Document No: 18

Schedule of representations and Officer's response at pre-submission stage



Partial Review of the Core Strategy for the Royal Borough of Kensington and Chelsea with a focus on North Kensington

Name	Organisation	Q1 is the docum ent sound ?	Q2 Is it Legal ly comp liant	Positi vely prep ared	Justified	Effective	Consist ent with national policy	not to be legally complaint	Comment 2 if NO Please give more details why	Informal RBKC Res only
1- Neil Henderson on behalf of Cadogan Estates	Gerald Eve	No	Yes		Yes	Yes			It is considered that the document is unsound as it is neither justified nor effective for the reasons set out in the following text. Draft policy wording: "The Council will resist the change of use of any building where the current use contributes to the character of the surrounding area and to it sense of place" (page 9, part a(ii)). This policy seeks to resist the change of use of any building which contributes to the character/significance of the area and its sense of place. This policy is considered neither justified (ie. the most appropriate strategy has not been selected) or effective. It is considered that the most appropriate strategy for resisting the character/significance of the area has not been explored. If it is considered that a use should be protected because it contributes to the area, it is more appropriate that it is added to the assets of Community Value List through the Localism Bill which will have weight in the determination of any planning application proposing a change of use. The policy is too broad and it is unclear what the Royal Borough is seeking to achieve given that the control of uses is considered adequately covered by other policies in the Core Strategy. This policy is too broad and it is unclear what the Royal Borough is sense of place. The 'value' of a use will not be determined until an application has been submitted and consulted upon, incurring substantial costs for a landowner and creating significant uncertainty which will ultimately discourage investment in the Borough. Therefore we consider that the wording of this policy remains wholly inappropriate and impractical and should be deleted. Public Houses policy This draft policy wording: The Council will resist the loss of public houses and other drinking establishes (Class A4) throughout the Borough. (Policy CK2 Part B, page 12). This draft policy seeks to resist the loss of Class A4 uses throughout the Borough. This policy is considered neither justified nor effective for the reasons set out below. Paragraph 3.3 of	In terms of justifica beyond simply asse property and asses The use of a buildin consideration. How character of an are material considerat Paragraph 126 of t authorities should t on the contribution character of a place that in determining authorities should t sustaining and enh assets and putting their conservation. contribution that co to sustainable com vitality. These are a an approach is just when it involves a l However, it is not ju buildings where su Paragraph 69 of the should achieve pla meetings between not otherwise come neighbourhood cer bring together thos Safeguarding the u use can be part of In terms of the sco accepted that it is p area and clearly us of a conservation a Buildings and Cons attention should be enhancing the char this basis it is recor apply in conservati duty to assess cha that it is moved fro CL3 where it will be This is considered In terms of effective judging the whether character and signif



esponse for Planning Appeal purposes

ation, a policy is required which goes sessing the visual appearance of a essing how this contributes to an area. ding is clearly a material planning w that use can contribute to the rea and its sense of place is also a ation and this is reflected in the NPPF. the NPPF states that local planning I take into account opportunities to draw n of the historic environment to the ce. Paragraph 131 of the NPPF states g planning applications, local planning I take into account the desirability of hancing the significance of heritage g them to viable uses consistent with A further consideration is the positive conservation of heritage assets can make mmunities including their economic all factors which indicate as to why such stified within a conservation area or listed building.

at just in conservation areas and listed such an approach can be justified. the NPPF states that planning policies places which promote opportunities for en members of the community who might me into contact with one another, strong centres and active street frontages which ose who work, live and play in the vicinity. e use of a building for a non – residential of the process of how this is achieved.

cope of the policy being too broad it is s primarily focused on the character of an use is part of the character assessment n area. Under s72 of the Planning, Listed onservation Areas Act 1990 'special be paid to the desirability of preserving or naracter or appearance of that area.' On commended that the policy is moved to ation areas only where there is a statutory haracter. On this basis it is recommended rom being part of Policy CL1 to Policy be part of the assessment of character. ed to be supported by NPPF wording.

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meet community needs and objectives is likely to result in Septer			smells. Importantly, this restriction will stifle flexibility for those	into the Cross Key
				(Appeal Decision A
unviable restaurants/cafes becoming, and remaining, vacant. It Policy				September 2012, o
				Policy Framework
should be noted that the existing policy CF3 (D) within the Core			should be noted that the existing policy CF3 (D) within the Core	Core Strategy is in

omes from the criteria mentioned in of the reasoned justification. There are specifically mentioned which the local y would be assessing any application are variety; surprise and delight; street scene and adding vitality and area. By their very nature, these are ents, but none the less they could be e fact they cannot be assessed ould not diminish the importance of the latitude of the permitted development is itself it is more likely that this policy assess those applications which are likely nge of use to a Class C3 Dwelling house teria it would not be difficult to assess Ild contribute to the character and ne surrounding area and its sense of place.

value would not be assessed until a ion is submitted is immaterial. The Royal s a comprehensive and efficient prece and a developer could quickly establish sal might be contrary to the policy. In terms articular merits of a proposal will always be erial consideration. However, the market to ver to residential is extremely strong and es no apology for taking a robust approach.

olicy

ablic houses and the number that have est evidence demonstrates that the loss of the Borough is increasing. For example his year there have been 3 planning lving the loss of public houses and there en 4 applications which are the subject of nquires. These are only the public houses he subject of specific planning control -I change as permitted development through Order and have done. The figures for the uses under reported the situation because it account those lost without the need for sion. The trend is not one of slowing in the uses, it is the reverse.

olicy to resist the loss of public houses is on a number crunching exercise in any letely misunderstands the need for a policy factors which are material considerations to or a public house policy – indeed paragraph states that to deliver social, recreational and and services the community needs, and decisions should plan positively for the e of shared space, community facilities buses and other local services to enhance of communities and residential aragraph 70 also states that planning uard against the unnecessary loss of and services, particularly where this would nunity's ability to meet its day- to- day e Planning Inspector at the recent appeal eys Public House, 1 Lawrence Street APP/K5600/ A/12/2172342) dated 17 commented that the National Planning k carries significant weight and the adopted in conflict with it in relation to the protection

Strategy recognises the need for greater flexibility outside higher of public houses and the Framework is more recent. On this order centres and therefore it is inappropriate to introduce further basis there is more than sufficient justification for a policy. restrictions which reduce this essential flexibility. This policy should therefore be deleted. With regard to flexibility Paragraph 196 of the NPPF states, "Planning law requires that applications for planning In terms of the protection of financial and professional services, this permission must be determined in accordance with the again appears to be at odds with the current objectives of the Core development plan unless material considerations indicate Strategy which do no protect financial and professional services in otherwise." In the instances where a balanced argument any location. Again it appears unnecessary to introduce restrictions can be put forward for the rationalisation of land use this and there may be circumstances where it is appropriate to lose an would be a material consideration which would be taken into A2 use to another use in order to stimulate new investment or meet account. It is not accepted that a policy for the protection of demands. The draft policy will not allow for this and would create public houses would discourage investment in land use substantial uncertainty for investors and could discourage the land values in Chelsea where Cadogan Estates operate investment in this land use. We therefore request that this policy is are amongst the highest in the United Kingdom. With regard deleted. to the loss of ancillary floorspace each case would be judged on its own merits – clearly if it was considered that Conclusion the loss of ancillary floorspace affected the long term viability of the pub itself then this could form a ground for To conclude, we do not consider the draft policies to beound as they refusing the application. are neither justified nor effective. In the majority of cases, there is considered to be no justification for the protection of such uses and, Notwithstanding the need for a specific policy (which has where necessary, adequate protection is already covered in the already been addressed) the suggested criteria will be dealt adopted Core Strategy. Furthermore, it is wholly inappropriate to be with in turn: introducing further policy restrictions given the current economic climate. The Government is also seeking to encourage commercial • The impact on surrounding amenity can be largely investment and there is considerable pressure on landlords to controlled by good management of the facility. In identify appropriate tenants for commercial property. The policies any case the use as public house is a longstanding will create significant uncertainties for land owners and developers use and residents will have a choice as to how and will discourage investment in the Royal Borough. close they wish to move to such a facility - just about in every case the use will have existed before the resident made the choice to move. The viability of a public house is a material planning consideration as outlined at paragraphs 160 and 173 of the NPPF. Therefore it does not need to be specifically included in a planning policy. • The reuse of the site for alternative planning uses would also be a material consideration, but if would have to be based on principles enshrined in the NPPF. By their very nature, it would not be appropriate to relocate or replace a public house in another location – this suggested criteria does not address the reasons for the policy which is the value of a public house in a specific location as a community facility and the contribution such uses can make to the character and appearance of a conservation area, its vitality and sense of place. With regard to viability and marketing these are material considerations as is the impact on residential amenity. If a compelling case could be made appropriate weight would be given but it is not accepted that these factors should be included in a policy – they would only serve to weaken it and create uncertainty. With regard to A2 uses outside of town centres it is not accepted that the protection of Class A2 uses (Financial and Professional Services) is at odds with the strategic objectives of the Core Strategy. It is recognised that such uses can indeed play a valuable supporting role. Indeed paragraph 70 of the NPPF states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.

The Core Strategy Objective (C01) 'Keeping Life Local' is

									for strong effective and community fact neighbourhood func- to be inclusive for a flourish. The retenti Professional Servic of higher order town conformity with suc Any A2 use which i or the strategic obje merits as a materia balanced against th
2- Mel Barlow-Kay	Dron & Wright obo LFEPA (London Fire And Emergency Planning Authority)	No			Yes			 Ref Policy CL1 context and Character), a ii) (Also paragraphs 34.2.2 and 34.3.4) We reiterate that this policy is not effective as it is not deliverable over it's period. LFEPA determine the location of their fire stations based on response times, fire cover and other operational matters. It would be detrimental to the safety of the local community to insist on retaining a fire station use on a site, in order to preserve character. The character of a building should not be held of greater importance than the provision of a fast and effective fire service. LFEPA should not be restrained from providing such a service, in favour of the reservation of a building's character. We therefore request again that the policy document be amended to make clear that the character of a fire station property should be considered entirely separately from the actual use, as it is possible to retain the property's character without maintaining the use. 	The policy is aimed the character of an function of a buildir justification to the p against which the v accepted that a pro- maintained when the lead to a dilution of building and its com- each case would have recommended that areas in any case. The loss or relocati appraised against the and safety conside considerations. Clea that a fire station w it would be highly ut the use would be rea to be assessed on into account.
3- Michael Fearn	Shireconsulti ng On behalf of Barclays Bank Plc	No	Yes	Yes	Yes	Yes	Yes	There is no objectivity in this proposed amendment at all and as further evidence of the difficulty that the Council will be putting itself in when determining applications we note the latter element of proposed paragraph 30.3.14A which reads: "The Borough has experienced a number of traditional public houses changing into other drinking establishments which do not provide the same community function to residents. However, these changes do not represent a change under the Town and Country Planning (Use Classes) Order 1987 and cannot be controlled by the Council". It is unclear who is to make the assessment as to what constitutes a pub which is worth protecting, as opposed to one that is not and what objective criteria might be available. The Council has already rightly admitted that it has no control over the nature of the Class A4 use and it is unclear how the proposed policy amendment can be objectively and sensibly administered. The question also has to be asked as to whether the Council's 'support' for 'community pubs' will stretch to those operators needing to alter their business model in order to improve their viability, say, by extending their opening hours. There may be many cases where the objectives of strengthening viability of existing pubs and protecting the amenity of residents are incompatible. In this scenario the plan does not make clear which objective will take precedence (Appendix 1 is the recent appeal decision at Princedale Road that considered these very same conflicts). The plan is not based on evidence and is therefore unsound. We also draw attention to the further comment at paragraph 182 of the	Conversely, to the a providing certainty when a pub is a pul establishment. This uncertainty. Objecti basis and it is notal advanced no criteri be made. The amenity of resi it is not clear why th are material consid With regard to what public house is not one person will not a useful purpose – planning policies sh promote opportunit the community who with one another. T be undertaken in a public house' what been made clear by The latest evidence houses in the Boron March of this year t

ve neighbourhood centres and for social acilities to be widely available and for unctions, including local shopping facilities, r all so that residential communities can intion of Class A2 Financial and vices in neighbourhood centres and outside own centres would appear to be entirely in uch an objective.

