

Annual Monitoring Report 2011

Are we building on success?
Monitoring the Core Strategy

1st April 2010 to 31st September 2011

Annual Monitoring Report 1st April 2010 to 31st September 2011

Royal Borough of Kensington and Chelsea

31/12/11

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PART ONE: BACKGROUND AND METHODOLOGY

Introduction

- 1.1 Under the Planning and Compulsory Purchase Act (2004) every local planning authority has a responsibility for reporting the extent to which the policies set out in local development plans are being achieved. To this end this Council has produced an Annual Monitoring Report, or AMR, since 2006. Whilst this Council's AMRs have concentrated on the issues that are considered to be of particular relevance they have also had to comply with the requirements of the planning regulations, report set time periods, include certain specified elements and have included certain "Core Output Indicators".
- 1.2 However, the regime under which the AMR is produced is currently in a process of transition. Guidance on local plan monitoring has been formally withdrawn and Local Planning Authorities (LPAs) can now choose which targets and indicators they wish to include in their report.
- 1.3 The Localism Bill goes further and whilst a need to monitor remains, it proposes the removal of the requirement for local planning authorities to produce an annual monitoring report to be submitted to the Department of Communities and Local Government (CLG). Future monitoring reports (to be called "Authorities Monitoring Reports") will be produced for the benefit of a LPA and its stakeholders and will report on any time period that the LPA sees fit. The AMR does not have to have a narrow 'planning' remit. It can report on a range of factors that can illustrate the success, or otherwise, of the Core Strategy.
- 1.4 Whilst the Localism Bill has just finished its parliamentary process we understand that it is unlikely that it will be fully 'enacted' and to become law before April 2012. Therefore, it is likely that this will be the last AMR to be submitted to CLG.
- 1.5 This AMR will, therefore, differ in nature from those we have prepared in the past. It does not monitor for monitoring's sake. It only only includes those indicators which assist the AMR in performing its function – are the policies within the Core Strategy working?
- 1.6 Every effort has been made to include the most up-to-date information available. However, for consistency when considering policy usage and changes to floorspace, the AMR covers a time period from 1st April 2010 to 31st September 2011.

- 1.7 The AMR fulfils the legal requirements set out in Regulation 48 of the Town and County Planning Regulations 2004.
- 1.8 This document has been submitted to the Department of Communities and Local Government and made publically available on the planning page of the Council's website:

<http://www.rbkc.gov.uk/planningandconservation/planningpolicy.aspx>

Content of the AMR

- 1.9 In accordance with regulations the Annual Monitoring Report includes two distinct elements:
 - An assessment of the implementation of the Council's published Local Development Scheme (the work programme for the LDF); and
 - An assessment of the extent to which policies set out in the Council's local development documents are being achieved.

Methodology used

The monitoring framework

- 2.1 Traditionally a narrow 'planning view' has been taken with regard to monitoring. How many times has a policy been used? What changes in floorspace for differing types of use has occurred? Whilst these measures are still relevant to an AMR, and indeed will remain the backbone, the changing nature of planning supported by the Government encourages us to take a wider approach in assessing these questions and to concentrate on the outcome rather than the process.
- 2.2 This is reflected within the section of the Core Strategy that is dedicated to monitoring which forms the basis of the approach to be taken in the AMR. The intention is, however, to be selective to allow us to concentrate on the wider picture, the key aims, rather than be lost in minutia. The majority of these indicators relate to the amount of different types of floorspace and where that floorspace has been provide or lost.
- 2.3 Ultimately the role of the AMR is not to cause us to drown in data for its own sake but to assess progress that is being made on the vision: to 'build on success', to further develop the strong and varied sense of place, to stimulate regeneration, enhance the reputation of our national and international destinations and uphold the residential quality of life.

- 2.4 In order to make this assessment the AMR will consider two main aspects:
- How much progress has been made in achieving the seven strategic objectives; Keeping Life Local, Fostering Vitality etc?
 - How much progress has been made towards realising the visions for the fourteen "Places" and the eight strategic sites?
- 2.5 Each of these areas of consideration is broken down into a series of questions that assess the outputs.
- 2.6 It is through considering these questions that the Council can evaluate the effectiveness of planning policy and decision making, thereby identifying those areas where objectives are not being met and where changes to policy or development management practice may be necessary.

Main data sources

- 3.1 A variety of data sources will be used within the AMR in order to assess the success of the Core Strategy. However, the following sources are of particular value:

Policy Analysis

- 3.2 The Core Strategy includes a suite of planning policies that offer clear guidance on what types of development should be permitted and what types should be refused. The AMR includes an analysis of the frequency of use of the policies in order to allow us to draw conclusions regarding their effectiveness. What policies are most often used? What policies are not used?
- 3.3 The 2011 AMR is complicated by having to cover the transition from the Council's former UDP and the recently adopted Core Strategy. Policy analysis will, however, only be carried out on the policies within the Core Strategy or those policies within the UDP that remain part of the Royal Borough's Development Plan. Analysis of now superseded policies adds little value for the Borough which is looking forward with a newly adopted Core Strategy. All policy analysis is, therefore, for the period 10th December 2010 to 31st September 2011. Analysis will only include Core Strategy policies and those UDP policies which have not been replaced.

Floorspace change – decision analysis

- 3.4 The Council monitors continually the net changes to floorspace that have been permitted by planning applications. Whilst there is no guarantee that these permissions will be implemented (and indeed a significant proportion are not) decision analysis remains a useful

tool as it gives the LPA an up-to-date indication of how effective a particular policy has been.

- 3.5 The adoption of the Core Strategy bisects the AMR study period. Therefore, whilst analysis of the results of the permitted changes of use is relevant for the entire period, it has been divided into two parts – decisions based on the UDP, and decisions based on the new policies within the Core Strategy; decisions 1st April 2010 to 31st December 2010 and 1st January 2011 to 31 December 2011.

Floorspace change - Completions

- 3.6 The Council's annual completion survey provides confirmed figures as to what the net change of floorspace (and residential units) have been over a given period. They do not have the uncertainty inherent in decision analysis, or pipe line data – as they only relate to schemes that have been built out.
- 3.7 However, the data is not as current as that from the decision analysis as it is only collated on an annual basis. Council surveyors have to visit all properties that have been subject of planning consents. These include changes of commercial floorspace/ residential units that have been granted in previous years to ascertain whether the permission has been implemented. As such the data used to inform the AMR is shown as permission implemented (and completed) between April 2010 to March 2011. It does not include those sites where building is taking place. It is worth noting that, in common with decision analysis, completions only pick up those changes of use that require planning permission. Changes permitted under the General (Permitted Development Order) go unrecorded.
- 3.8 The headline figures used within the AMR are usually net changes in floorspace for both decisions and completions. Over the study period has a particular land use increased or decreased? Particular permissions are highlighted where considered to be particular significance. Clearly gross changes may also be useful, and therefore, these have been included within the appendices. These appendices include a detailed breakdown of all relevant applications.

Other data sources

- 3.9 The AMR uses a wealth of other data sources, which may have been externally derived, or internal to the Council, to consider the success of individual planning topics. It includes, for example, the results of our annual shopping centre surveys; s106 contributions received or discussions with the retail fora.

PART TWO: GENERAL CONTEXT

Demographics

- 4.1 The population of the Royal Borough of Kensington and Chelsea is approximately 180,000, according to the latest population estimates. This is expected to grow to over 200,000 over the next 20 years.
- 4.2 During that time, the population is expected to get older – but it is still projected that the vast majority of residents will be of working age, between 20 and 50. This picture varies spatially with higher concentrations of under 16 year olds in the north of the Borough, with a higher concentration of the working age population (18 to 65 year olds) in the wards of Queen’s Gate and Earl’s Court. The older population are more likely to be living in the South of the Borough.
- 4.3 In terms of place of birth, the Borough is very diverse. Only just over half (55%) of the population is born in the UK. The rest are made up of about 20% from other parts of Europe, 6% from Africa and nearly 10% from Asia.

Health

- 4.4 Life expectancy in Kensington and Chelsea is the highest in the country for females and third highest for males, at 87.20 years and 83.10 years respectively. This represents an average life expectancy of nearly 6 years more than the national average. But this statistic masks a significant difference across the Borough. People living in the healthiest wards have an average life expectancy of over 10 years more than those in the least healthy wards.

Income

- 4.5 Both Kensington and Chelsea are well known as exclusive places to live. A disproportionate number of residents are from professional and managerial occupations, and similarly, incomes are higher than the average. However, when looked at spatially, it can be seen that household income varies considerably, with many residents in the north of the Borough having incomes below £20,000 per annum, and much higher levels of benefit claims.
- 4.6 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived.

Business and Employment and skills indicators

- 4.7 The latest local economy data shows that retail business services and hospitality are the key sectors and drivers of economic activity in the Borough contributing 60% of employment.

Major Sectors	Employees	%
Business Services	20,210	16.6
Wholesale & Retail	20,150	16.5
Hospitality	19,350	15.9
Personal Services	13,650	11.2
Real Estate	7,960	6.5
Medical	7,850	6.4

ONS on Neighbourhood Statistics Mar-11

Shopping

- 4.8 Nearly 75% of the Borough is within a 5 minute walk of day-to-day shopping facilities. There are however, a number of areas which lie outside a 5 minute (400m or 440 yards) walk of local facilities. These are; the very south of the Borough along the Thames, along the western boundary with the London Borough of Hammersmith and Fulham, and in the far north.

- 4.9 In addition to the Neighbourhood Centres, there are 10 larger centres in the Borough: Knightsbridge is an International Centre (and is also located in the GLA's Central Activities Zone), Kensington High Street and King's Road East are Major Centres, South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road and King's Road West are District Centres and Portobello Road and Westbourne Grove are Special District Centres. These centres attract people to the Borough and serve a pan-London or greater function, but they also provide a valuable role in serving the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

Transport

- 4.10 Car ownership is well below the national average. Fewer than 50% of households own a car. Our residents walk and cycle more than the London average³, reflecting not only the lower car ownership, but also the availability of pleasant high quality quiet 'side roads' for many journeys.

Built Environment

- 4.11 For 300 years, Kensington and Chelsea has been one of the most desirable places to live in London, ever since a private country house was acquired by the Monarchs, William and Mary, and adapted for Royal residence by Sir Christopher Wren in the 1700s. Kensington can claim a pre-eminent position in the hierarchy of the Victorian metropolis, not only as the home to Queen Victoria in her early days, but also because of the lasting legacy of houses, churches, museums and other public buildings which arose during her reign. As a consequence Kensington and Chelsea grew throughout the 19th Century to provide homes for the newly wealthy middle and upper classes.
- 4.12 This period of growth has left us with a legacy of Georgian and Victorian terraces laid out in a network of streets, often including garden squares, of the highest quality. The Edwardian period saw a shift away from town houses to the mansion block, allowing buildings to be slightly taller and thus, as we see today, higher density. The same principles of street-based architecture with the town house endured with the mansion block. The two principal building types are combined in a rich mix where neither one nor the other predominates over very large areas.
- 4.13 Consequently, the built environment is one of the finest in the Country with over 4,000 listed buildings in the Borough and over 70% of the Borough being within a conservation area, including some of metropolitan importance such as the Thames, Royal Hospital and South Kensington Museums conservation areas.
- 4.14 However, away from the Borough's traditional central belt, there are many examples of twentieth century estate developments. These have a varying degree of success. Erno Goldfinger's Trellick Tower for example, is a much loved icon. However, certain estates (such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west) have become isolated from the rest of the Borough with residents often being deficient of local facilities.
- 4.15 The Georgian legacy in the Borough has left us with a tremendous number of garden squares. These are communal spaces enjoyed by the surrounding properties, but their construction has also resulted in a lack of public open and playable space in some parts the Borough. This however, is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary public open spaces.

Natural Environment

- 4.16 The whole Borough is designated as an Air Quality Management Area. The primary sources of air pollution are vehicular traffic and diesel trains. The main railway line out of Paddington is a principal source of air pollution in the north of the Borough, but a number of the Borough's roads also produce significant air pollution, such as the Cromwell Road and the Earl's Court one way system.
- 4.17 Potential flooding from the River Thames would affect areas along the embankment, but most of the Borough is not under threat. There have however, been two events of sewer flooding caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with the London Borough of Hammersmith and Fulham. This has insufficient capacity in extreme storm events.

PART THREE: THE LOCAL DEVELOPMENT SCHEME

- 5.1 The Council is obliged to prepare a Local Development Scheme (LDS), the Council's project plan in which it sets out the range of planning documents that it intends to progress. The LDS will be updated as and when the various local development documents are completed or as the Council's priorities change.
- 5.2 One of the few statutory requirements of the AMR is to monitor the progress that the Council has made in the implementation of the LDS. Which of the Local Development Documents that the Council intended to produce have been completed? Which are running to schedule and which have been delayed?
- 5.3 The AMR covers the period between 1st April 2010 and 30th September 2011.
- 5.4 However, given that the information is readily available, progress on the production of the documents within the LDS reflects progress of all Local Development Documents being produced, or scheduled to be produced, between 1st April 2010 and 31st December 2011.

DPD	The LDS (2010)	Progress
Core Strategy (and Proposals Map) (which includes site allocations and development management)	Adoption was scheduled Dec 2010.	Core Strategy was adopted in December 2010.
Waste DPD	Public consultation was scheduled for September 2010.	In view of the changes to the London Plan (July 2011) this will now be dealt with as part of joint legal agreement with the London Borough of Hammersmith and Fulham.
Latimer Area Action Plan	Public consultation was scheduled from summer 2010.	The preparation of this document has been postponed as it relies on more comprehensive development than can be supported by the current economic situation.
S106 Planning	Adoption was scheduled	Adopted in August 2010.

Obligations SPD	for April 2010.	
Silchester Garages SPD	Adoption was scheduled for October 2010.	Adopted in July 2011.
Earl's Court SPD	Public consultation scheduled for Sept/Oct 2010.	First round of consultation was undertaken in March 2011. Second round of consultation will finish at the end of December 2011.
Kensington Academy and Leisure Centre SPD	Public consultation scheduled for Sept/Oct 2010 and adoption Dec 2010.	Adopted May 2011.
Kensal SPD	Sustainability appraisal and evidence gathering was scheduled to take place in 2010.	Significant evidence was gathered in 2011. The project is complicated by Crossrail issues.
Edenham SPD	Document preparation was scheduled for the end of 2010 with public consultation scheduled for Jan 2011.	The priority of this project has been changed, and is likely to be progressed in the next 12 months.
Building Height in the Royal Borough SPD	Adoption was scheduled for March 2010.	Adopted September 2010.
100 West Cromwell Road SPD	Public consultation was scheduled for May/June 2010.	This has been superseded by events, and will not be completed.
Views Methodology SPD	Public consultation was scheduled for June 2010.	This work has been subsumed into the Earl's Court SPD
Westway SPD	Public consultation was scheduled for October 2010 and adoption March 2011.	Public consultation took place in November 2010 with a further round scheduled for early 2012 and adoption in 2012.
Access Design Guide	Adoption Dec 2010.	Adopted December 2010.
Trees SPD	Adoption was scheduled for March 2010.	Adopted April 2010.

Shopfront SPD	Adoption was scheduled for March 2010.	Adopted November 2011.
Roofscape SPD	Public consultation was scheduled for June 2010.	The need to produce a separate SPD is currently under review, as part of the review of our Conservation Area Proposals Statements.
Clearings I and II, Draycott Av SPD	After initial public consultation in 2007 a further period of consultation was scheduled for Jan 2011	The need to produce an SPD is under review.
Wornington Green SPD	Adoption scheduled for October 2009.	Adopted Nov 2009.
Air Quality	Adoption scheduled for March 2009.	Adopted June 2009.
Tent in the Park (Commonwealth Institute)	Adoption scheduled for March 2009.	Adopted June 2009.
Subterranean Development	Adoption scheduled for March 2009.	Adopted June 2009.
Noise	Adoption scheduled for March 2009.	Adopted June 2009.

PART FOUR: MONITORING THE SUCCESS OF THE STRATEGIC OBJECTIVES AND THE PLACES

- 6.1 The Council has a vision for the Royal Borough – a vision set out at the beginning of the adopted Core Strategy.

CV 1 Vision for the Royal Borough: Building on Success

Our vision for Kensington and Chelsea over the next 20 years is to build on success. To further develop the strong and varied sense of place of the Borough, we will, in partnership with other organisations, and importantly with our residents:

- *Stimulate regeneration in North Kensington through the provision of better transport, better housing and better facilities, aiding better health;*

By 2028 regeneration in North Kensington will have resulted in significantly improved transport, including a new Crossrail station at Kensal, better links to Hammersmith and Fulham across the West London line and improved north-south bus links overcoming the generally lower levels of accessibility in the north. 2-3000 new homes will have been built, both private market and affordable, addressing the serious shortfall in housing need, and helping to diversify supply.

It will be of a high quality design, well integrated into its context, overcoming some of the barriers to movement by which the North of the Borough is characterised.

Better facilities will have been provided by the building of a new academy to serve the communities of North Kensington to address the serious shortage of secondary school places in the Borough, helping to make life more local for residents. The deficiency in local shopping will have been addressed with new town centres at Kensal and Latimer and the Earl's Court Opportunity Area.

The unique character of Golborne and Portobello Roads will have flourished, including the antiques and street market, adding to the vitality of the area. Jobs will be readily available as the Employment Zones will have been protected from encroaching residential and be thriving centres for small businesses and the cultural industries sector.

The north of the Borough will be at the heart of environmental sustainability including combined heat and power network extending

from the hubs at the major new developments at Kensal, Latimer and Wornington Green.

- *Enhance the reputation of our national and international destinations – Knightsbridge, Portobello Road, South Kensington, the King’s Road, Kensington High Street, and Earl’s Court – by supporting and encouraging retail and cultural activities in particular;*

In the Borough as a whole our reputation as a national and international destination will have been further enhanced. The Borough will have avoided becoming little more than a residential suburb, with a flourishing and rich variety of retail and cultural activities adding so much to the quality of life of the residents.

Our top retail destinations of Knightsbridge, King’s Road, Kensington High Street and Portobello will have been maintained and enhanced.

Opportunities to expand retail floorspace in Knightsbridge, King’s Road, Fulham Road and South Kensington will have been taken up.

Earl’s Court will remain an important cultural destination, as well as providing offices at least 2000 new homes within the Borough and a new town centre to address local shopping deficiency within the Opportunity Area.

Exhibition Road in South Kensington will be providing a first class experience to visitors to the national institutions, and have set a new standard nationally of streetscape design.

The Royal Marsden and Brompton hospitals will continue to further their international reputation for delivering world class health care, education and research activities.

- *Uphold our residential quality of life so that we remain the best place in which to live in London, through cherishing quality in the built environment, acting on environmental issues and facilitating local living, including through strengthening neighbourhood centres and maintaining and updating social infrastructure.*

Our residential quality of life will be improved for everyone and we will remain the best place to live in London with our network of local neighbourhood centres offering a wide range of everyday services within easy walking distance, our glorious built heritage protected and improved, the removal of eyesores, and new buildings of exceptional design quality.

New homes will have further diversified housing tenure, and provide high standards of environmental performance.

The waste we produce will be re-used, recycled or disposed of in or very near to the Borough. Sustainable Urban Drainage systems will be commonplace throughout the Borough, reducing the risk of flood events, especially in the west of the Borough when combined with the upgrading of Counters Creek sewer and storm drain.

Green links will help to improve biodiversity and air quality and noise will have been significantly improved.

6.2 To deliver this vision, the Core Strategy includes seven 'strategic objectives', or strategic issues:

- keeping life local
- fostering vitality
- offer better travel choices
- maintaining and extending our engaging public realm
- renewing our legacy
- achieving a diversity of housing
- respecting environmental limits

6.3 If progress is made in achieving these strategic objectives, progress will be made on achieving the central vision. The central function of the AMR is, therefore, to pose and then answer a series of questions which will allow us to assess whether progress is being made in delivering the seven strategic objectives.

6.4 In addition the Core Strategy has identified fourteen "places" across the Borough. These "places" provide the integrating function of the spatial strategy. They take the 'what', 'when', 'where' and 'how', and bring these together to show through a vision, how the Council would like to see these places develop over the lifetime of the plan.

6.5 The structure of this section of the AMR reflects this approach, first considering the strategic objectives, and then providing a brief run through of progress being made on the 'Places'. This is supplemented by sections on the s106 process and the Council's success at appeal.

The Strategic Themes

Keeping Life Local

Strategic objective

Our strategic objective to keep life local is for strong effective neighbourhood centres and for social and community facilities to be widely available and for neighbourhood functions, including local shopping facilities, to be inclusive for all so that residential communities can flourish.

Introduction

- 7.1 In spite of the recession and current economic down turn, residential land values continue to out compete those 'local borough functions', the local shops and community facilities, which are essential for a successful residential neighbourhood. Therefore, the Council needs to protect and promote functions that otherwise might be lost to residential use and ensure that necessary infrastructure is provided to support the scale, location and timing of development planned for an area.

Have the policies within the Core Strategy been successful in protecting existing social and community facilities and supporting the walkable neighbourhood?

Social and community floorspace

	Completions April 2010 to March 2011	Decision analysis April to December 2010	Decision Analysis January to September 2011 (inc)
D1 Non-residential institution	7,556 sq m	2,271 sq m	4,588 sq m
D2 Assembly and Leisure	515 sq m	118 sq m	957 sq m

Table 7.1: Net change of D1 and D2 floorspace

- 7.2 There has been a net gain of 7,556 sq m of D1 floorspace (non residential institutions) across the Borough between April 2010 and March 2011. This increase in floorspace was almost entirely due to

the construction of the Chelsea Academy (with a floor area of 11,060 sq m) in south west Chelsea in 2010/11. The 5,500 sq m 'lost' equated to the social and community floor space being replaced as part of the Chelsea Academy project. There was no other significant loss of either D1 or D2 floorspace in the period.

- 7.3 The Core Strategy has presided over a further net increase in floorspace of approximately 5,500 sq m of D1 and D2 floorspace since its adoption in December 2010. Although welcomed, much of this increase is due to a single permission granted for a new gym (considered to be a social and community use) in Kensington High Street in 2011. Other permissions for smaller scale new social community uses include the creation of spaces for performing arts, yoga studios and new medical consulting rooms.

Policy analysis

- 7.4 Policy CK1 (protection of social and community uses) has been used when considering 30 permissions. In each case the social or community use was either unaffected or enhanced by the proposal.

- 7.5 The policy was used on just three occasions to justify the refusal of applications for the loss of social and community uses. This should not be taken to indicate that the policy is largely irrelevant. To the contrary, the robust policy stance is likely to have acted as a strong disincentive for applications for the loss of social and community uses to have been made. This is strongly supported by the analysis of the permissions granted since the adoption of the Core Strategy. There has been only a single permission for a loss of a social and community uses in this time. This was for the change of use from a doctors surgery within a house to a residential unit when a better alternative was available in the vicinity. This is in a climate where residential uses can achieved values many times higher than social and community uses.

Progress on the building of the North Kensington Academy.

- 7.6 The Council plays a significant role in directly providing social and community facilities of its own. 'Keeping Life Local', therefore, recognises the need for the building of a new academy in North Kensington, a need reflected in both the vision for the Kensal Place and the Kensington Leisure Centre Strategic Site.

- 7.7 The Kensington Academy and Leisure Centre SPD was adopted by the Council in May 2011. This document sets out the nature of the use and buildings intended. These include:

- A new academy for children of secondary school age;
- A rebuilt leisure centre and swimming pool; and

- Open space in the form of playing pitches to be shared by the school and the leisure centre.

7.8 In December this year Cabinet approved the capital budget for the construction of the school and leisure centre, and architects are currently working up a scheme, and holding pre-application discussions. An application for the developing of the site is expected in May 2012.

S106 contributions

7.9 Supporting social and community uses goes beyond protecting those that already exist in the Borough, or as an authority, commissioning the construction of new facilities. Since 2008 the LPA has appointed a dedicated s106 officer and has taken a comprehensive approach towards raising money through the s106 system in order to mitigate the impact of proposals on the Borough's existing infrastructure. Further explanation is included in section 15.

7.10 Table 7.2 sets out the contributions secured in 2010/11 and 2011/12 for 'social and community facilities'. In this calculation we have included financial contributions for 'Community Facilities', for 'Education', 'Health Care' and 'Libraries'. The level of contributions follow the formula set out within the Planning Obligations SPD adopted by the Council in August 2010.

Category	2010/11	2011/12 (to date)
Community facilities	£542,638	£50,660
Education	£6,074,314	£1,502,210
Health Care	£139,600	£800
Libraries	£23,000	£0

Table 7.2: s106 contributions secured for social and community facilities 2011 to 2012

7.11 These contributions are significant and will have a real and measureable effect on the ground. The education contribution for 2010/11 reflects the granting of a mixed use permission for the Charles House site, a development which included the provision of a new one form entry primary school, due to open by September 2014.

Local Shopping Facilities

- 7.12 The Core Strategy introduces the 'walkable neighbourhood indicator' to assess accessibility to a range of local facilities. When the Core Strategy was drafted in 2010 74.8% of the Borough was located within a 5 minute walk (400 m) of a neighbourhood or higher order shopping centre. This is illustrated by fig 7.1 below.

