelling incorporating the retained portion of

					facade; construction of front façade from fair-faced brick to match the retained first-floor brickwork
PP/10/02472	1			32 And 33 Hyde Park Gate SW7 5DN	Change of use from residential use to embassy use with ancillary residential accommodation, including combining 32 and 33 Hyde Park Gate internally to form a single property and erection of a flagpole on front elevation.
PP/10/02785	12	8		2-4 Limerston Street SW10 OHH	Amendments to PP/08/02044 (demolition of existing building and redevelopment of site for residential use to create two x 4 bedroom townhouses and four x 1 bed, two x 2 bed and one x 3 bed apartments), to provide one new 3 bedroom apartment, three 2 bed apartments and two 1 bed apartments and associated changes to rear elevation.
PP/10/02838		1		163-165 Westbourne Grove W11 2RS	Alterations including replacement rear extensions to include a basement addition in connection with the change of use from a hotel to a single dwelling house
PP/10/03120	1	2		10 &12 Exhibition Road SW7 2HF	The creation of two flats from existing residential flat.
PP/10/03199	3	1		65 Lansdowne Road W11 2LG	Conversion into single family dwelling including alterations to rear fenestration, formation of roof terrace to rear elevation at first floor level, excavation under front garden to create basement area, conversion of loft space and raising roof level 300mm and installation of roof lights.
PP/10/03870	1	6		19 & 19a Basil Street ~ (28 Hans Crescent) SW3 1BA	Demolition of existing single family dwelling at 19 Basil Street, erection of new building to accommodate 6 apartments at 19/19A Basil Street/28 Hans Crescent.
PP/10/03928	2	1		43 Redcliffe Gardens SW10 9JH	Erection of new rear extension including provision of new access door and installation of new railing to enclose a terrace at first floor level associated with the conversion of the first and second/third flats into one self-contained dwelling unit.
PP/10/04057	1	2		66a Pont Street SW1X OAE	Conversion of existing basement flat into two self contained flats.

PP/09/02786	134	134	134	Wornington Green Phase 1, Wornington Road, Wornington Green, (Munro Mews, Portobello Road) W10	Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of community facilities and associated outdoor adventure playspace (total 1,883 square metres) (within Use Classes D1 and D2), relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres), reprovision of 20 lock ups (within Use Class B8), provision of up to 604 car parking spaces (on street and off street) and 1177 cycle parking spaces.
PP/11/00082	4	1		3 Kensington Park Gardens W11 3HB	Amalgamation of 4 apartments into 1 single apartment and replacement of external windows and other external alterations to facade at lower and upper ground floor levels.
PP/11/00118	1	1		14 Queen's Gate Mews SW7 5QJ	Demolition and rebuilding to provide two storey mews dwellinghouse with single storey basement
PP/11/00261		1		38- 42 Onslow Square SW7 3NS	Conversion of existing guest rooms to a three bedroom self contained basement flat including minor external alterations at lower ground floor level.
PP/11/00891		1		19 - 21 Onslow Square SW7 3NJ	The conversion of the properties store room into a single self contained residential unit at basement level.
PP/11/01253	1	1		6 Harriet Walk SW1X 9JH	Erection of a new dwellinghouse with an integral garage and double storey basement under the property footprint.
PP/11/01383	2	1		478 King's Road SW10 0LF	Planning Permission is sought for the rebuilding of the property behind the front elevation and part of the rear elevation, involving the provision of a sub-basement, the erection of rear extensions at lower ground, ground, and 2nd floor levels, the provision of air conditioning/heat pump plant at roof level, the installation of areas of glazing in the main roofslopes, and for elevational alterations at the front and rear. The rebuilt property would comprise one single family dwelling house in place of the two self contained residential

					maisonettes in the existing property.
PP/11/01993		2		25 - 39 Thurloe Street SW7 2LQ	Erection of single storey mansard extension and associated works across the terrace at 25-39 Thurloe Street to provide two self-contained residential units within Class C3, additional residential floorspace and replacement of existing office floorspace within Class B1. (Extension of Time Limit to Planning Permission ref: PP/09/00953)
PP/11/02477	4	1		3 Upper Phillimore Gardens W8 7HF	Redevelopment of four storey side wing and parts of rear elevation; alterations to roof and provision of new dormer windows at main roof level; erection of a rear extension at lower ground floor level; excavation to provide a part 2/ part 3 storey basement under main house, garages and parts of front and rear gardens; redevelopment of rear garages; alterations to fenestration across the property and railings to front boundary.
PP/11/02801		1		73 Linden Gardens W2 4HB	Change of use of nursery within Use Class D1 to self-contained residential unit within Use Class C3.
PP/11/03172		1		22 Ladbroke Square W11 3NA	Change of use from existing Sui Generis to Class C3 (residential) as a single family dwelling.
PP/11/03658	11	5		6 Palace Gate W8 5NF	Variation of condition 2 of planning permission PP/10/03827 for minor material amendments to approved scheme including reduction of permitted residential units from 6 to 5 and replacement of non original glazing within the windows to front elevation with new triple laminate glass.
PP/11/04205	1	2		51 Campden Hill Road W8 7DY	Redevelopment to provide two new houses incorporating three storeys plus lower ground and basement levels, and rooms within the roofspace.
PP/11/04314	2	1		14 Harley Gardens SW10 9SW	Excavation to form basement under existing garage, driveway and front garden, erection of infill extension at rear at lower ground and ground floor levels, raising of height of existing garage, and provision of flat roof at main roof level in place of existing pitched roof structure, all in association with amalgamation of existing self contained flat at lower

