

# ENDNOTES

## SECTION I

- 1 Spiro Kostof, *The City Shaped*, London 2001, p. 296.
- 2 Statutory plan comprises Core Strategy, Saved UDP policies not replaced and the London Plan.
- 3 Core Strategy as submitted to the Secretary of State, 19 March 2010, but with amendments suggested to the inspector, and the Unitary Development Plan, until such time as policies Strat10, CD27-28, and CD57 of the UDP are replaced by an adopted Core Strategy. Policies CD1,2, 8-11, 13-15, 17 and 63 of the Unitary Development Plan are saved policies that are not replaced by the Core Strategy and remain in operation for development management.
- 4 London Plan, para. 4.119. The London Plan also defines tall buildings as being larger than the threshold sizes set for the referral of planning applications to the Mayor. This part of the definition is not relevant to a borough level SPD.
- 5 Based on a street width of 25m and building height of 15m, as explained in more detail in section 3.
- 6 CABE/EH, para 2.4-2.6
- 7 London Plan, Policy 4.B.9
- 8 London Plan, Policy 4.B.9
- 9 CABE/EH, para 2.7
- 10 Examples are WCC, LB Hackney, LB Islington, Brighton+Hove, Cardiff.

## SECTION 2

- 11 In some of these blocks the interior is built over or comprises mews developments.
- 12 Source RBKC, Forward Planning, August 2006.
- 13 Lancaster West and Silchester Estates comprises Grenfell tower on Silchester East and 4 point blocks of Silchester West.
- 14 Built 1967-77, 7 towers 18 – 20 storeys (54-64m), architects: Eric Lyons and HT Cadbury-Brown, architects; ECD Owned and managed by the London Borough of Hammersmith and Fulham
- 15 21-24 storeys.
- 16 Built 1968-72, 31 residential storeys and 35-storey service tower.
- 17 Built 1973, 27 storeys, architect: Richard Seifert.
- 18 Submission Core Strategy, 19 March 2010, para 34.3.17.
- 19 Height of Point West is 20 storeys above deck over the Circle Line railway.
- 20 The same cannot be said of the 31 storey (117m or 385ft) Empress State building, built in 1961 as decentralised offices for the Admiralty. Its considerable height and bulk form a highly conspicuous and disruptive feature on the skyline of southwest Chelsea.

## SECTION 3

- 21 Michelin House, built 1915, architect: J.Espinasse of Clermont-Ferrand, grade II listed.
- 22 Chelsea Town Hall, built 1906-18, architect: Leonard Stokes, grade II listed.
- 23 The Commonwealth Institute, built 1960-2, architects: Robert Matthew, Johnson-Marshall and Partners, grade II\* listed.
- 24 Cadogan Hall, built 1904-9, architect: R. Chisholm, grade II listed.
- 25 St. Columba's Church, built 1950-55, architect: Sir Edward Maufe, grade II listed.
- 26 Exceptions are where adjacent to parks and other large public open spaces.

- 27 UDP, Policy CD28b.
- 28 Spiro Kostof, The City Shaped, London 2001, p. 335.
- 29 By Design cites buildings with functions of civic importance as one example where a building could stand out from its background, contributing positively to views and vistas as a landmark building. [page 21, By Design, DETR, 2000]
- 30 London Plan; para 4.123.
- 31 UDP, Policy CD27-28 and Core Strategy, para 34.3.26.
- 32 This does not exclude tall or bulky features, such as a skylon or wind turbine – e.g., Strata building in Elephant and Castle (2008-10) by architects: Hamilton Architects, where the final 20m of 148m building (43 storeys) comprises 3 wind turbines.

#### SECTION 4

- 33 PPS1, para 17
- 34 Core Strategy, para 43.1.1. Westminster ranks 1st on both counts with a staggering 10,499 listed buildings and 78% conservation area coverage.
- 35 PPS1, By Design, PPG15, English Heritage/CABE's Guidance on tall buildings and the London Plan, as well as the Kensington and Chelsea UDP.
- 36 By Design – urban design in the planning system: towards better practice, DETR/CABE, May 2000, p.21.
- 37 CABE/EH, para 2.6
- 38 UDP, Policy CD61, Strat 10
- 39 CABE/EH, para 2.6ii
- 40 UDP, Policy CD25, 63 and 69
- 41 UDP, Policy CD61, Strat 10
- 42 Core Strategy, para 34.3.33.