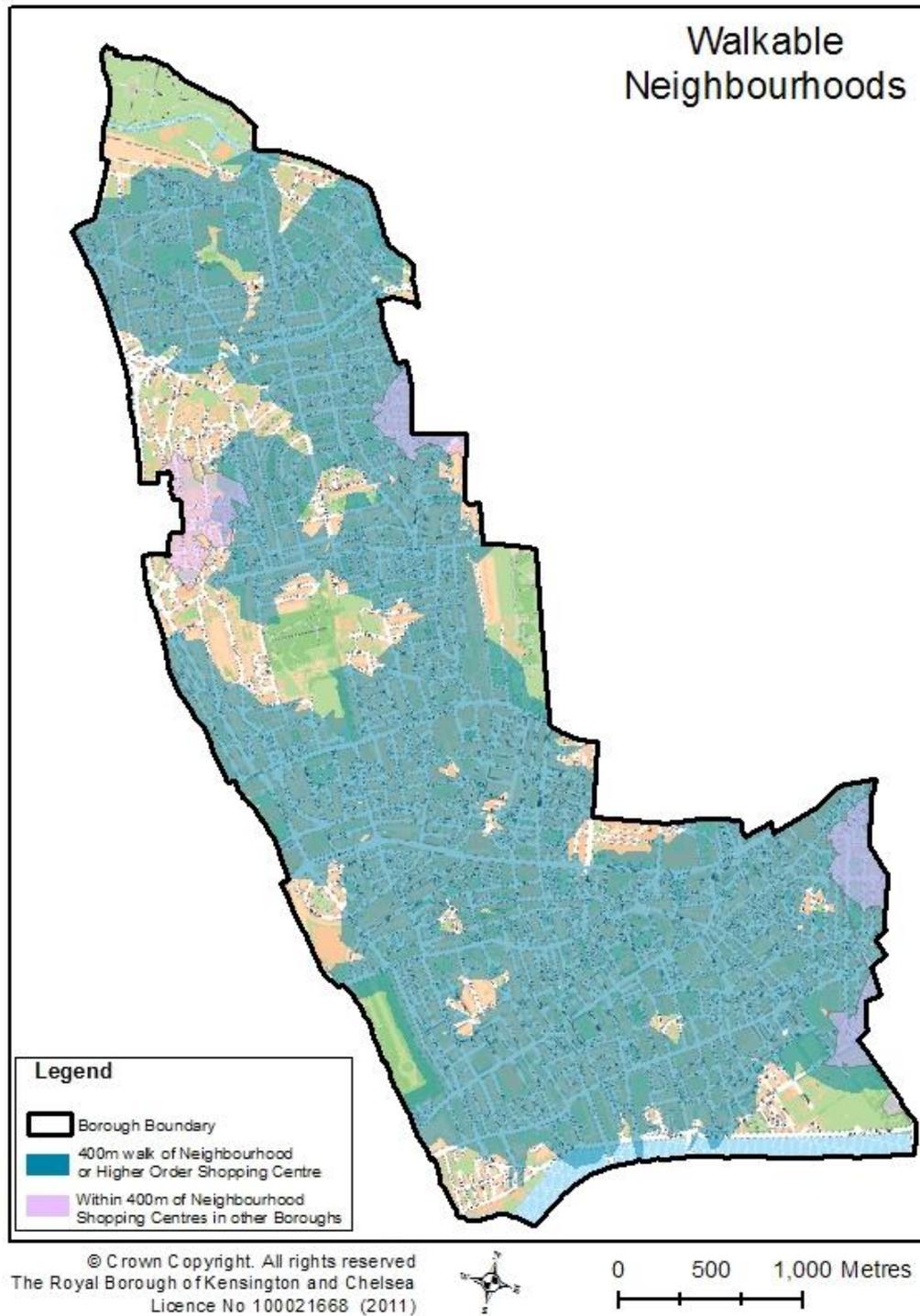


Figure 7.1: Walkable neighbourhoods

7.13 The intention of the Core Strategy is to reduce this gap by creating new centres in the Latimer, Kensal and the Earl's Court areas. A review on the progress of the creation of these centres is considered in the relevant 'Place'.

Progress is summarised below:

7.14 *Latimer:* The planning brief for the Silchester Garages Site was adopted in July 2011. This included the creation of 400 sq m of retail floorspace adjacent to the Latimer Road Underground station. This floorspace is intended to act as a catalyst for the creation of a neighbourhood centre in the area and support the existing retail floorspace in Bramley Road.

7.15 The housing association that is developing the site in partnership with the Council is developing a scheme that includes this retail floorspace. The planning application is expected in January 2012, with work on site expected to begin (subject to planning permission) in September 2012.

7.16 Wide scale redevelopment of the surrounding area is no longer likely in short or medium term given the current economic climate. The Local Development Scheme will be amended to reflect this.

7.17 *Kensal:* Supporting work for the production of an SPD and Opportunity Area Planning Framework is ongoing. The need of Crossrail for the central site for construction purposes until 2018 is delaying implementation. A new centre will be provided by the redevelopment, with the planning process paving the way for development to start on site immediately Crossrail vacate it, in about 2018.

7.18 *Earl's Court:* The first draft of the Earl's Court and West Kensington Opportunity Area SPD was consulted on in March 2011, with the second consultation ending on 23rd December 2011. The vision for the SPD seeks to achieve "West London's new urban quarter".

7.19 The planning application for the wider site has been submitted and is currently under consideration. Determination is likely next year following the adoption of the SPD. The proposal is best described as a residential led mixed use development, including a significant amount of commercial development together with supporting town centre uses. It is likely that the majority of these uses will be located in the neighbouring borough of Hammersmith and Fulham

but some local retail functions and community facilities are planned to be located adjacent to the Warwick Road.

Vacancy rates within neighbourhood centres

7.20 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. This is presented in descending order of vacancy in table 3 below. Given the vision in the Core Strategy to regenerate North Kensington, it is also indicated if the centre falls in that part of the borough. For the sake of the AMR, the centres within North Kensington are considered to be those which lie north of Notting Hill Gate.

Centre	Vacancy (% units)	North Kensington
Pembroke Road	33.3%	No
Ladbroke Grove North	30.8%	Yes
Holland Road	22.2%	Yes
North Pole Road	22.2%	Yes
All Saints Road	20%	Yes
Golborne Road North	20%	Yes
Westbourne Park Road	20%	Yes
St Helen's Gardens	18.2%	Yes
Ifield Road	16.7%	No
Napier Road	16.7%	Yes
Westbourne Grove	12.5%	Yes
Golborne Road	11%	Yes
Old Brompton Road (West)	10.2%	No
Ladbroke Grove station	10%	Yes
Thackeray Street	8.7%	No
Elystan Street	8.5%	No
Holland Park Avenue	8.2%	No
Fulham Road - Old Church Street	8.1%	No
Old Brompton Road (East)	8%	No
Earl's Court Road	7%	No
Clarendon Cross	6.7%	Yes
Cromwell Road Air Terminal	6.7%	No
Lower Sloane Street	6.7%	No
Gloucester Road North	6.5%	No
The Billings	5%	No
Commonwealth Institute	4%	No
Gloucester Road South	3.2%	No

Barlby Road	0%	Yes
Chelsea Manor Street	0%	No
Kensington High Street (West)	0%	No
Lowndes Street	0%	No
Pont Street	0%	No
Sloane Avenue	0%	No
Stratford Road	0%	Yes
Walton Street	0%	No
Worlds End	0%	No
Average	6.7%	

Table 7.3: Vacancy rates within neighbourhood centres

7.21 This shows that in 2011 the vacancy rate for ground floor units in the Borough's neighbourhood centres was a modest 6.7%. This average does, however, not reflect the plight of some centres with much higher vacancy rates, namely All Saints Road, Golborne Road (North), Holland Road, Ladbroke Grove North, North Pole Road and Pembroke Road having more than one in five units currently vacant. Indeed it is noticeable that there is a general pattern that the northern neighbourhood centres tend to have higher vacancy rates than those in the south. This is of concern and will continue to be monitored in the future.

Convenience retail within Neighbourhood Centres

7.22 The Borough's Neighbourhood Centres vary greatly in size. Some, such as the Earl's Court Road or the Gloucester Road contain nearly a hundred units, whilst many others are made up of a one or two short parades. Whatever their scale, their basic function remains the same, to meet the day-to-day needs of those living and working in the Borough. An important element of meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.

7.23 The Council has surveyed all the neighbourhood centres and has identified the convenience shops for both 2010 and 2011. These are included in figure 7.4 below. In 2010 15% of units in designated centres were convenience shops. This fell by a point to 14% in 2011.

7.24 Whilst this is useful indicator it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to go from one type of shop to another. Change in the nature of shops cannot, therefore, be said to be a measure of success of the Core Strategy as such. It is,

however, a useful benchmark to assess changes that may happen in the future.

Centre	Total units	Convenience shops	
	2011	2010	2011
All Saints Road	27	1	0
Barlby Road	7	3	3
Chelsea Manor Street	9	1	1
Clarendon Cross	15	0	0
Commonwealth Institute	51	8	5
Earl's Court Road	100	18	17
Elystan Street	37	7	7
Fulham Road - Old Church Street	29	0	0
Gloucester Road North	62	8	7
Gloucester Road South	64	4	5
Golborne Road	92	20	19
Golborne Road North	13	3	3
Holland Park Avenue	45	9	8
Holland Road	11	1	1
Ifield Road	6	1	0
Kensington High Street (West)	6	3	3
Ladbroke Grove North	12	2	2
Ladbroke Grove station	40	8	8
Lower Sloane Street	29	1	1
Lowndes Street	18	0	0
Napier Road	8	1	2
North Pole Road	18	6	6
Old Brompton Road (East)	23	3	3
Old Brompton Road (West)	68	6	6
Pembroke Road	7	1	1
Pont Street	12	1	1
Sloane Avenue	10	3	3
South Kensington	186	24	26
St Helen's Gardens	10	3	2
Stratford Road	20	7	7

Thackeray Street	22	3	2
The Billings	7	1	1
Walton Street	20	2	2
Westbourne Grove	89	4	3
Westbourne Park Road	10	2	2
Worlds End	47	12	12

Table 7.4: Convenience shops in neighbourhood centres

7.25 Completion and application analysis show that only five planning applications have been granted which have resulted in the loss of retail floorspace in neighbourhood centres over the study period (552 sq m of floorspace). It was not recorded if the floorspace lost was 'convenience' in character.

Protection of individual shops outside designated centres

7.26 The Council recognises the role that individual shops outside of designated centres can have in meeting the day to day needs of local people. As noted above, the Council cannot influence the nature of a particular shop, as planning permission is simply not required to change from, for example a small convenience shop to a wooden flooring shop. It can however resist the change of use of a shop to a non-shop use. The intention of Policy CK2 is just this, to protect shops. Policy CK2 has been used to justify five refusals, and eight permissions since the adoption of the Core Strategy in December 2010. Permission has not been granted for the loss of any shops outside centres. Where floorspace has been lost it has not jeopardised the continued existence of the remaining shop unit.

Public houses

7.27 Whilst the Core Strategy considers public houses to be a form of social and community use, it does not include any specific policies which resist their loss. At the time of writing, there were 113 'traditional' public houses in the Borough with six having been lost in the last decade. The entire Borough is served by public houses being within a ten minute walk. However, the Council does recognise that the approach set out in the Core Strategy will be kept under review.

7.28 The completion data shows that just 100 sq m of A4 floorspace was lost in 2010/11. However, planning permission was granted for the net loss of a further 1,168 sq m of A4 floorspace between March 2010 to September 2011. Class A4 floorspace equates to 'drinking establishment', so is broader than public houses, and includes bars and other similar uses. A public house can thus change to a bar or restaurant without planning permission.

- 7.29 Since October 2009 four public houses have been permitted to change to residential use with a further one allowed on appeal in September this year (the Prince of Wales, Princedale Road). There are a further three applications currently awaiting decisions for a change of use to residential.
- 7.30 The Council does not monitor changes which do not require planning permission that have occurred within the Class A4. This will be addressed within future annual surveys.

Conclusion

- 7.31 The robust approach taken by the Core Strategy towards retaining social and community uses and floorspace within the Borough has been extremely effective, with there being a net increase in D1 and D2 floorspace since the adoption of the document in December 2010. In a similar manner the protection of isolated shops and the neighbourhood centres that serve the day-to-day needs of those living in and visiting the Royal Borough remains effective.
- 7.32 Support for social and community uses and for local shopping facilities is not merely expressed through the determination of planning applications. The Core Strategy also explains that the Council will take a proactive approach towards planning for these uses in the future.
- 7.33 Kensington Academy and Leisure Centre SPD has been adopted and reinforces the Council's desire to ensure that social and community facilities in the form of a new Academy and a rebuilt leisure centre are provided at Kensal. Similarly progress is being made on the adoption of the SPD that will be a precursor to the establishment of new centres in the Earl's Court and Latimer areas. However, the slow nature of the development process does mean that new centres which meet the day-to-day needs of local residents are unlikely to be met in the short term.
- 7.34 The Council will continue to monitor closely the loss of public houses, a use which appears to be under increasing threat from higher value uses.

Fostering Vitality

Strategic objective

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

Introduction

- 8.1 The Borough has a finely grained mix of uses such as shops, businesses, arts and cultural facilities. These uses have benefited from the Borough's high residential density and from visitors to the Borough but have of late, been under pressure from residential development. There is a risk that they could decline to such an extent that the collective quality of life in the Borough could be diminished.
- 8.2 The purpose of the policies within the Core Strategy is to halt this decline and to maintain the mix of uses which make the Borough the successful place that it is. The policies are also designed to ensure that employment uses continue to be viable in the borough (not quite sure this is the right wording, but need to ensure this section not overly town centre focused).
- 8.4 The Borough is fortunate in that it contains a vibrant and vital network of town centres. The Core Strategy provides the framework by which most of the cultural, creative and commercial uses continue to be concentrated within these centres and by which the centres remain diverse locations which successfully serve the needs of those living in, working and visiting the Borough.
- 8.5 This has two distinct, but interrelated strands; the first relates to town centres, new shop uses and the character of town centres; the second to the provision and the location of business (Class B1) uses.

Town Centres and Class A town centre uses

Is the Borough meeting the retail need identified with the Council's Retail Needs Assessment?

- 8.6 The Council's Retail Needs Assessment noted that between 2008 and 2015 a total of approximately 30,000 sq m (gross) of additional

retail floorspace is needed if the Borough is to take advantage of the expected increase in retail expenditure in the area.

- 8.7 Over the study period, since April 2010, there has been a net reduction in the provision of retail (Class A1) floorspace for both completions and permissions, 661 sq m and 1,421 sq m respectively. This reduction is very small in scale, less than 0.5 % of the estimated retail floorspace (464,524 sq m) in the Borough's Higher Order Centres alone. This is considered in more detail below.
- 8.8 Table 8.1 considers a longer time period, setting out the amount of A1 (retail) floorspace that has been provided in the Borough since 2007/8. These figures relate to completions only – i.e what has been constructed. It also relates to both convenience and comparison floorspace. Convenience retailing is defined as shops which meet the day-to-day needs of residents, with comparison retailing being the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Year	2007/08	2008/09	2009/10	2010/11
Net change (completions)	1,794 sq m	0 sq m	2,870 sq m	-1123 sq m

Table 8.1: Retail (Class A1) floorspace 2007/8 to 2010/11. Completions

- 8.9 The net increase of 3,500 sq m of retail floorspace completed since 2007/8 would suggest that slow progress is being made in the provision of the 'needed' floorspace. This is indicative of the nature of the majority of the Borough's centres where expansion is restricted by a lack of potential development sites and a proximity to residential areas. These 'physical or environmental constraints' are recognised within the London Plan (Table A2.1) where it is suggested that Knightsbridge and King's Road (East) and (West) have a 'low' opportunity to expand, with the rest of the shopping areas having 'medium' potential.
- 8.10 The Core Strategy has identified a number of sites where retail development may be appropriate. These are included in the 'Places' and include sites in, or adjoining, the King's Road, Knightsbridge, Notting Hill Gate, Brompton Cross and South Kensington. No applications have been determined for any of these sites since the adoption of the Core Strategy.
- 8.11 It should also be noted that a significant proportion of the 'need' set out within the Retail Needs Assessment can be met by the

occupying of existing vacant units. The Council does not collect floorspace data for 'voids'. The annual town centre surveys do, however, consider the number of vacant town centre units. These are listed in table 8.2 below.

	Vacancy rates (ground floor units)		
	2009	2010	2011
Higher Order Centres	Not available		4.9%
Neighbourhood Centres			6.7%
Total	7.9 %	6.5 %	5.6 %

Table 8.2: Vacancy rates in the Borough's town centres

8.12 This illustrates that there has been a steady decrease in vacancy rates in the Borough's town centres, as the economy recovers from the recession of 2009/10. There is some scope to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate approaching a level for natural wastage (5%) further reductions may have the potential to cause upward rental pressure.

8.13 Table 8.3 below illustrates that since 2008 there has been a gradual decrease in the provision of retail floorspace. The net loss of 2,059 sq m of A1 floorspace was permitted between April and December 2010. 2011 has seen permissions for a net increase of just 638 sq m.

	<i>Completions</i> April 2010 and March 2011	<i>Decision analysis</i> April to December 2010	<i>Decision analysis</i> January to October 2011
A1 Shops	- 1,123 sq m	-2,059 sq m	638 sq m

Table 8.3: Net change in retail (Class A1) floorspace

Conclusion

8.14 The loss of retail (class A1) floorspace over the study period will be more than compensated by the a gradual reduction of vacancy rates across the Borough's Centres. The filling of empty units plays an important role in helping meet some of the identified need for new retail floorspace in the Borough. Indeed the retail needs assessment suggests that dropping vacancy rates to this 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level.

8.15 Therefore, it appears likely that the slow progress in meeting retail need reflects the state of the economy rather than any failure of the policies within the Core Strategy.

Is the Council implementing a town centre first approach to new town centre uses?

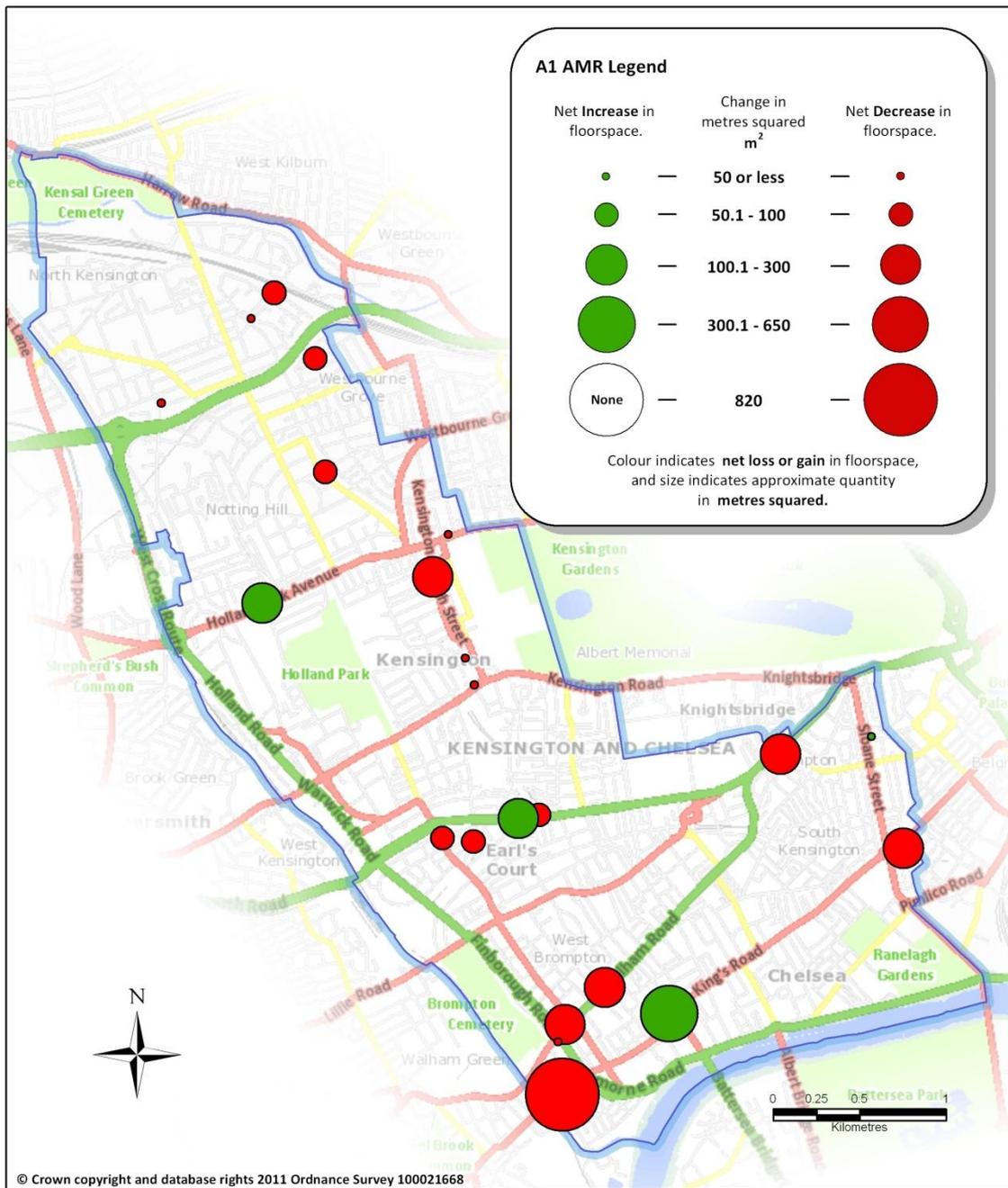
8.16 Whilst the Council supports the provision of an additional 27,000 sq m of comparison floorspace to 2015, the Core Strategy is explicit in endorsing a town centre first approach. In essence, in order to protect the Borough's town centres as vital and viable locations new town centre uses, should where possible, be located within, or adjoining, the existing town centres. It must be demonstrated that any retail development with a floor area more than 400 sq m which is outside the existing centre will not harm the vitality of existing centres.

8.17 Retail proposals with a floor area of less than 400 sq m will be welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which could harm the vitality of any neighbouring centres.

8.18 Figure 8.1 includes those sites which have had a net change in retail (A1) floorspace over the study period. It includes both completions which occurred April 2010 to March 2011 and permissions between April 2010 and September 2011.

8.19 There has only been a minimal net loss of Class A1 floorspace permitted over the study period (1,421 sq m), and therefore it is difficult to draw meaningful conclusions. However, it is perhaps significant that all new retail floorspace that has been completed or consented in the study period is within existing centres.

8.20 This would suggest that Policy CF1, the Policy concerned with ensuring that new retail floorspace follows the sequential approach, is achieving its purpose. The policy has only been used nine times since its adoption, and all these were for approvals. This would suggest that a clear and unambiguous 'town centre first approach' enshrined in both the Core Strategy and PPS4, discourages speculative applications for out of centre retail floorspace.



Net change of Class A1 (shop) floorspace by site.
 Completions and decisions analysis April 2010 to September 2011

Planning Policy
 Ground Floor, Kensington Town Hall
 Hornton Street
 London, W8 7NX
 Phone: 0208 361 3000 Email: Planning@rbkc.gov.uk



THE ROYAL BOROUGH OF
**KENSINGTON
 AND CHELSEA**

Fig 8.1: Net change in A1 floorspace

8.21 Two applications are currently before the Council which include the creation of a significant amount of new A1 floorspace outside of a designated centre; 100 West Cromwell Road and within 'Earl's Court Village' of the Earl's Court Strategic Site. These do not fall within the study period of the AMR. In addition the Council is currently been consulted on two major retail applications within Hammersmith and Fulham, Westfield, Shepherds Bush and the Earl's Court Strategic Site.

Conclusion

8.22 The Core Strategy is achieving its ambition to ensure that new retail development is directed to what is considered to be the most appropriate locations.

Are the Borough's town centres being protected as vital and viable locations?

8.23 The Core Strategy recognises that the preservation of a vital and viable town centre is dependent on a number of factors.

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

Retail floorspace

8.24 Despite the difficult economic climate over the study period, there is no evidence of any long term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business, or reduced their presence on the high street, but the centres themselves remain healthy.

8.25 Vacancy rates are a useful indication of the health of a town centre. Table 8.2 shows that vacancy rates in the centres are falling, and at levels well below the national average. Table 8.4 sets out these rates for the Borough's Higher Order Centres. This indicates that all but three of our larger centres have vacancy rates close to, or well below the 5% level expected for the natural churn within the market.

8.26 Brompton Cross, Fulham Road (West) and King's Road (West) do have higher vacancies, but these remain well below the national average. Furthermore, a significant proportion of these vacancies relate to sites which are currently being redeveloped.

Centre	Vacancy rate (2011) (ground floor units)
Brompton Cross	10.5%
Fulham Road (West)	8.7%
King's Road (West)	8.6%
Notting Hill Gate	5.7%
Kensington High Street	5.5%
South Kensington	5.1%
Portobello	3.2%
Knightsbridge	2.9%
King's Road (East)	0.4%
Average	4.9%

Table 8.4: Vacancy rates in Higher Order Town Centres

8.27 Table 8.5 sets out the net change of all A class uses over the study period. This includes all permissions for changes of uses, as well those changes that have actually occurred. It does not include units which are no longer occupied.

	<i>Completions</i> April 2010 and March 2011	<i>Decision analysis</i> April to December 2010	<i>Decision analysis</i> January to October 2011
A1 Shops	- 1,123 sq m	-2,059 sq m	638 sq m
A2 Finance and professional services	-45 sq m	544 sq m	- 277 sq m
A3 Restaurants/ Cafes	366 sq m	-735 sq m	- 745 sq m
A4 Drinking Establishments	- 100 sq m	-737 sq m	-431 sq m
A5 Hot Food take- away	0	0	150 sq m

Table 8.5: Net change of Class A uses. Completions and decisions

8.28 This table shows that there has not been any significant reduction in the floorspace of any of the A class uses.

8.29 However, given the value that our councillors and residents place upon shops the AMR considers those few applications which have resulted in any loss.