h is considered not to fall within the policy bjective could be considered on its own rial considerations which would have to be the policy.

ed at use and how this can contribute to an area and its sense of place – the ding could be part of this. The reasoned e policy has identified specific criteria e value of the use could be judged. It is not property's character can necessarily be the original use is lost. This will inevitably of the significance and character of the ontribution to a sense of place. However, have to be treated on its own merits. It is at it is now only be applied in conservation e.

ation of fire stations could sensibly be at the policy taking into account other health derations which would be material Clearly if a robust case could be put forward was no longer required by the Fire Brigade y unlikely that the Council would insist that e retained. Clearly each case must continue on its own merits taking the particular use

e approach outlined the Council is actually ty in its approach by not trying to define oub as opposed to another type of drinking his will only be a recipe for confusion and active criteria cannot be developed on this table that the author of the comment has eria about how such an assessment should

esidents and viability are not incompatible -/ this should be included in a policy – they siderations and can be appraised.

hat the author is advancing as a community ot clear – what is a community facility to ot be to another but the facility itself serves – as paragraph 69 of the NPPF states, should aim to achieve places which nities for meetings between members of ho might not otherwise come into contact . The Council would contend that this could a bar just as easily as in a 'community atever this means although this has not by the author.

nce demonstrates that the loss of public rough is increasing. For example since ar there have been 3 planning applications

NPPF, which states that policies must be 'Justified' and "the plan
should be the most appropriate strategy, when considered against the
reasonable alternatives, based on proportionate evidence". The
only 'evidence' for this proposed amendment is set out at 30.3.14A
which discusses the loss of some 30% of the Borough's stock of public
houses since 1980, suggesting that this is mostly pressure from the
residential market. In March 2012 the Council produced an "LDF SA /
SEA Scoping Report Addendum" for its proposed policy upon public
houses. Paragraph 4.4 of that 'Scoping Report' noted that the "number
of pubs has decreased from 168 in 1980 to 110 in 2012"; a net loss of
58 public houses (the current consultation document asserts that the
number of pubs was 181 in 1980 but uses the same residual figure of
110 for 2012). It is not clear whether this entire starting number (either
the 168 or 181) is considered to comprise 'community pubs' and
whether the 'loss' (either the 71 or 58) were all 'community pubs'
or whether some of these establishments were other forms of Class
A4.

Table 2 of the 'Scoping Report' (included below) is also interesting, as it identifies how these public houses were 'lost' (the figures in the table below actually totals 72 outlets).

It can be seen that the majority (54%) were 'lost' by the action of permitted development as their use changed to restaurants or other shopping activities such as shops. The inclusion of the 10 vacant pubs accounts for a further 14% of these 'losses', raising the figure for which the Council's proposed policy would have no effect to some 68%. It should also be remembered that the 10 vacant pubs will not necessarily have lost their Class A4 use through falling vacant, but it may be that they are just no longer economic to operate as 'community pubs').

Residenti al (C3)	Residential / Offices (C3/B1)	Offices (B1)	Take away/Sho p (A5/A1)	Drinking Establish me nt/Sui Generis (A4/SG)	Sui Gener s (SG)
13	2	1	1	1	1
Shop (A1)	Financial and Professio nal Services	Restaura nt (A3)	Demolish ed	Vacant	Other
3	4	32	2	10	2

The table shows that the 'loss' of pubs to residential use equates to less than 0.5 a pub per year and so upon examination of the Council's own evidence this is not a land-use issue and is only a perceived problem. The adopted Core Strategy refers to the lack of evidence of this being an issue and having reviewed the position two years on, the same conclusion is reached. One must therefore guestion the need for the policy revision at all as it is not 'Justified'.

The proposed changes to Policy CK 2 ("Local Shopping and other Facilities which Keep Life Local") are also 'unsound'. The proposed resistance to the loss of uses within Classes A1-4 "outside of Higher Order Town Centres" will not be 'effective' or 'deliverable', as it does not consider the operation of permitted development rights. The embargo upon loss of existing non-residential uses does not take into account matters of viability. An isolated property may not be viable in its current use and a change to another activity (whether residential or non-residential) may be the best means of preventing long-term harmful vacancy.

Closing Comments

involving the loss of public houses and there are currently 4 applications which are the subject of pre-application inquires. These are only the public houses which would be the subject of specific planning control - clearly others will change as permitted development through the Use Classes Order and have done. The figures for the loss of public houses under reported the situation because it did not take into account those lost without the need for planning permission.

The need for a policy to resist the loss of public houses is not wholly based on a number crunching exercise - in fact this misses the main point of the policy - there are other factors which are material considerations to justify the need for a public house policy – paragraph 70 of the NPPF states that to deliver social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities such as public houses and other local services to enhance the sustainability of communities and residential environments. Paragraph 70 also states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day- to- day needs. Indeed the Planning Inspector at the recent appeal into the Cross Keys Public House, 1 Lawrence Street (Appeal Decision APP/K5600/ A/12/2172342) dated 17 September 2012, commented that the National Planning Policy Framework carries significant weight and the adopted Core Strategy is in conflict with it in relation to the protection of public houses and the Framework is more recent. On this basis there is more than sufficient justification for a policy and it is clearly in line with the NPPF.

There has also been increasing concern from individual residents. Councillors and residents' associations about the loss of public houses within conservation areas which contribute to the character and appearance of the area, its vitality, and sense of place. To this end a resolution was passed at a full Council meeting in December 2011 that the loss of public houses should be reviewed with regard to introducing a planning policy to prevent their loss and this is a material consideration as part of an evidence base. The concern was also crystallised in the loss of the 'Prince of Wales' public house in Princedale Road (which contributed for all the factors mentioned above) on appeal last year. The Inspector specifically commented that there was no policy within the Core Strategy that prevented its loss and therefore the appeal was allowed. The Council, have now made it clear that this situation cannot continue and need to take action now to prevent further detriment to the character of the Borough.

It is acknowledged that uses can change within the A Class of the Use Classes Order without the need for planning permission. There will be public houses that may evolve into another A class use without planning permission, but this is surely an argument for retaining public houses rather than allowing them to be lost to non A Class uses, invariably residential use. As stated a policy resisting the loss of public houses cannot be justified solely on a number crunching exercise – this shows a fundamental misunderstanding as to why the policy was developed.

With regard to other uses Classes A1 to A4 outside of

								To summarise the Bank's objection neither amended policy (nor their associated reasoned justification) is 'positively prepared', 'justified', 'effective' or 'consistent with national policy'. The Council's own evidence demonstrates the lack of necessity for the proposed policy amendments and the proposed revisions are therefore unsound.	Higher Order Town permitted developm vitality is retained at restaurant would sti community could co maintain its vitality. consideration and w does not need to be
4- Simon Avery	Bell Cornwell Partnership on behalf of the RAB Pension Trust	No	Yes	Yes	Yes	Yes	Yes	 Re: "Draft planning policy for the protection of public houses and a draft planning policy relating to use and character" -Third Party Representations. We wrote on 2S'h April 2012 on behalf of RAB Pension Trust, OBJECTING to the Issues and Options Draft Proposals for changing the December 2010 Core Strategy policy for Public House uses. A copy is attached, to avoid unnecessary repetition of the rationale for these new OBJECTIONS. to the above two draft policy changes. 1) Public Houses and other uses which provide a wider social role: i) As paragraph 3.2 of our 25/4/2012 letter demonstrates, there is no up-to-date evidence of increased public house loss to other uses since the Core Strategy Policy was adopted, since which time only 3 pubs across the whole Royal Borough range of 113 pubs have changed their use. That is the up-to-date evidence for assessing the effectiveness of the currently adopted Core Strategy policy. To seek to rely on data from 1980, as does paragraph 4.1 of this draft planning policy document both fails the test of applying up-to-date evidence and is in any event reusing the same evidence base which provided the justification for the current policy two years ago. The evidential basis for this proposed change thereby fails to comply with the National Planning Policy Framework (NPPF) requirements of paragraph 154, which requires local plans to be realistic and paragraph 154, which requires local plan to be based on adequate, up-to-date and relevant evidence. On that basis the proposed draft policy is not "consistent with national policy" as expressed in NPPF paragraph 182. Neither can the Draft planning policy be said to be "objectively assessed" when faced with the evidence of very little change in the number of public houses since the Core Strategy was adopted. It therefor fails that fourth test of "soundness", since trails to be "justified". with such limited change on the ground since the Core Strategy was adopted. It	The latest evidence houses in the Borou March of this year to involving the loss of applications which a inquires. These are the subject of speci change as permittee Order and have dor houses under repor into account those I permission. The need for a polic not wholly based or are other factors wh the need for a publi NPPF states that to facilities and service policies and decision provision and use of such as public house the sustainability of environments. Para policies should gua valued facilities and reduce the commun needs. Indeed the F into the Cross Keys (Appeal Decision A September 2012, co Policy Framework of Core Strategy is in of public houses an basis there is more and such a policy is clear why it would fa There has also bee residents, Councillo loss of public houses and such a policy is contribute to the cha- vitality, and sense of passed at a full Cou- loss of public house introducing a planni a material considera concern was also co Wales' public house for all the factors m Inspector specifical within the Core Stra- therefore the appear made it clear that the take action now to police of the Borough.