- 43 The London Plan states that boroughs should base the designation and management of local views in their DPDs on London Plan Policies 4B.16-4B.18.
- 44 London panoramas are defined in the London Plan as elevated panoramic views of central London and its suburbs from important public open spaces;
- 45 River prospect – broad prospect offers a wide view that has a changing edge condition, usually a corridor setting or linear view along a river.
- 46 Townscape view – focus on architecturally and/or culturally significant groups of buildings from a public space.
- 47 Linear – view of key landmark (e.g., Buckingham Palace and St Paul’s Cathedral)
- 48 UDP, Policy CD13
- 49 UDP, Policy CD15
- 50 UDP, Policy CD8
- 51 UDP, Policy CD63
- 52 UDP, Policy CD63
- 53 UDP, Policy CD1. In considering proposals for Riverside development, the Council will also take into account views from the opposite bank of the Thames (para. 4.2.5). The Borough will raise objection to development in adjoining Boroughs, which adversely affect views from the Chelsea riverside and its environs (CD2).
- 54 UDP, Policy CD14
- 55 UDP, Policy CD17 and London Plan, Policy 4.B.18
- 56 UDP, Policy CD14
- 57 UDP, Policy CD8
- 58 UDP, Policy CD10
- 59 UDP, Policy CD11

- 60 The Council has prepared conservation area statements for all its conservation areas (with the exception of Colville), which describe the areas and include proposals for their preservation and enhancement. They are adopted SPGs.

## SECTION 5

- 61 Core Strategy policy CL2 = London Plan policy 4.3.10 PPS1 supports design excellence, a view endorsed by EH/CABE para 2.6.
- 62 Aspect ratio of a building is the ratio of its height dimension to its width dimension.
- 63 CABE/EH, para 4.1.7
- 64 London Plan, Policy 4.B.9
- 65 By Design – urban design in the planning system: towards better practice, DETR/CABE, May 2000, p.21.
- 66 This is subject to each case being considered on its planning merits.
- 67 LPAC Study; May 1999 (ADV 83) and October 1999 (ADV 85)
- 68 London Plan, Policy 4.B.9 and para 2.13
- 69 Planning for a better London, GLA, July 2008, p.22.
- 70 Retail and Leisure Needs Study, July 2008, Nathaniel Litchfield and Employment Land Study, Roger Tym and Partners, January 2009 (update). Figures are gross additional floorspace and include 20,000 sqm of offices allocated between Kensal and Earl's Court. Retail figures include convenience and comparison retail floorspace, though only until 2015).
- 71 London Plan Policy 4.B.9
- 72 LPAC Study; May 1999 (ADV 83) and October 1999 (ADV 85)
- 73 Warwick Road and Wornington Green will provide over 2,200 new homes in total, public realm improvements and social infrastructure, kick-started by a strong commitment to high quality design and without recourse to a tall building.

- 74 London Plan, para 2.13.
- 75 London Plan, para 4.121
- 76 West Kensington is in the LB Hammersmith and Fulham
- 77 London Plan, Table A1.1.
- 78 London Plan, para 7.20
- 79 Core Strategy, policy CE4.
- 80 Kensal Canalside Pre-feasibility study, Kevin Murray Associates, January 2009.
- 81 PPS13, para 76 and Core Strategy Policy CT1
- 82 By Design – urban design in the planning system: towards better practice, DETR/CABE, May 2000, p.27.
- 83 PTALs - Public Transport Accessibility Level
- 84 London Plan, para 4.98
- 85 London Plan, para 4.120
- 86 Core Strategy, para 34.3.5.
- 87 London Plan, para 4.123
- 88 London Plan, para 4.125
- 89 UDP, Policy CD6