8.30 The loss of A1 floorspace granted since the adoption of the Core Strategy relates to just fourteen applications. The loss of floorspace was considered to be acceptable as:

- a viable retail unit was retained; or
- there was a change to a social and community use; or
- there was an alternative A class town centre use, where an acceptable proportion of A1 uses were retained.

8.31 Loss of A4 floorspace is considered in sections 2.6-2.9 of Keeping Life Local, above.

Mix of uses

8.32 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.

8.33 Figures 8.2 and 8.3 indicate the proportions of the differing A class uses within the Borough's designated centres for both 2010 and 2011.

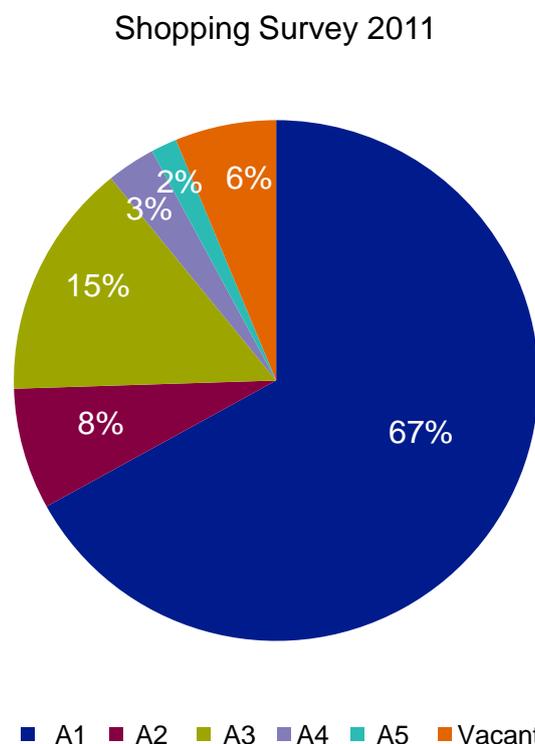


Fig 8.2: Proportions of town centre uses at ground floor level of all designated centres (2011)

Shopping Survey 2010

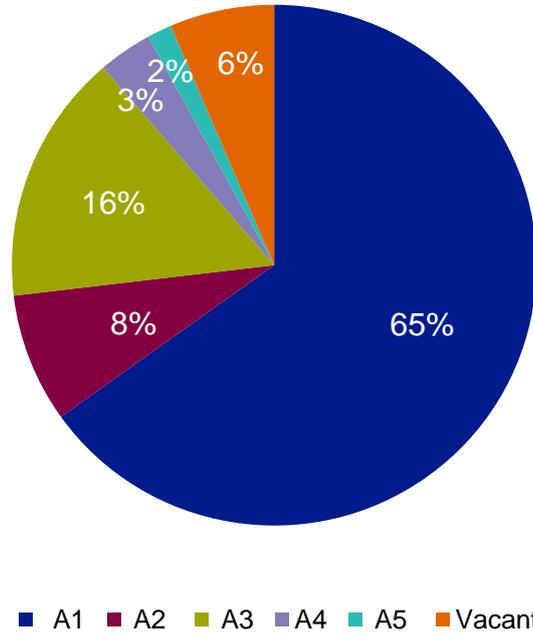


Fig 8.3: Proportions of town centre uses at ground floor level of all designated centres (2010)

8.34 The absolute figures are set out in table 8.6

Use	2010	2011	Change
A1 Shops	2018	2124	106
A2 Finance and professional services	249	239	-10
A3 Restaurants/ Cafes	483	465	-18
A4 Drinking Establishments	103	95	-8
A5 Hot Food take-away	47	51	4
Vacant (V)	200	198	-11

Table 8.6: A Class town centre units

8.35 The proportion of A class uses has not changed significantly over the survey period. The increase of 2% of A1 shops appears to be

largely due to the filling of vacant units, with town centre surveys indicating an addition of 106 shops between summer 2010 and 2011. There has not been a corresponding reduction in other uses, or creation of new A1 units.

- 8.36 Policy CF3 of the Core Strategy is the principle tool by which the Council attempts to maintain a suitable mix of uses within each centre. Since the adoption of the Core Strategy Policy CF3 has been used to justify five refusals and 28 permissions. The Council has had many enquiries seeking our opinion as to whether planning permission would be likely to be forthcoming for changes of use from shops to estate agents, cafes and restaurants. The rarity that the policy has been used suggests that it has acted as a successful deterrent in preventing unwelcome proposals before applications are made.

Character and diversity

- 8.37 Character and diversity have two distinct elements. They are concerned with the mix of uses in terms of shops, cafes etc, and also to the variety of types of shops. The latter is a matter for the free market, as the nature of individual uses does not fall within planning control. The Core Strategy takes a two pronged approach. It seeks the provision of affordable shops within suitable developments, and encourages the provision of a range of unit types. A mix of unit sizes supports a mix of retailer types, as different types of unit will be preferred by different types of retailers.
- 8.38 No applications for 'new large scale retail' floorspace (greater than 1,000sq m) have been determined since the adoption of the policy in December 2010. It is therefore, not possible to begin to assess the success of these policies.
- 8.39 Whilst the Council cannot control the nature of what a particular shop sells it has recently started to monitor the number of convenience shops and independent retailers within the centres in the Borough. Table 8.7 below includes figures for the Borough's Higher Order Centres and a number of the larger neighbourhood centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units.
- 8.40 This data was not collected in past town centre surveys, and therefore one cannot consider change. It does, however, provide a useful benchmark with which to assess change in the future. It is important to note that these figures relate to units and not to floorspace. The table includes data from the GLA's latest Town

Centre Health Check (TCHC). Although this was published in December 2009 it is informed by data from 2007. The TCHC data included relates to floorspace. There appears to be a close fit between the two sets of figures.

Centre	Multiples (% of ground floor units)		GLA Multiples as % of total centre floorspace (2007)
	2010	2011	
<i>Higher order centres</i>			
Brompton Cross	25%	22%	22%
Fulham Road (West)	27%	28%	27%
Kensington High Street	48%	50%	51%
Kings Road East	57%	57%	53%
Kings Road West	32%	29%	33%
Knightsbridge	36%	41%	52%
Notting Hill Gate	30%	30%	24%
Portobello	13%	15%	16%
South Kensington	28%	29%	11%
Total	34%	36%	
<i>Neighbourhood centres</i>			
Earl's Court Road	50%	50%	
Golborne Road	3%	3%	
Old Brompton Road (West)	15%	15%	
Westbourne Grove	31%	36%	
Total	22%	21%	

Table 8.7: Percentage of ground floor units within Higher order Centres and selected larger Neighbourhood Centres made up of multiple retailers

Conclusion

- 8.41 The Borough's Higher Order Town Centres retain high concentrations of shop uses and low vacancy rates, both essential elements of their vitality and viability. This will be partially as a result of the centres themselves continuing to attract suitable occupiers and large numbers of visitors. This is, however, also supported by the policies within the Core Strategy which counter the continuing pressure from the market to introduce non shop (A class) uses in parts of the Borough's town centres.

8.42 The last three years have seen a step change in the way the Council seeks to shape the nature of our centres, with the appointment of a Town Centre Initiatives Manager. Although now expanded into a wider neighbourhoods role, a number of initiatives are being initiated to support diversity and to encourage visitors into the centres.

Is the Council using the powers available to it to ensure that the street markets remain a vibrant part of the Borough's retail offer?

8.43 There are currently 305 pitches in Portobello and Golborne Road markets and 25 isolated sites in different locations throughout the Borough. In addition there are also four privately-managed markets in the Royal Borough and one – South Kensington Farmer's Market in Bute Street – that is managed by the Street Trading Office in partnership with London Farmers Markets.

8.44 Street markets are a form of shopping greatly valued by many Borough residents. Their role is diverse, supporting the day-to-day shopping needs of local people, and in the case of Portobello and Golborne Road markets, attracting large numbers of visitors from outside the Borough.

8.45 Over the study period the Council has

- Created ten new temporary Saturday antiques pitches in Westbourne Grove and are seeking viable locations for more;
- Invited high-quality fresh and prepared food traders to take part in a new Friday 'Portobello Pantry';
- Established six special Portobello Road Sunday Christmas street markets with over 40 stalls between Lancaster Road and Cambridge Gardens;
- Created the Council's most popular social media pages on Facebook, Twitter and Flickr to support and promote the markets;
- Refurbished two free public lavatories (one of which has been reopened after thirteen years); and
- Made preparations for the electrification of trading pitches between Cambridge Gardens and Golborne Road, with works due to begin in January 2012.

8.46 Policy CF4 seeks to ensure that street markets remain a vibrant part of the Borough's retail offer. This policy was only used twice, and no applications have been received to remove stalls or the storage lockups necessary for their continue success. One of the elements of the redevelopment of the Wornington Green Estate

included the re-provision, and upgrading, of storage facilities for stallholders of Golborne Road market.

Conclusion

- 8.47 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. Our approach has recently been publicised as an excellent approach by the Space Makers Agency, a social enterprise receiving kudos for market-based regeneration schemes developed for Camden, Lambeth and Brixton.

Business Uses

Is the Council ensuring successfully that there is a range of business premises available to allow businesses to grow and to thrive?

Office floorspace

- 8.48 In common with the approach to retail floorspace, the Core Strategy includes a quantum of office development which the Council would like to see built if the Borough is to meet the forecast demand for offices by the end of the plan period (2028).
- 8.49 The forecast demand between 2008 and 2028 is 60,000 sq m. On the supply side, outstanding permissions (as of March 2008) provided a net addition of 37,000 sq m.
- 8.50 The Core Strategy, adopted in December 2010 therefore recognises that a further 23,000 sq m of office floorspace needs to be provided for the predicted need to be met.
- 8.51 20,000 sq m of employment floorspace have been allocated in the Earl's Court and the Kensal areas. This leaves the need to provide a further 3000 sq m elsewhere. This figure assumes the loss of B1 uses ceases – a principal aim of the Core Strategy.
- 8.52 We have reviewed the 2008 supply side data. Of the 46,750 sq m floorspace in the pipe line approximately 32,750 sq m was under construction or completed as of March 2008. The remaining net increase of 14,000 sq m related to extant permissions which had not been implemented as of 31st March 2008.
- 8.53 We have reviewed these permissions, taking account of those that have expired and are no longer capable of implementation. This equates to a net loss of approximately 2,000 sq m. This short fall

will have to be made up if the Council wishes to meet the employment land targets set out in Policy CP1.

8.54 Table 8.8 sets out the net change of B class floorspace over the study period.

	<i>Completions</i> April 2010 and March 2011	<i>Decision analysis</i> April to December 2010	<i>Decision analysis</i> January to September (inc) 2011
B1 Business (total)	- 6,864 sq m	-49,190 sq m	- 8,976 sq m
B1 (a) Offices	-7,433 sq m	-47,134 sq m	-6,401 s m
B1 (c) Light Industry	285 sq m	-806 sq m	-2,491 sq m
B2 General industrial	-47 sq m	1,250 sq m	84 sq m

Table 8.8: Net change of B1 floorspace

8.55 The losses permitted (and completed) up to the end of 2010 are not significant in the context of the AMR as they predate the adoption of the more restrictive policies within the Core Strategy in December 2010.

8.56 This is not to say that there is now a policy presumption against the loss of all offices. The intention of the Core Strategy is to consolidate large and medium offices within town centres and areas of high public transport accessibility. As such offices with a floor area of 300 sq m or more (medium or large offices) will not generally be protected when located outside higher order town centres or areas which are not well served by public transport. Similarly offices can be lost within a town centre when being replaced by retail floorspace, a social and community use, or which allows the expansion of an adjoining town centre use.

8.57 The permitting of a net loss of 8,976 sq m of business floorspace since the adoption of the Core Strategy does, however, initially appear significant. However, analysis of the 16 permissions which have resulted in the loss of B1 floorspace shows that much of this loss (5,865 sq m) relates to two applications. Both comply with the requirements of CL5 in so far as that both related to town centre locations, and the loss was either to retail or a social and community use. A similar approach has been taken for the majority

of other permissions, with other justifications including where the proposal included significant benefits to the special historical interest of a listed building. There is no widespread loss of B1 uses to residential as there have been in previous years.

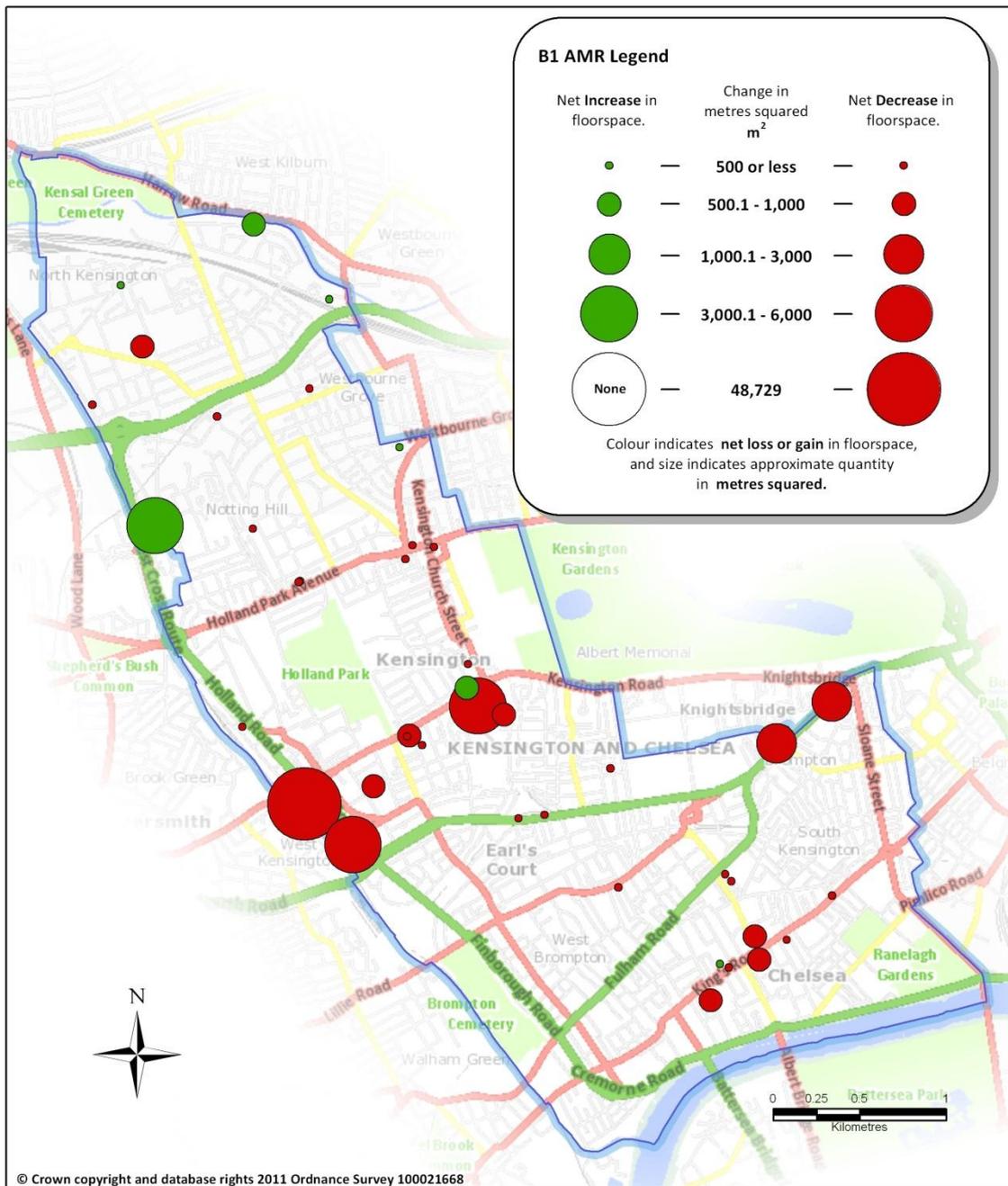
- 8.58 Permission was granted for the net loss of 49,190 sq m of business floorspace from April to December 2010. This was almost entirely due to the Charles House site application. This permission is currently being implemented. This permission predates the adoption of the Core Strategy, and the allocation of the site for housing was reflected in the Strategic Sites section of the Core Strategy.

Light industrial floorspace

- 8.59 There are only a few pockets of light industrial uses (Class B1(c)) remaining within the Borough. These are greatly valued as they offer employment opportunities for a particular section of the Borough's residents. Their value is reflected by the policies in both the Core Strategy and the UDP which seek their protection.
- 8.60 Changes of use within the B1 class are generally permitted by the General (Permitted Development) Order. However, given the particular value that the Council has placed upon B1(c) uses many of the more recent permissions use conditions to protect their loss.
- 8.61 Therefore, the granting of planning permission for the net loss of 2,491 sq m. of light industrial floorspace since the adoption of the Core Strategy is significant, as is likely to underestimate the total loss. However, further analysis indicates that this loss is largely due to a single application, for the loss of some 2,125 sq m of floorspace. In this case the loss of the light industrial floorspace was considered to be outweighed by the considerable benefits to the creative sector and the character of the wider area which was associated with the proposal.

Spatial distribution of B1 permissions

- 8.62 Figure 8.4 shows changes in B1 floorspace both completed 2010/11 and permitted over the study period. This indicates that the small amount of business floorspace that has been created has generally been located within the Employment Zones within the north of the Borough.



Net change of class B1 (business) floorspace by site.
 Completions and decisions analysis April 2010 to September 2011.

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Figure 8.4: Net change in Business (Class B1) floorspace

New business development within the Employment Zones

- 8.63 One of the aims of Policy CF5 is to support the function of the Borough's Employment Zones as locations for small and medium sized premises. New large scale offices (greater than 1000 sq m) are only supported where made up entirely of smaller units.
- 8.64 Looking at applications in more detail shows that only four major applications (with a floor area of 500 sq m or more) have been granted, or completed, within the Employment Zones over the study period. These have resulted in a net increase of 6,220 sq m. This includes a net gain of 5,800 sq m business floorspace for a single development in Freston Road. However, this permission does predate the adoption of the Core Strategy in December 2010.
- 8.65 Only one of these applications has been permitted since the adoption of the Core Strategy. In this case, the benefits of the proposal (of a single unit with a floor area of more than 1,000 sq m) was considered to outweigh the normal desire for smaller units.

Policy analysis

- 8.66 The protection of business floorspace is articulated by Policy CF5 of the Core Strategy. Whilst the policy is used only infrequently, it has been used to justify 33 permissions and 14 refusals since its adoption in December 2010. In each case, it is the loss of office floorspace to residential that has been of concern. This is perhaps unsurprising given the substantial differential in land values between residential and office uses.

Conclusion

- 8.67 It is difficult to draw any more than initial conclusions given that the policies have only been in place since December 2010. They do, however, suggest some success in that the rapid degradation of the Borough's stock of offices does appear to be slowing down. Loss is only supported where it meets the criteria within the relevant policies.
- 8.68 However, the net losses of office floorspace, coupled with an reassessment of the supply side data used to inform the 2009 Employment Land and Premises Study, suggests that the Borough is still not moving in the right direction if the quanta of business development identified in Policy CP1 is to be met. This is likely, in part to be a reflection of the value of business floorspace in the current economic climate. Continued monitoring is required as the longer term trend will hopefully be in the right direction.

8.69 Although little light industrial floorspace remains in the borough, that which does remain continues to be replaced with higher value office uses. This loss should continue to be carefully monitored.

Is the visitor economy being supported through appropriate hotel provision?

8.70 Tourism is one of the Borough's key economic drivers. In 2008 it was estimated that some £3.1 billion was spent by tourists in the Borough. Some £750 million of this related to stays in hotels. The Core Strategy seeks to build on this role and to protect existing hotels and hotel bed spaces within the Borough. It also supports the creation of new hotels within the town centres.

8.71 This approach has only been taken since the adoption of the Core Strategy, with the historic approach being more laissez faire.

8.72 It is difficult to assess the success of the policy, with there being no significant changes to hotel (Class C1) floorspace for either the 2010/11 completions or permissions since March 2010.

8.73 Analysis of the use of Policy CF8 (Hotels) since its adoption shows it was used to in 7 approvals and to justify a single refusal. The approvals did not equate to the creation of new floorspace. In common with other little used policies, one cannot equate little use to being ineffective. It is likely that the robust policy position will have discouraged applications for loss of hotels. This is also likely to be coupled to a spike in demand for hotel bed spaces across London during the 2012 Olympics.

Conclusion

8.74 There has been no change in hotel provision over the study period. There have been no hotel completions, nor consents either permitting or refusing such applications. The maintenance of the Borough's stock of visitor accommodation is welcomed.

Better Travel Choices

Strategic objective

Our strategic objective for better travel choices is for walking, cycling and public transport to be safe, easy, attractive and inclusive for all and preferred by residents and visitors to private car ownership and use.

Introduction

- 9.1 The Borough has one of the lowest rates of car ownership in the country, but many of the streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving resident's quality of life, improving the local built environment and taking action on environmental challenges.
- 9.2 The purpose of this element of the Core Strategy is, therefore, simple. Is the Council ensuring that it is becoming easier to travel around the Borough by alternative means to the car?
- 9.3 For uses such as offices or social and community uses it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been having the desired effects. Such a simple measurement of success is not possible from parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 9.4 The AMR therefore takes two complementary approaches. It considers the indicators available which measure congestion/ types of travel, but the emphasis is on measures that have been taken to start to address the Council's desires to reduce congestion and reduce reliance on the private car.

Has the Borough seen any improvements to traffic and parking levels over the study period?

Traffic levels

- 9.5 Since the removal of the western extension of the Congestion Charging Zone at the end of 2010 there has been an 8% increase in traffic entering the former zone. There has also been an increase of 6% of traffic within the former zone. Average traffic speeds within the area are 3% slower.

- 9.6 The westward extension zone largely, although not entirely, equated to the area of the Royal Borough. Increases in traffic due to the abolition of congestion charging appear to have outweighed any reduction in traffic which occurred due to the measures taken by the Council to reduce reliance on the private car.

Conclusion

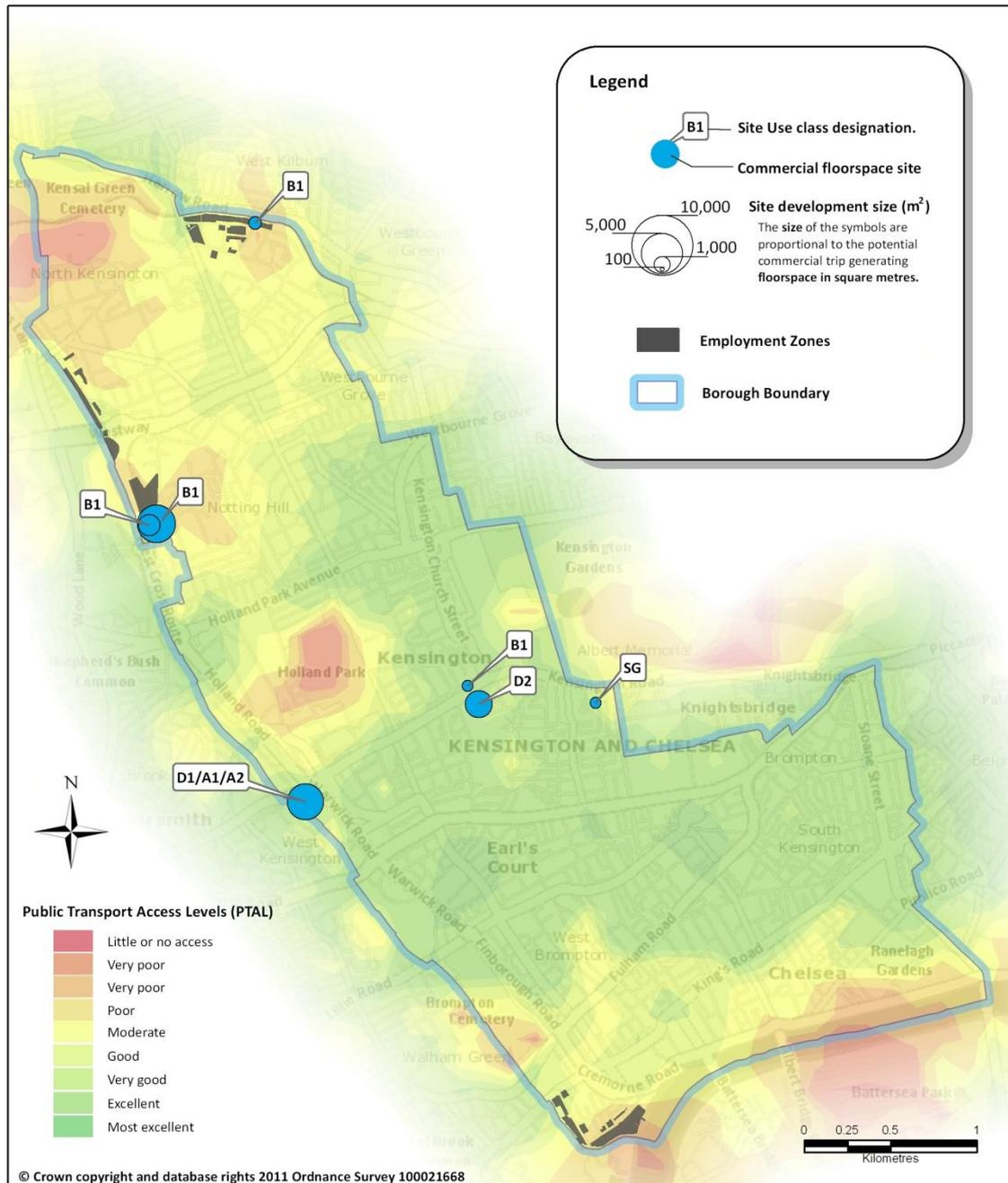
- 9.7 The Core Strategy supports development which reduces the reliance on the private car. However through the planning system we can only minimise the potential impact of new development on the Borough's transport networks, we cannot reduce existing levels of car use.
- 9.8 Furthermore, it is likely that the 'negative impact' on traffic levels caused by the abolition of the western extension to the congestion charging zone will be greater than any positive impact associated with the policies within the Core Strategy.