In Centres the Council is aware of ment rights, but the principal point is that and a pub changing to a gastro -pub or a still allow a place where members of the come together and would allow a place to y. The issue of viability is a material will be treated on its own merits, but it be included in the planning policy itself.

ce demonstrates that the loss of public ough is increasing. For example since there have been 3 planning applications of public houses and there are currently 4 n are the subject of pre-application re only the public houses which would be cific planning control - clearly others will ted development through the Use Classes one. The figures for the loss of public orted the situation because it did not take e lost without the need for planning

licy to resist the loss of public houses is on a number crunching exercise - there which are material considerations to justify blic house policy – paragraph 70 of the to deliver social, recreational and cultural ces the community needs, planning ions should plan positively for the of shared space, community facilities uses and other local services to enhance of communities and residential ragraph 70 also states that planning ard against the unnecessary loss of nd services, particularly where this would unity's ability to meet its day- to- day Planning Inspector at the recent appeal s Public House, 1 Lawrence Street APP/K5600/ A/12/2172342) dated 17 commented that the National Planning carries significant weight and the adopted n conflict with it in relation to the protection and the Framework is more recent. On this re than sufficient justification for a policy is in conformity with the NPPF. It is not fail the tests of soundness on this basis.

en increasing concern from individual lors and residents' associations about the ses within conservation areas which haracter and appearance of the area, its of place. To this end a resolution was ouncil meeting in December 2011 that the ses should be reviewed with regard to ning policy to prevent their loss and this is eration as part of an evidence base. The crystallised in the loss of the 'Prince of se in Princedale Road (which contributed mentioned above) on appeal last year. The ally commented that there was no policy rategy that prevented its loss and eal was allowed. The Council, have now this situation cannot continue and need to prevent further detriment to the character

 1			1	1		
					document. The impact of those "permitted development	-
					rights" is to subject the policy to being ineffective and not	The need for the po
					deliverable.	development rights can change within
						without the need fo
					As a result it fails the "soundness" test of being "effective"	public houses that
					and again thereby fails the	without planning pe
					"soundness" test of being	for retaining public
					"consistent with national	lost to non A Class
					policy".	stated a policy resi
					The "Dreft planning policy for the protection of public	justified solely on a
					The "Draft planning policy for the protection of public houses" is not "sound" and should not be pursued	a fundamental misi
					further.	developed.
						With regard to othe
						Higher Order Town
						permitted developn
					2) Use and character:	vitality is retained a
						restaurant would st
					The wording of this draft policy is vague and open therefore to	community could c
					wide variation and a lack of clarity.	maintain its vitality policy is specifically
					No where does it define what "contributes to the character	residential use (Cla
					and significance of the surrounding area, and to its sense of	proposition given th
					place" means, or what criteria or evidence-base should be	the United Kingdon
					applied to assess whether that applies in any individual	-
					circumstance across the length and breadth of the Royal Borough	
					and the variety which is experienced there.	
					It concerns the fails the NDDE more more 454 mentions and fail	Use and Character
					It consequently fails the NPPF paragraph 154 requirement for	The framework for
					every policy to provide a clear indication of how a decision-maker should react to a development proposal. It thereby fails the	contributes to the c
					"soundness" test of not being "consistent" with national policy.	surrounding area, a
						criteria mentioned i
					Once again, no account has been taken of prevailing national	justification. There
					"permitted development rights" which allow a wide range of	mentioned which th
					changes of use to be exercised without the need for planning	assessing any app
					permission. "Uses which contribute to the character and	surprise and deligh adding vitality and
					significance of the surrounding area" can be said to exist in Use Classes A, B, C and D. As a result, this draft planning policy	nature, these are s
					is again rendered "undeliverable" it fails the "soundness" test	they could be asse
					of not being "effective".	of the permitted de
						more likely that this
					With regard to the evidence-base for this proposed policy,	applications which
					there is none provided. It thereby wholly fails the NPPF	Class C3 Dwelling be difficult to asses
					paragraph 158 requirement to be based on adequate, up-to-	contribute to the ch
					date and relevant evidence. Consequently it is "unsound",	surrounding area a
					both in terms of not being "justified" and in terms of not being "consistent with national policy".	0
						In terms of justific
					The "draft planning policy relating to use and character"	beyond simply as
					is wholly "unsound" and should not be pursued further.	property and asse
					•	The use of a build
						consideration. Ho
						character of an ar material considera
						Paragraph 126 of
						authorities should
						on the contributio
						character of a pla
						that in determinin
						authorities should
						sustaining and en
						assets and putting
						their conservation
						contribution that c

policy to take into account permitted the is not clear. It is acknowledged that uses in the A Class of the Use Classes Order for planning permission. There will be at may evolve into another A class use permission, but this is surely an argument ic houses rather than allowing them to be as uses, invariably residential use. As esisting the loss of public houses cannot be a number crunching exercise – this shows isunderstanding as to why the policy was

her uses Classes A1 to A4 outside of wn Centres the Council is aware of pment rights, but the principal point is that d and a pub changing to a gastro -pub or a still allow a place where members of the come together and would allow a place to ty and for service uses to be retained. The ally aimed at the loss of A Class uses to Class C3) which is a very attractive the highest residential property prices in om.

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r judging whether a building's use character and significance of the and its sense of place comes from the in paragraph 5.2 of the reasoned e are four components specifically the local planning authority would be plication against – these are variety; ght; punctuating the street scene and character to the area. By their very subjective judgments, but none the less sessed in a rational way. Given the latitude levelopment within the A Class itself it is his policy would be used to assess those h are likely to involve a change of use to a g house and given the criteria it would not ess whether this change of use would character and significance of the and its sense of place.

fication, a policy is required which goes assessing the visual appearance of a sessing how this contributes to an area. Iding is clearly a material planning low that use can contribute to the area and its sense of place is also a eration and this is reflected in the NPPF. of the NPPF states that local planning Ild take into account opportunities to draw ion of the historic environment to the lace. Paragraph 131 of the NPPF states ing planning applications, local planning Id take into account the desirability of enhancing the significance of heritage ing them to viable uses consistent with on. A further consideration is the positive conservation of heritage assets can make

		1		T		•		 r	1
									to sustainable con vitality. These are an approach is jus when it involves a
									In terms of the sco accepted that it is area and clearly u of a conservation a Buildings and Con attention should be enhancing the cha this basis it is reco apply in conservat duty to assess cha that it is moved fro CL3 where it will b This is considered
									The existence of per Classes Order can policy approach is r for the need for a p Given the latitude of Class itself it is mor assess those applic change of use to a criteria it would not change of use woul significance of the s It is not clear why, w effective.
									A sound evidence b accordance with na
5- Sarah Round	Savills obo the Welcome Trust	No	Yes	Yes	Yes	Yes	Yes	Conclusion: It is clearly stated in the Core Strategy that with regard to the loss of pubs within the Borough, 'the Council considers that there is too little evidence to resist their loss at the present time.'	The figures quoted already been discus picture of the situat applications or inqu public houses has i published.
								This position has not changed. Based upon the evidence within the Issues and Options document, the following points should be specifically highlighted:	With regard to publi been lost the latest public houses in the since March of this
								The rate at which pubs are being lost is lower today than in the period from 1980-2002;	applications involvir are currently 4 appl application inquires
								There has been no significant change in the rate at which pubs are being lost during the past 10 years;	would be the subject others will change a Use Classes Order of public houses un
								There is no evidence that the loss of a limited number of pubs has resulted in parts of the Borough being deprived of a community function within easy reach;	not take into accour planning permission loss of public house
								There Is no evidence that alternative uses such as restaurants and cafes are not also contributing a community function, either instead of or in addition to pubs within the Borough;	The need for a polic not wholly based or completely misunde
								There has been no significant change in the rate of loss in the 15 month period between the adoption of the Core Strategy in December 2010 and the publication of the Issues and Options document in March 2012;	other factors which need for a public ho NPPF states that to facilities and service

communities including their economic re all factors which indicate as to why such justified within a conservation area or a listed building.

scope of the policy being too broad it is is primarily focused on the character of an or use is part of the character assessment in area. Under s72 of the Planning, Listed onservation Areas Act 1990 'special be paid to the desirability of preserving or character or appearance of that area.' On becommended that the policy is moved to vation areas only where there is a statutory character. On this basis it is recommended from being part of Policy CL1 to Policy I be part of the assessment of character. ed to be supported by NPPF wording.

permitted development within the Use nnot be a justification as to why such a s not justified. Indeed it may be justification policy where control exists. of the permitted development within the A ore likely that this policy would be used to lications which are likely to involve a a Class C3 Dwelling house and given the ot be difficult to assess whether this full contribute to the character and e surrounding area and its sense of place. , where control exists, it could not be

base exists for the policy and it is in national policy.

d for the loss of public houses have cussed – they provide an incomplete ation and indeed the number of quires that involve the change of use of s increased since these figures were

blic houses and the number that have st evidence demonstrates that the loss of the Borough is increasing. For example is year there have been 3 planning ving the loss of public houses and there oplications which are the subject of prees. These are only the public houses which ject of specific planning control - clearly e as permitted development through the er and have done. The figures for the loss under reported the situation because it did ount those lost without the need for ion. The trend is not one of slowing in the uses, it is the reverse.

blicy to resist the loss of public houses is on a number crunching exercise - this derstands the need for a policy - there are the are material considerations to justify the house policy – indeed paragraph 70 of the to deliver social, recreational and cultural ices the community needs, planning