					ground floor level with existing residential unit above at ground, first, second, and third floor levels to form one single family dwelling house.
PP/12/00091	1	1		12 Hillsleigh Road W8 7LE	Extensions, alterations and partial demolition of existing two storey dwelling house to create four storey house including increase in roof height below existing parapets, development below existing ground floor level to create basement served by pavement lights, fenestration and access alterations, replacement railings and new roof lights.
PP/12/00308	2	1		27 Langton Street SW10 0JL	Lowering of the rear garden level and construction of a side infill return extension with a skylight and painted timber French doors. Refurbishment of the property including the connection of the basement flat with the main house above to form one dwelling.
PP/12/00310	1	2		8 Treadgold Street W11 4BP	Conversion from house to two flats including 1x1 bedroom flat at ground floor and 1x2 bedroom flat at first floor and attic levels and erection of single storey rear side extension.
PP/12/00446	2	1		64 Campden Street (54 Bedford Gardens) W8 7EH	Amalgamation of 54 Bedford Gardens and 64 Campden Street into new single family dwelling, including demolition of existing mews house and reconstruction of main house with facade retention and new subterranean basement.
PP/12/00469		6		Wellington Pub, 268 Fulham Road SW10 9	Change of use of the floors 1 to 4 from hotel (Class C1) to residential (Class C3) for creation of 6 self-contained dwelling units including installation of new rooflights and erection of a new chimney and replacement of external plant and duct work and alterations to the ground floor front and side elevations.
PP/12/00583		1		36 Clarendon Road W11 3AD	Lower ground ground and first floor side extension and lower ground level rear extension with lightwells formation of new basement flat.
PP/12/00618	3	4		5-7 Yeoman's Row SW3 2AL	Creation of a new dwelling at ground floor level.
PP/12/00973	2	1		The Order Of The Cross, 10 De Vere Gardens W8 5AE	Conversion of existing private member's club including 2 self contained residential units to one single family dwelling house with associated internal and external alterations.

PP/12/01059	1	1		11 Seymour Walk SW10 9NE	Demolition of existing 1950s two storey building with half basement, erection of replacement three storey terrace building plus extended basement, re-landscaping of rear garden plus lightwell
PP/12/01131	4	1		48 St Quintin Avenue W10 6PA	Erection of two rear extensions to rear at ground floor. Excavation of additional subterranean accommodation at front and rear with rear and front lightwell. New railings to front and rear lightwells. Erection of dormer to rear roof. Insertion of three rooflights to front roofslope. Deconversion to a single dwelling.
PP/12/01242	1	2		37 Scarsdale Villas W8 6PU	Creation of room at basement level under front parking forecourt and rear garden, single storey rear infill extension and creation of step access to rear garden, modification to rear elevation window and internal layout changes related to creation of new residential unit.
PP/12/01438	2	1		16 Chelsea Embankment SW3 4LA	Amalgamation of two flats (upper ground floor and lower ground floor) into one dwelling, three replacement windows and new door to rear elevation at upper ground floor level and one new window to flank elevation and associated internal alterations.
PP/12/02092		1		170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/02240	2	1		65-69 Pottery Lane W11 4NA	Amalgamation and change of use of B1 units to form a single dwellinghouse, subterranean development and associated alterations to front elevation.
PP/12/02498	3	1		173 Westbourne Grove W11 2RS	Conversion of 3 flats to 1 residential unit including alterations to external doors, windows and terrace.
PP/12/02520	2	1		71 Onslow Gardens SW7 3QD	Alterations to amalgamate the front and rear basement and ground floor flats (Flats 1 & 2) into a single residential unit including replacement of window in front basement area, replacement of glazing to existing sashes and replacement of glazed roof to lightwell.
PP/12/02563		1		3 Queen's Elm Parade Old Church Street SW3 6EJ	Change of use of the first and second floor from retail A1 (ancillary space to the retail unit at ground level) to residential C3 to form a one bed flat.

PP/12/02575	2	1		43 Kensington Park Gardens W11 2QT	Conversion and unification of existing upper maisonette and lower ground floor unit to form a single family dwelling and internal works.
PP/12/02584		1		46 Cheniston Gardens W8 6TH	Proposed change of use from offices to residential (Use Class C3) to provide one single dwellinghouse, proposed new lift motor room with new lift in an existing shaft, proposed installation of new sky-lights to flat roof
PP/12/02817		3	3	Holmefield House Hazlewood Crescent W10 5FR	Creation of three garden flats to current vacant undercroft. Construction of ramped access within courtyard garden and stepped entrance off Hazlewood Crescent.
PP/12/02821	4	1		55 Scarsdale Villas W8 6PU	Excavation and provision of single-storey subterranean extension beneath the footprint of the main building and beneath part of front and rear garden areas; erection of lightweight infill extension at lower ground floor level; fenestration alterations including replacement of single glazed sash windows with new double-glazed units and insertion of skylights at main roof level in connection with to a single-family dwellinghouse.
PP/12/02875	3	3		45 - 47 Cheval Place SW7 1EW	Demolition of existing building containing office accommodation (118 sq m GEA) and 3 flats (1 x 2 bed flat and 2 x 3 bed flats) and construction of a four storey building plus subterranean extension containing 3 flats (2 x 3 bed flats and 1 x 2 bed flat) together with associated parking and amenity space.
PP/12/03123	2	1		42 Adam And Eve Mews W8 6UJ	Demolition and reconstruction of mews house behind retained street facade including addition of new basement storey below the house and alteration of roof to provide mansard roof extension
PP/12/03953		1		131 Holland Park Avenue W11 4UT	Use of the 3rd floor as a residential flat for use in connection with Embassy.
PP/12/04190		1		62 Elm Park Gardens SW10 9BP	Change of use of basement from storage to 1-bed residential flat (Class C3) together with alterations to the front and rear elevations
PP/12/04207		1		74 Elm Park Gardens SW10 9PD	Change of use of basement from storage to a self contained studio flat (Use Class C3).

PP/12/04262	1			20 East Row W10 5AW	Development of a children's home with associated garden landscaping and parking following demolition of existing residential dwelling and removal of buttress to listed boundary wall.
PP/12/04290			1	1 Bedford Gardens W8 7ED	Partial change of use from retail showroom/shop (Use Class A1) to residential 1 bedroom dwelling unit (Use Class C3) at ground floor level with retention of shop.
PP/12/04647	2		1	28 Upper Addison Gardens W14 8AJ	Conversion of 2 flats at ground floor and lower ground floor into 1 flat. Alterations to French doors and creation of windows to front and rear.
PP/12/04689	1			The Duke Of Wellington Public House, 179 Portobello Road W11 2ED	Change of use of ancillary bedrooms to first floor for use as function rooms and customer toilets.
PP/12/04891	2		1	14 Treadgold Street W11 4BP	Conversion from two separate self-contained flats into single dwelling replacing windows to loft extension removal of timber staircase from rear extension creation of window to first floor rear addition (facing garden) glazing and side extension at rear ground floor level.
PP/12/04908	1		2	13 Scarsdale Villas W8 6PT	Creation of a self contained flat on lower ground floor. Alterations to front window and provision of railing to front lightwell.
PP/12/05050	1			10-11 And 12 Blacklands Terrace SW3 2SR	Expansion of bookshop into adjacent retail unit at 12 Blacklands Terrace, change opaque glazing to clear, decorate unit frontage to match existing colour (black), re-install glazing above door to no.12, internal alterations to create opening between properties and refurbishments
PP/13/00495			2	2 12 Chesterton Road W10 5LX	Conversion of a 7 bedsit hostel into 2 maisonette style flats (one x 4 bedroom and one x 3 bedroom flats).
PP/13/00885	1			174 Pavilion Road SW1X 0AW	Temporary change of use of ground and 1st floor from residential use (Use Class C3) to office use (Use Class B1) for the period up to 01/10/2016