Is the Council ensuring that it is becoming easier to travel around the Borough by alternative means to the car?

Is new high trip generating development being located in parts of the Borough that have a high public transport accessibility?

- 9.9 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, those using the new use do not need to drive.
- 9.10 The Borough is fortunate in so far as it is generally very well served by public transport. Nowhere is more than a few minutes from a bus route, underground or overground station. However, clearly some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.
- 9.11 One of the central aims of the Core Strategy is, therefore, to direct new commercial development which may create significant levels of traffic to 'accessible' areas, or those areas with a PTAL of 4 or greater. There is just the one exception to this approach, and that relates to large business developments within the Employment Zones. Whilst these areas are not generally well served by public transport, they are considered to be appropriate locations for small

or medium sized businesses, or to larger office developments when these are made up of a number of smaller units.



Potential trip generating commercial floorspace.

Completions and decision analysis, April 2010 to September 2011.

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Figure 9.1: Trip generating floorspace

- 9.12 Figure 9.1 below plots new commercial development with a net increase in floor area of more than 500 sq m, that has been permitted or completed over the study period against PTAL and the location of Employment Zones. The map relates to completions 2010/11 and applications for the financial years 2010/11 and 2011/12 (up to the end of September 2011).
- 9.13 This figure does not include the creation of new Class A1 use within a town centre. Details of the consents included are included in table A.1 of the appendices.
- 9.14 Whilst there has been a net loss of major trip generating uses to residential uses over the study period, all development which has been permitted falls into one of two categories; it either lies within an area with a PLAT of 4 or more (Good), or it lies within a designated Employment Zone.
- 9.15 This is encouraging and suggest that the policies within the Core Strategy (and the UDP before it) are effective. The nature of development within the Employment Zones is discussed in section 8 above.

Is new additional residential development permit-free?

- 9.16 In common with other inner London boroughs, occupancy levels of on-street car parking in the Borough is high. Therefore, the Core Strategy seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the right of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough wide parking permit. This approach is explained in the Transport SPD, adopted in December 2008, and taken forward by policy within the Core Strategy.
- 9.17 Since April 2010 a total of 92 residential consents have been granted which are subject to the permit free restrictions. To date 37 of these have been signed. The condition requiring the use of a s106 agreement has been used 31 times since the adoption of the Core Strategy in December 2010 and on a total of 81 occasions since April 2010.
- 9.18 This robust approach is further illustrated by analysis of the use of Policy CT1 of the Core Strategy, Improving alternatives to car use. Policy CT1 has been quoted in 291 permissions since the adoption

of the Core Strategy in December 2010. It considers a number of elements, the majority of which are not concerned with permit free development. However, 14 applications were refused where one of the reasons for the refusal was that a permit free agreement had not been entered into.

S106 contributions of highways and transport issues.

9.19 Development, and particularly larger scale development can have an effect on the existing road network. In order to mitigate this effect the Council uses the s106 process to require financial contributions for 'highways and transport' issues. Table 9.1 sets out contributions secured for highways and transport purposes.

Category	2010/11	2011/12 (to date)
Highways and transport	£1,286,900	£50,000

Table 9.1: s106 contributions for Highways and Transport 2011 to 2012

9.20 The large contribution for 2010/11 is largely due to the Charles House site application.

Use of Travel Plans

9.21 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.

9.22 Since January 2010 the Council's Transportation team have secured 86 school travel plans, 4 voluntary workplace travel plans and 7 travel plans relating for other developments. Of these 11 were secured through the development management process.

Use of public transport

9.23 Transport for London produce annual statistics for the modes of transport used by borough. This is set out in table 9.2 below. The table refers to trips per person per day.

	2007/8	2008/9	2009/10	2010/11
Public Transport	0.9	0.9	0.9	1.0
Private Transport	0.5	0.7	0.5	0.7
Walk/Cycle	1.6	1.4	1.4	0.9
All	3.0	3.0	2.8	2.6

Table 9.2: Trips per person per day.

- 9.24 The data may show the impact of first the setting up, and secondly the removal of the Western extension of the Congestion Charging zone on the use of private transport. The data should, however, be treated with caution, as it is surprising that such a noticeable dip in walking and cycling has occurred. Robust conclusions cannot be drawn from these incremental changes. Instead monitoring needs to examine the trend over a longer period.

Conclusion

- 9.25 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, decision analysis shows that high trip generating uses are generally directed to areas that are well served by public transport. The only exception is for permissions for large scale business development within the Employment Zones. In both of these cases, the view was taken that any impact on traffic was unlikely not to acceptable.
- 9.26 The Council implemented robustly the 'permit free' policy for new residential development. Despite a difficult transitional period, there is now a recognition from the principal agents and developers that permit free development is a prerequisite for a permission.
- 9.27 These policy requirements have been supplemented by a proactive transportation team, working with local schools and, where appropriate, developers to secure travel plans to ensure that the potential impact of development is further reduced.

Is progress being made on improving access to existing and planned new rail infrastructure in the Borough?

- 9.28 The Council is continuing to lobby for a Crossrail station in the Kensal area. The Council is satisfied that the three tests set by the Mayor of London in 2009 have been met – namely that the station will not cost the taxpayer anything; it will not degrade other railway services and it will not delay the Crossrail delivery programme.

Further discussions are ongoing to ensure that the joint sponsors are satisfied.

- 9.29 Given the strategic nature of improvements to the rail infrastructure, one would only expect Policy CT2 to be used for only a small number of schemes, namely proposals which have an impact on rail infrastructure. No applications of this type have been determined since its adoption and, therefore, the policy has not been used.

Conclusion

- 9.30 The Council is making steady progress on improving access to existing and the planned new infrastructure within the Borough. Much of this work is focused currently on supporting the provision of a new Crossrail station in the Kensal area, although there are also opportunities to seek improvements to the Earl's Court and West Brompton stations.

An Engaging Public Realm

Strategic objective

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

Introduction

- 10.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely recognised and valued for providing the setting for our rich architectural heritage.
- 10.2 Establishing a new street network, based on historic street patterns, will be a key part of maintaining the success of the Borough as a whole.
- 10.3 The ambitions for the Engaging Public Realm is, however, more than about the form and character of new streets. It is also about taking opportunities to create 'places' out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets; and to make the most of our parks, gardens and open spaces, and where possible support the provision of new high quality out door spaces.

Is the Council maintaining and extending a high quality public realm across the Borough?

Public Art Panel

- 10.4 For some time the Council has been seeking contributions from developers to contribute to public art to add interest to the public realm. The levels of contributions are not insubstantial. These are set out in table 10.1 below.

Date	Contribution
2009/10	£100,000
2010/11	£400,000
2011/12 (to date)	£125,500

Table 10.1: S106 Public Art contributions

10.5 A Public Art Panel has been set up to look at how the S106 money can be spent. The panel will seek to identify suitable sites for public art throughout the Royal Borough and will be looking at the potential for art in the public realm as part of major developments such as Wornington Green. The panel will engage with artists, residents and developers to ensure that artworks are of the highest quality.

Its terms of reference are as follows:

- To comment on all proposals to the Planning Services Committee for works of art on private or public land;
- To request that the Planning Services Committee seeks financial contributions to public art through S106 Agreements and undertakings;
- To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
- To advise the relevant Cabinet Member on sites for public art and on commissioning public art for appropriate sites; and to promote and publicise public art in the Royal Borough

S106 Public realm improvements

10.6 Contributions to help fund public realm improvements have also been raised as part of the s106 process for major applications. These are set out in table 10.2 below

Date	Contribution
2009/10	£45,000
2010/11	£128,000
2011/12 (to date)	£150,000

Table 10.2: S106 Public realm improvements

10.7 These contributions are used to fund a range of projects across the borough. In some cases there will be clauses in the s106 agreement which specified how the money will be spent. In other cases it will not.

Planning Enforcement

10.8 Effective enforcement is a necessity for high quality public realm to be achieved.

10.9 Table 10.3 sets out the types of enforcement cases that have been received between December 2010 and 31 October 2011. It is important to note that a number of cases opened will not result in

any action being taken as the complaint may relate to matters where no breach has occurred.

Type of case	No. Received	No breach	Breach resolved
Air conditioning	25	8	2
Breach of condition	38	8	10
Demolition	3	2	0
Estate agents boards	39	7	30
No compliance with approved drawings	47	17	4
Satellite dish	33	1	10
Shopfronts	11	3	2
Tables and chairs	4	1	1
Adverts	39	3	11
Unauthorised building works	185	66	15
Unauthorised change of use	53	33	4
Unauthorised work to a listed building	56	10	10
Other unspecified	225	10	105
Total	761	231	251

Table 10.3: Enforcement cases December 2010 and 31 October 2011

- 10.10 This table indicates that a small but significant proportion of all cases relate to matters that have a direct impact on the streetscape; including 39 cases relating to advertisements, 39 concerning estate agent boards and 11 alterations to shopfronts.
- 10.11 The success of enforcement is more than a simple numbers game. Effective enforcement can make tangible improvements to the appearance of buildings and to the public realm.
- 10.12 The AMR includes examples which show the progress that is being made. These examples are representative of the success that the enforcement team is having across the borough. Ensuring that the 'small' is correct can have a disproportionately positive effect on the public realm.
- 10.13 There is clearly considerable overlap between development which does not contribute to the Council's ambitions for 'an engaging public realm' and to 'renew the legacy'. The AMR will consider examples for enforcement more directly relevant to renewing the legacy (i.e. the design and character of buildings) in the next section.

Campden Hill Road.



Unauthorised blind
Breach resolved and case closed September 2011

St Mark's Road



Unauthorised advertisement hoarding.
Breach resolved and case closed march 2011

Exhibition Road project

10.14 A unique and IMPOSING public realm is being created in South Kensington to cater for the 11 million visitors who walk between the underground station and the museums each year. The busy, cluttered pavements have been replaced by an elegant kerb free

surface across the length and width of the road. The project will be completed by the end of 2011 and officially opened early in 2012.

Graffiti

- 10.15 Graffiti removal is undertaken by a contractor on behalf of the Council. It is carried out on both a reactive and a proactive manner, with the contractors regularly visiting graffiti hotspots to remove the graffiti as soon as it is created. Between April 2010 and the end of September 2011 2,848 graffiti incidents were removed, the average time taken between an incident being reported and final removal being between two and a half and three days.

Policy analysis

- 10.16 There is some overlap between the policies within the Engaging Public Realm and Renewing the Legacy chapters of the Core Strategy. However, Policy CR4 (Streetscape) relates directly to the built quality of the existing public realm. The policy has been used on 181 permissions and 56 refusals. The frequency of use suggests the policy has value.
- 10.17 Of more interest is how the policy has been employed for refusal. The majority of the refusals (37) were for advertisements/ shopfront applications. The policy was used a further 13 times with regard to refusals on bus shelters, and 4 times for applications for assorted street furniture applications. Policy CR4 is often used in conjunction with Policy CL2, which in itself was used as a reason for refusal for poor quality shopfronts/ advertisements on shopfronts on 16 occasions.
- 10.18 This suggest that officers have recognised the value in ensuring that smaller scale development, development which may have a disproportionate impact on the character and appearance of a building and of the surrounding area, is of the highest quality.

Conclusion

- 10.19 The Council greatly values the Borough's public realm, the network of streets, squares and public spaces. This is reflected by the raft of policies within the Core Strategy which seek to both preserve and enhance these spaces. However, maintaining the public realm is more than simply about the granting and refusing of planning applications, important though this aspect may be.
- 10.20 The Council has been proactive in supporting the creation of the highest quality public realm, with the Exhibition Road project completed recently. Other positive approaches include the public art initiatives financed from s106 agreements and a number of other public art improvements.

- 10.21 Enforcement is a necessary tool if the Borough's streets are not gradually degraded by incremental small scale changes. Enforcement includes the Council's initiatives to combat graffiti, and to remove street clutter, as well as the more traditional role of the Planning Enforcement team.

Where new streets are being proposed, do these maintain and enhance a legible network of streets, and draw from the traditional qualities and form of existing high quality streets?

Wornington Green

- 10.22 Planning permission was granted in March 2010. The comprehensive redevelopment of the estate was of a nature that was considered to meet the objectives of strategic policy.
- 10.23 The planning brief for the area, adopted 2009, required, "the layout [of the new streets] to re-integrate into the surrounding street pattern, having regard to the grain of the surrounding block structure. This will create a successful layout characterised by a framework of interconnected routes defined by streets of new homes, open spaces and other uses."
- 10.24 The new streets proposed are considered to increase both the legibility and permeability of the area and reflect the surrounding built form.

Kensington Academy and Leisure Centre

- 10.25 A planning application for Kensington Academy and Leisure Centre site in the Latimer area is expected in May of 2012. The application will be assessed against the planning brief produced for the area, and adopted in May 2011.
- 10.26 The stated objectives for the site include, "to connect the area better through a new high quality north/south route. This will re-establish the historic street grain and provide access to the main entrances for the school and new leisure centre. Significant improvements will also be made by enhancing the quality of the pedestrian route under Grenfell Walk, to make it a more pleasant route to take."

Policy analysis

- 10.27 Given the built up nature of the Borough, few applications would be expected for the creation of new streets (Policy CR1) or have relevance to the three-dimensional street form (Policy CR2). Low

usage would therefore be expected and should not lead to a conclusion that the policies are in some way unsuccessful.

- 10.28 Policy CR1 has been used in seven approvals and four refusals. Three of these related to rejection of gated development and 1 that the proposal creates a poor quality network of streets. Policy CR2 has been used for 8 refusals (as well as just 2 permissions), 6 of these relating to the character and design of a new building.
- 10.29 This indicates that the Council is robust in its rejection of gated development and the importance that it places on the creation of legible streets. The use of Policy CR2 is perhaps more surprising as in the majority of cases it has been used in relation to building design, rather than the associated three-dimensional street form.

Conclusion

- 10.30 Only one large scale development including the creation of new streets has been granted in the study period. The Wornington Green redevelopment was granted permission having regard to the high standards of urban design required by the Wornington Green SPD. The Kensington Academy and Leisure Centre SPD will also shape the nature of the ultimate redevelopment of this site, and ensure that the Council's ambitions for an engaging public realm stands centre stage.
- 10.31 Policies CR1 and CR2 have also been useful in considering the appropriateness of smaller scale developments. Of particular value is the role of CR1 in resisting new gated developments.

How have opportunities been taken within the street environment to create places that support outdoor life?

- 10.32 A careful balance is required to support the street environment, by for example allowing new tables and chairs to allow alfresco dining, yet protecting residential amenity and free movement along the pavement.
- 10.33 To further this aim 143 tables and chairs licences have been granted by the Council, spanning much of the Borough.
- 10.34 The southern part of the Exhibition Road project offers particular opportunities, and therefore, the 'Exhibition Road Tables and Chairs Management Agreement' has been drawn up. This will allow a comprehensive approach to be taken to manage chairs and tables in the new space created in Exhibition Road. The necessary Key

Decision, associated legal agreement, and planning permissions are anticipated by the end of the year or the beginning of 2012.

- 10.35 Policy CT1 deals with a myriad number of issues. These include the need to maintain accessible footways. Policy CT1 has been used on 11 occasions to justify the refusal of planning permissions for new tables and chairs, since December 2010.

Markets

- 10.36 Street markets play a vital role in adding to the vitality of our town centres and to support outdoor life. Markets have been considered earlier in the report.

Conclusion

- 10.37 The Council is taking a proactive approach to try support a full use of our streets, be this by markets, by new tables and chairs or by special events. However, the use of Policy CT1 indicates that applications will be refused where they are considered to harm access to the highway, and Policy CL5 where amenity may be harmed.

Has the Council protected, enhanced and made the most of existing parks and gardens and overseen the provision of new high quality outdoor space?

- 10.38 The Council has made a considerable capital investment since April 2010 to improve a number of the Borough's parks and gardens. These include:

- Little Wormwood Scrubs - £621,820.71- resurfacing of path, companion cycles, ecological enhancements, new works yard to provide permanent staffing to the park and public toilets, including a disabled toilet with harness and changing bed.
- St Luke's Gardens- £414,510.05 – new public lavatories and an older children's play area.
- Avondale Park – £237,971.70 – New children's playground.
- Kensington Memorial Park Tennis Courts - £137,583.15 – 3 new tennis courts installed.
- Athlone Gardens - £96,027 – installation of a new children's playground after the original playground was removed as part of the Wornington Green Estate Project. This playground is

designed to be easily removed and re-installed as the location of the park changes throughout the project.

- Holland Park
North Wall - £42,224.88 – repair and restoration of the north wall of Holland Park.
Dutch garden - £108,535 – resurfacing of the garden footpath with resin bound gravel.

10.39 These improvements are part of the Council's capital spend. In addition the Council has used the s106 process to mitigate the impact of new large scale development on the Borough's open space. In 2010/11 £85,000 was collected, although this has dropped to just £1,050 so far for this financial year.

Conclusion

10.40 The Council continues with a substantial capital program to ensure that its parks and gardens continue to thrive.

Have existing trees been protected and have new trees been provided which complement existing or create new high quality green areas?

10.41 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.

10.42 The Council designated five new Tree Preservation Orders (TPOs) in 2010 and ten in 2011. In addition 180 street trees were planted in the winter of 2010/11 and 140 so far for the winter 2011/12. 205 tree works applications (works to trees within conservation areas and TPOs) have been determined.

10.43 In addition the arboricultural team has worked closely with Development Management to ensure that the impact of development upon existing trees is fully taken into account. As of 7th December 2011 370 observations have been made to planning applications. Policy CR6 (Trees and landscape) has been specifically quoted in 130 permissions and for 11 refusals. This included three applications for subterranean development.

Conclusion

- 10.44 The arboricultural team continue to work effectively to protect existing trees and roll out a programme of tree planting, as and where appropriate.

Renewing the Legacy

Strategic objective

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

Introduction

- 11.1 The Borough has inherited a remarkable historic townscape and a large number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 11.2 Renewing the legacy contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process. What is being proposed? Does it respect the existing context, character and appearance of the building and of the surrounding area?
- 11.3 The chapter is unusual in that it is supplemented by a number of saved policies within the UDP. These set out the Council's detailed approach to extensions to existing buildings. These policies have not been replaced by those within the Core Strategy and remain part of the Council's Development Plan.
- 11.4 It is difficult to quantify the success that the Council has had in ensuring that development that has occurred in the Borough over the study period has renewed the legacy." There are no easy 'ready made' 'quality of design' indicators closely applicable in the Borough. The Council is not yet making use of the Building for Life indicator. This will be introduced in 2012. However, the type of development within the borough (small scale, and very often within conservation areas) means that Building for Life will not be widely applicable. The assessment will, therefore, consider policy usage, or new designations as a proxy for high quality design, but these have to be supplemented by a range of qualitative assessments.

Does development within the Borough respect the existing context, character and appearance of the area?

Decision analysis

- 11.5 Table 11.1 sets out the policy usage of those policies within both the Core Strategy and the UDP which relate to the context and character of new development, and the nature of new development, or extensions and of small scale alterations and additions. It is only concerned with permissions since the adoption of the Core Strategy in December 2010.
- 11.6 A number of the Core Strategy policies consider a range issues. The table, therefore considers the refusals in more detail and includes a breakdown of what part of the policy was relevant.

Policy		Approvals	Refusal	
The Core Strategy				
CL1	Context and character	1,182	254	Development not considered to respect the existing context, character and appearance.
			22	Adverts
			12	Adverts on bus stops
CL2	(Extensions and new buildings)	1,172	214	Architectural design/extensions and modifications. This includes 7 refusals for subterranean development.
			0	High buildings
			16	Shopfronts/adverts on shops
			12	bus stops
			13	other adverts
CL6	small scale alteration and additions)	811	201	

The UDP			
CD44	Additional storeys	384	95
CD45	Additional storeys	378	112
CD47	Extensions	502	40
CD48	Conservatories	159	12
CD49	Side extensions	41	4

Table 11.1 Renewing the Legacy and Conservation and Design Policy usage

11.7 The frequent use of these policies demonstrates the importance that the Council places on high standards of design in the Borough, with the impact of development on character and appearance being an important element of the appraisal process.

11.8 These policies also form an important element of grounds for refusal. Development having a detrimental impact on the context, character and appearance of a building or an area has been used 254 times as part of a justification for refusal. An additional refusal on the basis of poor architectural design is made 214 occasions.

11.9 Two further subsets are of particular interest. Firstly, Policy CL2 has been used on 7 occasions to justify the refusal of subterranean development. This would suggest that the policy provides the necessary support to recommend refusal for such development where considered to be appropriate. Secondly, despite concern over high buildings, the relevant subset of Policy CL2 has not been quoted to justify the refusal of any high buildings. It should be noted that no tall buildings have been permitted in this time. This perhaps is an indication of our robust approach to such buildings deters applications being submitted.

The Architectural Appraisal Panel (AAP).

11.10 The Council has pioneered the use of the AAP to assist us in protecting the architectural heritage of the Royal Borough and to raise the bar in achieving quality contemporary architecture.

11.11 The AAP is made up of distinguished and experienced architectural professionals with a wealth of knowledge about the area. It meets monthly to consider and advise upon major development proposals in the area. Over the study period a total of 41 design appraisals have been carried out by the panel.

Architectural and design awards

11.12 High quality design is dependent on the everyday work of the development management and design teams. Whilst design awards

are subjective, there are useful as they do show case good design within the Borough.

11.13 Sites within the Borough have been awarded the following awards:

- V&A Medieval and Renaissance Galleries – RIBA/EH award for sustaining the historic environment 2010
- Chelsea Academy – RIBA Public Building of the Year 2011
- Leighton House – RIBA Award for London 2011

Enforcement

11.14 As set out in 'an engaging public realm', the Council has a strong planning enforcement team who are tasked to ensure that development only occurs where authorised. Table 10.3 in that section notes that 47 cases were opened which related to 'non compliance with approved drawings', of which 15 have yet to have been resolved (as of 31 October 2011). In addition 185 cases relating to 'unauthorised building works' have been received, 44 which have yet to have been resolved.

11.15 It is not possible to draw robust conclusions from these figures, other than note that where breaches are reported all efforts are made to ensure that these are resolved in a satisfactory manner. Given the nature of the Borough the majority of the 225 'unspecified' cases and the 232 cases identified above are likely to hinge on the nature and the design of building works.

11.16 As with an 'engaging public realm', the AMR looks at examples of enforcement which show the progress that is being made. These examples are representative of the success that the enforcement team is having across the Borough.

Lancaster Road



First floor rear extension
Breach resolved and case closed November 2011

Pembridge Crescent



First floor rear extension
Breach resolved and case closed resolved 2011

New major development sites permitted in accordance with design standards set out in adopted SPD and Planning Briefs.

- 11.17 It is a prerequisite for approval that new development must respect the existing context, character and appearance of the area. Whilst a central tenet of the Core Strategy, the need to respect character is reiterated in all site specific SPD/ Site briefs that have been prepared and adopted by the Council.

Subterranean Development

11.18 The Royal Borough of Kensington and Chelsea is currently experiencing a large number of planning applications for Subterranean Development, including basement extensions, some large enough to accommodate swimming pools, car show rooms and/or gymnasiums. In this context subterranean development includes new basements and basement extensions, sometimes large enough to accommodate additional living space, swimming pools, garages and/or gymnasiums. As of 30th September 2011, 218 'subterranean cases' were registered. This compares to 243 for all of 2010 and 180 for 2009.