							 There is an adequate number of pubs across the Borough to meet the needs of residents, whereby the entire Borough is located within a 10 minute walk of one of the 110 drinking establishments; Considered together, all of these points show that the situation with regard to the loss of pubs in the Borough has not significantly changed recently. The evidence does not support any claim that the loss of pubs now needs to be specifically resisted, anymore more than there was not at the point when the Core Strategy was adopted. As such, there are no grounds to justify an alteration of the Development Plan. We therefore reject all options set out within the consultation document. Finally, we would also note that the Council has withdrawn and replaced the Issues and Options document published during the life of the consultation. We would note that the two versions made publicly available differ in terms of the figures for the net loss of pubs set out in the table under paragraph 3.3. We would therefore urge the Council to resist making unnecessary alterations to the Core Strategy and trust that this assessment will be consider in full as part of the consultation process. 	policies and decisio provision and use of such as public hous the sustainability of environments. It als guard against the u services, particularl community's ability The claim that the O document during its policy is not based comments display a the policy has been Inspector at the rec House, 1 Lawrence A/12/2172342) date the National Plannir weight and the adop relation to the prote Framework is more
6- Thomas Edmunds	Savills obo JPP One LLP	No	Yes Yes	Yes	Yes	Yes	 Conclusions The Council's current policy, adopted as recently as December 2010, states with regards to public houses that "there is too little evidence to resist their loss at the present time." This position has not changed, and from the evidence base on which the Council are attempting to justify a change in policy the following statements can be made: The rate at which pubs are being lost is lower today than in the period from 1980-2002 There has been no significant change in the rate at which pubs are being lost during the past 10 Years There is no evidence that the loss of a limited number of pubs has resulted in parts of the Borough being deprived of a community function within easy reach There is no evidence that alternative uses such as restaurants and cafes are not also contributing a community function, either instead of or in addition to pubs within the Borough There is an adequate number of pubs across the Borough the entire Borough is located within a 10 minute walk of one of the 110 drinking establishments Following on from this, no evidence has been presented on why the Council considers it is necessary to protect Class A3 and Class A2 Uses. This is an unsound approach to formulating a planning policy. It is essential that any development plan has a sound evidence base and a robust justification for the policies which flow from this. The "options" presented by the Council the first Place when clearly the evidence shows otherwise. With regards to the more nebulous wording of the proposed policy concerning character and use, no framework or means of assessment has been defined against which proposal can be assessed and the policy as proposed is simply too vague to work properly.	The figures quoted already been discus picture of the situati applications or inqui public houses has i published. With regard to public been lost the latest public houses in the since March of this applications involvin are currently 4 appl application inquires would be the subject others will change a Use Classes Order of public houses un not take into accour planning permission loss of public houses The need for a polic not wholly based or completely misunde other factors which need for a public house the sustainability of environments. Para policies should gua valued facilities and reduce the commun needs. Indeed the F into the Cross Keys (Appeal Decision A

sions should plan positively for the e of shared space, community facilities buses and other local services to enhance of communities and residential also states that planning policies should e unnecessary loss of valued facilities and arly where this would reduce the ity to meet its day – to –day needs.

e Council withdrew the Issues and Options its consultation is false. The need for a ed on a number crunching exercise and the y a fundamental misunderstanding of why en developed. Indeed the Planning recent appeal into the Cross Keys Public ice Street (Appeal Decision APP/K5600/ ated 17 September 2012, commented that uning Policy Framework carries significant dopted Core Strategy is in conflict with it in otection of public houses and the ore recent.

ed for the loss of public houses have cussed – they provide an incomplete lation and indeed the number of quires that involve the change of use of s increased since these figures were

ablic houses and the number that have est evidence demonstrates that the loss of the Borough is increasing. For example his year there have been 3 planning lving the loss of public houses and there oplications which are the subject of preres. These are only the public houses which ject of specific planning control - clearly e as permitted development through the ler and have done. The figures for the loss under reported the situation because it did punt those lost without the need for sion. The trend is not one of slowing in the uses, it is the reverse.

olicy to resist the loss of public houses is on a number crunching exercise - this nderstands the need for a policy - there are ch are material considerations to justify the house policy – indeed paragraph 70 of the to deliver social, recreational and cultural vices the community needs, planning sions should plan positively for the of shared space, community facilities buses and other local services to enhance of communities and residential aragraph 70 also states that planning uard against the unnecessary loss of and services, particularly where this would nunity's ability to meet its day- to- day e Planning Inspector at the recent appeal eys Public House, 1 Lawrence Street APP/K5600/ A/12/2172342) dated 17

For the reasons set out above, <u>we reject the policies proposed by the consultation document.</u> We would therefore urge the Council to resist making unnecessary alterations to the <i>Core Strategy</i> and trust that these representations will be considered in full as part of the consultation process.	September 2012, cor Policy Framework ca Core Strategy is in co of public houses and basis there is more th and such a policy is in clear why it would fail The reason for a policy not based on number protecting those facilit 70 of the NPPF that a Borough with the high whole of the United K change these uses to
	not based on number protecting those facili 70 of the NPPF that a Borough with the high whole of the United K change these uses to
	not an unsound appr what is unsound is to implies that there mu before the Council is all intents and purpos Council is perfectly e a change in policy; it as a result.
	The rise in property p is based on sound ev own property team in <i>Supply – Summer</i> 20 equity rich buyers an recovery in London, i expect the divergence super prime market w Kensington and Chel according to Savills. plus) the annual supp to double to over 100 twice as many transa 2006, as a result of s of global billionaires a segment. Clearly all n under threat to change intervenes.
	Use and Character The framework for ju contributes to the cha surrounding area, an criteria mentioned in justification. There ar mentioned which the assessing any applic surprise and delight; adding vitality and ch nature, these are sub they could be assess of the permitted deve more likely that this p applications which ar Class C3 Dwelling ho be difficult to assess contribute to the char surrounding area and In terms of justificat

commented that the National Planning carries significant weight and the adopted n conflict with it in relation to the protection and the Framework is more recent. On this e than sufficient justification for a policy is in conformity with the NPPF. It is not fail the tests of soundness on this basis.

bolicy to protect A2 and A3 uses is also aber crunching. It is a response to acilities which are supported by paragraph at are valued facilities and services. In a highest residential land values in the ed Kingdom there is acute pressure to s to residential accommodation. This is oproach to formulating planning policy – s to rely purely on numbers lost. This must be a substantial loss of such uses I is entitled to formulate a policy when to poses it will be too late. In any case the y entitled to decide when there should be r; it does not make the process unsound

y prices is not an unsupported claim and evidence. Indeed evidence from Savill's in 'Spotlight on London's Housing 2012' states that high demand from and scarce supply has driven a V-shaped n, in contrast to the UK average. Savills nce to continue. In terms of the prime and et which is centred on Westminster and nelsea, these are expanding markets s. In the super prime market (5 million ipply of new residential properties is set 00 sales in 2014. In 2011 there were sactions in this market compared to f strong demand from a growing number s and house price inflation in this Ill non residential uses will continue to be ange to residential use unless the Council

er response

judging whether a building's use character and significance of the and its sense of place comes from the in paragraph 5.2 of the reasoned are four components specifically ne local planning authority would be lication against – these are variety; t; punctuating the street scene and character to the area. By their very ubjective judgments, but none the less essed in a rational way. Given the latitude velopment within the A Class itself it is s policy would be used to assess those are likely to involve a change of use to a house and given the criteria it would not ss whether this change of use would naracter and significance of the and its sense of place.

cation, a policy is required which goes

								beyond simply ass property and asses The use of a buildin consideration. How character of an are material considerat Paragraph 126 of t authorities should t on the contribution character of a plac that in determining authorities should t sustaining and enh assets and putting their conservation. contribution that co to sustainable com vitality. These are a an approach is just when it involves a In terms of the sco accepted that it is p area and clearly us of a conservation a Buildings and Cons attention should be enhancing the char this basis it is recon apply in conservati duty to assess cha that it is moved from CL3 where it will be This is considered
7- Dais Blench	No	Yes	Yes	Yes	Yes		 The British Beer & Pub Association is the leading trade association representing the brewing and pub sector in the UK, representing members accounting for 95% of the beer brewed in the UK and around half of Britain's 51,000 pubs. <u>Policy CK 2</u> We have previously commented on the consultation on the Pub Options paper published by the Council and then the Draft Planning Policy published and we stand by our previous comments that the intended policy does not account for the huge changes that have taken place in the market and the fact that many pubs are now no longer viable and therefore will be unable to remain open with their original use. We also maintain that the policy is likely to be counterproductive. We question the soundness of this policy on the following grounds: 1. Positively prepared – We not believe that the policy is in line with this requirement as we do not believe that it will allow sustainable development as outlined in the National Planning Policy Framework. The NPPF does not promote the implementation of restrictive planning policies intended to prevent businesses from adapting to changing economic circumstances and trends, however, we believe this policy does exactly that. 2. Justified – We do not accept that this is the most appropriate strategy to promote the retention of pubs in the Borough. In seeking to implement this policy the Council is ignoring the 'Community Right to Bid' powers which have just come in and which is the most appropriate mechanism to help local people save a local pub, if there is sufficient support within the 	It is noted that the B recognise the value noted that they do n such facilities but co convert to other nor <u>Policy CK2.</u> The issue of viabili that would be take policy. A proper ma concern and would state that such a p line with the NPPF the Planning Inspe Keys Public House APP/K5600/ A/12/2 commented that th carries significant v in conflict with it in houses and the Fra need to protect put The 'Community Rig affected by a plannin houses. This is an a However, given the Kensington and Che

ssessing the visual appearance of a sessing how this contributes to an area. ding is clearly a material planning ow that use can contribute to the area and its sense of place is also a ration and this is reflected in the NPPF. of the NPPF states that local planning Id take into account opportunities to draw on of the historic environment to the ace. Paragraph 131 of the NPPF states ng planning applications, local planning d take into account the desirability of nhancing the significance of heritage ng them to viable uses consistent with n. A further consideration is the positive conservation of heritage assets can make ommunities including their economic e all factors which indicate as to why such ustified within a conservation area or a listed building.

cope of the policy being too broad it is s primarily focused on the character of an use is part of the character assessment n area. Under s72 of the Planning, Listed onservation Areas Act 1990 'special be paid to the desirability of preserving or naracter or appearance of that area.' On commended that the policy is moved to ation areas only where there is a statutory haracter. On this basis it is recommended rom being part of Policy CL1 to Policy be part of the assessment of character. ed to be supported by NPPF wording.

British Beer and Pub Association the of public houses. However, it is also not support a policy resisting the loss of concentrate on why flexibility is required to non –public house uses.

bility is a material consideration and one ken into account and weighed against the marketing report could also deal with this uld also be a material consideration. To a policy is not positively prepared and in PF is clearly wrong. As previously stated pector at the recent appeal into the Cross ise, 1 Lawrence Street (Appeal Decision 2/2172342) dated 17 September 2012, the National Planning Policy Framework at weight and the adopted Core Strategy is in relation to the protection of public Framework is more recent. Clearly the public houses is in line with the NPPF.