PP/13/01141		1		Pier House, 31 Cheyne Walk SW3 5HN	Creation of new 1 bedroom apartment mainly within existing footprint of Pier House
PP/13/01737	3	1	1	161 Barlby Road W10 5LN	Conversion of 3 no. bedsits on 3 levels into 1 no. 3 bedroom dwellinghouse
PP/13/02124		1		91-95 Campden Hill Road W8 7BD	Construction of infill extension and conversion of redundant store room to form 1 No. 2 bed self-contained flat.
PP/13/02125		1		Kensington Heights, 91-95 Campden Hill Road W8 7BD	Erection of infill style extension at rear ground floor level and conversion of redundant entrance lobby to form 2 bedroom self-contained flat.
PP/13/02679	2	1		45 Paultons Square SW3 5DT	Insertion of an internal stair case between lower ground and ground floor level in association with amalgamation of two residential units into one.
PP/13/07159		236		Charles House, 375, Kensington High Street (and The Radnor Arms), W14 8QH	Outline planning permission: SCHOOL COMPONENT: - The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale. RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; plant & equipment and all necessary associated and ancillary works (MAJOR APPLICATION)
PP/13/03018	2	2		30 The Boltons SW10 9TD	Demolition and rebuilding to provide 3 storey house and 2 storey cottage
PP/13/03475	2	1		55 Lexham Gardens W8 5JS	Linking ground floor basement flat with first floor flat to create one flat new windows and doors to the rear elevation and flank wall of the closet wing and demolition of part of the existing parapet wall to the

					terrace to be replaced by railings.
PP/13/03510		1		57 St Helen's Gardens W10 6LN	Change of use of rear ground floor level and rear basement level from A1 to form a self contained residential unit. Single storey rear extensions at basement level and alterations to fenestration in the rear of the building
PP/13/03856	2	1		15a Edith Grove SW10 0JZ	Erection of additional storey at third floor level, extensions to front and rear at second floor level, elevational alterations at front, and rebuilding of rear extension at ground floor level, all in association with combining self contained flat at ground floor level, and self contained maisonette at 1st and 2nd floor levels, to provide one single family dwelling house
PP/13/04250	2	1		5 Mortimer Square W11 4BY	Conversion of 1 no. single dwelling into 2 no. self contained flats (retrospective)
PP/13/04722	4	1		66 Pont Street SW1X 0AE	Change of use from 4 apartments to single dwelling house including extension to the rear and car parking.
PP/13/06767	8			44 Queen's Gate Terrace SW7 5PJ	Change of use from residential (C3) to embassy (sui generis). Construction of rear extension to provide garage with lowering of floor at rear internal alteration to provide lift alteration to roof and associated works.
PP/13/06811	2	5		293 Ladbrooke Grove W10 6HE	Subdivision of ground floor/basement maisonette into 2 self-contained flats and change of use of 1st 2nd 3rd and 4th floors from HMO to 3no. studio units including refurbishment and other associated works.
PP/14/00465	2	1		53 Golborne Road W10 5NR	Amalgamation of flats B and C into single maisonette and associated alterations.

Table 19 - Certificate of Lawful use - 2014 (as of 17 November 2014)

Ref	Address	Proposal	Net loss	Decision Date
CL/13/05611	22 Pembridge Crescent, LONDON, W11 3DS	Conversion of x 6 flats into 2 dwellings (Certificate of Lawfulness - proposed)	-4	21/01/2014
CL/13/05891	Flat 4, 14 Cheniston Gardens, LONDON, W8 6TQ	Retention of two UPVC windows to front elevation of property at second floor level (Certificate of Lawful Existing Development)	0	22/01/2014
CL/13/05892	Flat 5, 14 Cheniston Gardens, LONDON, W8 6TQ	Retention of two UPVC windows to front elevation of property at third floor level (Certificate of Lawful Existing Development)	0	22/01/2014
CL/13/06148	26 East Row, LONDON, W10 5AW	Operation of mini cab business from home (Certificate of Lawful Proposed Use)	0	10/01/2014
CL/13/06223	6 Hobury Street, LONDON, SW10 0JD	Basement extension under footprint of original house.	0	24/01/2014
CL/13/06267	15 Draycott Place, LONDON, SW3 2SE	Installation of internal partition at lower ground floor level. Existing lower ground floor entrance from lightwell to be used for lower ground floor studio. (Certificate of Lawful Proposed Use/Development)	0	04/02/2014
CL/13/06315	Flat 8, 41 Lexham Gardens, LONDON, W8 5JR	Confirmation existing use of covered balcony area with installation of double glazed windows to rear balcony area at 2nd floor level is lawful (Certificate of Existing Use).	0	13/01/2014
CL/13/06525	50 Hyde Park Gate, LONDON, SW7 5DX	Certificate of Lawful Proposed Development to confirm that the implementation of either the works described under Option A (basement excavation, piling and underpinning works) or alternatively those under Option B (external alterations to property consisting the demolition of the rear first floor level projecting bay/extension, construction of the new rear wall in its place and associated window opening plus the alterations to the window cill levels of the five rear windows and the removal of the first floor level balconies to the rear of the site plus making good the property.	0	13/01/2014