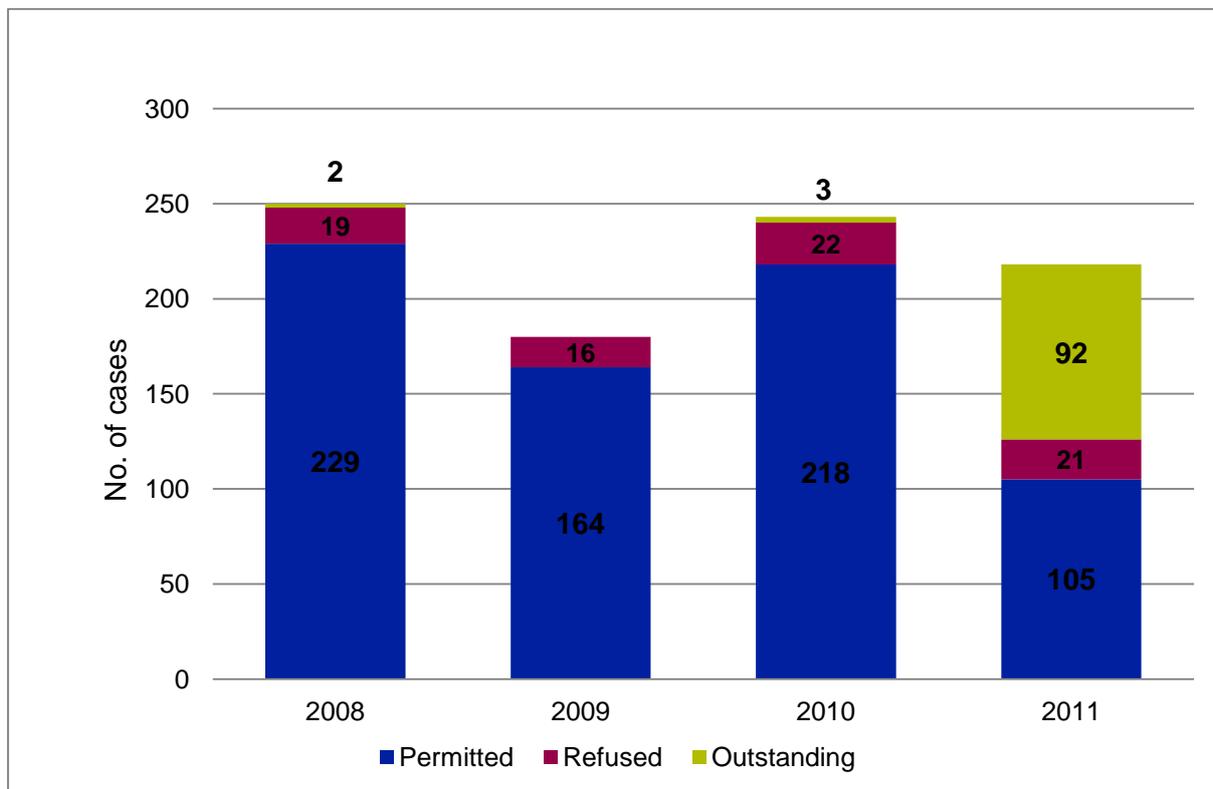


Figure 11.1: Subterranean Development

11.19 In certain instances, subterranean development provides a better alternative to increasing the size of existing dwellings, without the cost burden of moving or proposing extensions which compromise the character and appearance of the Borough. However, constructing and excavating a subterranean development is a challenging engineering project that, if not conducted correctly, may raise concerns about ground movement; the structural integrity of existing and neighbouring structures; flooding and the impact on water flows and levels; and environmental concerns such as energy

use, transporting construction waste and the removal of trees, which contribute to climate change. This type of development may also impact on the quality of life for neighbours during the course of the works, possibly through noise, vibration, transport and dust.

- 11.20 These issues are reflected within Policy CL2, which requires that subterranean extensions must not be beneath a listed building, must safeguard the stability of neighbouring buildings and not harm trees or other green space. Policy CL2 has been used to justify 7 refusals, where the Council was not satisfied that these criteria were satisfactory met.

Conclusion

- 11.21 The need for design of the highest quality runs throughout the Core Strategy, with the policies relating to character and appearance, be these in the Core Strategy or saved from the UDP, being amongst the most quoted in development management decisions.
- 11.22 The Council takes this further. It has an active planning enforcement team to ensure that development only occurs as it should; it has set up an Architectural Appraisal Panel to drive forward good design; and has a programme for producing SPD/Briefs for all the major development sites in the Borough.

Are opportunities taken to protect and enhance the character or appearance of conservation areas?

Policy analysis

- 11.23 With conservation areas covering more than 70% of the Borough it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings.
- 11.24 Policy CL3 (Heritage assets – conservation areas and historic spaces) has been used to justify 1,090 planning permissions since December 2010. As such Policy CL3 is one of the most used policies within the Core Strategy, which suggests that the need to protect conservation areas is in the forefront of officers minds. As significant is the number of times the policy was used to justify a refusal. It has been quoted 201 times which makes it one of the most quoted policies for refusals. In essence officers were of the view that they were not satisfied on 201 occasions that the development before them would not preserve or enhance the character an appearance of the conservation area.

Renewal of CAPS

- 11.25 The Council's has prepared Conservation Area Proposal Statements (CAPS) for all of the Borough's conservation areas. These plan for the area, setting out why the area is protected and what is special about it. The majority of the 29 CAPS were produced some time ago and are in need of some updating. None were updated in the study period.
- 11.26 In November 2011 the reorganisation of the planning department saw the setting up of a Neighbourhoods team, a central role of which is to undertake a systematic review of the CAPS. Much of this work is likely to be carried out using 'in house' expertise. However, where appropriate the Council will use the wealth of knowledge within the community as part of this review. For example the Council is working with the Norland Society who are progressing a review of the Norland CAPS, which is to be taken forward as a neighbourhood plan.

New conservation areas/ extensions

- 11.27 Whilst designation of an area as a conservation area does offer a further level of protection it should only be undertaken where fully justified and in consultation with local stakeholders. Inappropriate designation will only devalue the status of such areas.
- 11.28 No new conservation areas have been designated, or existing areas extended, in the study period.

Conclusion

- 11.29 The impact of proposals on the character and appearance of a conservation area in is one of the key considerations in the determination of planning applications, with Policy CL3 being one of the most used policies. The high number of refusals based on this policy further confirms the importance given by the Council in protecting the character and appearance of conservation areas.
- 11.30 It is more difficult to assess whether all opportunities have been taken to enhance the character of the Borough's conservation areas. Whilst enhancement works have been written into existing SPD and site briefs, anecdotal evidence suggests that the much of the development management process is more effective at preventing harm than securing enhancements.

Are the Borough's listed building, scheduled ancient monuments and archaeology being preserved or enhanced?

Decision analysis

- 11.31 Policy CL4 (Heritage assets – listed buildings) has been used to justify 618 planning permissions/ listed building approvals and 58 refusals since December 2010. This illustrates the value that the Council places upon the preservation of listed buildings.

Buildings at risk register

- 11.32 Working with Local Authorities, English Heritage publish an annual 'Building's at Risk Register', which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggest, at risk from development, neglect or decay.
- 11.33 Ten properties/sites within the Royal Borough were on the 2010 register. These included a number of private houses, boundary walls, and monuments within the Kensal Green Cemetery.
- 11.34 All of these sites remain at risk, with three additional properties being added to the register in 2011; part of the boundary wall to Kensal Cemetery, 37 Kensington Square and 25-26 Pembridge Square.
- 11.35 The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

New listings

- 11.36 Two buildings within the Royal Borough have been listed over the AMR period.

FORMER JEWELLERS' SHOP (JAMES HARDY & CO), 235, BROMPTON ROAD
No. 235 Brompton Road is recommended for designation at Grade II for the following principal reasons: * Architectural interest and rarity: an elaborate, high-quality Art Nouveau style shop front of c.1900-1905 retaining most of its original components * Interior: while altered, some original features of note survive, including the doors to the display windows and decorative plasterwork to the ceiling

ROSSETTI STUDIOS, 72, FLOOD STREET
Rossetti Studios, built by Edward Holland and dated 1894, are recommended for designation at Grade II for the following principal reasons: * Architectural interest: the studios, in late-C19 Queen Anne Revival manner, are designed and built to a high standard, uncommon in speculatively built, multiple studios; * Intactness: the position, layout of the site, internal studio plans and fittings clearly describe the hierarchy

within two types of studio; * Rarity: survival of working studios, in an area where these were once common, with rare surviving features including unusual slit doors for access for canvasses, galleries for storing canvasses, living accommodation, changing rooms; * Historic interest: Chelsea Art School, founded at the studios by Augustus John and William Orpen in 1904, attracted a wide range of literary and artistic figures; notable post-war tenants included theatre director George Devine and photographer Ronald Traeger.

Conclusion

- 11.38 Decision analysis illustrates the robust use of policies concerned with the preservation of the special architectural or historic interest of the Borough’s listed buildings.
- 11.38 The generally good condition of listed buildings is further illustrated by the low number of properties within the Borough on English Heritage’s Building’s at Risk register.

Is residential amenity being protected?

Decision analysis

- 11.39 The Borough’s dense historic pattern of development has resulted in buildings that are in close proximity to one another. This means that amenities such as light and privacy take on added significance, with it being essential that the impact of a proposal on the amenity of neighbours is taken into account when determining a planning application.
- 11.40 Policies CL5 and CE6, are the principal policies used to consider the impact on amenity. Policy CF5 is concerned with daylight and sunlight, privacy, sense of enclosure and traffic, parking, noise, odours and vibration, with Policy CE6 concentrating on noise and vibration. Their use is set out in table 11.2 below.

	Approvals	Refusals	
Amenity		Total 74	32 roof terrace
			3 tables and chairs
			10 privacy
			16 sunlight and enclosure
			5 noise

			5 general amenity
			1 safety
			2 advertisements
Noise and vibration		19	10 terraces
			3 air conditioning plant
			5 changes of use

Table 11.2: Use of Policies CL5 and CE6.

11.41 These policies are widely used, both for approvals and refusals, with the number of refusals reflecting the difficulties associated with development so close to neighbouring properties. Of particular significance is the use of Policy CL5 to justify the refusal of roof terraces on 32 occasions. This reflects the impact that the use of roof terraces can have upon both privacy and upon noise levels. This is supported by the use of Policy CE6 (noise) to refuse roof terraces on ten occasions. In addition Policy CL5 was used on ten occasions where proposals were considered to have a significantly detrimental impact on the privacy of adjoining occupiers, and 16 times with regard to a detrimental impact on sunlight/daylight and upon a sense of enclosure.

Environmental Health

11.42 The Planning Department works closely with Environmental Health to ensure that the best specialist advice is available when assessing the impact on potentially 'noisy' development. The planning department referred 704 planning applications to Environmental Health between April 2010 and 23 November 2011.

11.43 There is an overlap between the 'amenity' issues considered within the planning system and those controlled by environmental legislation. Environmental Health records indicate that 181 Noise Abatement Notices (under section 80 of the Environmental Protection Act 1990) were served between 1st March 2010 and 24th November 2011.

Conclusion

11.44 The impact of development upon residential amenity remains an integral part of the development management process. This is supported by the Council's Environmental Health team.

Diversity of Housing

Strategic objective

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

Introduction

- 12.1 Demand for all types of housing is insatiable within the Borough. However many houses are built, we cannot begin to satisfy demand, either for private sale or 'affordable' homes. The focus of the Core Strategy is, therefore, to achieve a diversity of housing in mixed communities across the Borough.
- 12.2 Provision of a diversity of housing takes a number of forms; seeking to meet our ambitious target for the provision of market housing, seeking to provide as much affordable housing as possible, and seeking to meet the requirements of those with particular needs, be these for 'Lifetime Homes', wheelchair accessibility or for travellers pitches.

Is the Council meeting its housing targets for the provision of new market housing?

- 12.3 The Council is subject to ambitious housing targets imposed by the Mayor for London, within the former London Plan. This states that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equates to 350 units per year. This 350 target was relevant for the first half of the AMR period, but on the adoption of the amended London Plan in July 2011, the target has increased to a net increase of 600 units pa.
- 12.4 Table 12.1 sets out the net change of housing both permitted and completed from 2006/7 to 2010/11. Note that the completion figure represents those developments granted in previous years that were completed in that year. For example in 2010/11 permissions accounted for a net gain of nearly 800 new residential units. Nearly 200 units were completed. These units were those granted in previous years.

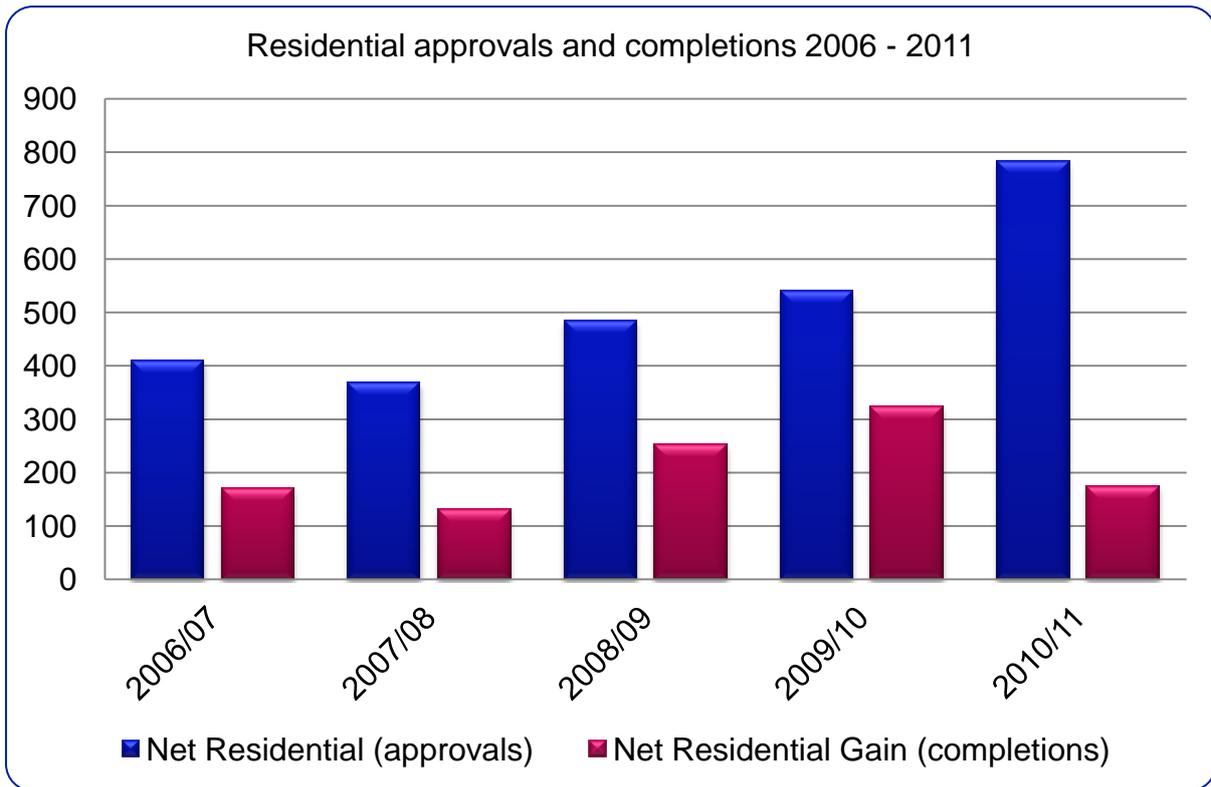


Table 12.1 : Residential approvals and completions 2006-2011

- 12.5 These figures indicate that over the entire study period the net gains permitted have exceeded the target set in the London Plan of 350 units for 2009/10 and the higher target of 600 units since August 2011. The net gain for approvals was 540 for 2009/10 and 783 for 2011.
- 12.6 However, there is some concern that these permissions do not appear to have been translated into completions, with just 324 completions in 2009/10 and in 175 2010/11. Whilst the Core Strategy can influence the number of properties permitted it has little influence on the number of units that are actually built.
- 12.7 The approach to the provision of housing did change with the adoption of the Core Strategy in December 2010. Whilst housing was a 'favoured use' it was no longer supported at the expense of nearly all other uses. Examination of housing permissions since adoption is therefore useful. This suggests that between January and the end of September 2011 permission was granted for a net gain of just 62 units.

Housing trajectory

- 12.8 The Core Strategy identifies sufficient housing capacity to achieve the housing objectives, in accordance with the London Plan housing

targets, for a 15 year period. PPS3 subdivides this 15 year period into rolling 5 years site identification and delivery programmes. Housing delivery for the first 5 years should be based on sites which are 'available', 'suitable' and 'achievable' within this time frame. Delivery programming for years 6-10, and, where possible for years 11-15, should be based on the identification of 'developable' sites, or at least the identification of 'broad locations' for years 11-15. The draft NPPF includes draft proposals to identify an additional 20% surplus land within the first 5-year period.

12.9 The housing trajectory is included as fig 12.1.

12.10 The Council has demonstrated the deliverability of the housing capacity, incorporating the Strategic Housing Land Availability Assessment (SHLAA) findings and using local evidence, as illustrated in the Housing Trajectory. This comprises detail from the following:

- **Housing Consents:** Housing monitoring details the available implementation information for all sites with consent for 10 or more self contained homes. A schedule listing the consents providing 10 or more non self contained homes is kept, and demonstrates the housing land supply.
- **Site Specific Allocations:** the estimated implementation of the strategic sites is detailed in the Core Strategy. The identification of these sites involved extensive discussions with landowners, none of whom have objected to the proposed residential allocations, although some have argued for increased housing capacities on their sites.

12.11 The housing trajectory is informed by the RBKC part of the London Strategic Housing Land Availability Assessment 2009 (SHLAA). The study was directed and overseen by the GLA on behalf of all the London boroughs. It is supplemented with local monitoring data from various sources.

12.12 Figures in the SHLAA are not necessarily the same as those within the Site Allocations. The SHLAA adopts a standard methodology, applicable to all London Boroughs. It identifies sites, constraints, risk and probability of development, and derives a capacity based on these factors, and others such as PTAL rating. Through this process, the SHLAA can be considered a 'conservative' estimate of likely capacity. The strategic site allocations, in many cases, exceed those capacity estimates in the SHLAA, in order to aim for higher rate of delivery, on sites which the Royal Borough expects to be key to delivering the vision for the Borough.

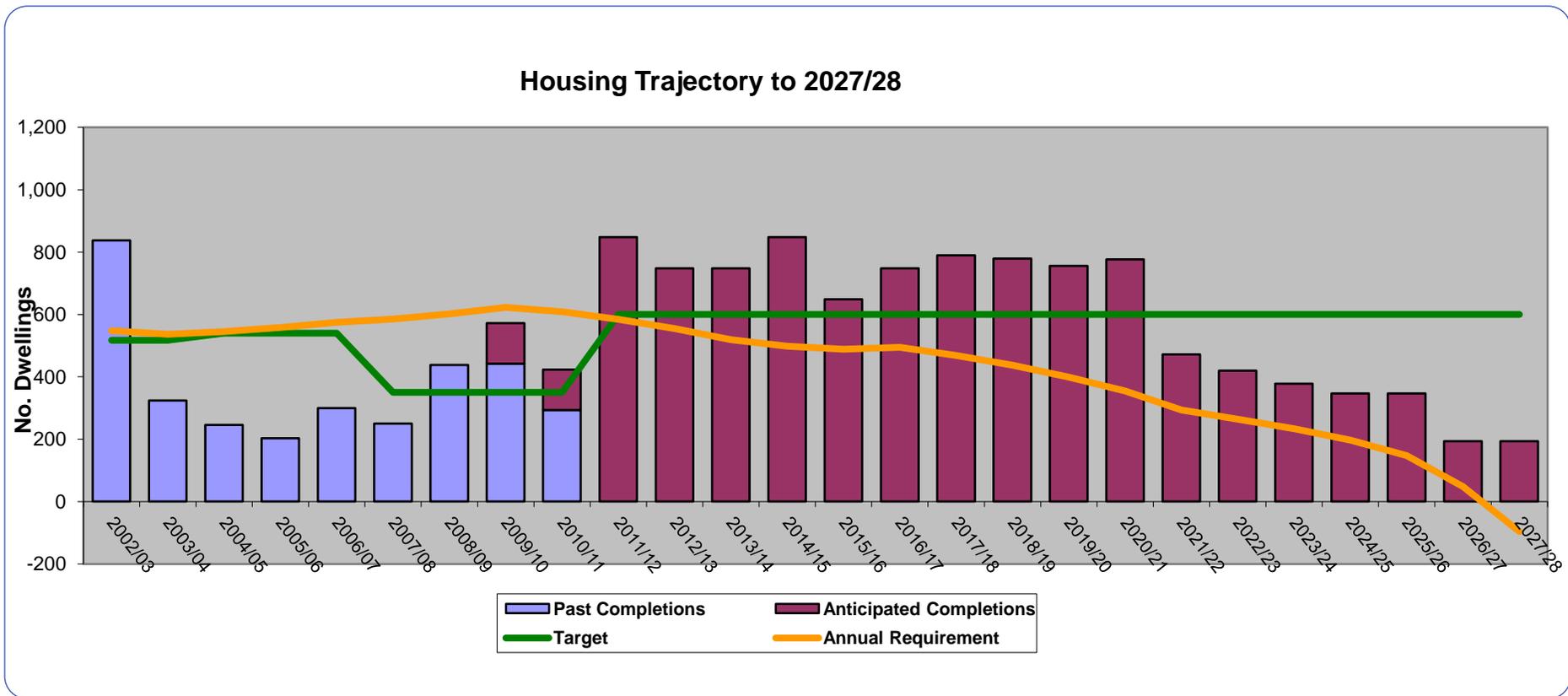


Figure 12.1: The Housing Trajectory, RBKC.

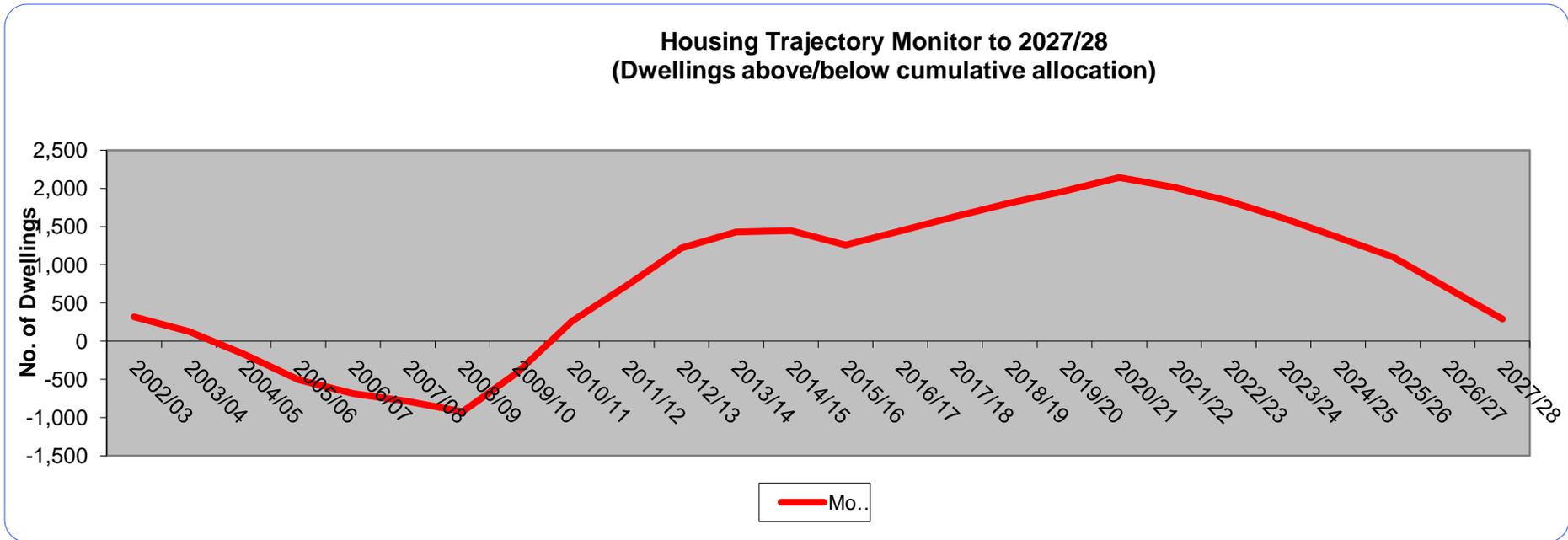


Figure 12.2: Housing trajectory monitoring

- 12.13 The Council's housing trajectory and Strategic Housing Land Availability Assessment (SHLAA) demonstrate that housing supply performance is within acceptable ranges and that future performance is expected to achieve the Core Strategy targets. Chapters 38 and 39 of the Core Strategy set out the Council's commitment to monitor, review and amend policies where needed to secure delivery of the spatial vision. This will be identified through the AMR housing policy performance analysis annually. Core Strategy Indicator CP1(1) (net additional dwellings) contains specific, measurable targets. Management actions would be introduced if analysis showed that the ten and fifteen year targets were not on track to be achieved and fell outside the acceptable range, or should the Council not be able to demonstrate a deliverable supply of housing.
- 12.14 The trajectory allows an assessment of performance; the intersection of the annual requirement line on the graph with the horizontal axis (during 2026) demonstrates that the overall housing target should be met within the life time of the Core Strategy. The anticipated completions demonstrate the Council's ability to meet both a five-year housing land supply and an additional 20% requirement as suggested in the draft NPPF. This will continue to be kept under review, with the trajectory being amended if, in the future, housing completions are lower than predicted.
- 12.15 The Council has tested its future housing growth assumptions exhaustively, including at the Core Strategy Examination in Public. Chapter 39 of the Core Strategy sets out 3 contingency plans for alternative scenarios of housing delivery in the event that housing delivery does not occur at the rate expected. This identifies possible risks and constraints to delivery and develops strategies to address any risks. However, in the event of any unusual circumstances, the Council has formulated contingency plans for three scenarios (see Core Strategy, Chapter 39 for detail).
- 12.16 Monitoring will provide the basis on which the contingency plans within the Core Strategy would be triggered, and where necessary undertake an early review of the relevant part of the Core Strategy monitoring identifies.

Conclusion

- 12.17 Over the study period the Borough has been meeting its ambitious targets for new market housing as set by the Mayor of London in

the London Plan. However, in July 2011, and the adoption of the new London Plan, the targets increased to 600 units pa.

- 12.18 Unfortunately, the adoption of the Core Strategy in December 2010 has corresponded with a dramatic down turn in permissions for residential accommodation, a net increase of just 62 units between January and the end of September 2011. It is too early to conclude whether this is a result of the restrictive approach within the Core Strategy (where many of the uses which would have had policy support to change to housing are no longer supported) or are simply the result of the vagaries of the house builder's market.
- 12.19 It should be recognised that the most recent housing trajectory does take account of the down turn in housing numbers and still predicts the Borough meeting its housing need by 2028. The trajectory may have to be amended if the current slowdown develops into a longer term trend. Further monitoring is required.