Right to Bid' provisions would not be ning policy resisting the loss of public additional safeguard for the community. we very high cost of land and buildings in helsea the provisions of the Localism Bill

				3. I 3. I 4. (4. (5. (6. (6. (6. (6. (6. (6. (6. (6	the planning system will place further burdens on business and will not save pubs that are no longer viable. Effective – we do not accept that this policy will be effective in preventing pubs from closing in the Borough and therefore not deliverable. The policy is also likely to have the opposite effect	may be an unrealis provide sufficient pr further loss of publi The policy is clearly recent appeal decis Chelsea demonstra
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N	Name	Organisation	Q1 is the document sound?	Q2 Is it Legally compliant	Comment 1 If you have selected YES and you wish to support the soundness or legal compliance of this Development Plan Document, please be as precise as possible when setting out your comments below	RBKC Response to soundness co
8 N	Michael Bach	Kensington Society			 The Kensington Society strongly supports the Council's proposed new policy to provide additional protection for pubs and other A Use Class uses from being converted to housing. The proposed changes are designed to provide the evidence base and reasoning for the new policy. We strongly support this, but consider that it needs strengthening by: reaffirming the status of pubs as a social and community use; identifying the recent surge of applications for change of use to housing since 2009 as support for the need for a change of policy; and using more of the key words in both the NPPF (paragraphs 69 and 70) and the Mayor's London Plan (Policy 7.1), which is part of the development plan for the Borough, to provide evidence of support for this local policy. To achieve these changes, we have attached an annotated version of those paragraphs where the text is proposed to be changed to indicate our proposed further alterations. Changes needed Definition of public houses as a social and community use: The Local Plan already acknowledges that public houses are social and community uses in paragraph 30.3.5 and 30.3.7 (which is being deleted), but fails to list them in the listing in paragraph and 30.3.4. This must be rectified to indicate that public houses are a mainstream social and community use. On its own and without the positive acknowledgement in the now redundant/omitted paragraph 30.3.7, there is no longer a strong, positive statement recognising the public 	Comments are noted including the In terms of the changes needed pu public houses are social and comm list as part of paragraph 30.3.4 as t CK1. However, it is acknowledged to the list but it will be made clear th Policy CK2, not CK1. The proposed paragraph 30.3.14A acknowledged in the draft reasoned of public houses has seriously decl evidence shows that the number be figures are constantly changing so quickly dated. In any case, it is not policy. No change is proposed. In terms of marketing it is acknowle However, it has wider implications t so a reference to marketing is likely to the 'Fostering Vitality' chapter of to cover a wider number of uses that produced that gives the requirement

listic proposition. The provisions would not protection on their own to prevent the blic houses in the Borough.

rly consistent with national policy as the cision at the Cross Keys public house in trated.

consultation

e register of support for the policy.

bublic houses whilst it is acknowledged that imunity uses they have not been added to the s they will not be appraised as part of Policy d that to avoid confusion they can be added that they will be appraised under amended

A is not considered to be required – it is ned justification to the policy that the number aclined over the last 30 years and the being lost has increased in the last year. The o the proposed paragraph could be come of considered to add anything more to the

vledged that this is a material consideration. s than just the policy regarding public houses ely to be included in the changes being made of the Core Strategy – it will therefore be able than just public houses. A practice note will be ents.

The Queen's Elm and The Man in the Moon. The Society has consistently resisted changes of use at such establishments: more recently it has played a major role at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public inquiry into the future of The Phene Arms in Phene Street. In both of these last two cases owners were appealing against refusals for changes of use to mansions that they want to sell on the international property market.community uses as part of Policies Policy CL1 deals more with the con character of an area - this may not so it would be inappropriate and co No change is proposed.That is the major threat today to pubs in Chelsea. It is not they publicans are failing to make a living: it is that the buildings are immensely more valuable as locations for hot money that investors are seeking to place in a safe and profitable haven.With reference to Policy CK2 public community uses but it will be made Policy CK2 rather than CK1.A further hearing for the Queen's Head, also into an appeal against refusal for housing, is pending and, once again, the Society will be supporting the Borough Council. What these appeals have already demonstrated – and the Queen's HeadThe proposed change to the policy a property because it might be of cr social and community activity is far					
8 Ference Bendixson The Chelsea Society warmly supports the Council in seeking to degree to the set of the sector match of th					
9 Terence Bendixson The Chelses Solerly The Chelses Solerly with the second of the second				Action Required:	
9 Terence Bendixson The Chelsea Status and the factor of the Consect from the status and the St				Paragraph 30.3.4: Add "public houses" after "health facilities" in the list.	
9 Terence Bendixaon The Chelsea Society Society with the previous ducation, but since one construction of the proposed material state of the society in the previous ducation, but since one construction of the society of the societ					
Image: Some string and the inset of the Construction of				extreme pressure for change of use to housing since 2009. Prior to that only 6 pubs had been lost to housing in the previous decade, but since 2009 the number of applications have risen sharply. Over the last 30 years the losses to the Borough's stock of public houses have eroded an easily accessible social focus for the local community. From 181 pubs in 1981 to 110 in 2012, nearly 40 per cent have been lost and with escalating residential property prices, this trend is set to continue, if not	
Image: Solid State Soli				pubs have been closed. A sentence could be added somewhere to say	
9 Terence Bendixson The Chelsea Society warmly supports the Council in seeking to adapt the Core Strategy to give greater protection to public houses. Context - Noted 1 CONTEXT Numerous pubs in Chelsea have already been lost. These include The Beehive, The Queeris Elm and The Man in the Moon. The Society has consistently resisted changes of use at such establishments: more recently if has played a major role at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public hearing against refuesal for changes of use to mansion that they want to sell on the international property market. In terms of more explicitly stating the community uses as part of Polices to the could be as to mansion that they want to sell on the international property market. With reference to Policy CL2 duels more with well be anage proprised and community uses but it will be made property market. A further hearing for the Queen's Head, also into an appeal against refusal for housing, is pending and, once again, the Society will be supporting the Borough Council. What these appeals have already demonstrated – and the Queen's Head no duob will is the extent and strength of public contion in Chelsea to refuse the might be of the couse – but it is very unlikely that they will be writing letters like this one. The Society will give evidence about this at any public hearing into the proposed changes to the Core Strategy. The TEXT 1 The total strength of publics contion in Chelsea to refuse the policy would no longer be effect the society will give evidence about this at any public hearing into the proposed changes to the Core Strategy. The TEXT </td <td></td> <td></td> <td></td> <td>practice guide to PPS5 etc, and to be considered sound, to demonstrate non-viability/redundancy of use, the policy and/or the reasoned justification should make reference to the need for evidence of robust and reasonable marketing". Other Councils have similar requirements in their</td> <td></td>				practice guide to PPS5 etc, and to be considered sound, to demonstrate non-viability/redundancy of use, the policy and/or the reasoned justification should make reference to the need for evidence of robust and reasonable marketing". Other Councils have similar requirements in their	
Society Strategy to give greater projection to public houses. The TEXT Numerous pubs in Chelsea have already been lost. These include The Beehive. The Queen's Elm and The Man in the Moon. The Society has consistently resisted changes of use at such establishments: more rescript in thas played a major role at a public inquiry into the future of The Phene Arms in Phene Street. In both of these last two cases owners were appealing against refusals for changes of use to manisons that they want to sell on the international property market. The TEXT That is the major threat today to pubs in Chelsea. It is not they publicans are failing to use a living: it is that the buildings are immensely more valuable as locations for hot money that investors are seeking to place in a safe and profitable haven. With reference to Policy CK2 public community uses but it will be made Policy CK2 rather than CK1. Character of Anges of Use at the society will be supporting the Borough Council. What these appeals have already demonstrated – and the Queen's Head no doub will is the exident as strength of public opinion in Chelsea to retain pubs that remain. Residents, visitors and fourists alfike all value the warm, open character of Chelsea's public houses – but it is very unlikely that they will be writing letters like this one. The EXEX The Society will give evidence about this at any public hearing into the proposed changes to the Core Strategy. The proposed. <i>Inter TEXT</i> That remain. Residents, visitors and tourists alfike all value the warm, open character of Chelsea's public houses – but it is very unlikely that they will be writing letters like this one. The policy would no longer be effect changes to the Core Strat				Please register this representation of support.	
Image: Construction of the second state of the second s	9	Terence Bendixson			Context - Noted
Numerous public in Chelsea have already been lost. These include The Beehive, The Queen's Elm and The Man in the Moon. The Society has consistently resisted changes of use at such establishments: more recently if has played a major role at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public that they want to sell on the international property market.In terms of more explicitly stating th changes of use at such establishments: more recently if has played a major role at that they want to sell on the international property market.In terms of more explicitly stating th changes of use at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public that they want to sell on the international property market.In terms of more explicitly stating th changes of use at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public hearing into the fate set on the public have an area of the Cross Keys in Lawrence Street and the public have an area of the Cross Keys in Lawrence Street and at a public have n.In terms of more explicitly stating th changes of use at a public have n.A further hearing for the Queen's Head, also into an appeal against refusal for housing, is pending and, once again, the Society will be supporting the Borough Council. What these and genopales have already demonstrated – and the Queen's Head no doubt will - is the extent and strength of public opinion in Chelsea to retain public that ready demonstrated – and the Queen's Head and community activity is far no doubt will - is the extent and strength of public opinion in Chelsea to retain public that remain. Residents, visitors and tourists alike all value the warm, open character of Chelsea's public houses – but it is very unlikely that they will be writing letters like this one.In terms of more explicitl			Cociety		The TEXT
That is the major threat today to pubs in Chelsea. It is not they publicans are failing to make a living: it is that the buildings are immensely more valuable as locations for hot money that investors are seeking to place in a safe and profitable haven.community uses but it will be made Policy CK2 rather than CK1.A further hearing for the Queen's Head, also into an appeal against refusal for housing, is pending and, once again, the Society will be supporting the Borough Council. What these appeals have already demonstrated – and the Queen's Head n doubt will - is the extent and strength of public opinion in Chelsea to retain pubs that remain. Residents, visitors and tourists alike all value the warm, open character of Chelsea's public houses – but it is very unlikely that they will be writing letters like this one.The proposed change to the policy a property because it might be of chelsea's public houses – but it is very unlikely that they will be writing letters like this one.The policy CK2 rather than CK1. L THE TEXT 				Numerous pubs in Chelsea have already been lost. These include The Beehive, The Queen's Elm and The Man in the Moon. The Society has consistently resisted changes of use at such establishments: more recently it has played a major role at a public hearing into the fate of the Cross Keys in Lawrence Street and at a public inquiry into the future of The Phene Arms in Phene Street. In both of these last two cases owners were appealing against refusals for changes of use to mansions	
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changes to the Core Strategy. 2. THE TEXT Turning to the details of the revised text the Society has the following observations to make:				housing, is pending and, once again, the Society will be supporting the Borough Council. What these appeals have already demonstrated – and the Queen's Head no doubt will - is the extent and strength of public opinion in Chelsea to retain pubs that remain. Residents, visitors and tourists alike all value the warm, open character of Chelsea's public houses – but it is very unlikely that they will be	The proposed change to the policy a property because it might be of co social and community activity is far The policy would no longer be effec proposed.
Turning to the details of the revised text the Society has the following observations to make:					
1. The importance of the social and community use of public houses needs to be				Turning to the details of the revised text the Society has the following observations	

g the benefit of public houses as social and ies CL1 and CK2 the reasoned justification for contribution of the use of a building to the not necessarily be a social and community use confusing to include a specific reference to it.