CL/13/06533	5 Cheniston Gardens, LONDON, W8 6TG	Installation of UPVC doors and windows to the front elevation of the property (certificate of lawful existing development)	0	05/03/2014
CL/13/06539	43 Markham Square, LONDON, SW3 4XA	Lowering and alteration of general internal arrangement of existing coal vaults to front of property. (certificate of lawful proposed development)	0	07/01/2014
CL/13/06592	1 Hans Place, LONDON, SW1X 0EU	Installation of internal lift and associated internal alterations (Certificate of Proposed Development).	0	03/01/2014
CL/13/06725	72 Stanhope Mews East, LONDON, SW7 5QT	Installation of timber front door and fanlight above in place of existing metal entrance gate at front at ground floor level.	0	30/01/2014
CL/13/06731	12 Acklam Road, LONDON, W10 5QZ	Taxi-cab pick-up point ancillary to nightclub (Certificate of Proposed Use).	0	14/01/2014
CL/13/06741	72 Scarsdale Villas, LONDON, W8 6PP	Excavation and provision of an additional storey beneath footprint of existing building (certificate of lawful proposed development).	0	14/01/2014
CL/13/06743	72 Scarsdale Villas, LONDON, W8 6PP	Alterations to rear doors and windows at lower ground and ground floor levels (certificate of lawful proposed development)	0	14/01/2014
CL/13/06809	3 Somerset Square, LONDON, W14 8EE	Construction of rear single storey conservatory extension (Certificate of Proposed Development).	0	17/01/2014
CL/13/06810	53 Radnor Walk, LONDON, SW3 4BT	Confirmation that the existing use of property as 2 separate dwelling units is lawful (Certificate of Existing Use).	1	27/05/2014
CL/13/06844	12 North Pole Road, LONDON, W10 6QL	Change of use of single dwelling home into six self-contained residential units (Certificate of Existing Use).	0	15/01/2014
CL/13/06911	46 Lennox Gardens, LONDON	Merging of lower ground floor and ground floor flats to form one dwelling unit over two floors (Certificate of Proposed Development)	-1	16/01/2014
CL/13/06945	10-12 Pembridge Villas, LONDON, W11 2SU	Change of use of two dwellings into single dwelling house and associated alterations (Certificate of Proposed Development/Use).	-1	17/01/2014
CL/13/06958	36 Lansdowne Crescent, LONDON, W11 2NT	Reinstatement of internal connecting stair to the basement and ground floor and conversion of property from five self-contained dwellings to a single dwelling (Certificate of Proposed Development/Use).	0	21/01/2014
CL/13/06991	14 Lansdowne Road, LONDON, W11 3LW	Conversion to single dwelling house (certificate of proposed use).	-2	03/02/2014

CL/13/07103	2b Ledbury Mews North, LONDON, W11 2AF	Confirmation of lawful use of property as a live/work unit (sui generis use class). (Certificate of Existing use).	0	24/01/2014
CL/13/07142	Flat 4, 15 Cheyne Place, LONDON, SW3 4HH	Creation of enlarged skylight (certificate of proposed development).	0	30/01/2014
CL/13/07282	62 Bedford Gardens, LONDON, W8 7EH	Alterations to west elevation, replacement of area of hard standing between west elevation and boundary (Certificate of Proposed Development).	0	12/02/2014
CL/13/07294	127 Abbotsbury Road, LONDON, W14 8EP	Erection of studio within rear garden for study use (Certificate of proposed development).	0	17/01/2014
CL/13/07299	22 Pembridge Crescent, LONDON, W11 3DS	Conversion of 6 flats into 3 flats (Flat 1 - Lower Ground and Raised Ground, Flat 2 - First floor, Flat 3 - Second and Third floors)- Certificate of proposed development/use.	-3	06/02/2014
CL/13/07390	20 Mulberry Walk, LONDON, SW3 6DY	Construction of single storey basement under footprint of building (Certificate of proposed development).	0	05/03/2014
CL/13/07406	22 Queen's Gate Place Mews, LONDON, SW7 5BQ	Installation of painted timber framed double glazed sliding doors at rear at ground and first floor levels.	0	11/02/2014
CL/13/07486	20 Redburn Street, LONDON, SW3 4BX	Conversion of basement and raised ground floor flat into single unit (certificate of proposed development).	1	12/02/2014
CL/13/07514	29 Warwick Gardens, LONDON, W14 8PH	Confirmation that the timber framed and plastic sheeting clad conservatory type structure to the rear of the premises at second floor level (raising no higher than the property's eaves level), has subsisted for over four years and is now lawful.	0	28/02/2014
CL/13/07530	46 Jubilee Place, LONDON, SW3 3TQ	Erection of enclosure in rear garden of dwellinghouse (Certificate of Proposed Development)	0	14/02/2014
CL/13/07600	108 Lancaster Road, LONDON, W11 1QS	Confirmation that D1 use is lawful (Certificate of Existing Use).	0	24/01/2014
CL/13/07616	Flat 4A, 63 Linden Gardens, LONDON, W2 4HJ	Replacement of single glazed windows with double glazed windows (Certificate of Proposed Development/Use)		30/01/2014
CL/13/07637	55 Sloane Gardens, LONDON, SW1W 8ED	Conversion of two flats into single dwellinghouse (Certificate of Proposed Development/Use)	-1	17/02/2014

CL/13/07648	2 Blenheim Crescent, LONDON, W11 1NN	Confirmation that the rear roof terrace is lawful (Certificate of Existing Use).	0	17/02/2014
CL/13/07735	43 Markham Square, LONDON, SW3 4XA	Excavation of sub basement (certificate of lawful proposed development)	0	20/02/2014
CL/14/0174	The Garden House, 38 Gloucester Road, LONDON, SW7 4QT	Creation of single storey extension to southern elevation (Certificate of Proposed Development).	0	18/03/2014
CL/14/0228	Flat 37, Chelsea Reach Tower, World's End Estate, LONDON, SW10 0EG	Ancillary use of apartment (C3) as mini cab business (Sui Generis) (Certificate of Proposed Use)	0	01/04/2014
CL/14/0282	57 Bedford Gardens, LONDON, W8 7EF	Formation of a new basement level (certificate of lawful proposed development)	0	17/03/2014
CL/14/0354	Spanish And Portuguese Synagogue, St James's Gardens, LONDON, W11 4RB	Use of synagogue as a place of worship (D1) and day nursery (D1) (Certificate of proposed use)	0	20/03/2014
CL/14/0373	44 Pembridge Villas, LONDON, W11 3EG	Confirmation that the property can be used for C3 residential use (Certificate of Existing Use)	0	17/04/2014
CL/14/0597	67 Clarendon Road, LONDON, W11 4JE	Use of the property as single residence (Certificate of Proposed Development)	-3	26/03/2014
CL/14/0599	6 Essex Villas, LONDON, W8 7BN	Lower ground floor; remove bay window to rear and replace with infill extension into garden, install sliding folding glass doors (Certificate of proposed development)	0	28/03/2014
CL/14/0602	18 Astwood Mews, LONDON, SW7 4DE	Alterations and replacement of fenestration, re-cladding the roof and loft conversion	0	28/03/2014
CL/14/0664	9 Lexham Gardens, LONDON, W8 5JJ	Replacement of windows (Certificate of existing use).	0	07/04/2014
CL/14/0666	9 Lexham Gardens, LONDON, W8 5JJ	Railings to roof (Certificate of existing use).	0	08/04/2014
CL/14/0762	4 Queensberry Mews West, LONDON, SW7 2DU	Use of former garage as living space (certificate of lawful existing use)	0	04/04/2014