Are affordable housing contributions being provided in accordance with the policies within the Core Strategy?

Provision of affordable units

- 12.20 The Council has an affordable target within the London Plan. Between 2008 and 2011 this was a net gain of 90 units pa. With the adoption of the new London Plan, this has been increased to 2000 units between 2011 and 2021, or 200 affordable units a year.
- 12.21 Figure 12.2 sets out the net change of affordable housing both permitted and completed 2006/7 to 2010/11.

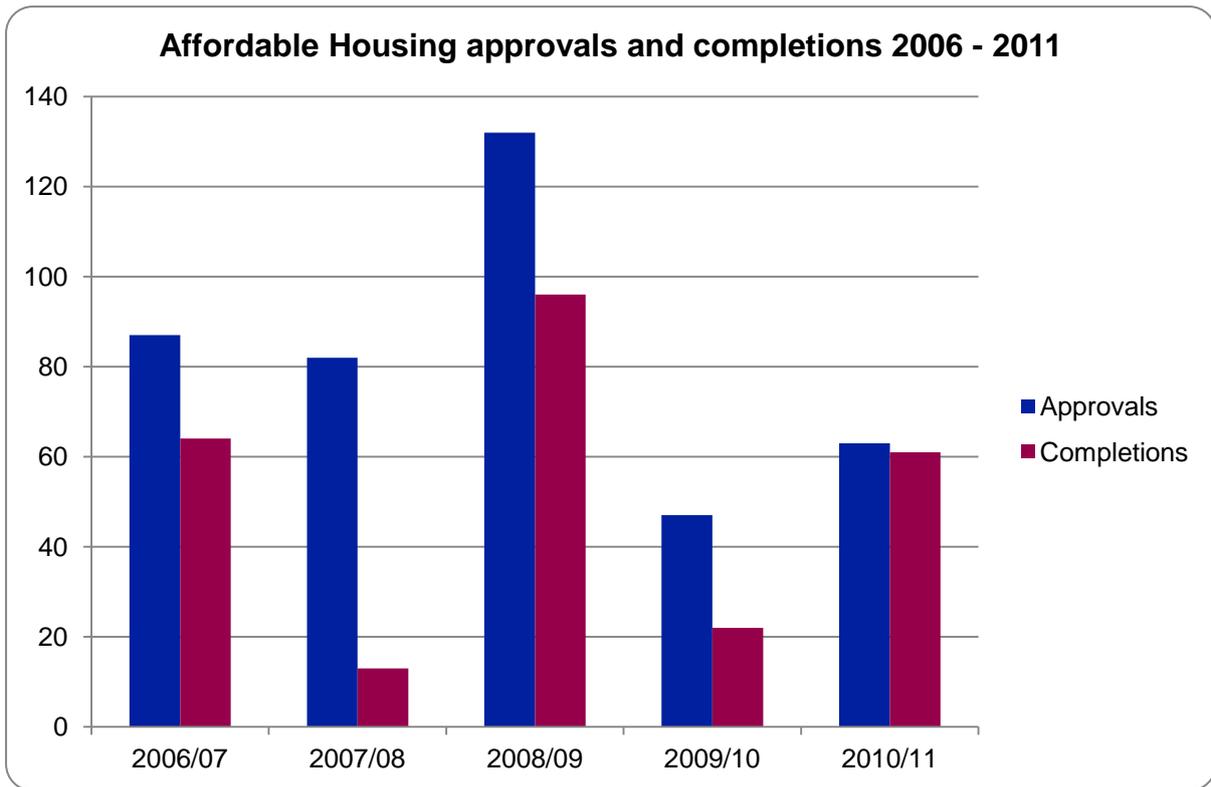


Figure 12.2: Net gain of affordable units

12.22 This indicates that the original 90 units pa target has not generally been met since 2006/7, with just 22 units being provided in 2009/10 and 61 2010/11. Progress has not been made since the adoption of the Core Strategy, (not shown in the fig) with there a net increase of just 21 affordable housing units granted permission between January and September 2011.

12.23 Based on approved schemes we have estimated the provision of affordable housing into the future. These projections are set out in table 12.2 below. This suggests that the amended target for affordable housing is unlikely to be met in the future.

Affordable housing Projections (based on approved schemes)			
2011/12	2011/14	2014/17	2017+
50	100	120	70

Table 12.2: Affordable housing projections

Contributions for affordable housing

- 12.24 There was a presumption within the UDP that developments that triggered the need for affordable housing would see the provision of affordable units, and that these units would be provided on site. The Core Strategy takes a different approach, in that it seeks a financial contribution for affordable housing for any residential schemes with a floor area of between 800 sq m and 1,200 sq m. Proposals with a floor area of greater than 1,200 sq m are still expected to provide units on site.
- 12.25 The monitoring of financial contributions gained by the s106 process shows that for the financial year 2010/11 £1,455,000 has been secured. However, just £50,000 of contributions has been secured so far for the 2011/12 financial year. The latter is lower than might have been expected and will be investigated as part of a future review of the Council's housing policy.

Conclusion

- 12.26 Low levels of affordable housing have been provided since 2006. This was a principal reason why the approach to the provision of affordable housing was altered in the Core Strategy.
- 12.27 There is further concern that no affordable housing units have been consented since the adoption of the Core Strategy, to September 2011. As with the provision of market housing, it is too early to draw conclusions in this matter. The lack of any new affordable housing may be a result of the relatively restrictive position of housing within the Core Strategy, protecting those uses (uses such as offices or hotels) which traditionally provided opportunities for to provide affordable housing. It may be a statistical anomaly, or it may simply reflect the stage that we are at in the economic cycle. Further monitoring is required.

Are existing residential uses being protected?

- 12.28 There must be two elements for ensuring that the Core Strategy promotes the provision of housing: policies supporting the provision of new housing, and the protection of existing accommodation.

Policy analysis

- 12.29 Policy CH3 sets out the presumption in favour of protecting residential uses, and those few circumstances where a residential unit can be lost. Since the adoption of the Core Strategy Policy CH3 has been quoted for 20 planning permissions and just two refusals. This is not to say that the policy is being ignored. To the contrary, over the same period, 17 applications were granted for proposals

which included the loss of residential units. However, of these 17 permissions, planning permission was only required for the loss of a unit on three occasions. Permission was granted in other cases as the loss was to a valued social and community use; or to units considered to be of greater value than those being lost (affordable of a better size).

Conclusion

- 12.30 The protection of existing residential accommodation is a central tenet of the Core Strategy. Given the relative value of residential floorspace over the majority of other uses, there has been limited market pressure to reduce the amount of residential floorspace. On those rare occasions when a loss has been proposed, the policy to protect has been implemented in a robust and consistent manner.

Respecting Environmental Limits

Strategic objective

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

Introduction

- 13.1 Respecting Environmental Limits is a chapter which contains a number of disparate themes; including climate change, air quality flooding, waste, and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the global and the local environment.

Is development within the Borough contributing to the Government's targets to reduce carbon dioxide emissions?

- 13.2 Clearly the need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging targets, with the Climate Change Act (2008) requiring a reduction of CO₂ emissions of at least 26% by 2020 and 60% by 2050. (Both figures are taken from a 1990 baseline).
- 13.3 Table 13.1 sets out the most recent estimates for CO₂ emissions for the Royal Borough. These have been produced by the Environment Agency, and distinguish between the domestic, commercial and transport sectors. These figures were produced in 2008, so the 2011 figures are results of predictive modelling.

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)
2008	338,069	639,019	127,362	1,104,451
2011 (estimate)	310,916	635,619	123,125	1,069,660

Table 13.1: CO₂ emissions RBKC

- 13.4 Although these figures should be treated with caution they do suggest that CO₂ emissions in the Royal Borough are likely to drop over time.
- 13.5 It is notoriously difficult to apportion credit to the reduction of CO₂ emissions, and the Council recognises that much will be related to changing practice and technology rather than the planning process.
- 13.6 Furthermore, it is also extremely difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas will reduce car use, with the associated benefits to emissions. One cannot, however, assume that all traffic reductions can be attributed to the planning process.
- 13.7 The AMR will therefore consider a number of individual planning policies aimed to reduce emissions, and consider their success.

Applications for renewables?

- 13.8 A search of the planning decision database has identified 115 householder applications and 46 “minor dwellings” applications since the adoption of the Core Strategy which have included reference to some form of renewable energy. 99 of the householder applications and 38 of the minor dwellings were granted.
- 13.9 However, it is likely that this is an underestimation as the installation of solar panels on the roof of the majority of buildings are specifically exempt from the need for planning permission by reason of The Town and Country Planning (General Permitted Development) Order (as amended.) In addition these figures does not reflect the range of other initiatives that may be more effective for energy conservation, measures such as double glazing or house insulation. Whilst the former may require planning permission, the latter does not.

EcoHomes codes and BREEAM

- 13.10 Although a higher proportion of the Borough’s emissions arise from industrial and commercial uses, DEFRA’s predictions show that a significant proportion of CO₂ savings can be made within the domestic sector. The Core Strategy, therefore, uses a well established tool, the Code for Sustainable Homes, to try to reduce emissions for residential development. Policy CE1 requires that for new residential development/ extensions (as appropriate) Code Level Four will be sought. This level will result in a significant reduction of carbon emissions for the development concerned.

- 13.11 For commercial properties, the equivalent BREEAM (British Research Establishment Environmental Assessment Method) level will be sought.
- 13.12 The Council’s chosen method to require that the necessary standards are met is by the use of condition. Table 13.2 sets out the number of times each of the relevant conditions have been used.

Condition	
The subterranean development hereby approved shall not be used or occupied until the entire dwelling has achieved an EcoHomes rating of Very Good(C110)	119
The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. (C111)	3
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Excellent. (C112)	1
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Very Good (C113)	0

Table 13.2: Policy use, Respecting Environmental Limits

- 13.13 The results are self evident. Where the proposal includes subterranean development, the Council is requiring new development to meet the relevant EcoHomes standard. This does not appear to be the case for other types of development.

Combined Cooling, Heat and Power Plant (CCHP)

- 13.14 Greenhouse gasses can be significantly reduced by supplying the heat and energy required locally, through decentralised district heat and energy networks. Such CCHP systems also minimise greenhouse gas emissions, minimise heat and energy loss during its transportation, and contribute to securing heat and energy supply for the future.
- 13.15 Therefore, the Core Strategy requires the provision of CCHP for the strategic sites and other significant redevelopment and regeneration proposals.
- 13.16 In March 2010, planning permission was granted for the regeneration of the Wornington Green Estate. One of the conditions attached to the application referred to the provision of CCHP and the communal network. The condition was partially discharged in April 2011, as the level of detail submitted by the applicant regarding the communal energy network, (including the energy centre for Phase 1 and future) was considered sufficient.

Decision analysis

- 13.17 Whilst Policy CE1 (climate change) has been quoted in 145 approvals, it has only been used in 5 refusals since the adoption of the Core Strategy. Each of these refusals related to failure to carry out the necessary assessment for the entire dwelling for subterranean development. This would suggest officers are well aware that the impact of proposals upon climate change is a material consideration in determining applications.

Conclusion

- 13.18 The Core Strategy marks a sea change in the way the Council considers the impact of development on carbon emissions. Large scale development, those which are subject to SPD/briefs will need to provide environmental credentials if they are to be permitted.
- 13.19 Policy CE1 is considered by officers for a range of applications. However, it would appear that the development is generally only required to meet the stringent environmental standards when it is subterranean in nature. This may be due to the nature of development received as the Code for Sustainable Homes is only required for major applications (i.e. those over 800 sq m). Further monitoring is required.
- 13.20 Furthermore, the policy support for using alternatives to the private car (as set out in Better Travel Choices) should have a positive impact on emissions.

Does new development in areas of risk of flooding adapt and mitigate the effects of flooding?

- 13.21 Both the Royal Borough and the neighbouring borough of Hammersmith & Fulham have experienced flooding incidents over the last 20 years. The principal reason for the flooding is the inability of the Counters Creek, the Victorian sewer system to cope with the amount of surface and foul water entering the system during significant rainfall events.
- 13.22 However, there are other causes that can lead to an increase in flooding:
- an increase in population with more development can lead to an increase in foul water discharged
 - an increase of impermeable surfaces as a result of actions such as paving gardens and building more houses and roads. As a result, rainfall does not soak away into the soil - it drains directly into an already close to capacity sewer system

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

13.24 The Council is working in partnership with Thames Water to reduce the risk of flooding. There are several solutions to the problem which cannot be viewed in isolation, but various objectives have to be integrated to achieve a successful solution.

These include:

Increase the size of the existing Counters Creek sewer

13.25 Thames Water is researching this through the Counters Creek Sewer Alleviation Scheme. Thames Water will be submitting a bid to Ofwat (the regulator of the water companies) in order for this scheme to be delivered. There are issues with regard to the adequate capacity of the new sewer in relation to the frequency of different rainfall events, the allowance for the expansion of the population, reduction of permeable land and the impact of climate change. The case to Ofwat will be supported with information on the number of people and properties benefiting from the alleviation scheme. If the case is successful, planning applications for the works will be submitted to the Royal Borough and the borough of Hammersmith & Fulham.

Reduce the flow of water into sewers during periods of heavy rainfall.

13.26 This can be achieved through the provision of Sustainable Urban Drainage Systems (SUDs) both in new developments and through retrofitting that which exists. The Council is working in partnership with Thames Water on two SUDs projects:

- SUDs in small developments: the outcome of this project will be a tool used by developers and planning officers to ensure provision of SUDs in all development and not just in major developments. This project will be finalised in the early part of 2012 and we aim to start using the tool soon after.
- Retrofitting SUDs in existing properties: the Council is helping Thames Water with their pilot project to retrofit SUDs so that a cost-effective and sensitive approach can be developed.

Mitigating against the increase in impermeable land

13.27 The mitigation of the impact of small developments are key to reduce the flooding risk in the borough as they are responsible for the constant increase in impermeable surfaces. The Council has specific policies to stop paving front gardens where planning control

exist. However, the Council is also working on a tool to include SUDs in small developments (as explained above). This tool will be used from February 2012. It is important to note that the planning system cannot control the paving of back gardens as this is permitted development and is therefore exempt from planning control.

- 13.28 The Core Strategy requires the provision of SUDs for all new major development. Analysis of planning reports would suggest that SUDs have been provided on 12 occasions since the adoption of the Core Strategy. It is aimed to use tool by February 2012. This was one policy the Council was not in a position to implement on the adoption of the Core Strategy when it was found further work on a tool to assist householders with identifying appropriate measures was required. This tool should be ready for implementation from February 2012.
- 13.29 The Council is working in partnership with other London boroughs who are higher in the Counters Creek catchment area (Brent and Camden) through the Drain London Forum. Development in these boroughs could have an impact on the amount of water in the sewer system that flows into the Royal Borough so it is important that they also embrace SUDs.

Decision analysis

- 13.30 Whilst Policy CE2(Flooding) has been quoted in 71 approvals, it has been used as a justification for refusal on just two occasions, once for a subterranean development and once where the application failed to provide a flood risk assessment and the development did not mitigate the effects of flooding.

Conclusion:

- 13.31 The Council is taking a holistic approach to try to mitigate the effect on flooding. There is an increasing recognition that a range of measure need to be taken, some as part of the development management process, but many of a larger scale in conjunction with our partner, Thames Water.

Is the Council making progress in mitigating the effect of the works associated with the construction of the Thames Tideway Tunnel?

- 13.32 Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water to ensure that the construction works and final

permanent works will have the least possible disruption to both our residents and visitors. Regular meetings are held every two months with officers from Thames Water and Council officers from Environmental Health, Planning, and Leisure Services to discuss the progress of the proposals for both sites: Cremorne Wharf and Chelsea Embankment.

Conclusion:

- 13.33 Council officers are in constant engagement to ensure that the impact of the works associated with the construction of the Thames Tideway Tunnel are mitigated as far as possible.

What progress is the Council making in ensuring it will meet the waste apportionment figure as set out in the London Plan?

- 13.34 Paragraph 5.80 of the London Plan (July 2011) allows more flexibility than previously; instead of having to do a joint Waste DPD (Development Plan Document) with another Borough we can pool resources by the use of a joint evidence paper or a bilateral agreement. LBHF have stated in their adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for RBKC. We are just commencing on drawing up a bilateral agreement that both Boroughs can enter into. This should be completed by the end of March next year. This should help significantly in meeting our apportionment figure.

The Places

- 14.1 It is not the intension of the AMR to carry out a detailed analysis of the progress, or otherwise, of the fourteen 'place visions'. This visions consider how the Council would like each place to have developed by 2028. Little progress will have been achieved over the study period.
- 14.2 The AMR will, however, run through an 'update', on some of the key prerequisites for progress to be made for each vision. Where a 'place' is based upon a designated Higher Order Town Centre, the AMR includes a table setting out some key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses. It is too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010. However, it is intended that this data will provide a benchmark for future monitoring and analysis.

Kensal

What progress is being made on the redevelopment of the Kensal strategic site?

- 14.3 Background work related to the publication of a planning framework document is underway. This is likely to take the form of either an SPD or an Opportunity Area Planning Framework in conjunction with the GLA.

What progress is being made on the Council's ambition to locate a Crossrail station in the area?

- 14.4 The Council is continuing to lobby for a Crossrail station in the Kensal Area. The Council is satisfied that the three tests set by the Mayor of London in 2009 have been met – namely that the station will not cost the taxpayer, will not degrade other railway services and will not delay the Crossrail delivery programme. Further discussions are ongoing to ensure that the joint sponsors are satisfied.

What progress is being made towards the establishment of a new centre in the area to meet the provide for the day-to-day needs of residents?

- 14.5 Supporting work for the production of an SPD or Opportunity Area Planning Framework is ongoing. The redevelopment of the Kensal area to include a new town centre is unlikely to occur in the short or medium term.

Golborne and Trellick

What progress is being made in increasing the vitality of the Golborne Road Special Neighbourhood Centre and market?

- 14.6 Initiated by the ward Councillors, the 'loveGolborne' campaign has been initiated as part of the wider City Living Local Life initiative. This has been designed to encourage local pride and to increase local tourism by building on the Golborne brand.

What progress is being made on the redevelopment of the Wornington Estate?

- 14.7 Planning permission was granted in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of strategic site.
- 14.8 The pre-commencement conditions have been discharged, the first phase of demolition has been completed, and the initial ground works are expected to be finished by the end of the year. The construction phase is expected to commence at the beginning of 2012.

What progress is being made in redeveloping the 'land adjacent to Trellick Tower' strategic site?

- 14.9 Feasibility studies have previously shown that development on this site could achieve significant housing gains. Officers from the Housing Department have now initiated a questionnaire consultation with the residents of Trellick Tower and Edenham Way, in order to ascertain their aspirations for the area, and incorporate them into development proposals for the land adjacent to Trellick Tower. Analysis of their responses will help to form a brief for the development of proposals on this site, which will be further progressed in 2012.

Portobello/Notting Hill

Portobello	2010	2011
Vacancy rate	6%	3.2%
% of ground floor units multiples		15%
Mix of ground floor uses		
A1	73%	76%
A2	3%	3.5%
A3	13%	12.3%
A4	4%	3.2%
A5	1%	1.8%

Table 14.1: Ground floor data for Portobello Road centre

Is the Council using the powers available to it to support the special character of the Portobello Road?

- 14.10 The Market Streets Action Group remains active with a remit to secure the regeneration of the market streets of Portobello Road and Golborne through a partnership reform and new investment.
- 14.11 A number of projects have been initiated. These include: a survey to understand visitor's expectations and experiences of Portobello Road; the electrification of the trading pitches on the Portobello Road north of the Westway; the refurbishment of the underground public lavatories in Talbot Road and Bevington Road; and improvements to the physical fabric including bridges and the area around Tavistock Square.
- 14.12 The Council has created visitor web pages and shopping maps for the whole area that show the markets and all the shops in the main shopping areas.
- 14.13 Consultants, funded by Visit London, have produced a report suggesting how links could be forged with the V&A Museum to support the antiques trade in Portobello Road.
- 14.14 An Antiques Marketing subgroup has been setup to investigate ways to promote the antiques trade in Portobello Road.

Westway

What progress is being made on making the area beneath the Westway a positive influence in the area?

- 14.15 A SPD concerning land uses beneath the Westway was initially consulted upon in November 2010. A new draft is scheduled for consultation in January 2011.
- 14.16 Ongoing consultation is taking place with the Westway Development Trust and the Borough's Property Services department to ensure that maximum benefits are secured.

Latimer

What progress is being made on the rebuilding of parts of the Latimer area?

- 14.17 Widespread estate renewal in the Latimer area is no longer planned in the near future. The economic climate does not lend itself to the large capital investment required.

What progress is being made towards the establishment of a new neighbourhood centre in the area?

- 14.18 The planning brief for the Silchester Garages Site was adopted in July 2011. This included the creation of 400 sq m of retail floorspace adjacent to the Latimer Road London Underground station. This floorspace is intended to act as a catalyst for the creation of a neighbourhood centre in the area and support the existing retail floorspace in Bramley Road.
- 14.19 The Council has undertaken a formal tender process to seek the appropriate architect for the project and both the architect and housing TMO has been selected. The scheme proposed by the favoured architect includes this retail floorspace. A planning application is expected in January 2012.

What progress is being made towards developing the Kensington Leisure Centre Strategic Site?

- 14.20 An SPD for the Kensington Leisure Centre Strategic Site was adopted in May 2011. The architects for the scheme have been appointed following a tender process. Initial discussions with the architects are taking place prior to the submission of the planning application which is expected in May 2012.

Earl's Court

What progress has been made redeveloping the wider Earl's Court Site?

- 14.21 The first draft of the Earl's Court and West Kensington Opportunity Area SPD was consulted on in March 2011, with the second consultation ending on the 23rd December this year. The vision for the SPD seeks to achieve "West London's new urban quarter".
- 14.22 The planning application for the wider site has been submitted and is currently under consideration. Determination likely next year following adoption of the SPD. The proposal is best described as a residential led mixed use development, including significant amounts of office accommodation and town centre uses. The RBKC element of the submitted application is largely residential in nature.

What progress is being made towards developing the Warwick Road Strategic Sites in accordance with the allocation and principles set out within the Core Strategy?

- 14.23 Charles House, the former TA site, Empress Telephone Exchange and Homebase sites all fall within the remit of the Warwick Road SPD adopted in 2009. The essence of the SPD is for an integrated residential led mixed use development with social and community uses, a new primary school and a significant element of open space. Charles House site has a planning permission that is currently being implemented.
- 14.24 The former TA site has a planning permission that is subject to a s106 agreement. The agreement has yet to have been signed. The Telephone Exchange site has a planning permission but this is yet to have been implemented. The Council is currently considering planning applications for both the Homebase and 100 West Cromwell Road sites. These are expected to be determined in December of this year and early 2012 respectively.

Kensington High Street

What progress is being made in maintaining the vitality of the Kensington High Street Major Centre?

Kensington High Street	2010	2011
Vacancy rate	5.8%	5.5%
% of ground floor units multiples		50%
Mix of ground floor uses		
A1	71.1%	71.5%
A2	6.2%	6.7%
A3	13.5%	13.1%
A4	2.2%	2.1%
A5	1.2%	1.2%

Table 14.2: Ground floor data for Kensington High Street Centre

- 14.25 The Council has established the Kensington High Street Retail Forum. Bimonthly news letters are produced.
- 14.26 The Council has coordinated the provision of Christmas lights in 2009 and 2010, the first time in about ten years.
- 14.27 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.
- 14.28 The last two years have seen the High Street strengthen its position in the outdoor leisure, bespoke travel and young fashion sectors.

What progress is being made towards developing the former Commonwealth Institute Strategic Site in accordance with the allocation and principles set out within the Core Strategy?

- 14.29 In November 2011, the Council offered a £2.6 million loan to the Design Museum to assist in their occupation of the former Commonwealth Institute. The short-term loan is intended to help the Design Museum meet the terms of a legal planning obligation

controlling the future development of the Commonwealth Institute site. Under the obligation, developers must demonstrate that they have at least 70 per cent of the necessary development funds in place before they can start the work.

- 14.30 The Design Museum is expected to open in the former Commonwealth Institute in 2014.

South Kensington

South Kensington	2010	2011
Vacancy rate	2.9%	5.1%
% of ground floor units multiples		29%
Mix of ground floor uses		
A1	49.7%	50.3%
A2	10.9%	9%
A3	32.6%	30.5%
A4	1.7%	2.8%
A5	2.3%	2.3%

Table 14.3: Ground floor data for South Kensington Centre

What progress is being made in maintaining the role of South Kensington as a local, national and internationally significant destination?

- 14.31 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.
- 14.32 The Exhibition Road project has now been completed.
- 14.33 The Council is progressing a management agreement with South Kensington Estates to manage chairs and tables in the new space created in Exhibition Road. The necessary Key Decision and planning permissions were completed at the end of the 2011.
- 14.34 There is particular concern from some residents and amenity groups that the balance of A Class town centre uses is rapidly changing in this centre, with the loss of a large number of shops (Class A1) to

restaurants and cafes (Class A3). There is concern that the requirements of Policy CF3 are being ignored.

- 14.35 A relevant extract from the Council’s summer survey is included within the Appendix. Table 14.4 sets out the mix of uses for the summers of 2010 and 2011.

Use Class	2010	2011	Change
Vacant	5	9	4
A1	87	91	4
A2	19	16	-3
A3	57	54	-3
A4	3	5	2
A5	4	4	0

Table 14.4: Uses of ground floor units within South Kensington District Centre.