blic houses will be added to the list of social and de explicit that they are addressed by revised

cy is not supported. To resist a change of use of f convenience to residents or offers scope for far too wide ranging and open to interpretation. fective, and therefore sound. No change is

				more explicitly stated in Policies CL1 and CK2. It is not enough to have such wording in the preamble.	
				2. May we suggest the following change to CL 1. a ii):	
				resist change of use in any building where the current use contributes to the <u>convenience of residents, scope for social and community activity</u> , the character of the surroundings, and sense of place. (Addition underlined.)	
10	Anthony Wollton	Edwardon		Long writing to confirm EQCA's support for the Konsington Conjects's proposed	Current acted
10	Anthony Walker	Edwardes Square Scarsdale and Abingdon Association		I am writing to confirm ESSA's support for the Kensington Society's proposed amendments to the document.	Support noted
11	David Devedlaka			Concerning your proposed changes to the Core Strategy in order to protect public houses from disappearing and the further improvements proposed by the Kensington Society may I state my strong support of all these efforts.	Support noted
				I, as a local resident of long standing, do not wish to see another pub disappear, we have lost too many of this essential local meeting places!	
12	Dr Margaret Thompson	Secretary Physic Triangle Residents' Association		It is very good policy We strongly support it	Support noted
13	Henry Peterson	St Helens Residents Association	Yes Yes	The St Helens Residents Association fully supports the council's proposed new policies on resisting change of use to public houses. Our area is currently experiencing the loss of the North Pole pub in North Pole Road W12. This has been a pub in its present building since the early part of the 20th century, and has recently been purchased by Tesco for conversion to a Tesco Metro convenience store. This will threaten the existing post office, chemist, and butcher in North Pole Road, and the vast majority of local residents are opposed to Tesco's plans. We also support the comments of the Kensington Society on the proposed new policies and their future implementation.	Support noted
14	James Redmayne			I am writing to register my strong support for the Council's proposed changes to strengthen their policy to protect pubs. I would also like to register my support for the further improvements proposed by	Support noted
				the Kensington Society	
15	John Cooper	European Dir ector		I strongly support the Council's proposed new policy to provide additional protection for pubs and other A Use Class uses from being converted to housing. However I consider that it needs strengthening by:	With reference to Policy CK2 public community uses but it will be made Policy CK2 rather than CK1.
				 reaffirming the status of pubs as a social and community use; 	Identifying the recent surge in appl acknowledged in the draft reasone
				 identifying the recent surge of applications for change of use to housing since 2009 as support for the need for a change of policy; and 	public houses has seriously decline shows that the number being lost h constantly changing so the propose any case, it is not considered to ad
				Pubic houses fulfil social and community uses but have come under extreme pressure for change of use to housing since 2009. Prior to that only 6 pubs had been lost to housing in the previous decade, but since 2009 the number of applications have risen sharply.	proposed.

blic houses will be added to the list of social and de explicit that they are addressed by revised

pplications is not considered to be required – it is oned justification to the policy that the number of slined over the last 30 years and the evidence st has increased in the last year. The figures are posed paragraph could be come quickly dated. In add anything more to the policy. No change is

			Over the last 30 years the losses to the Borough's stock of public houses have eroded an easily accessible social focus for the local community. From 181 pubs in 1981 to 110 in 2012, nearly 40 per cent have been lost and with escalating residential property prices, this trend is set to continue, if not checked by a change in policy. Please register this representation of support	
16	Cllr. Linda Wade	Earl's Court Ward	I agree with much of what Michael Bach of the Kensington Society has put forward as comments on this policy, but I feel that there should be some discretion as to the change of use for certain public houses that are neither providing amenity or are hubs for anti-social behaviour, and therefore each application should be considered on its own merit. There should be a clear distinction between pubs such as The Phene Arms or The Crossed Keys and The Tournament and Infinity – they are simply not in the same league.	It would be highly problematic to diffe provide 'amenity' or are hubs of antise would be an entirely subjective judgm run badly managed premises. If a put have been identified as important the material consideration. However, it we was amended along the lines sugges
17	Matthew Carpen	GLA	As you will be aware, all development plan documents must be in general conformity with the London Plan under section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004. It is my opinion that the submission document is in general conformity with my London Plan. Mayor of London Conclusion 12. The proposed changes to the supporting text, reasoned justification and policies described in the partial review of the Core Strategy are in general conformity with the London Plan. The changes are therefore supported and do not raise any strategic issues.	GLA response – general conformity v
18	Paul Miller		I would like to express my strongest support for the Council's proposed changes to strengthen their policy to protect pubs. We have been losing them at a rapid rate in RBK&C and if we do not protect them we run the risk of having a community very much diluted. The Royal Borough has always been a much more socially and culturally mixed community than the recent stereotype of the area as a banker's ghetto would suggest. If property prices alone are allowed to dictate the use of buildings then this is under threat, a development that no-one will ultimately be happy with. I would like to support the further improvements proposed by the Kensington Society and the Chelsea Society I know the Chelsea Society has also been actively supporting this proposal as well, so both Kensington and Chelsea are representing the best interests of the Royal Borough. We must have foresight about the type of community that we want to have over time. I am especially concerned that there is considerable temptation on the part of pub owners, given the high costs of real estate, to run pubs down in order to apply for change of amenity. I believe that protection of the status of pubs is the best way to protect them.	Support noted

ifferentiate between public houses that do not ntisocial behaviour and those that are not, it dgment and would favour those owners who public house fulfilled none of the criteria that then this could be taken into account as a t would only serve to weaken any policy if it gested. No change is proposed.

with the London Plan

19	Richard Sarll				I would like to express my strongest support for the Council's proposed changes to strengthen their policy to protect pubs. We have been losing them at a rapid rate in RBK&C and if we do not protect them we run the risk of having a community very much diluted.	
					I would like to support the further improvements proposed by the Kensington Society and the Chelsea Society	
					I know the Chelsea Society has also been actively supporting this proposal as well, so both Kensington and Chelsea are representing the best interests of the Royal Borough. We must have foresight about the type of community that we want to have over time.	
					I am especially concerned that there is considerable temptation on the part of pub owners, given the high costs of real estate, to run pubs down in order to apply for change of amenity. I believe that protection of the status of pubs is the best way to protect them.	
20	William Dorrell	Dovehouse Street Residents'			I am writing to strongly support the Council's proposed changes in the Core Strategy.	Support noted
		Association			The loss of Chelsea pubs has been increasing since developers have been free to change their use to hugely profitable large houses; to a lesser extent the same thing has been happening to local restaurants and shops.	
					I would therefore particularly single out the policy of protecting pubs, restaurants of quality and small businesses which do so much to enrich the life of the local community. These are mainly set out in Chapter 30, paragraphs 30.3.4A, 30.3.4B & 30.3.4C.	
					The question of use is of special importance as described in Chapter 34 para 34.3.4 which states that <i>'the distinctive character of many buildings comes from their use'</i> which <i>'adds to the vitality and character of the area'</i> .	
21	Tim Nodder	Chairman Oakley St Residents Association			I consider that the strengthening of the policy in the proposed changes to the Core Strategy has been well prepared, with appropriate consultation, and that the revised policies are justified in the interests of the community by preserving the valuable contribution of pubs and other local services which meet residents and workers needs.	Support noted
22	Daniel McKeiver		Yes	Yes		The fact that the proposed policies
23	Randd Alexander	Sydney St. & District R.A. (R. Alexander)			We fully support this document. We recognise that it was prepared by the Council after a careful and extensive examination of the value of pubs to their local neighbourhoods and the wider community.	Support noted

es are considered sound is noted.

24	Steven Cornish	Yes	Yes		The fact that the proposed policies ar
25	RD Pamplin			As a Chelsea resident, born and bred in Chelsea, I am very concerned about what has been and continues to happen to our public houses. As you know, many have already changed use (becoming homes, bookmakers, restaurants, banks, and so on) and while some have become very successful businesses (Eight over Eight) making a 'contribution', others have simplly resulted in short term gains for property speculators. Moreover, few of the 'business' conversions seem to have survived for long. I understand that the Council has a policy to 'save' PHs - my sense is that the policy should be to <i>protect</i> . The weak, sickly and sinners need saving; whereas monuments and treasures need to be protected. While most public houses are clearly not in this category, some are. That said, and more seriously, all PHs can and often do serve as very useful places for residents and vistors to mix and meet socially - whta better way to integrate (which is rarely the purpose of restaurants) The trend to convert pubs into designer eateries and gastro pubs (eg X Keys and the Phene) is moot (whether or not one likes them), often creating a business model with high costs and significant commercial risk, especially taking account of the fierce competition in the Borough and close by. Pubs on the other hand can and should operate on a lower cost base and should not be see in a super league, trying to compete with Michelin Star places with entirely different business models. Perhaps the Council should encourage 'unplugged' pubs by charging discretionary lower rates and providing (staff and other) subsidies where a pub is judged to provide more than beer, where it meets a local, social need, perhaps running football, cricket, drats and quiz teams, days out for the locals (eg Sydney Arms racing days). Perhaps the Council could even patronise some of the designated social pubs by organising meetings and events there and so on. I am about to start an evening course at Imperial College - why not in a pub in Chelsea? I don't think we need hundreds of	Support noted. The other initiatives s

are considered sound is noted.

suggested are not a planning matter.