CL/14/0851	12 Reece Mews, LONDON, SW7 3HE	Replacement of first floor railings to juliet balcony and second floor roof terrace with glass balustrade. (Certificate of proposed use)	0	14/04/2014
CL/14/0922	20 Barlby Road, LONDON, W10 6AR	Construction of rear extension (certificate of lawful proposed development)	0	28/02/2014
CL/14/0925	2 Crescent Place, LONDON, SW3 2EA	Lowering of existing ground floor level within property. (certificate of lawful proposed development)	0	11/04/2014
CL/14/0953	Flats 2 and 3, 34 Phillimore Gardens, LONDON, W8 7QF	Rebuild retaining wall in brick and re-render, replace concrete with York Stone steps (Certificate of Proposed Development).	0	14/05/2014
CL/14/0954	Flat 69, Campbell Court, 1-7 Queen's Gate Gardens, LONDON, SW7 4PD	Construction of 1.55 metre high timber trellis fence along balcony edge of roof terrace (certificate of existing use)	0	14/04/2014
CL/14/0986	5 Portobello Mews, LONDON, W11 3DQ	Replacement of timber door with timber framed window on front elevation. Replace brick wall to match existing. (Certificate of Lawfulness for proposed development.)	0	01/04/2014
CL/14/01041	25A-28, 29 Glebe Place, and 45 Bramerton Street, LONDON, SW3	Change of use of three units into one dwelling (Certificate of Proposed Use/Development)	-2	25/04/2014
CL/14/01051	30 Burnaby Street, LONDON, SW10 0PJ	Erection and replacement of dormer to rear of property in materials of similar appearance to the existing dwelling (Certificate of proposed use)	0	15/04/2014
CL/14/01128	Flat 3, 31 Evelyn Gardens, LONDON, SW7 3BJ	Lawful development certificate for proposed amalgamation of flats 3 and 4 into a single flat	-1	24/04/2014
CL/14/01145	Flat 4, Northaw House, Sutton Way, LONDON, W10 5EP	Use of flat as operation centre for mini cab service (Certificate of existing use).	0	05/06/2014
CL/14/01152	19 Petersham Mews, LONDON, SW7 5NR	Raising height and changing style of ground floor front window and fanlight over front door, replacement of upper windows and doors in traditional timber framed style (Certificate of Proposed Development).	0	22/04/2014

CL/14/01231	46 Highlever Road, LONDON, W10 6PT	Confirmation that permission PP/11/00010 has been lawfully implemented following clearing and digging for the erection of side extension (Certificate of Lawful Existing Use or Development)	0	29/04/2014
CL/14/01289	Flat C and Flat D, 12 Bolton Gardens, LONDON, SW5 0AL	Certificate of Lawful Proposed Use or Development for the amalgamation of two self-contained residential flats (Use Class C3) into a single residential unit (Use Class C3).	-1	02/05/2014
CL/14/01299	70 Cheniston Gardens, LONDON, W8 6TD	Sub division of property into two self contained flats, and extensions and alterations.	0	28/04/2014
CL/14/01332	26 Sloane Gardens, LONDON, SW1W 8DJ	Internal alterations including extension into pavement vault, waterproofing and wall underpinning (certificate of lawful proposed development)	0	28/04/2014
CL/14/01417	8 Hillgate Street, LONDON, W8 7SR	Provision of safety railings, planters and timber decking to rear terrace (certificate of lawful existing use)	0	22/05/2014
CL/14/01487	Durrels House, 28-46 Warwick Gardens, LONDON, W14 8QB	Erection of eight garages within rear of site (Certificate of Lawful Existing Development).	0	06/05/2014
CL/14/01519	Unit 11, 222 Kensal Road, LONDON, W10 5BN	Use of building as Chauffeur company and office (Certificate of Proposed Development/Use)	0	22/05/2014
CL/14/01580	28-29 Hans Place, LONDON, SW1X 0JY	Amalgamation from eleven flats into seven flats involving internal alterations only (Certificate of Proposed Development/Use)	-4	06/05/2014
CL/14/01583	14 Broadwood Terrace, LONDON, W8 6PL	Private hire use (certificate of lawful use).	0	22/05/2014
CL/14/01601	3 The Boltons, LONDON, SW10 9TB	Alterations to height of garage door within existing aperture. (Certificate of proposed use).	0	20/05/2014
CL/14/01639	Flat 19, Lizmans Terrace, 89-95 Earl's Court Road, LONDON, W8 6EF	Installation of timber gates in rear garden wall (facing Stratford Road) for disabled access.	0	08/05/2014

CL/14/01647	7 Tor Gardens, LONDON, W8 7AB	Construction of a single storey conservatory to the lower ground level (Certificate of Proposed Lawful Development)	0	07/05/2014
CL/14/01763	60 and 62 Pont Street, LONDON, SW1X 0AE	Amalgamate two residential units into one (Certificate of proposed use)	-1	13/05/2014
CL/14/01777	105B Clarendon Road, LONDON, W11 4JG	Proposed change of use and conversion of the integral garage at lower ground floor level to form a sitting room together with internal alterations.	0	15/05/2014
CL/14/01985	50 Warwick Gardens, LONDON, W14 8PP	Removal of cornice and ledge on the north face of building abutting the church and west face (Certificate of Proposed Development/Use)	0	03/06/2014
CL/14/01992	Flat 6, 15 Evelyn Gardens, LONDON, SW7 3BE	Installation of 1 extractor fan to south elevation and 1 boiler flue to north elevation (Certificate of proposed development)	0	04/06/2014
CL/14/01995	Flat A, 8 Longridge Road, LONDON, SW5 9SL	Use of residential unit as a private hire vehicle operator, taking telephone and on-line bookings (Certificate of Proposed Use)	0	23/07/2014
CL/14/02031	Dreamworks House, 18G Gunter Grove, LONDON, SW10 0UJ	Use as dwellinghouse (C3) and use of flat roof as terrace (Certificate of existing lawful use) .	0	05/08/2014
CL/14/02093	Flat 6, 35 Hornton Street, LONDON, W8 7NR	The use of the roof as a roof terrace.	0	23/06/2014
CL/14/02175	61 Harrington Gardens, LONDON, SW7 4JZ	Change of use from 6 self-contained flats to 3 self-contained flats (certificate of lawful proposed use)	-4	04/06/2014
CL/14/02186	61 Harrington Gardens, LONDON, SW7 4JZ	Change of use from 6 self contained flats to 2 self contained flats.	0	04/06/2014
CL/14/02203	187 Cromwell Road, LONDON, SW5 0SE	Use as 6 self-contained flats (Certificate of existing use)	0	13/06/2014
CL/14/02210	150 Warwick Road, LONDON, W14 8PS	Change of use of the basement and ground floor from A4 to Class Use A2 (Financial and Professional Services) is lawful (Certificate of Existing Use)	0	18/06/2014
CL/14/02236	15A St Mary Abbot's Terrace, LONDON, W14 8NX	Laying a steel grate to the front and rear of the site. (Certificate of Proposed Development) .	0	09/06/2014