- 14.36 This table does not indicate that there has been a rapid increase in A3, A4 or A5 uses at the expense of A1 uses. To the contrary the number of A1 uses has increased slightly, although this is largely due to the filling of vacant uses.

- 14.37 This is supported by decision analysis for South Kensington. Table 14.5 sets out the total number of applications received within the designated town centre, and sets out the number of permission granted which have involved the loss of a ground floor A1 (shop unit).

	2009	2010	2011
Total number of applications	47	36	44
Applications granted including loss of A1 ground floor unit.	1	2	1

Table 14.5: Applications within South Kensington District Town Centre

Brompton Cross

Brompton Cross	2010	2011
Vacancy rate	9.8%	10.5%
% of ground floor units multiples		22%
Mix of ground floor uses		
A1	65.2%	66.9%
A2	7.3%	6.6%
A3	14.6%	13.3%
A4	3%	2.8%
A5	-	-

Table 14.6: Ground floor data for Brompton Cross Centre

What progress is being made in maintaining the vitality of the Brompton Cross District Centre?

- 14.38 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.

Knightsbridge

Knightsbridge	2010	2011
Vacancy rate		2.9%
% of ground floor units multiples		41%
Mix of ground floor uses		
A1	72.3%	71.7%
A2	8.2%	8%
A3	12.5%	13.6%
A4	3%	3.2%
A5	-	0.6%

Table 14.7: Ground floor data for Knightsbridge

Is the role of Knightsbridge as a national and international destination being enhanced?

- 14.39 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.

14.40 The Council intends to set up the Knightsbridge Retail Forum in 2012.

King's Road/ Sloane Square

	Kings Road (East)		Kings Road (West)	
	2010	2011	2010	2011
Vacancy rate	1.6%	0.4%	14%	8.6%
% of ground floor units multiples		57%		29%
Mix of ground floor uses				
A1	84.9%	86.7%	64.5%	67.2%
A2	4.5%	4.1%	4.1%	4.3%
A3	5.3%	6.3%	16.5%	18.1%
A4	1.2%	1.1%	0.8%	1.7%
A5	0.8%	1.1%	-	-

Table 14.8: Ground floor data for Kings Road

What progress is being made in maintaining the vitality of the King's Road town centre?

- 14.41 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.
- 14.42 The Council has established the Kensington High Street Retail Forum. Bimonthly news letters are produced.
- 14.43 The Council assisted in the setting up of the King's Road Shopwatch Radiolink, a scheme where retailers can keep in touch with each other by radio link to share information on thieves and shoplifters who are active in the area.
- 14.44 The Council has supported community events in the King's Road, including "operation cup of tea" and the community Christmas party on Dovehouse Green.

Notting Hill Gate

Notting Hill Gate	2010	2011
Vacancy rate	5.4%	5.7%
% of ground floor units multiples		30%
Mix of ground floor uses		
A1	61.2%	61.7%
A2	13.8%	14.2%
A3	14.2%	12.6%
A4	3.8%	3.8%
A5	1.5%	1.9%

Table 14.9: Ground floor data for Notting Hill Gate

Has there been any progress with the plans to redevelop Notting Hill Gate?

- 14.45 The comprehensive development of much of the centre is now in doubt as much of the estate has recently been sold. The ownership is now more piecemeal in nature.

Has the quality of the retail offer of Notting Hill Gate been improved?

- 14.46 The Council has created visitor web pages and shopping maps for the whole area that show the shops in the main shopping areas.
- 14.47 Consider 2011 town centre survey data to consider whether the increase in A2 and A5 uses has declined.

Fulham Road

Fulham Road (West)	2010	2011
Vacancy rate	12.8%	8.7%
% of ground floor units multiples		28%
Mix of ground floor uses		
A1	56.4%	60%
A2	6.8%	7.8%
A3	19.7%	20%
A4	4.3%	3.5%
A5	-	-

Table 14.10: Ground floor data for Fulham Road (West)

Has the Fulham Road maintained its dual role of serving the daily needs of local people while also offering a variety of high quality specialist shopping?

- 14.48 The Council has not been involved with any specific proposals to achieve this aim.

Lots Road/ Worlds End

What progress is being made on the development of the Lots Road Power station site?

- 14.49 The 2002 permission for the redevelopment of the power station site is currently being implemented.
- 14.50 An application to amend the Chelsea Creek permission in LBHF has been submitted, and is currently being considered by that authority.

Has the designation of parts of the Lots Road area as a conservation area been examined?

- 14.51 Designation of a conservation area is currently being examined by the Neighbourhoods team.

Use of s106 Agreements

- 15.1 During the monitoring year the Council adopted its Planning Obligations Supplementary planning Document (August 2010), which has applied to all major applications from September 2010. In addition, those aspects of the SPD which can apply to smaller residential developments – namely contributions towards health and education – have been applied since July 2011 to all developments resulting in a net addition of residential units.
- 15.2 The table of monies secured (below) are categorised by broad contribution by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways or footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation, and for enhanced monitoring of all S106 requirements.
- 15.3 Monitoring of the receipt and spend of contributions has therefore been expanded to ensure payments are received and monies spent in accordance with their requirements. Where contributions are pooled in accordance with Circular 05/2005, they will be spent via the Council's spending departments, but will always be bound by a specific obligation where one exists. In future years, the monitoring of this expenditure will need to account for the limiting of pooled contributions in accordance with the Community Infrastructure Levy Regulations 2010.
- 15.4 The Council has also published its model clauses which will be periodically reviewed and updated in line with best practise. These form the basis for negotiations, and may be adapted where circumstances require.
- 15.5 The introduction of the SPD has resulted in a broader range of contribution types being secured – for example contributions towards health facilities, air quality and libraries contributions. Whilst these now feature as standard contributions in major development schemes, there is a lag between their being secured (i.e. agreed within a S106 Agreement) and their receipt (which will normally be triggered prior to commencement of development), because developments will, by their nature, progress along timescales determined by the developer. In future years, therefore, the AMR will continue to monitor and report progress in these areas.

15.6 During the monitoring year, a substantial contribution was received towards education arising from the Charles House development. This contribution, in excess of £2 million is the first of 3 phased payments towards the provision of a primary school, and will be spent within the terms of the agreement for the infrastructure required. Further payments will be monitored and reported in future AMRs. Once contributions are received, they are notified to the relevant department, and available for expenditure alongside other capital monies, and within the timescales required by the S106 agreement. The Council's Planning and Borough Development is responsible for monitoring spend in accordance with the agreements and timescales.

Area of Spend	Amount (£) Secured By Fiscal Year (April-March)				
	2007/08	2008/09	2009/10	2010/11	2011/12
Affordable Housing (AFHO)	0	0	750,000	1,455,000	50,000
Air Quality (AIR)	0	0	450	3,600	2,000
Community Facilities (COMF)	0	0	0	542,638	50,660
Education (EDUC)	0	642,518	157,916	6,074,314	1,502,210
Employment & Regeneration/ Economic Development (ECDE, EMPT, CONS)	99,000	60,000	100,000	475,000	94,000
Health Care (HEAL)	0	13,338	175,000	139,600	800
Highways & Transport (PUBH, TRAN)	95,000	1,065,364	194,780	1,286,900	50,000
Libraries (LIB)	0	0	0	23,000	0
Play & Open Space (OPEN, RECR)	50,000	100,000	0	85,000	1,050
Public Art (ART)	300,000	500,000	100,000	400,000	125,500
Public Realm/ Environmental Improvements (ENVI)	35,500	35,000	45,000	128,000	150,000
Total	579,500	2,416,220	1,523,146	10,613,052	1,876,220

Table 15.1: s106 contributions secured.

Appeals

- 16.1 The AMR has not included an analysis of the use of individual policies at appeal, as the necessary ongoing detailed analysis has not been carried out. Procedures are being put in place to ensure appeals can be appropriately monitored in the future.
- 16.2 The use of the policies within the Core Strategy (and where relevant the UDP) has been referred too in the relevant section, policy by policy. However, it is useful to consider the 'success' at appeal in the round.
- 16.3 Table 16.1 below sets out the percentage of all (non enforcement) appeals allowed by quarter.

	Decisions	% allowed
April to June 2010	22	77
July to September 2010	38	32
October to December 2010	54	28
January to March 2011	36	30
April to June 2011	53	34
July to September 2011	34	32

Table 16.1: Appeals results RBKC

- 16.4 The Planning Inspectorate's statistics for 2010/11 show that 33% of all appeals within the Royal Borough were allowed. This can be compared to a national average where generally 30% of appeals are allowed. This 33% figure is unchanged for appeals determined 1st January and 21 October.

Appendix A

Table A1: Non residential floorspace – Approvals 1st January 2011 to 30th September 2011. All figures are in sq m

Borough Reference	Site Name/Number	Primary Street Name	A1 floorspace lost	A1 floorspace gained	Net A1
PP/11/01233	63-77	Brompton Road		1,161	1,161
PP/10/02809	354 And 356 - 372	King's Road		607	607
PP/10/03644	48	Pelham Street		236	236
PP/10/03981	156	Cromwell Road		165	165
PP/11/00206	146	Holland Park Avenue	28	175	147
PP/11/00371	Carlton Tower Hotel	Cadogan Place		20	20
PP/11/00560	88	Kensington High Street	50		-50
PP/10/03862	124	Cromwell Road	51		-51
PP/11/01265	200	Fulham Road	60		-60
PP/11/01550	221 And 223	Kensington High Street	63		-63
PP/11/00492	117	Earl's Court Road	70		-70
PP/11/00504	44-46	Kenway Road	74		-74
PP/10/03648	303	Westbourne Grove	89		-89
PP/11/00529	139	Kensington Church Street	110		-110
PP/11/01646	110-112	King's Road	120		-120
PP/10/01767	52	Sloane Square	132		-132
PP/10/03693	206	Fulham Road	135		-135
PP/10/02800	356 - 372	King's Road	228		-228
PP/11/00563	278 & 280	Fulham Road	500	250	-250
PP/10/02907	193-195	Brompton Road	266		-266
Total:			1,976	2,614	638

A1.1: Class A1 (shop) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A2 floorspace lost	A2 floorspace gained	Net A2
PP/10/03644	48	Pelham Street	197		-197
PP/11/00492	117	Earl's Court Road		70	70
PP/10/02907	193-195	Brompton Road		266	266
PP/11/00073	13	Old Brompton Road	42		-42
PP/11/00479	108	Queen's Gate	375	1	-374
Total:			614	337	-277

A1.2: Class A2 (financial and professional services) floorspace

Borough Reference	Site Name/Number		A3 floorspace lost	A3 floorspace gained	Net A3
PP/10/02809	354 And 356 - 372	King's Road	890	436	-454
PP/11/00560	88	Kensington High Street		50	50
PP/11/01550	221 And 223	Kensington High Street		133	133
PP/10/03648	303	Westbourne Grove		89	89
PP/10/01767	52	Sloane Square		132	132
PP/10/02800	356 - 372	King's Road	228		-228
PP/11/00563	278 & 280	Fulham Road	100	100	0
PP/11/00073	13	Old Brompton Road		42	42
PP/10/03534	148	Ladbroke Grove	50		-50
PP/10/03604	153	Fulham Road	209		-209
PP/10/03500	181	Finborough Road	250		-250
Total:			1,727	982	-745

A1.3: Class A3 (restaurants and cafes) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A4 floorspace lost	A4 floorspace gained	Net A4
PP/10/02809	354 And 356 - 372	King's Road	153		-153
PP/10/02800	356 - 372	King's Road	228		-228
PP/11/00563	278 & 280	Fulham Road		150	150
PP/10/02727	41	Tavistock Crescent	200		-200
Total:			581	150	-431

A1.4: Class A4 (drinking establishments) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A5 floorspace lost	A5 floorspace gained	Net A5
PP/11/00563	278 & 280	Fulham Road		100	100
PP/10/03534	148	Ladbroke Grove		50	50
Total:			0	150	150

A1.5: Class A5 (hot food take-aways) floorspace.

Borough Reference	Site Name/Number	Primary Street Name	B1 floorspace lost	B1 floorspace gained	Net B1
PP/11/01233	63-77	Brompton Road	1,161		-1,161
PP/10/03981	156	Cromwell Road	200		-200
PP/11/01550	221 And 223	Kensington High Street	8		-8
PP/11/00504	44-46	Kenway Road		74	74
PP/10/03948	Macmillan House, 96	Kensington High Street		492	492
PP/10/03553	2	Westbourne Grove Mews	364	812	448
PP/10/03632	31	Elkstone Road		151	151
PP/11/01632	6 Bray Place	Lincoln Street	43	45	2
PP/11/01337	1	Nicholas Road	2,127	2,127	0
PP/10/03233	73	Uverdale Road	115	102	-13
PP/11/00799	351	Ladbroke Grove	62		-62
PP/10/03556	Grand Union	West Row	84		-84

	Centre				
PP/10/03844	22b	Launceston Place	98		-98
PP/10/01983	33	Notting Hill Gate	100		-100
PP/11/00493	114	King's Road	180		-180
PP/10/03098	5	Lansdowne Mews	182		-182
PP/11/00969	229	Kensington High Street	311		-311
PP/10/03809	College House, 272	King's Road	336		-336
PP/11/01217	220	Latimer Road	386		-386
PP/11/01411	6	Lansdowne Mews	395		-395
PP/11/00147	66	St Helen's Gardens	562		-562
PP/11/01774	59	South Edwardes Square	700		-700
PP/11/02003	14	Kensington Square	720		-720
PP/11/00322	99-121	Kensington High Street	4,645		-4,645
Total:			12,779	3,803	-8,976

A1.6: Class B1 (business) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(a) Floorspace	Proposed B1(a) Floorspace	Net B1(a) floorspace
PP/11/01233	63-77	Brompton Road	1,161		-1,161
PP/10/03981	156	Cromwell Road	200		-200
PP/11/01550	221 And 223	Kensington High Street	8		-8
PP/10/03948	Macmillan House, 96	Kensington High Street		492	492
PP/10/03553	2	Westbourne Grove Mews		812	812
PP/10/03632	31	Elkstone Road		151	151
PP/11/01632	6 Bray Place	Lincoln Street	43	45	2
PP/11/01337	1	Nicholas Road		2,127	2,127
PP/10/03233	73	Uverdale Road	115	102	-13
PP/11/00799	351	Ladbroke Grove	62		-62

PP/10/03844	22b	Launceston Place	98		-98
PP/10/01983	33	Notting Hill Gate	100		-100
PP/11/00493	114	King's Road	180		-180
PP/10/03098	5	Lansdowne Mews	182		-182
PP/11/00969	229	Kensington High Street	311		-311
PP/10/03809	College House, 272	King's Road	336		-336
PP/11/01217	220	Latimer Road	386		-386
PP/11/01411	6	Lansdowne Mews	395		-395
PP/11/00147	66	St Helen's Gardens	562		-562
PP/11/01774	59	South Edwardes Square	700		-700
PP/11/02003	14	Kensington Square	720		-720
PP/11/00322	99-121	Kensington High Street	4,645		-4,645
Total:			10,204	3,803	-6,401

A1.7: Class B1(a) (office) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(c) Floorspace	Proposed B1(c) Floorspace	Net B1(c)
PP/10/03553	2	Westbourne Grove Mews	364		-364
PP/11/01337	1	Nicholas Road	2,127		-2,127
Total:			2,491	0	-2,491

A1.8: Class B1(c) (light industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	B2 floorspace lost	B2 floorspace gained	Net B2
PP/10/03556	Grand Union Centre	West Row		84	84
Total:			0	84	84

A1.9: Class B2 (general Industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	B8 floorspace lost	B8 floorspace gained	Net B8
PP/11/01550	221 And 223	Kensington High Street	72		-72
Total:			72	0	-72

A1.10: Class B8 (storage and distribution) floorspace

Borough Reference	Site Name/Number	Primary Street Name	D1 floorspace lost	D1 floorspace gained	Net D1
PP/11/00206	146	Holland Park Avenue	147		-147
PP/11/01646	'10-112	King's Road		120	120
PP/10/03693	206	Fulham Road		135	135
PP/10/01983	33	Notting Hill Gate		100	100
PP/11/00493	114	King's Road		180	180
PP/10/03809	College House, 272	King's Road		336	336
PP/11/00322	99-121	Kensington High Street		3,070	3,070
PP/10/03600		Pangbourne Avenue		440	440
PP/10/03720	Royal Brompton Hospital	Sydney Street		442	442
PP/10/03827	6	Palace Gate	100		-100
PP/11/01064	22	Collingham Road		250	250
PP/11/01439	'203	Fulham Road	100	136	36
PP/11/01642	74	St Charles Square	208	207	-1
PP/11/02172	4-6	Abingdon Road	273		-273
Total:			828	5,416	4,588

A1.11: Class D1 (non-residential institution) floorspace.

Borough Reference	Site Name/Number	Primary Street Name	D1 floorspace lost	D1 floorspace gained	Net D1
PP/10/02800	356 - 372	King's Road		684	684
PP/11/02172	4-6	Abingdon Road		273	273
Total:			0	957	957

A1.12: Class D2 (assembly and leisure)

Table A2: Non residential floorspace – Approvals 1st April 2010 to 31st December 2010
All figures are in sq m

Borough Reference	Site Name/Number	Primary Street Name	A1 floorspace lost	A1 floorspace gained	Net A1
PP/09/00810	73	Barlby Road	78		-78
PP/09/00839	Commonwealth Institute, 224-238	Kensington High Street		288	288
PP/09/02019	531-533	King's Road	820		-820
PP/09/02616	81	Lower Sloane Street		45	45
PP/10/00257	158-166	Brompton Road	546	742	196
PP/10/00271	355	Ladbroke Grove		70	70
PP/10/00363	100	Portobello Road	170	340	170
PP/10/00384	142	Brompton Road	37		-37
PP/10/00523	181-183	King's Road	830		-830
PP/10/00898	127a-127b	Kensington High Street	62		-62
PP/10/00907	157	Gloucester Road	56		-56
PP/10/00970	Macmillan House, 96	Kensington High Street		53	53
PP/10/01178	90-100	Sydney Street		15	15
PP/10/01242	367	Portobello Road	631		-631
PP/10/01262	169	Draycott Avenue	12		-12
PP/10/01330	194	Westbourne Grove		23	23
PP/10/01539	Charles House, 375	Kensington High Street		160	160
PP/10/01700	68	Tavistock Road	80		-80
PP/10/02209	Rear Of 302 - 304	Fulham Road	78		-78
PP/10/02302	57	St Helen's Gardens	72		-72
PP/10/02308	Kiosk Adjacent To Tesco, 100a	West Cromwell Road	120		-120
PP/10/02403	9	Thorndike Close			
PP/10/02406	31	Cornwall Crescent	55		-55
PP/10/02453	110	Golborne Road	79	43	-36
PP/10/03184	7 And 9	Exhibition Road	50		-50
Total:			3,838	1,779	-2,059

A2.1: Class A1 (shop) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A2 floorspace lost	A2 floorspace gained	Net A2
PP/10/00349	2a	Pond Place	251		-251
PP/10/00907	157	Gloucester Road		56	56
PP/10/01242	367	Portobello Road		631	631
PP/10/01539	Charles House, 375	Kensington High Street		100	100
PP/10/02308	Kiosk Adjacent To Tesco, 100a	West Cromwell Road		120	120
PP/10/02338	1	Ives Street	112		-112
Total:			363	907	544

A2.2: Class A2 (financial and professional services) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A3 floorspace lost	A3 floorspace gained	Net A3
PP/09/00810	73	Barlby Road		78	78
PP/10/00066	Garages At 8	Harriet Walk	66		-66
PP/10/00257	158-166	Brompton Road	417		-417
PP/10/00349	2a	Pond Place	283		-283
PP/10/00620	181	Finborough Road	230		-230
PP/10/01539	Charles House, 375	Kensington High Street		100	100
PP/10/02383	74	King's Road		33	33
PP/10/03097	33	All Saints Road	75		-75
PP/10/03184	7 And 9	Exhibition Road		50	50
PP/10/03460	30	Beauchamp Place		75	75
Total:			1,071	336	-735

A2.3: Class A3 (restaurants and cafes) floorspace

Borough Reference	Site Name/Number	Primary Street Name	A4 floorspace lost	A4 floorspace gained	Net A4
PP/10/00271	355	Ladbroke Grove	417		-417
PP/10/00594	41	Tavistock Crescent	200		-200
PP/10/01539	Charles House, 375	Kensington High Street	220	100	-120
Total:			837	100	-737

A2.4: Class A4 (drinking establishments) floorspace

Borough Reference	Site Name/Number	Primary Street Name	B1 floorspace lost	B1 floorspace gained	Net B1
PP/09/02697	5-7	Princedale Road	74		-74
PP/10/00257	158-166	Brompton Road	2,390		-2,390
PP/10/00349	2a	Pond Place	258		-258
PP/10/00414	Clarendon Works	Clarendon Cross	280		-280
PP/10/00523	181-183	King's Road	582		-582
PP/10/00567	36	Uxbridge Street	109		-109
PP/10/00625	Rear Of 35	Tadema Road	60	142	82
PP/10/00692	220	Latimer Road	373	378	5
PP/10/00797	Shawfield House	Shawfield Street	180		-180
PP/10/00851	Waldron House, 57-63	Old Church Street	939		-939
PP/10/00970	Macmillan House, 96	Kensington High Street		158	158
PP/10/01172	4	Hansard Mews	63		-63
PP/10/01178	90-100	Sydney Street	993		-993
PP/10/01359	8-10	Basing Street	754	586	-168
PP/10/01539	Charles House, 375	Kensington High Street	48,729		-48,729
PP/10/01566	5	Elvaston Mews	232		-232
PP/10/01828	99-111	Freston Road	812	6,649	5,837
PP/10/02067	Ladbroke Hall, 79	Barlby Road	806	1,064	258
PP/10/02292	18	Pond Place	105		-105
PP/10/02337	57 & 58	Kensington Court		68	68
PP/10/02383	74	King's Road	33		-33
PP/10/02916	Lancaster House, 14	St Mark's Road	425		-425
PP/10/03460	30	Beauchamp Place	38		-38
Total:			58,235	9,045	-49,190

A2.5: Class B1 (business) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(a) Floorspace	Proposed B1(a) Floorspace	Net change B1(a)
PP/09/02697	5-7	Princedale Road	74		-74
PP/10/00257	158-166	Brompton Road	2,390		-2,390
PP/10/00349	2a	Pond Place	258		-258
PP/10/00414	Clarendon Works	Clarendon Cross	280		-280
PP/10/00523	181-183	King's Road	582		-582
PP/10/00567	36	Uxbridge Street	109		-109
PP/10/00625	Rear Of 35	Tadema Road	60	142	82
PP/10/00692	220	Latimer Road	373	378	5
PP/10/00797	Shawfield House	Shawfield Street	180		-180
PP/10/00851	Waldron House, 57-63	Old Church Street	939		-939
PP/10/00970	Macmillan House, 96	Kensington High Street		158	158
PP/10/01172	4	Hansard Mews	63		-63
PP/10/01178	90-100	Sydney Street	993		-993
PP/10/01539	Charles House, 375	Kensington High Street	48,729		-48,729
PP/10/01828	99-111	Freston Road		6,649	6,649
PP/10/02067	Ladbroke Hall, 79	Barlby Road		1,064	1,064
PP/10/02292	18	Pond Place	105		-105
PP/10/02383	74	King's Road	33		-33
PP/10/02916	Lancaster House, 14	St Mark's Road	425		-425
Total:			55,593	8,459	-47,134

A2.6: Class B1(a) (office) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(c) Floorspace	Proposed B1(c) Floorspace	Net change of B1(c) floorspace
PP/10/01359	8-10	Basing Street	754	586	-168
PP/10/01566	5	Elvaston Mews	232		-232
PP/10/01828	99-111	Freston Road	812		-812
PP/10/03460	30	Beauchamp Place	38		-38
Total:			1,836	586	-1,250

A2.7: Class B1(c) (light industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	B2 floorspace lost	B2 floorspace gained	Net B2
PP/10/01457	2-2a	Russell Gardens Mews	47		-47
Total:			47	0	-47

A2.8: Class B2 (general industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	D1 floorspace lost	D1 floorspace gained	Net D1
PP/09/00839	Commonwealth Institute, 224-238	Kensington High Street	400	63	-337
PP/09/02927	1 And 2	Logan Place	1,500		-1,500
PP/09/03009	21	Harrington Road	247	204	-43
PP/10/00898	127a-127b	Kensington High Street		62	62
PP/10/00983	242	Earl's Court Road		176	176
PP/10/01539	Charles House, 375	Kensington High Street		4,800	4,800
PP/10/01768	127a & 127b	Kensington High Street		62	62
PP/10/02067	Ladbroke Hall, 79	Barlby Road	258		-258
PP/10/02403	9	Thorndike Close	241		-241
Total:			2,646	5,367	2,721

A2.9: Class B8 (storage and distribution) floorspace

Borough Reference	Site Name/Number	Primary Street Name	D2 floorspace lost	D2 floorspace gained	Net D2
PP/10/00567	36	Uxbridge Street		109	109
PP/10/02146	104	King's Road	98		-98
PP/10/02338	1	Ives Street		107	107
Total:			98	216	118

A2.10: Class D2 (assembly and leisure)

Table A3: Non residential floorspace – Completions 1st April 2010 to 31st March 2011
 Figures are in sq m unless otherwise indicated