26 Andrew Baley As a long sem resident of Chales al wanted to express my support for the indexing of PALIAE Inspace and PALIAE INSPACE I					
England Natural England sciencers and we therefore we do not wish to difer any substantine comments, nor does the policy appear to pose any likely or significant risk to those features of the natural environment. Support noted. 28 Claire Craig English Heritage Thank you for the opportunity to provide comment on the Royal Borough of Kernington and One feast Partial Review of 15 Core Strategy pertaining to the policies on Public Houses. As the Core strategy certaining to the policies on Public Houses. As the conventent's adviser on the historic environment. English Heritage has reviewed the document's adviser on the historic environment. English Heritage can advise that the protection of the historic environment. English Heritage can advise that we are satisfied with the tratement of heritage asses and historic environment is advised that they can be english on this advised is based on the trade generations. Having done this. English Heritage can advise that we are satisfied with the tratement of heritage asses and historic environment is advised by the Royal soundness or the advised by the Royal Borogal and the advised is based on their consultation documents' soundness or the advised by the Royal Borogal and the historic environment is used in the consult of the advised by the consultation documents' arise from this or later versions of the Core Strategy, and which may subsequently arise from this or later versions of the Core Strategy and which may have advises default does not effect our displation to advise the Royal Borough on, and potentially objetic to advise that were point Chelse Public, one gone, gone forewr. Please to hor advise any proposition chelses Public, one gone, gone forewr. Please thor advises the fore Strategy and which may have advised for the royal source of advised by the regulation of the royal socient of the regulason plate. Sup	26	Andrew Bailey		retention of Public Houses in the Borough which are at risk of development and their progressive loss. Public Houses are part of the historical and social background of our community which add colour, amenities and employment. They provide diversity and local social centres at many levels and Chelsea would be a greyer, more monotonous society if they are allowed to be taken over.	Support noted
Haritage Heritage Kensingtion and Choiseas Patrial Review of its Core Strategy partaining to the protection of the historic environment, English Heritage is keen to ensure that the protection of the historic environment, English Heritage has reviewed the document in light of the National Planning. English Heritage asste so conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Having done this, English Heritage asste so conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the duality of life of this and future generations. Having done this, English Heritage asste so and historic environment is advise that we are asstisfied with the treatment of heritage assets and historic environment is advise that we are asstisfied with the treatment of heritage for their versions of the Core Strategy, and which may subsequently arise from this or lister versions of the Core Strategy, and which may subsequently arise from this or lister versions of the Core Strategy is asset and historic environment is advise the to explicit the Royal Borough on, and potentially object to, any specific development proposal which may subsequently arise from this or lister versions of the Core Strategy, and which may subsequently arise from this or lister versions of the Core Strategy and which may subsequently arise from the print and accus for the consuminaties in which they sit. Both the Printe Printe Printe Association Support noted. 29 John Eagle Ten Acres Residents' Association As a retailer (a century plus of family busines)/resident (over 40 years) of the Core Strategy and inviton the sit association on the singlishere advise and focus for the consident (and association (co	27	David Hammond		Natural England's concerns and we therefore we do not wish to offer any substantive comments, nor does this policy appear to pose any likely or significant	Noted.
Residents' Association interest, some less so but all of which are a centre and a focus for the communities in which they sit. Both the Phene and the Cross Keys are iconic Chelsea Pubs, once gone, gone forever. Please do not allow any more pubs to disappear! interest, some less so but all of which are a centre and a focus for the communities in which they sit. Both the Phene and the Cross Keys are iconic Chelsea Pubs, once gone, gone forever. Please do not allow any more pubs to disappear! interest, some less so but all of which are a centre and a focus for the communities in which they sit. Both the Phene and the Cross Keys are iconic Support, and faith in officers noted 30 Hazel Smith As a retailer (a century plus old family business)/resident (over 40 years) of the King's Road, Chelsea, and Chair of The King's Road Trade Association (covering Sloane Square to Park Walk) I would like to register my support for the content of the draft policies and, at this stage, I believe they are 'sound, justified, effective and positive'. Support, and faith in officers noted However, I cannot comment on whether or not they are 'in accordance with the regulations' and can only assume they are, since experts drew them up, as I personally am not an expert in this field! Support noted. 31 Sandra Yarwood I wish to support the proposed changes to planning policy to protect pubs from being changed into housing and other use and I also support the proposals made Support noted.	28	Claire Craig		 Kensington and Chelsea's Partial Review of its Core Strategy pertaining to the policies on Public Houses. As the Government's adviser on the historic environment, English Heritage is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of local planning. English Heritage has reviewed the document in light of the National Planning Policy Framework (NPPF), which includes, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Having done this, English Heritage can advise that we are satisfied with the treatment of heritage assets and historic environment issues in the consultation documents, and have no wish to challenge the documents' soundness or legal compliance. It must be noted that this advice is based on the information provided by the Royal Borough and for the avoidance of doubt does not reflect our obligation to advise the Royal Borough on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the Core Strategy, and which may have adverse effects on the environment despite 	Support noted.
King's Road, Chelsea, and Chair of The King's Road Trade Association (covering Sloane Square to Park Walk) I would like to register my support for the content of the draft policies and, at this stage, I believe they are 'sound, justified, effective and positive'. However, I cannot comment on whether or not they are 'in accordance with the regulations' and can only assume they are, since experts drew them up, as I personally am not an expert in this field! 31 Sandra Yarwood I wish to support the proposed changes to planning policy to protect pubs from being changed into housing and other use and I also support the proposals made	29	John Eagle	Residents'	interest, some less so but all of which are a centre and a focus for the communities in which they sit. Both the Phene and the Cross Keys are iconic Chelsea Pubs, once gone, gone forever. Please do not allow any more pubs to	Support noted.
being changed into housing and other use and I also support the proposals made	30	Hazel Smith		 King's Road, Chelsea, and Chair of The King's Road Trade Association (covering Sloane Square to Park Walk) I would like to register my support for the content of the draft policies and, at this stage, I believe they are 'sound, justified, effective and positive'. However, I cannot comment on whether or not they are 'in accordance with the regulations' and can only assume they are, since experts drew them up, as I 	Support, and faith in officers noted
	31	Sandra Yarwood		being changed into housing and other use and I also support the proposals made	Support noted.



32 33	William Dorrell Charles Hopkins	Duke of York's Resident's Action Group	I am writing to strongly support the Council's proposed changes in the Core Strategy. The loss of Chelsea pubs has been increasing since developers have been free to change their use to hugely profitable large houses; to a lesser extent the same thing has been happening to local restaurants and shops. I would therefore particularly single out the policy of protecting pubs, restaurants of quality and small businesses which do so much to enrich the life of the local community. These are mainly set out in Chapter 30, paragraphs 30.3.4A, 30.3.4B & 30.3.4C. The question of use is of special importance as described in Chapter 34 para 34.3.4 which states that 'the distinctive character of many buildings comes from their use' which 'adds to the vitality and character of the area'. We support this. It is unfortunate that it cannot go further, as the Use Classes Order does not distinguish between social uses, such as pubs and restaurants, and commercial uses (shops and offices). It would be good if the Council could lobby to alter that.	Support noted. Support noted. The Council has lobt The message is very clear, that furth
34	Tonya Hoffman		 I would like to express my strongest support for the Council's proposed changes to strengthen their policy to protect pubs. We have been losing them at a rapid rate in RBK&C and if we do not protect them we run the risk of having a community very much diluted. I would like to support the further improvements proposed by the Kensington Society. I know the Chelsea Society has also been actively supporting this proposal as well, so both Kensington and Chelsea are representing the best interests of the Royal Borough. We must have foresight about the type of community that we want to have over time. I look forward to hearing from you in due course and am happy to pledge my support. 	Comments are noted including the regard the "improvements" pro- In terms of the changes needed put public houses are social and comm list as part of paragraph 30.3.4 as the CK1. However, it is acknowledged to the list but it will be made clear that Policy CK2, not CK1. The proposed paragraph 30.3.14A to acknowledged in the draft reasoned public houses has seriously decline shows that the number being lost has constantly changing so the propose In any case, it is not considered to a is proposed. In terms of marketing it is acknowled However, it has wider implications the so a reference to marketing is likely the 'Fostering Vitality' chapter of the cover a wider number of uses than j produced that gives the requirement
35	Margaret Fawcett	Astell Street Residents' Association	I would like to register my strong support for the council's policy of seeking to protect public houses in the borough from change of use applications. As I have said in the many letters of protest I have sent on this subject, they make a vital contribution to the community and help to preserve the area's unique character.	Support noted.
36	Graham Frazer		I understand that you are conducting a consultation about the loss of Public Houses in the RBKC, and the effect that this has on local amenities Certainly in Chelsea we have lost a number of excellent pubs over the past 20 years including the Australian, the Moore Arms, The Queens Elm, etc, etc, and a number of others that have either been converted into shops, restaurants, and even private homes This has a very detrimental effect on an area that used to pride itself on its diversity and offered many interesting places for relaxation and enjoyment. It then becomes in danger of becoming a residential ghetto.	Support noted.

bbbied the CLG to seek reforms to the UCO. In ther restrictions will not be forthcoming.

e register of support for the policy.

roposed by the Kensington Society:

bublic houses whilst it is acknowledged that imunity uses they have not been added to the s they will not be appraised as part of Policy d that to avoid confusion they can be added to nat they will be appraised under amended

A is not considered to be required – it is ned justification to the policy that the number of ned over the last 30 years and the evidence thas increased in the last year. The figures are sed paragraph could be come quickly dated. o add anything more to the policy. No change

edged that this is a material consideration. than just the policy regarding public houses ly to be included in the changes being made to ne Core Strategy – it will therefore be able to n just public houses. A practice note will be ents.

