



LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report 2007



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Royal Borough of Kensington and Chelsea

Planning and Borough Development

Annual Monitoring Report

December 2007

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Royal Borough of Kensington and Chelsea

Annual Monitoring Report - December 2007

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1. Introduction

The Council is required to produce an Annual Monitoring Report (AMR) to assess the extent to which policies in the local development plan are being achieved, and to indicate the progress of the LDF timetable, known as the Local Development Scheme (LDS). This is the third AMR to be produced and it covers the financial year 1 April 2006 - 31st March 2007.

No Local Development Framework Development Plan Documents (DPD) have yet been adopted, therefore adopted and consultation draft Supplementary Planning Documents (SPD) have referred to UDP policy. Therefore, this Annual Monitoring Report assesses the extent to which policies in the Unitary Development Plan (UDP) are being achieved.

The current UDP was adopted in 2002, and its policies and proposals were 'saved' for three years following the introduction of the 2004 Planning and Compulsory Purchase Act. In September 2007, this three year extension ended and the Council, along with all the other local planning authorities in the country, had to extend key policies further into the future to guide development proposals until such times as the Local Development Documents are adopted. A copy of the Secretary of State's direction, and a schedule of UDP policies that have been extended, are contained within Appendix 1.

1.2 Background

In accordance with the Act and the Local Development Regulations 2004, the AMR comprises four elements:

1. Contextual Indicators – providing baseline data from secondary sources such as the census and other technical studies
2. Core Output Indicators – set by the Government
3. Local Indicators - an overview of the monitoring of key UDP policies
4. LDS Review – whether the timetable and milestones for the preparation of documents set out in the LDS are being met and if not, why not.

The Council conducts a variety of monitoring surveys to gain information on the implementation of policies. These include the following:

- Monitoring planning permissions and contributing to the London Development Database;
- Residential implementation monitoring survey (conducted annually);
- The shopping survey (previously conducted annually, now bi-annually);
- Office implementation survey (conducted annually);
- The number of developments given permission with permit-free parking requirements (monthly);

- Hotel survey (undertaken periodically); and
- Open space survey (undertaken periodically).

1.3 Planning Applications April 2006 to March 2007

Overall, there were 3161 applications submitted to the Local Planning Authority in 2006 to 2007. These comprised 2118 planning applications, 651 Listed Building applications, 231 Conservation Area Consent applications, 60 Control of Advertisements applications and 101 Certificates of Lawful Use applications. These statistics indicate that approximately 20% of the Borough's planning applications relate to listed buildings – a reflection of the fact that there are some 4000 listed properties in the borough. The majority of the other applications are general planning applications relating to a variety of types of development.

Fig. 1 Development Control Performance

Type of application	2006-2007 Performance	CLG Target
Major applications	84%	60%
Minor applications	84%	65%
Other	89%	80%

Source: Royal Borough of Kensington and Chelsea, Technical Support

Figure 1 shows the borough's Development Control performance against the national indicators. The targets were exceeded in all categories.

1.4 Appeals

There were 101 appeals in 2006/07. 69 appeals were dismissed (68%) whilst 32 were allowed (32%). There are no strategic appeals targets. Appeal decisions have been analysed for local policy indicators and interesting observations extracted. Low usage may not mean that a policy is ineffective, merely that it relates to a specific form of development for which there are very few planning applications in any twelve month period.

2. Business Development

2.1 Context

- By Central London standards, Kensington and Chelsea is a 'low demand, low supply' borough in terms of office and industry.
Source: London Office Policy Review, 2004, GLA
- The unemployment rate in Kensington and Chelsea in the review year was 6.7%. The London rate is 7.4%.
Source: NOMIS website (www.nomisweb.co.uk)
- Most of the borough's businesses are very small, three quarters of local businesses employ fewer than five people and only three percent employ more than 50 people.
Source: Annual Business Enquiry 2004 (www.nomisweb.co.uk)
- A study of employment land and space in the borough concluded that the borough should not permit any more significant losses of employment land and floorspace.
Source: RBKC Employment Land Study, 2007, Roger Tym and Partners,

2.2 Monitoring Indicators

2.2.1 Amount of floorspace developed by employment type (Government Indicator 1a)

Government Guidance *Local Development Framework Core Output Indicators (Update 1/2005)* (ODPM, 2005) states that this indicator should cover the following employment types as defined by the Use Class Order (UCO): B1(a) Offices, B1(b) research and Development and B1(c) Light Industrial, B2: General Industrial Uses and B8: Storage and Distribution.