## APPENDIX 1

- 90 In considering proposals for riverside development, the Council will also take into account views from the opposite bank of the River Thames (para. 4.2.5). The Borough will raise objection to development in adjoining Boroughs, which adversely affect views from the Chelsea riverside and its environs (CD2).
- 91 Views:– (a) along Chelsea embankment and from the embankment northwards towards the Royal Hospital and its ancillary buildings; (b) along Royal Avenue from King’s Road to the Royal Hospital; and (c) along St. Leonard’s Terrace, Franklins Row, Royal Hospital Road and Ormonde Gate.
- 92 Views:– (a) From the west: through Kynance Mews from Launceston Place; and from Victoria Road along Victoria Grove. (b) From the north: from the axial flight of steps south of the Albert Hall. (c) From the south: from Harrington Road up Queensberry Place; up the east side of Onslow Square towards the Natural History Museum; from the front of Melton Court up Cromwell Place to the tower of the Natural History Museum and the Colcutt Tower; and from Pelham Place and Thurloe Square towards the tower of the Victoria and Albert Museum. (d) From the east: from Princes Gate Mews; and from Fairholt Street and Cheval Place (partly within Westminster).
- 93 Policy CL2h-m, Core Strategy, Schedule of post-submission changes as presented to the planning inspector by the Royal Borough in July 2010.
- 94 CAZ – (Central Activities Zone) effectively regarded as central London. CAZ is promoted as the core location for finance, specialist retail, tourist and cultural activities and uses. It includes parts of Knightsbridge and the museum complex of South Kensington.
- 95 Boroughs are expected to base the designation and management of local views in their development plans on policies 4B.16-4B.18 of the London Plan.
- 96 **Landmark Viewing Corridors:** In cases where a Protected Vista has been identified, a Landmark Viewing Corridor is defined between the Assessment Point and the selected landmark. Front and middle ground assessment areas: Areas in the foreground of Designated Views and in the area between the foreground and a specific landmark (or the general skyline) are to be considered under the Qualitative Visual Assessment Areas of all London Views.

**Landmark lateral assessment areas:** Area, which may be defined on either side of a Landmark Viewing Corridor in order to provide a suitable setting for the landmark and avoid a canyon effect. A development threshold plan is defined as part of the relevant Management Plan, above which developments in this area must be referred to the Mayor and other consultees.

**Landmark background assessment areas:** In cases where a Protected Vista has been defined from an Assessment Point, the area lying beyond the specific landmark is termed Landmark Background Assessment Area. A development threshold plan is defined above which developments in this area must be referred to the Mayor and other consultees.

- 97 It is proposed that 'Toolkits' will become available from the GLA to facilitate the production of AVRs and make the assessment of proposals consistent and straightforward (para.29).

## APPENDIX 2

- 98 You are advised to contact the planning department to confirm that the list is up-to-date and any special information requirements tailored to your proposal.
- 99 The Council may require applicants to arrange for a barrage balloon(s) to confirm the impact of the height of a tall building proposal on its surroundings and the skyline.
- 100 The Council offers a pre-application advice service, which can be accessed by its planning webpage. <http://www.rbkc.gov.uk/planningandconservation/applicationsanddecisions/applicationadvice.aspx>



- 101 Core Strategy, para 34.2.3. The Architecture Appraisal Panel (AAP) is an independent advisory body set up by the Council to review the design quality of significant development projects within or affecting the Royal Borough. Please contact the AAP co-ordinator within the Council's Design Team or visit its planning webpage for further information.

**RBKC - Planning Policy:** Able to help with the general borough-wide interpretation of the Council's planning policy on Building Height in the Royal Borough.

- **Email:** [planningpolicy@rbkc.gov.uk](mailto:planningpolicy@rbkc.gov.uk)
- **Telephone:** 020 7361 2573

**RBKC - Planning Applications:** Able to help with enquiries about site specific planning applications.

- **Email:** [planning.info@rbkc.gov.uk/planning@rbkc.gov.uk](mailto:planning.info@rbkc.gov.uk/planning@rbkc.gov.uk)
- **Telephone:** 020 2361 3012

**RBKC - Conservation and Design (Planning):** Able to help with enquiries relating to the impact on the character of buildings and surrounding areas, especially conservation areas and listed buildings.

- **Email:** [Planning.info@rbkc.gov.uk/planning@rbkc.gov.uk](mailto:Planning.info@rbkc.gov.uk/planning@rbkc.gov.uk)
- **Telephone:** 020 7361 3012

- 102 CABE/EH Guidance, July 2007, para 6.5-6.6.

### APPENDIX 3

- 103 CABE/EH Guidance, 2007, para 4.1.1-11



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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