CL/14/02238	13 Morton Mews, LONDON, SW5 0TE	Alterations to elevations and flank wall involving replacement of garage door opening with new window frames and glazing, enlargement of window opening and replacement window frames and glazing, new front door to replace metal grille, enlargement of basement windows by removal of central pier between paired openings, replacement frameless glazing and ground floor windows, removal of metal security grilles, enlargement of window openings, replacement window frames and opaque glazing (Certificate of Proposed Development).	0	17/06/2014
CL/14/02258	44 Hans Crescent, LONDON, SW1X 0LZ	Change of use of ground floor and basement from Class Use A1 (retail) to Class Use A2 Financial and professional Services (Certificate of Proposed Development/Use)	0	11/06/2014
CL/14/02299	43 St Mary Abbot's Terrace, LONDON, W14 8NX	Laying a steel grate to the front and rear of the site (Certificate of Proposed Development).	0	17/06/2014
CL/14/02316	111 Talbot Road, LONDON, W11 2AT	Existing use within Use Class A1 at ground floor and basement (certificate of lawful existing use)	0	10/06/2014
CL/14/02319	11 Pembridge Place, LONDON, W2 4XB	Construction of single storey basement confined to footprint of main house; single storey rear extension at lower ground floor level; insertion of new windows in flank wall and erection of outbuilding (Certificate of Proposed Development).	0	11/06/2014
CL/14/02329	34 Lansdowne Crescent, LONDON, W11 2NT	Amalgamation of two residential units (ground and upper floor maisonette and basement flat) into a single dwellinghouse, including reinstatement of internal connecting stair between basement and ground floor level (certificate of lawful proposed use or development)	-1	25/06/2014
CL/14/02330	6 Collingham Place, LONDON, SW5 0PY	Use as 15no self contained units. (certificate of lawful existing use)	0	11/06/2014
CL/14/02345	38 Cathcart Road, LONDON, SW10 9NN	Amalgamation of 3 flats to form single dwelling house (Certificate of Proposed Development).	-1	11/06/2014
CL/14/02438	24 Petersham Place, LONDON, SW7 5PU	Replacement of garage doors with window to match ground floor window (Certificate of Proposed Development/Use)	0	12/05/2014

CL/14/02441	24 Petersham Place, LONDON, SW7 5PU	Confirmation that the use of the garage for domestic habitable use (Dining room) is lawful (Certificate of Existing Use)	0	12/05/2014
CL/14/02478	147 Old Church Street, LONDON, SW3 6EB	Construction of swimming pool (certificate of proposed use).	0	04/09/2014
CL/14/02527	12 Holland Road, LONDON, W14 8BA	Rear extension at basement level (Certificate of Proposed Development).	0	03/06/2014
CL/14/02766	Flat 1, 2 Gledhow Gardens, LONDON, SW5 0BL	Use of premises to take telephone bookings associated with chauffeur operation (Certificate of Existing Use).	0	09/07/2014
CL/14/02858	5 Young Street, LONDON, W8 5EH	Basement use as B1 Business (Lawful Proposed Use)	0	14/07/2014
CL/14/02865	First Floor Flat, 86-88 Lexham Gardens, LONDON, W8 5JB	Replacement of single glazed sash and casement windows by double glazed sash and casement windows at front, side and rear first floor elevations, excluding windows reference W12, W14, W15 and W16 at rear upper and lower first floor mezzanines.	0	22/08/2014
CL/14/02934	10 Somerset Square, LONDON, W14 8EE	Erection of single storey glazed conservatory extension to rear of property (Certificate of Lawful Development - Proposed)	0	08/07/2014
CL/14/03022	8 Langton Street, LONDON, SW10 0JH	Regularisation of property as existing single dwellinghouse including use of existing terrace at 2nd floor level, existing extensions at basement at rear with decking and steps at rear between ground and basement level (Certificate of Existing Use/Development)	0	14/07/2014
CL/14/03056	47 St Helen's Gardens, LONDON, W10 6LN	Conversion of two self contained flats into a single family dwelling (Certificate of Proposed Development).	-1	10/07/2014
CL/14/03169	7 Montpelier Street, LONDON, SW7 1EX	Extend A1 use as sandwich bar at unit 5, to larger part of basement area (Certificate of Proposed Use)	0	22/07/2014

CL/14/03249	3 Netherton Grove, LONDON, SW10 9TQ	Conversion of front integral garage space (at lower ground floor level) to habitable room and installation of replacement garage door with integrated high level window (Certificate of Proposed Development/Use)	0	29/07/2014
CL/14/03251	10 Mallord Street, LONDON, SW3 6DU	Formation of single-storey basement level under existing footprint of building (Certificate of Proposed Development)	0	29/07/2014
CL/14/03259	12 Ashburn Gardens, LONDON, SW7 4DG	Use of property as a University Study Centre (Use Class C2 - Residential Institutions) comprising student accommodation, with a lounge/lecture room at ground floor level.	0	22/07/2014
CL/14/03376	5E Hayden's Place, LONDON, W11 1LY	Erection of roof terrace and mature roof top planting (Certificate of existing use).	0	04/08/2014
CL/14/03482	31 Chepstow Villas, LONDON, W11 3DR	Combine two self contained residential units into a single dwellinghouse (Certificate of Lawful Proposed Use/Development).	-1	09/07/2014
CL/14/03488	31 Chepstow Villas, LONDON, W11 3DR	Confirmation the existing property has been used as 2 separate maisonettes for at least 61 years (Certificate of Lawful Existing Use)	0	01/08/2014
CL/14/03661	Baden Powell House, 65-67 Queen's Gate, LONDON, SW7 5JS	Residential flat (C3 use of class) on 6th floor, conference/training (D1 use of class) on basement, ground and second floor. Hostel accommodation on 3rd, 4th, 5th and part of 6th floor and business on ground, 1st floor offices. (Certificate of existing use).	0	01/08/2014
CL/14/03670	Flat 1, 10 Arundel Gardens, LONDON, W11 2LA	Confirmation that consent reference 11/00746 for infill extension below existing main staircase and the non-material amendment consent reference 13/03522 to reinstate the window within recess have been implemented (Certificate of Existing Use/Development)	0	05/08/2014