The Council's Unitary Development Plan contains policies concerning these employment types, within its 'Offices and Industry' chapter. In summary, these policies seek to focus business development in the borough's Employment Zones and to retain existing small business uses in commercial mews, principal shopping centres and light industrial in North Kensington.

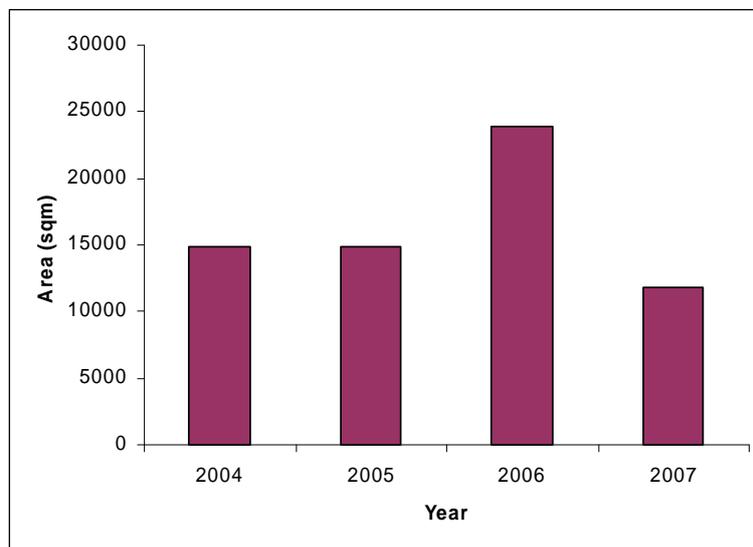
During the review year, 11,882sqm of gross internal floorspace was completed for employment purposes. 11,832sqm fell under Use Class B1 and 50sqm fell under Use Class B8. Figure 2 shows the gross office implementation in the borough. The growth (gross) in employment floorspace for 2006 to 2007 was the lowest for four years.

2.2.2. Losses of employment land in (i) employment/regeneration areas and (ii) local authority area (Government Indicator 1e)

In 2006 to 2007, 13,178sqm of B1 floorspace, 143sqm of B2 floorspace and 469sqm of B8 floorspace were developed for other uses, resulting in a total loss of 13,790sqm of employment land.

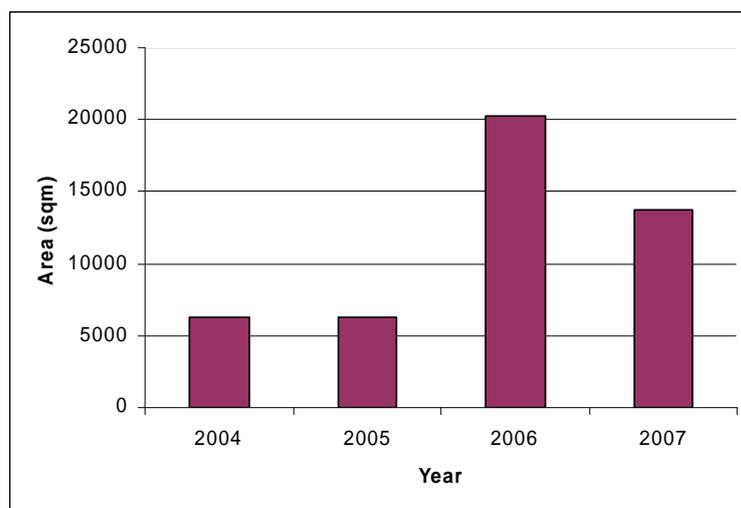
In the review year, 30sqm of B1 employment land was lost through development in Lots Road Employment Zone. Figure 2 shows lost business floorspace over the last four years. Less floorspace was lost this year than the last four.

Figure 2 - Use Class B1, B2, and B8 gross floorspace lost in Kensington and Chelsea 2004-07



Source: RBKC Starts and Completions Survey

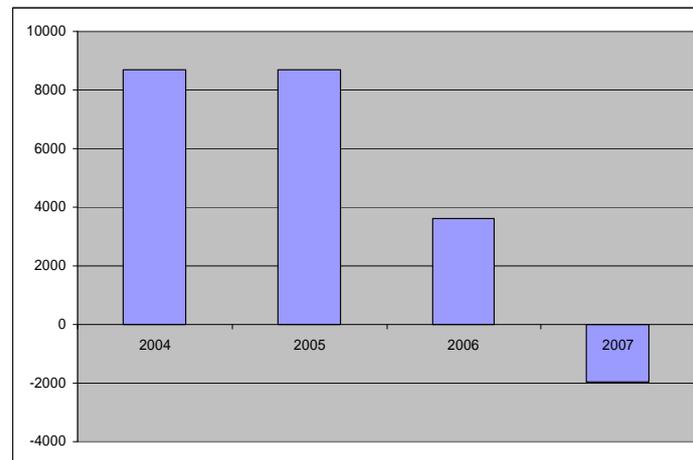
Figure 3 - Use Class B1, B2, and B8 floorspace lost in Kensington and Chelsea 2004-07