Borough Reference	Site Name/Number	Primary Street Name	Existing A1 Floorspace	Proposed A1 Floorspace	Net A1
PP/09/02019	531-533	King's Road	820		-820
PP/10/01700	68	Tavistock Road	80		-80
PP/10/02453	110	Golborne Road	79	43	-36
PP/07/01679	48	Golborne Road	71		-71
PP/08/01996	6	St Helen's Gardens	35		-35
PP/10/00447	14	Holland Street	33		-33
PP/08/00512	18	Notting Hill Gate	28		-28
PP/07/03467	455	Fulham Road	20		-20
			1,166	43	-1123

A3.1: Class A1 (shop) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing A2 Floorspace	Proposed A2 Floorspace	Net A2
PP/08/02525	32	St Lawrence Terrace	45		-45
			45		-45

A3.2: Class A2 (financial and professional services) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing A3 Floorspace	Proposed A3 Floorspace	Net A3
PP/06/02568	181-183	Warwick Road		516	516
PP/04/00336	The Hillgate Tavern, 24	Hillgate Street	150		-150
			150	516	366

A3.3: Class A3 (restaurants and cafes) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing A4 Floorspace	Proposed A4 Floorspace	Net A4
PP/07/00792	57	Ossington Street	100		-100
			100		-100

A3.4: Class A4 (drinking establishments) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1 Floorspace	Proposed B1 Floorspace	Net B1
PP/06/02568	181-183	Warwick Road	5,200		-5200
PP/09/01712	225/227	Kensington High Street	760		-760
PP/10/02916	Lancaster House, 14	St Mark's Road	425		-425
PP/07/02326	29	Abingdon Road	300		-300
PP/09/01497	1a	Gregory Place	300		-300
PP/09/02017	78	Notting Hill Gate	295		-295
PP/09/00285	118	Cromwell Road	260		-260
PP/08/03193	6-7	Russell Gardens	180		-180
PP/10/02292	18	Pond Place	105		-105
PP/10/01983	33	Notting Hill Gate	100		-100
PP/09/02258	2	Cranley Gardens	92		-92
PP/10/00182	11	Manresa Road		300	300
PP/09/01388	222	Kensal Road	6,566	7,419	853
			14,583	7,719	-6864

A3.5: Class B1 (business) Floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(a) Floorspace	Proposed B1(a) Floorspace	Net B1(a)
PP/06/02568	181-183	Warwick Road	5,200		-5200
PP/09/01712	225/227	Kensington High Street	760		-760
PP/10/02916	Lancaster House, 14	St Mark's Road	425		-425
PP/07/02326	29	Abingdon Road	300		-300
PP/09/01497	1a	Gregory Place	300		-300
PP/09/02017	78	Notting Hill Gate	295		-295
PP/09/00285	118	Cromwell Road	260		-260
PP/08/03193	6-7	Russell Gardens	180		-180
PP/10/02292	18	Pond Place	105		-105
PP/10/01983	33	Notting Hill Gate	100		-100
PP/09/02258	2	Cranley Gardens	92		-92
PP/10/00182	11	Manresa Road		300	300
PP/09/01388	222	Kensal Road	2,189	2473	284
			10,206	2773	-7433

A3.6: Class B1(a) (office) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(b) Floorspace	Proposed B1(b) Floorspace	Net B1(b)
PP/09/01388	222	Kensal Road	2,188	2473	285
			2,188	2473	285

A3.7: Class B1(b) (research and development) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B1(c) Floorspace	Proposed B1(c) Floorspace	Net B1(c)
PP/09/01388	222	Kensal Road	2,189	2473	284
			2,189	2473	284

A3.8: Class B1(c) (light industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing B2 Floorspace	Proposed B2 Floorspace	Net B2
PP/10/01457	2-2a	Russell Gardens Mews	47		-47
			47		-47

A3.9: Class B2 (general Industrial) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Proposed C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Net change in bedrooms
PP/09/01712	225/227	Kensington High Street	19		
PP/09/01388	222	Kensal Road		272	
					253

A3.10: C1 (hotel) bedrooms

Borough Reference	Site Name/Number	Primary Street Name	Existing D1 Floorspace	Proposed D1 Floorspace	Net D1
PP/10/01983	33	Notting Hill Gate		100	100
PP/07/00886	Sloane Building And Adjoining Land	Hortensia Road	5,500		-5500
PP/07/01769	Ppsd Chelsea Academy & Adventure Playground	Lots Road , Upcerne Road	2,270	11,060	8790
PP/08/02925	Carlyle Building	Hortensia Road		3,990	3990
PP/10/00983	242	Earl's Court Road		176	176
			7,770	15,326	7,556

A3.11: Class D1 (non-residential institution) floorspace

Borough Reference	Site Name/Number	Primary Street Name	Existing D2 Floorspace	Proposed D2 Floorspace	Net D2
PP/06/02568	181-183	Warwick Road		515	515
				515	515

A3.12: Class D2 (assembly and leisure) floorspace

Table A4: Residential units approved 1st January 2011 to 31st September 2011

Borough Reference	Existing units	Proposed units	Net Residential Gain	Total Affordable Units	Site Name/Number	Primary Street Name
PP/10/03600	0	37	37	17	Princess Louise Hospital	Pangbourne Avenue
PP/10/02541	0	13	13	0	4 - 6	Queen's Gate (22 - 23 Queen's Gate Mews)
PP/10/02727	1	9	8	0	41	Tavistock Crescent
PP/10/03870	1	6	5	0	19 & 19a	Basil Street (28 Hans Crescent)
PP/11/00563	8	12	4	0	278 & 280	Fulham Road
PP/11/01217	1	5	4	0	220	Latimer Road
PP/11/00387	0	4	4	0	15	Colville Terrace
PP/10/03406	3	6	3	0	156	Holland Park Avenue
PP/11/00312	1	3	2	0	11	Wetherby Gardens
PP/11/01265	0	2	2	0	200	Fulham Road
PP/11/00860	0	1	1	0	1c	Addison Crescent
PP/11/00147	0	1	1	0	66	St Helen's Gardens
PP/10/03719	0	1	1	0	24	Logan Place
PP/11/00825	1	2	1	0	61	Drayton Gardens
PP/10/03756	1	2	1	0	27	Nevern Place
PP/10/03233	0	1	1	0	73	Uverdale Road
PP/10/03500	0	1	1	0	181	Finborough Road
PP/10/03826	0	1	1	0		Turks Row
PP/11/00261	0	1	1	0	38- 42	Onslow Square
PP/11/01632	0	1	1	0	6 Bray Place	Lincoln Street
PP/11/02003	0	1	1	0	14	Kensington Square
PP/10/03844	0	1	1	0	22b	Launceston Place
PP/10/04057	1	2	1	0	66a	Pont Street
PP/11/00256	1	2	1	0	263	Ladbroke Grove

PP/10/03098	0	1	1	0	5	Lansdowne Mews
PP/11/01166	0	1	1	0	Garage Adjacent To 246	Latimer Road
PP/10/03816	0	1	1	0	288	Earl's Court Road
PP/10/00704	0	1	1	0	Store To The Rear Of 324	Old Brompton Road
PP/11/00799	0	1	1	0	351	Ladbroke Grove
PP/10/03120	1	2	1	0	10 &12	Exhibition Road
PP/11/00260	0	1	1	0	York House	Turks Row
PP/11/00208	1	1	0	0	37	Burnsall Street
PP/10/03840	1	1	0	0	90	Elsham Road
PP/10/03638	1	1	0	0	42	Roland Way
PP/11/00118	1	1	0	0	14	Queen's Gate Mews
PP/10/02294	1	1	0	0	22	Smith Terrace
PP/10/03633	1	1	0	0	76	Ladbroke Grove
PP/11/00902	1	1	0	0	4	Cadogan Lane
PP/10/02426	1	1	0	0	31	Elystan Place
PP/11/00433	1	1	0	0	60	Draycott Place
PP/11/01253	1	1	0	0	6	Harriet Walk
PP/11/01774	2	1	-1	0	59	South Edwardes Square
PP/10/03928	2	1	-1	0	43	Redcliffe Gardens
PP/10/02776	2	1	-1	0	6 - 8	Seymour Walk
PP/11/00138	2	1	-1	0	19 & 21	Lonsdale Road
PP/10/01044	2	1	-1	0	31	Cathcart Road
PP/11/00961	2	1	-1	0	5	Clanricarde Gardens
PP/10/02397	2	1	-1	0	259	King's Road
PP/10/01355	2	1	-1	0	15a	Edith Grove
PP/11/00184	1	0	-1	0	Public House, 34	Holland Road
PP/11/01064	2	0	-2	0	22	Collingham Road
PP/10/02601	4	1	-3	0	8	Cranley Place
PP/11/00540	7	4	-3	0	76	Cornwall Gardens

PP/11/00082	4	1	-3	0	3	Kensington Park Gardens
PP/10/02785	12	8	-4	0	2-4	Limerston Street
PP/11/01010	7	3	-4	0	4	Egerton Gardens
PP/10/03827	11	6	-5	0	6	Palace Gate
PP/10/00412	12	4	-8	4	36	Faraday Road
Total	106	168	62	21		

Table A5: Residential units approved 1st April 2010 to 31st March 2011

Borough Reference	Existing units	Proposed units	Net Residential Gain	Total Affordable Units	Site Name/Number	Primary Street Name
PP/08/01178	0	530	530	63	Charles House, 375	Kensington High Street
PP/08/03355	0	1	1	0	Rear Of 1b	Coleherne Road
PP/09/00839	0	62	62	0	Commonwealth Institute, 224-238	Kensington High Street
PP/09/01814	0	1	1	0	18	Tregunter Road
PP/09/02330	0	2	2	0	5	Collingham Gardens
PP/09/02452	0	1	1	0	Site At Jamahiriya School, Rear Of 38	Old Church Street
PP/09/02453	0	1	1	0	Villa On Jamahiriya School Site, 36a	Glebe Place
PP/09/02607	2	1	-1	0	55	Park Close
PP/09/02616	1	3	2	0	81	Lower Sloane Street
PP/09/02618	0	3	3	0	Basil Mansions	Basil Street
PP/09/02697	0	1	1	0	5-7	Princedale Road
PP/09/02905	2	1	-1	0	9	Lansdowne Walk
PP/09/02927	0	9	9	0	1 And 2	Logan Place
PP/09/03009	3	6	3	0	21	Harrington Road
PP/10/00066	0	1	1	0	Garages At 8	Harriet Walk
PP/10/00071	1	8	7	0	110	Holland Road
PP/10/00092	0	1	1	0	9	Elvaston Place

PP/10/00114	6	2	-4	0	43	Kensington Park Gardens
PP/10/00228	1	1	0	0	32a	Ovington Square
PP/10/00257	3	12	9	0	158-166	Brompton Road
PP/10/00271	0	9	9	0	355	Ladbroke Grove
PP/10/00275	1	1	0	0	56	Cathcart Road
PP/10/00291	1	2	1	0	34	Ladbroke Gardens
PP/10/00349	3	3	0	0	2a	Pond Place
PP/10/00363	0	2	2	0	100	Portobello Road
PP/10/00384	0	1	1	0	142	Brompton Road
PP/10/00414	0	1	1	0	Clarendon Works	Clarendon Cross
PP/10/00479	0	1	1	0	Land At Rear Of 92 - 96	Kensington Park Road
PP/10/00523	0	7	7	0	181-183	King's Road
PP/10/00536	1	1	0	0	2	Gilston Road
PP/10/00562	9	5	-4	0	39 & 40	Lowndes Square
PP/10/00620	0	1	1	0	181	Finborough Road
PP/10/00622	1	1	0	0	11	Boyne Terrace Mews
PP/10/00625	1	5	4	0	Rear Of 35	Tadema Road
PP/10/00634	0	1	1	0	192 - 200	Fulham Road
PP/10/00639	10	1	-9	0	18	Queen's Gate Place
PP/10/00692	1	3	2	0	220	Latimer Road
PP/10/00704	0	1	1	0	Store To The Rear Of 324	Old Brompton Road
PP/10/00729	2	1	-1	0	16a And 16	Princes Gate Mews
PP/10/00775	1	1	0	0	Ireton Lodge, 1	Holland Park
PP/10/00797	0	1	1	0	Shawfield House	Shawfield Street
PP/10/00851	1	7	6	0	Waldron House, 57-63	Old Church Street
PP/10/00860	21	20	-1	0	12	Collingham Road
PP/10/00892	1	1	0	0	Twenty Four And A Half	Queen's Gate Mews
PP/10/00941	13	2	-11	0	293	Ladbroke Grove
PP/10/00948	0	1	1	0	26	St Luke's Mews
PP/10/00972	0	7	7	0	19	Courtfield Gardens

PP/10/00983	3	0	-3	0	242	Earl's Court Road
PP/10/01008	2	3	1	0	61	Egerton Gardens
PP/10/01034	1	1	0	0	60b	Cadogan Square
PP/10/01044	2	1	-1	0	31	Cathcart Road
PP/10/01053	0	1	1	0	14	Atherstone Mews
PP/10/01172	0	1	1	0	4	Hansard Mews
PP/10/01178	0	7	7	0	90-100	Sydney Street
PP/10/01202	2	1	-1	0	4-6	Chepstow Villas
PP/10/01215	0	97	97	0	Kensington Park Hotel, 16	De Vere Gardens
PP/10/01262	0	1	1	0	169	Draycott Avenue
PP/10/01278	0	2	2	0	83-85	Queen's Gate
PP/10/01281	0	1	1	0	33	Warwick Road
PP/10/01315	0	1	1	0	152	Holland Park Avenue
PP/10/01321	2	1	-1	0	10	Powis Gardens
PP/10/01323	1	3	2	0	90	Elsham Road
PP/10/01355	2	1	-1	0	15a	Edith Grove
PP/10/01359	0	9	9	0	8-10	Basing Street
PP/10/01417	9	5	-4	0	49	Hans Place
PP/10/01428	0	1	1	0	112	Ladbroke Grove
PP/10/01457	0	1	1	0	2-2a	Russell Gardens Mews
PP/10/01566	0	1	1	0	5	Elvaston Mews
PP/10/01631	3	4	1	0	1,2,3	Glynde Mews
PP/10/01700	1	3	2	0	68	Tavistock Road
PP/10/01777	3	1	-2	0	58	Kensington Court
PP/10/01800	2	1	-1	0	41-44	Gertrude Street
PP/10/01861	0	2	2	0	Leonard Court	Edwardes Square
PP/10/01881	2	1	-1	0	66	Cornwall Gardens
PP/10/01952	2	1	-1	0	452	King's Road
PP/10/01968	0	1	1	0	9	Cornwall Crescent
PP/10/01987	3	4	1	0	282-292	Westbourne Grove

PP/10/02139	2	1	-1	0	41	Gloucester Walk
PP/10/02146	0	1	1	0	104	King's Road
PP/10/02175	2	1	-1	0	5 & 6	Pont Street Mews
PP/10/02209	0	1	1	0	Rear Of 302 - 304	Fulham Road
PP/10/02211	15	12	-3	0	53 - 56	Hans Place
PP/10/02243	1	0	-1	0	32	Beauchamp Place
PP/10/02250	2	1	-1	0	2-4	Cadogan Gardens
PP/10/02286	7	3	-4	0	36	Campden Hill Gardens
PP/10/02292	0	1	1	0	18	Pond Place
PP/10/02294	1	1	0	0	22	Smith Terrace
PP/10/02302	0	1	1	0	57	St Helen's Gardens
PP/10/02337	3	1	-2	0	57 & 58	Kensington Court
PP/10/02346	1	1	0	0	116	Pavilion Road
PP/10/02403	0	3	3	0	9	Thorndike Close
PP/10/02404	0	6	6	0	23	Trebovir Road
PP/10/02406	3	1	-2	0	31	Cornwall Crescent
PP/10/02423	3	1	-2	0	39	Scarsdale Villas
PP/10/02453	1	3	2	0	110	Golborne Road
PP/10/02472	1	0	-1	0	32 And 33	Hyde Park Gate
PP/10/02473	1	1	0	0	19	Paradise Walk
PP/10/02492	1	2	1	0	182	Finborough Road
PP/10/02541	0	13	13	0	4 - 6	Queen's Gate
PP/10/02573	6	2	-4	0	17	Cresswell Gardens
PP/10/02601	4	1	-3	0	8	Cranley Place
PP/10/02666	4	1	-3	0	7 Alma Terrace	Allen Street
PP/10/02727	1	9	8	0	41	Tavistock Crescent
PP/10/02736	2	1	-1	0	49	Lennox Gardens
PP/10/02776	2	1	-1	0	6 - 8	Seymour Walk
PP/10/02785	12	8	-4	0	2-4	Limerston Street
PP/10/02804	0	1	1	0	288	Earl's Court Road

PP/10/02838	0	1	1	0	163-165	Westbourne Grove
PP/10/02916	0	8	8	0	Lancaster House, 14	St Mark's Road
PP/10/02921	0	2	2	0	21	Warwick Road
PP/10/03097	0	1	1	0	33	All Saints Road
PP/10/03098	0	1	1	0	5	Lansdowne Mews
PP/10/03120	1	2	1	0	10 &12	Exhibition Road
PP/10/03199	3	1	-2	0	65	Lansdowne Road
PP/10/03232	1	2	1	0	Cremorne Mansions, 37	Cremorne Road
PP/10/03239	4	1	-3	0	2	Herbert Crescent
PP/10/03287	3	1	-2	0	12	Ovington Square
PP/10/03406	3	6	3	0	156	Holland Park Avenue
PP/10/03460	1	0	-1	0	30	Beauchamp Place
PP/10/03500	0	1	1	0	181	Finborough Road
PP/10/03633	1	1	0	0	76	Ladbroke Grove
PP/10/03719	0	1	1	0	24	Logan Place
PP/10/03816	0	1	1	0	288	Earl's Court Road
PP/10/03827	11	6	-5	0	6	Palace Gate
PP/10/03840	1	1	0	0	90	Elsham Road
PP/10/03844	0	1	1	0	22b	Launceston Place
PP/10/03870	1	6	5	0	19 & 19a	Basil Street
PP/10/03928	2	1	-1	0	43	Redcliffe Gardens
PP/10/04057	1	2	1	0	66a	Pont Street
PP/11/00082	4	1	-3	0	3	Kensington Park Gardens
PP/11/00138	2	1	-1	0	19 & 21	Lonsdale Road
PP/11/00147	0	1	1	0	66	St Helen's Gardens
PP/11/00184	1	0	-1	0	Public House, 34	Holland Road
PP/11/00256	1	2	1	0	263	Ladbroke Grove
PP/11/00260	0	1	1	0	York House	Turks Row
PP/11/00312	1	3	2	0	11	Wetherby Gardens
Total	243	1026	783	63		

Table A6: Residential completions 1st April 2010 to 31st March 2011

Borough Reference	Existing Total Residential Units	Proposed Total Residential Units	Net gain	Total Affordable Units	Site Name/Number	Primary Street Name
PP/03/00062	0	1	1	0	Land Adjacent To Number 25	Earls Court Gardens
PP/04/00336	1	4	3	0	The Hillgate Tavern, 24	Hillgate Street
PP/05/00142	0	1	1	0	18	Beaufort Gardens
PP/06/02568	12	7	-5	0	181-183	Warwick Road
PP/07/00688	0	1	1	0	Water Tower	Canal Close
PP/07/00792	2	6	4	0	57	Ossington Street
PP/07/00886	0	72	72	27	Sloane Building And Adjoining Land	Hortensia Road
PP/07/00965	2	1	-1	0	16	Queensdale Place
PP/07/01679	0	1	1	0	48	Golborne Road
PP/07/02326	3	2	-1	0	29	Abingdon Road
PP/07/02550	2	1	-1	0	9 And 9a	Hillgate Street
PP/07/02559	3	1	-2	0	10	Cranley Place
PP/07/02762	1	1	0	0	10	Lambton Place
PP/07/03119	0	24	24	24	34-38	Warwick Road
PP/07/03231	4	0	-4	0	120	Holland Road
PP/07/03372	0	10	10	10	38	St Luke's Road
PP/07/03467	1	4	3	0	455	Fulham Road
PP/07/03496	1	2	1	0	15-17	Campden Hill Road
PP/08/00370	0	1	1	0	17	Kensington High Street
PP/08/00512	0	1	1	0	18	Notting Hill Gate
PP/08/01176	2	1	-1	0	32	Holland Park

PP/08/01191	1	2	1	0	108	Princedale Road
PP/08/01422	0	5	5	0	11	Eardley Crescent
PP/08/01996	0	1	1	0	6	St Helen's Gardens
PP/08/02033	1	1	0	0	32	Smith Terrace
PP/08/02389	1	2	1	0	13	Finborough Road
PP/08/02525	0	1	1	0	32	St Lawrence Terrace
PP/08/02532	1	1	0	0	10	Albert Place
PP/08/03193	0	2	2	0	6-7	Russell Gardens
PP/08/03590	0	1	1	0	53	St Helen's Gardens
PP/08/03645	0	13	13	0	225	Earl's Court Road
PP/09/00066	1	4	3	0	30	Gunter Grove
PP/09/00184	2	1	-1	0	19 - 20	Donne Place
PP/09/00219	2	1	-1	0	5 & 6	Ledbury Mews West
PP/09/00285	1	5	4	0	118	Cromwell Road
PP/09/00444	2	1	-1	0	59	Sydney Street
PP/09/00509	1	1	0	0	83-83a	Elystan Street
PP/09/00545	2	1	-1	0	21	Cadogan Square
PP/09/00637	2	4	2	0	58	Old Brompton Road
PP/09/00655	0	1	1	0	57	Onslow Square
PP/09/00762	0	1	1	0	Warner House	Priory Walk
PP/09/00763	1	2	1	0	274	Ladbroke Grove
PP/09/00847	1	2	1	0	274	Ladbroke Grove
PP/09/00916	2	1	-1	0	38 & 40	Aubrey Walk
PP/09/00942	0	7	7	0	70	Holland Road
PP/09/01131	1	1	0	0	85	Peel Street
PP/09/01352	0	1	1	0	5	Emperor's Gate
PP/09/01485	2	1	-1	0	8	Oakley Street
PP/09/01497	0	2	2	0	1a	Gregory Place
PP/09/01661	1	2	1	0	22	St Luke's Street
PP/09/01826	1	2	1	0	4	Pembroke Road

PP/09/02017	0	1	1	0	78	Notting Hill Gate
PP/09/02258	0	2	2	0	2	Cranley Gardens
PP/10/00071	1	8	7	0	110	Holland Road
PP/10/00182	1	0	-1	0	11	Manresa Road
PP/10/00291	1	2	1	0	34	Ladbroke Gardens
PP/10/00983	3	0	-3	0	242	Earl's Court Road
PP/10/01457	0	1	1	0	2-2a	Russell Gardens Mews
PP/10/01700	1	3	2	0	68	Tavistock Road
PP/10/01987	3	4	1	0	282-292	Westbourne Grove
PP/10/02243	1	0	-1	0	32	Beauchamp Place
PP/10/02292	0	1	1	0	18	Pond Place
PP/10/02453	1	3	2	0	110	Golborne Road
PP/10/02804	0	1	1	0	288	Earl's Court Road
PP/10/02916	0	8	8	0	Lancaster House, 14	St Mark's Road
PP/10/03816	0	1	1	0	288	Earl's Court Road
Kensington and Chelsea	72	247	175	61		

Table A7: Status of unimplemented planning permissions at 31st March 2008, (>200 sq m) used to inform the 'pipeline data' for the Royal Borough's Employment Land and Premises Study

Site Name	Net change B1 (sq m)	Net change B2,B8,Sui Generis (sq m)	Status
Canalside House, Ladbroke Grove	371	0	Lapsed
Portobello Dock, Kensal Road	-640	0	Implemented
225-227 Kensington High Street	-362	0	Implemented
40-46 Bard Road	6,875	550	Implemented
335/339 Latimer Road	730	0	Lapsed
167-185 Freston Road	0	3,700	Implemented
Lots Road Power Station and Chelsea Creek	4,904	0	Implemented
Former Basil Street Hotel, 10-14 And 2 Basil St	5,472	0	Implemented
Art School of Christie's, 63a Old Brompton Road	1,240	0	Implemented
Westbourne Studios, Acklam Rd	980	0	Lapsed
Plots 5 & 6, Acklam Road	957	0	Lapsed
St Lukes Church Hall, Adrian Mews	480	0	Implemented
2-4 Queen's Gate Mews	401	-401	Implemented
Tower House, 26 Cromwell Road	390	0	Implemented
116 Princedale Road	326	0	Implemented
2/3 Queens Gate Mews	0	-200	Implemented
77-83 Pavilion Road	0	-294	Implemented
49-51 Cheval Place	0	-324	Lapsed
Basement, 126-128 Cromwell Road	-211	0	Implemented
Unit 3 Ivory Place	-216	0	Lapsed
1a Gertrude Street	-226	0	Implemented
16 Lambton Place	-230	0	Lapsed
42-44 Clareville Street	-250	0	Implemented
113-115 Old Brompton Road, 48 Onslow Gardens	-260	0	Implemented
48 Onslow Gardens	-260	0	Implemented
9a & b Ladbroke Grove	-281	0	Lapsed
3 Jubilee Place	-323	0	Lapsed
248 Ladbroke Grove	-329	0	Implemented
202/204 Kensington Church Street	-355	0	Implemented
22 Queensberry Place	-382	0	Implemented
Garages to rear of 14 Pembridge Crescent	-400	0	Implemented
233-239 Walmer Road	-408	0	Implemented
108 Cromwell Road	-761	0	Implemented
126-128 Cromwell Road	-987	0	Implemented
459a Fulham Road	-990	0	Lapsed (new application)
15 Elvaston Mews and 41 Queens Gate	-1,100	0	Implemented
146-148 Cromwell Road	-1,205	0	Implemented

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