In the heard that there are several applications in the pielline to close and convert several more pubs and hippe that the Council will reside these applications. Support noted 37 Christian Dewar I understand that there are several applications in the pielline to close and convert several mapplications. Support noted. 37 Christian Dewar I understand that the Council was been developing a policy for saving Public to several indivation of the support for this policy. Support noted. 38 John Holiday I have triand or agister my support via your portal but have been unable to make it to broke pielline to close and council was been on supporting the preterior of public houses. Support for protection of public house and a draft planning policy for the protection of public houses and a draft planning policy rotaling to use and character, June 2012. Support for protection of public houses and a draft planning policy rotaling to use and character, June 2012. Support for protection of public houses and a draft planning policy rotaling to use and character, June 2012. Support for protection of public house and the support and the						
Durie Houses, I wish to advise you of my support for this policy. An interval We have been much saddened and rightmend by the recent information of threas to several faultmark public houses in the area and have been supporting the preserving them. I wave been much saddened and rightmend by the recent information of threas to several participations for saving them. I wave been much saddened and rightmend by the recent information of threas to several participations for saving them. I wave been much saddened and rightmend by the recent information of threas to several participations for saving them. I have just become aware of the council's 'Draft planning policy to the protection of public house of a dark than the forming policy to the protection of public house of public houses and a traft planning policy to the protection of public house of a dark thread to the visitors' sense of place, and should be disastrous to the recidents' and this sense of place, and should be disastrous to the recidents' and this is allowed to grow then twill be "Effective". Support noted. 39 Lisa Garrett Yes Yes Yes I'very much support this plan and belows to be "Positively prepared" and "more than Justified". and if it is allowed to grow then twills be "Effective". Support noted. 39 Lisa Garrett Yes Yes Yes I'very much support this plan and belows and other brinking set the base of blace, and should be Support noted. 39 Lisa Garrett Yes Yes I'very much support this plan and belows and o					convert several more pubs and I hope that the Council will resist these	
38 John Holiday I have just become aware of the council's "Draft planning policy for the protection of public houses on a draft planning policy relating to use and character, June 2012". In my view, any further reduction in the number public houses in the borough would be disastrous to the residents" and to the visitors' sense of place, and should be protected at all costs against the current imbalance in market forces identified in the draft policy statement. Coffee bars are no substitute, as public houses continue to play a very important role as "gathering" places. Support for protection of public house in the substitute are substitute, as public houses continue to play a very important role as "gathering" places. As coffee bars are "Class A1" use planning policy for the protection. 39 Lisa Garrett Yes Yes I very much support this plan and believe it to be "Positively prepared" and "more than Justified", and if it's is allowed to grow then it will be "Effective". Support noted. 39 Lisa Garrett Yes Yes I very much support this plan and believe it to be "Positively prepared" and "more than Justified", and if it's is allowed to grow then it will be "Effective". Support noted. 39 Lisa Garrett Yes Yes I very much support this plan and believe it to be "Positively prepared" and "more than Justified", and if it's is allowed to grow then it will be "Effective". Support noted. 39 Lisa Garrett Yes The Council will resist the loss of Public Houses and other Uses and ther Drinking Establishments (Class A4) throughout the B	37				 Houses, I wish to advise you of my support for this policy. We have been much saddened and frightened by the recent information of threats to several landmark public houses in the area and have been supporting the petitions for saving them. I was unaware until this evening that the Council was developing a policy for preserving them. Please add my name to the supporters. I have tried to register my support via your portal but have been unable to make it 	Support noted.
40 Sarah Tate than Justified", and if it's is allowed to grow then it will be "Effective". 1 than Justified", and if it's is allowed to grow then it will be "Effective". 1 "Public Houses and other uses which provide a wider social role 1 The Council will resist the loss of Public Houses and other Drinking 1 Establishments (Class A4) throughout the Borough; and Restaurants and Cafes 1 (Class A3) and Financial and Professional Services (Class A2) outside of Higher 0 Sarah Tate	38	John Holiday			I have just become aware of the council's "Draft planning policy for the protection of public houses and a draft planning policy relating to use and character, June 2012". In my view, any further reduction in the number public houses in the borough would be disastrous to the residents' and to the visitors' sense of place, and should be protected at all costs against the current imbalance in market forces identified in the draft policy statement. Coffee bars are no substitute, as public houses continue to play a very important	Planning permission is not required coffee bar. The Council, cannot, the development.
40 Sarah Tate I think the public houses are part of the character of Chelsea and should be Support noted.	39	Lisa Garrett	Yes	Yes	 than Justified", and if it's is allowed to grow then it will be "Effective". "Public Houses and other uses which provide a wider social role The Council will resist the loss of Public Houses and other Drinking Establishments (Class A4) throughout the Borough; and Restaurants and Cafes (Class A3) and Financial and Professional Services (Class A2) outside of Higher Order Town Centres. 5 Draft Policy and Reasoned Justification for Character and Use 5.1 The distinctive character of many buildings may come from their use as much as their physical appearance. Their use may also contribute to the character of an area and to a sense of place. 5.2 The Borough contains a scatter of incidental uses within its residential neighbourhoods which offer variety, surprise and delight, punctuate the street scene and add to the vitality and character of the area. 	Support noted.
	40	Sarah Tate			I think the public houses are part of the character of Chelsea and should be	Support noted.

uses is noted.

ed for the change of use of a public house to a therefore introduce a policy which resists such

planning permission is not re

41	Martin Flash	Royal Avenue		n behalf of Royal Avenue residents (I am chairman of the residents association) build we make three points	Support noted.
		Residents	1. (ca	There is no point in denying that pubs cannot be viable on beer sales alone alled in the trade the beerage), the tastes and nature of local residents in helsea has changed too much.	The submission policy allows for cha to other drinking establishments. Use wine bar) is not considered developn permitted (and don not require plann General (Permitted Development) Or
				For that reason if no other the value of the pubs as convertible property in a gh value property area is undeniable.	resisted.
			as	However they can still contribute to the local area providing life and movement restaurants or gastro pubs. There are many successful examples, the closest us being the Surprise	
			res	e would therefore support a policy that DOES NOT allow redevelopment as sidential property, but DOES allow and encourage change of use towards inveyors of food and drink, restaurants, gastro pubs etc	
42	Judy St Johnson	Markham Street Residents Association		trongly support The Council's Policy on resisting the closure of Public Houses in nelsea	Support noted.
43	E P Colquhoun			ully support RBK&C in Chelsea's policy on keeping The Phene and other pubs ben and denying the people who want pubs demolished	Support noted.
44	Daniel Cooper		Ho fin dra	inderstand there is a deadline upcoming for residents' comments on the Public buses consultation process. I have lived in Markham Street for two years and ad the local public houses to be an invaluable amenity for the community, awing together residents from different walks of life and creating a sense of ared interests.	Support noted.
			res	y concern is that, if these pubs (The Phene etc) are turned into expensive sidential dwellings, we will end up with some dormitory enclave for the super- th, much like Knightsbridge or Belgravia has become, and lose the sense of scial fabric and associated benefits that make living in Chelsea so special.	
			ha	rrge you to do everything at your disposal to prevent these pubs falling into the ands of residential developers who are inevitably concerned with making a quick ofit.	
45	David Waddell	Cheyne Walk Trust	l w Riv ob	write as Chairman Cheyne Walk Trust (a resident' association for Chelsea verside of some 180 members by subscription) to support the overall policy ojective to seek to resist the conversion of public houses to residential use rough primary or supplementary planning guidance.	Support noted. With regard the "improvements" prop
				ne Trust endorses and supports the comment submitted by the Chelsea Society and the Kensington Society.	In terms of the changes needed pub public houses are social and commu list as part of paragraph 30.3.4 as th
			res	particular we would support the desire to retain public houses of character in sidential areas, especially where they provide the scope and/or facilities for mmunity and social activity that may serve to enhance social mixing and a	CK1. However, it is acknowledged the the list but it will be made clear that the Policy CK2, not CK1.
			se	ense of local identity.	The proposed paragraph 30.3.14A is acknowledged in the draft reasoned
			at com pro	e recognise that Public Houses in residential conservation areas are likely to be particular risk since frequently they will offer the greatest value enhancement if inverted to residential use. Since such public houses are generally also alone in oviding for such residential local areas, particular care should be taken to eserve their existing use.	public houses has seriously declined shows that the number being lost ha constantly changing so the proposed In any case, it is not considered to a is proposed.
					In terms of marketing it is acknowled However, it has wider implications the

hanges of use to restaurants, gasto pubs and Jse as a drinking establishments (such as a pment, whilst uses such as restaurants are nning permission) under the provisions of the Order. A change of use to residential will be

roposed by the Kensington Society:

ublic houses whilst it is acknowledged that munity uses they have not been added to the they will not be appraised as part of Policy d that to avoid confusion they can be added to at they will be appraised under amended

A is not considered to be required – it is ed justification to the policy that the number of ned over the last 30 years and the evidence has increased in the last year. The figures are sed paragraph could be come quickly dated. b add anything more to the policy. No change

edged that this is a material consideration. than just the policy regarding public houses

				so a reference to marketing is likely to the 'Fostering Vitality' chapter of the of cover a wider number of uses than jue produced that gives the requirements With regard the comments made by to In terms of more explicitly stating the community uses as part of Policies C Policy CL1 deals more with the contri- character of an area - this may not ne so it would be inappropriate and conf No change is proposed. With reference to Policy CK2 public h community uses but it will be made e Policy CK2 rather than CK1. Character and Use Policy The proposed change to the policy is a property because it might be of con- social and community activity is far to The policy would no longer be effecting proposed.
46	Simon Reid	North West London PCTs	 NHS Kensington and Chelsea is the primary care trust for the borough. It currently discharges its duties through joint arrangements with NHS Hammersmith & Fulham and NHS Westminster. Our public health duties mean that we have a role in ensuring that improvements are made against wider factors that affect health and wellbeing and health inequalities - factors including good housing, healthy living environments and sustainability. The Council's ambition to preserve the ability of local residents to walk to local amenities is vigorously supported from a public health perspective. The wider benefits of walking friendly environments and walking to both 'people' and 'place' are extensive and far reaching. These benefits include: Walking reduces the risk of all-cause mortality by up to 20% and cardiovascular disease by up to 30% Residents in walking friendly neighbourhoods are less likely to report depressive symptoms and poor mental health Walking friendly environments are associated with a number of social benefits including increased social interaction, the development of social capital and increased safety. Specific groups such as children and older people, who are often more reliant on their local neighbourhoods can gain significant health benefits and independence through walking Sadly, walking in built up urban areas is not without its risks and serious pedestrian injuries in Greater London appear to be increasing in 2011, 77 pedestrians were killed (up 33% on 2010) and 903 were seriously injured (up 6% on 2010. If this trend continues, walking to local shops and services may not be seen as an attractive option for some residents and visitors. Part of the rationale for this policy is to preserve local amenities (which provide a wider social role) so that residents can walk to them. We believe that the policy would be more effective if it makes	Support for protection of public house The Core Strategy recognises the va considered that it would be appropria for 'safe routes' to walk to local amen public houses. Policy CT1 (in Better criterion (g) noting that the Council w environment."

y to be included in the changes being made to be Core Strategy – it will therefore be able to a just public houses. A practice note will be nts.

y the Chelsea Society:

he benefit of public houses as social and s CL1 and CK2 the reasoned justification for ntribution of the use of a building to the t necessarily be a social and community use onfusing to include a specific reference to it.

c houses will be added to the list of social and explicit that they are addressed by revised

v is not supported. To resist a change of use of convenience to residents or offers scope for r too wide ranging and open to interpretation. Active, and therefore sound. No change is

ises is noted.

value of walking. However, we do not priate to include a specific policy on the need penities. This applies to all uses, not merely er Travel Choices) considers the topic, with I will "require improvements for the walking

			We therefore recommend that your policy on the protection of public houses should include a bullet point in Policy CL 1 along the lines that the Council will favour developments that enable residents and visitors to safely walk to local amenities and resist any development that reduces safe routes for residents and visitors to walk to local amenities.	
47	Stephen Griffiths		As a long time practicing Architect in RBK&C I would like to register my strong opposition to the change of use of public service premises to residential. The overwhelming opposition to the proposal to change the use of the Cross Keys public house demonstrates the strength of feeling among the residents of Chelsea. I trust the Planning Authorities would reflect this in their forth coming deliberations.	Support noted.
48	G Taylor	West London Residents' Association	Our Residents Association fully supports the Council in its Draft Planning Policy for the protection of public houses and draft planning policy relating to use and character of June 2012. In our view the implementation of this policy for public houses and other buildings would help preserve the character and residential amenity of the neighbourhoods where theses buildings are located. A very welcome step.	Support noted.
49	Eva Skinner	Onslow Neighbourho od Association	On behalf of Onslow Neighborhood Association I would like you to know that we are supporting Council's proposed changes to strengthen their policy to protect pubs, and that we support further improvements proposed by the Kensington Society	Support noted.
50	Andy Goymer	Environment Agency	No comment	
51	Teresa Gonet	Highways Agency	No comment	



52	Mathew Oakley	Royal parks	No comment.	