Source: RBKC Starts and Completions Survey

There has been a net loss in the borough of 1,908 square metres of business floorspace in the review year. Figure 4 below displays the net growth or loss figures for the past four years.

Figure 4 - Use Class B1, B2, and B8 floorspace gained/lost in Kensington and Chelsea 2004-07



Source: RBKC Starts and Completions Survey

The net change in employment floorspace in the borough has reduced considerably in the last two years. Less new floorspace was completed in the review year, explaining the net loss in 2006 to 2007.

2.2.3. Amount of floorspace developed for employment type, in employment or regeneration areas (Government Indicator 1b)

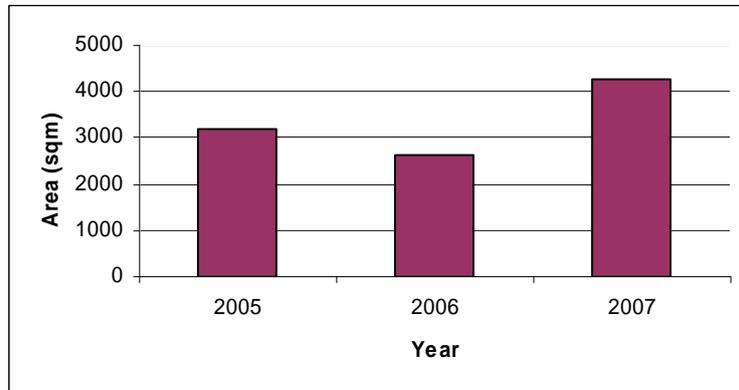
In Kensington and Chelsea there are three Employment Zones, covering roughly 17 hectares of the borough. Lots Road is located to the south west of the borough and is typified by antique and fashion businesses. Kensal Road Employment Zone is located to the north of the borough and specialises in media related industries in association with nearby White City. Freston/Latimer Road Employment Zone is located to the north west of the borough and retains a traditional industrial character with a number of motor trade and storage uses. The Council's UDP contains policies which seek to protect business uses in Employment Zones, specifically policies E20, E21 and E22.

4,273sqm of B1 (offices, light industrial and research and development) gross internal floorspace was developed. 4,049sqm of this was within Kensal Employment, 160sqm was within Freston/Latimer Employment Zone and 64sqm was within Lots Road Employment Zone.

Figure 5 below shows there has been a minor (gross) increase in employment floorspace within the borough's Employment Zones on the last two years, but this result needs to be read with the results of Local Policy Indicator analysis of protecting the function of Employment Zones, which found that employment

land is being lost to other uses in Employment Zones, which would suggest the policy should be reviewed as part of the preparation of the LDF.

Figure 5 - Use Class B1, B2, and B8 floorspace developed in the borough's three Employment Zones 2005–07



Source: RBKC Starts and Completions Survey

2.2.4. Amount of floorspace by employment type, which is on previously developed land (Government Core Indicator 1c)

All of the floorspace developed for employment was built on previously developed land. The entire borough is previously developed land.

2.2.5. Employment land available by type (Government Core Indicator 1d)

The Kensington and Chelsea Unitary Development Plan's Schedule of Major Development Sites provides an overview of all large sites in the borough and the types of land use that the Council would normally find acceptable for each site.

Figure 6 shows the sites in the borough where employment uses would be considered acceptable and the current status of each site. This will be updated each year.

2.2.6. Amount of employment land lost to residential development

In the review year 7,137sqm of employment land was lost to residential, (6,994sqm of this was B1 floorspace and 143sqm was B2 floorspace.) No B8 Use Class floorspace was lost to residential development.

Twenty five schemes were implemented resulting in the loss of B1 floorspace to residential. Of this, 14 of the schemes led to the creation of 41 new residential units. The other 11 schemes led to increased floorspace within existing residential dwellings, as residential units expanded through change of use.

Just one scheme was implemented resulting in the loss of B2 floorspace and was for the creation of increased floorspace within an existing dwelling.