CL/14/03681	67 Abingdon Road, LONDON, W8 6AN	Certificate of Lawful Proposed Development for the erection of a means of enclosure comprising of a solid plinth wall with added railings above and measuring less than one metre in height, to the front and part side boundary lines of the property.	0	08/08/2014
CL/14/03684	1 Pangbourne Avenue, LONDON, W10 6DJ	Installation of two skylights recessed into roof (Certificate of proposed development).	0	12/08/2014
CL/14/03809	25 Bywater Street, LONDON, SW3 4XH	Conversion of basement to habitable space (certificate for proposed development).	0	18/08/2014
CL/14/03880	55 Shawfield Street, LONDON, SW3 4BA	Construction of 3m single storey rear extension (Certificate of Lawful Development - Proposed)	0	18/08/2014
CL/14/03885	17 Ossington Street, LONDON, W2 4LZ	Construction of front basement extension (certificate of proposed development)	0	18/08/2014
CL/14/03891	18 Horbury Crescent, LONDON, W11 3NF	Use of property as single dwelling house (lawful development/use certificate existing)	-1	19/08/2014
CL/14/04029	192 Portland Road, LONDON, W11 4LU	Replace existing obscure glazed south-east facing windows in master bedroom with opening obscure glazed windows (Certificate of Proposed Development)	0	25/09/2014
CL/14/04034	10 Addison Crescent, LONDON, W14 8JP	Confirmation that the existing fences to rear of property are lawful (Certificate of Existing Development)	0	12/09/2014
CL/14/04036	34 Smith Street, LONDON, SW3 4EP	Single storey ground floor rear extension (Certificate of Lawful Development - Proposed)	0	22/08/2014
CL/14/04138	30 Tregunter Road, LONDON, SW10 9LQ	Use of garden room, part of development permitted by planning permission PP/99/01744 dated 24 January 2000, for purposes incidental to the use of No.30 Tregunter Road as a dwellinghouse, without compliance with condition 5 of that permission.	0	26/08/2014
CL/14/04185	30 Ladbrooke Gardens, LONDON, W11 2PY	Replacement of one lower ground window to include double glazing (Certificate of Proposed Development).	0	28/08/2014
CL/14/04212	62 Bedford Gardens, LONDON, W8 7EH	Erection of Single Storey Rear Extension (Certificate of Lawful Proposed Use).	0	29/08/2014
CL/14/04231	62 Bedford Gardens, LONDON, W8 7EH	Relocation of chimney and removal of chimney (Certificate of Lawful Proposed Use).	0	29/08/2014

CL/14/04314	93 Cadogan Gardens, LONDON, SW3 2RE	Use of the property as a single family dwelling (Certificate of Lawful Development - Existing)	-1	02/09/2014
CL/14/04315	44 Ladbrooke Square, LONDON, W11 3ND	Proposed basement under the (original) existing building footprint (Certificate of proposed development).	0	17/09/2014
CL/14/04381	Flat G, 3 Hans Crescent, LONDON, SW1X 0LN	Confirmation of use of the premises as a dwellinghouse for a period in excess of 4 years. (Certificate of Lawful Existing Use)	0	26/09/2014
CL/14/04399	60 Scarsdale Villas, LONDON, W8 6PP	Creation of single-storey basement to be excavated under footprint of building (Certificate of Proposed Developmnet/Use)	0	10/09/2014
CL/14/04500	43 Brunswick Gardens, LONDON, W8 4AW	Single-storey basement to be excavated underneath existing footprint of building (certificate of proposed lawful development)	0	01/09/2014
CL/14/04542	66 Princedale Road, LONDON, W11 4NL	Confirmation that the proposed erection of room at 2nd floor level would be lawful as it falls under the ambit of part implemented planning permission TP/94/01475 (Certificate of Existing Use/Development)	0	25/09/2014
CL/14/04577	79 Walton Street, LONDON, SW3 2HP	Construction of roof (certificate of proposed development)	0	09/09/2014
CL/14/04619	93 Highlever Road, LONDON, W10 6PW	Replacement of doors to rear ground floor level; erection of ground floor level side infill extension (Certificate of Proposed Development)	0	12/09/2014
CL/14/04636	156 Kensington Park Road, LONDON, W11 2ER	Excavation of basement under rear garden, rear extensions at lower ground and ground floor levels, alterations to rear fenestation, addition of railings to rear elevation (certificate of existing use).	0	12/09/2014
CL/14/04656	68 Walton Street, LONDON, SW3 2HH	Construction of a rear extension with skylight including internal refurbishment (Certificate of Existing Use)	0	18/09/2014
CL/14/04662	67-69 Cadogan Gardens, LONDON, SW3	Internal alterations including demolition of internal floors and walls at ground to fourth floor level. (Certificate of Proposed Development)	0	19/09/2014
CL/14/04691	3 Ilchester Place, LONDON, W14 8AA	Replace and reposition 3 no. roof-lights with new units, enlarge central roof-light (Certificate of Proposed Development)	0	14/10/2014

CL/14/04697	48 Holland Road, LONDON, W14 8BB	Use of the property as nine self-contained residential units, used continuously for more than a period of four years prior to the date of this application (certificate of existing use).	0	17/09/2014
CL/14/04746	47 St Helen's Gardens, LONDON, W10 6LN	Provision of timber window and doors in ground floor rear elevation (certificate of proposed development/use)	0	19/09/2014
CL/14/04749	51 Courtfield Gardens, LONDON, SW5 0NF	Use as 22 self-contained flats (Certificate of Existing Use)	0	25/09/2014
CL/14/04810	Buspace Studios, 1-51 Conlan Street, LONDON, W10 5AT	Confirmation that the existing use of Unit 10 for training in the use of sound engineering and music production equipment, techniques and skills is lawful (Certificate of Existing Use)	0	30/09/2014
CL/14/04830	28 Godfrey Street, LONDON, SW3 3SX	Formation of basement under original building footprint (Certificate of Lawful Development - Proposed)	0	25/09/2014
CL/14/04865	30 Godfrey Street, LONDON, SW3 3SX	Lowering of ground floor level beneath building footprint. (Certificate of proposed development)	0	25/09/2014
CL/14/04891	33 Hasker Street, LONDON, SW3 2LE	Lowering of lower ground floor level beneath the original building footprint only and not within 7 metres of the rear garden boundary wall (Certificate of Lawful Development - Proposed)	0	25/09/2014
CL/14/04892	Flat 60, Pinehurst Court, 1-3 Colville Gardens, LONDON, W11 2BJ	Use of the property as a residential flat with ancillary operation of a mini-cab business (bookings taken by mobile phone, no members of the public visiting the property, no pick up, drop off or vehicles parked outside the property, no advertising at the site) (Certificate of Lawful Existing Use)	0	02/10/2014
CL/14/04917	29 Godfrey Street, LONDON, SW3 3SX	Lowering of lower ground floor beneath building footprint and not within 7 metres of rear garden boundary wall. (Certificate of Lawful Proposed Use/Development)	0	25/09/2014
CL/14/04977	53 Old Brompton Road, LONDON, SW7 3JS	Restaurant within Class A3 on ground floor and basement.	0	16/09/2014
CL/14/05045	28 Treadgold Street, LONDON, W11 4BP	Installation of wood burning stove inside of the space of existing rear extension and running of an external flue pipe and rotary cowl (Certificate of proposed development/use).	0	15/10/2014

CL/14/05074	317A Portobello Road, LONDON, W10 5SY	Use of part of nursery building for other educational purposes falling within Use Class D1 (Certificate of Proposed Use)	0	02/10/2014
CL/14/05117	44 Argyll Road, LONDON, W8 7BS	Replacement external windows (Certificate of Proposed Development)	0	26/09/2014
CL/14/05119	7 Cope Place, LONDON, W8 6AA	Erection of rear roof extension with dormer windows (Certificate of Proposed Development)	0	03/10/2014
CL/14/05128	30 Godfrey Street, LONDON, SW3 3SX	Removal of defective ground floor slab, installation of damp proof membrane, replacement of defective internal drainage, installation of underfloor heating, internal re-plastering and re installation of ground floor slab (Certificate of proposed development) .	0	03/10/2014
CL/14/05140	8 Canning Place Mews, LONDON, W8 5AJ	Replacing single glazed windows with double glazed windows of the same dimensions and design as the existing ones (certificate of proposed development/use)	0	04/11/2014
CL/14/05145	28 Godfrey Street, LONDON, SW3 3SX	Removal of defective ground floor slab and internal drainage, installation of damp proof membrane, installation of underfloor heating, internal re-plastering and re-installation of ground floor slab (certificate of proposed development/use)	0	03/10/2014
CL/14/05157	29 Godfrey Street, LONDON, SW3 3SX	Removal of defective ground floor slab, installation of damp proof membrane, replacement of defective internal drainage, installation of underfloor heating, internal re-plastering and re installation of ground floor slab (certificate of proposed development/ use)	0	03/10/2014
CL/14/05188	75 Park Walk, LONDON, SW10 0AZ	Rear extension with sliding doors containing 3 flush rooflights to replace full width conservatory. (Certificate of Proposed Development/Use)	0	13/10/2014
CL/14/05928	91 Drayton Gardens, LONDON, SW10 9QU	Alterations to north elevation involving replacement of concrete lintels with matching lintels (Certificate of Proposed Development)	0	14/10/2014
CL/14/05993	12 Brunswick Gardens, LONDON, W8 4AJ	Excavation underneath footprint of building to form lowered Lower Ground Floor Level (Certificate of Lawful Development - Proposed)	0	13/10/2014
CL/14/06060	30 Burnaby Street, LONDON, SW10 0PJ	Change of external floor finish in front and rear light wells (Certificate of Lawful Development - Proposed)	0	15/10/2014

CL/14/06154	5 Ledbury Mews North, LONDON, W11 2AF	Removal of glass bricks at rear first floor level, enlargement of opening and installation of aluminium framed sliding window with glass balustrade comprising one fixed and one sliding panel. (Certificate of Proposed Development/Use)	0	23/10/2014
CL/14/06175	95 Golborne Road, LONDON, W10 5NL	Confirmation that the proposed use of the premises (ground floor) as a Viennese coffee house and restaurant (Use Class A3) is lawful (Certificate of Proposed Use)	0	13/11/2014
CL/14/06195	81 Victoria Road, LONDON, W8 5RH	Incorporation of air conditioning (Certificate of Existing Development)	0	23/10/2014
CL/14/06196	46 Campden Hill Square, LONDON, W8 7JR	Erection of lower single story extension to rear including replacement of casement windows, front and rear, with traditional timber vertical sliding windows. Changing of rear ground floor windows to french doors (Certificate of proposed development).	0	21/10/2014
CL/14/06242	5 Southwell Gardens, LONDON, SW7 4SB	Use as 25 self contained residential apartments (Certificate of existing use).	0	31/10/2014
CL/14/06289	6 Glebe Place, LONDON, SW3 5LB	Installation of 2 double height VITROCSA structural glass guillotine french windows on rear elevation at lower ground and ground floor levels in place of existing windows (Certificate of proposed development/use).	0	27/10/2014
CL/14/06319	6 Manresa Road, LONDON, SW3 6LR	Alterations to fenestration at rear ground and first floor levels.(Certificate of proposed development)	0	30/10/2014
CL/14/06493	134 Brompton Road, LONDON, SW3 1HY	Erection of internal dividing wall to A1(retail) use unit to create two separate A1use units (Certificate of Proposed development).	0	10/11/2014
CL/14/06495	5-6 Manson Place, LONDON, SW7 5LT	Creation of self-contained flat (Flat B) at basement level. (Certificate of Existing Use)	0	05/11/2014

Table 20 - Indication of Second Home Ownership

Usual residents in Kensington and Chelsea who have a second address outside of Kensington and Chelsea	Second Address Type			
	Age	Working	Holiday	Other
Male	0-15	0	321	255
	16-64	327	976	2817
	65+	56	488	657
Female	0-15	0	316	208
	16-64	264	1029	2590
	65+	34	467	529
People with a second address in Kensington and Chelsea who are usually resident outside of Kensington and Chelsea	Second Address Type			
	Age	Working	Holiday	Other
Male	0-15	0	13	519
	16-64	1180	92	2287
	65+	208	104	545
Female	0-15	0	10	470
	16-64	710	114	2345
	65+	85	116	505

Source: Census data released September 2012