Figure 6 – Potential Employment Sites

Site Address	Area (Hectares)	Status 2006 - 2007
Kensal Green Gasworks	4.08	Planning permission for 15,989sqm B1 floorspace.
Newcombe House, 45 Notting Hill Gate	0.1	No application.
TA Centre, Warwick Road	0.83	Planning application submitted for 270 residential dwellings. Warwick Road Planning Brief to be adopted in 2007 – 2008.
Ombeter Site, 181-183 Warwick Road	0.2	Planning permission for residential development and hotel. Warwick Road Planning Brief to be adopted in 2007 – 2008.
Fenelon Place (Phase II) Warwick Road	0.26	Proposal for a residential tower.
Lots Road Electricity Generating Centre	1.72	Planning permission for mixed use development including 420 residential units.
Kingsgate House, 536 King's Road	0.25	Proposal to use the site as off-site affordable housing.
South Kensington Underground Station Site	0.79	No application. The building has now been Listed.
49-93 Pelham Street	0.4	No application.
Clearings I and II, Draycott Avenue	0.5	Clearings Planning Brief to be adopted in 2007 – 2008, focusing on a primarily residential mixed use development.

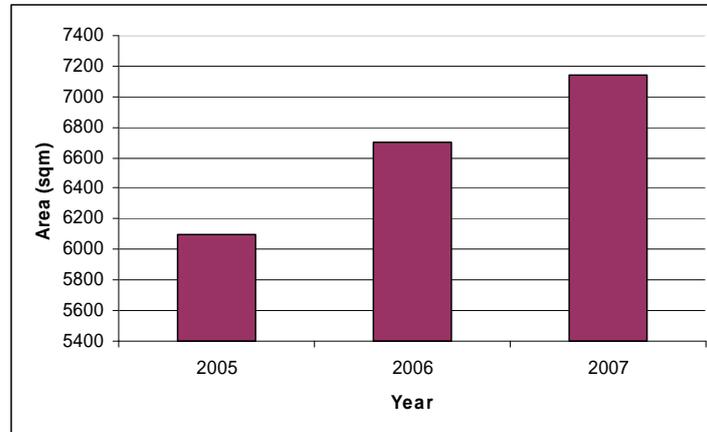
Source: RBKC Employment Land Study, 2007, Roger Tym and Partners, and the Royal Borough of Kensington and Chelsea Planning and Borough Development

Conclusion

There is an increasing trend identified in Figure 7 below. In the 2002 UDP there are no policies in place to protect employment floorspace outside of the Employment Zones, North Kensington and minor (<100sqm) offices in principal shopping centres. Given the pressure for residential uses this is seen

to be a weakness in retaining vitality and mixed uses. This issue is going to be addressed in the Local Development Framework.

Figure 7 - Use Class B1, B2, and B8 floorspace lost to residential in Kensington and Chelsea 2006 - 2007



Source: RBKC Starts and Completions Survey

2.2.7 Protection of business units in Principal Shopping Centres

UDP Policy E3

Normally to resist the loss of small business units of 100 square metres or less above or below ground floor level within Principal Shopping Centres.

Purpose

There is a high demand in the borough for small business units of less than 300 square metres, especially for developments of 100 square metres or less.

Small businesses in town centre locations with good public transport accessibility contribute to a mixed-use sustainable pattern of development and enhance the vitality and viability of such centres.

The provision of local employment opportunities in these centres may help to provide employment and residential accommodation in close proximity and reduce travel by private car within the borough.

Evaluation

The policy was referred to in ten committee reports in the review year. Of these, nine of the applications were granted and one was refused.

The supporting text for the policy states that the conversion of vacant and under-utilised office floorspace above shops or businesses into residential accommodation may be considered favourably depending on the length of vacancy and the suitability of the existing unit layout for future business occupiers.

Of those granted, in three cases it was found that the office floorspace exceeded 100sqm and therefore exceeded the requirements of the policy and the applications were granted. One case was granted as it had been proven that the unit had been vacant five years. Another was a change of use to a Sui Generis use class from B1 Office, but this was considered to be an appropriate town centre use. Another application proposed to relocate the floorspace and therefore was not contrary to policy. In one case the office space was ancillary to the retail below and another granted case was for a gain in a new office unit at first floor. The final application was granted, as there was no history of the property having been used as an office.

The refused application was for the change of use of the first floor from an office use to a beauty salon. The unit was vacant; however, no evidence was provided for the time period of the vacancy. The application was found to be contrary to Policy E3 and the application was refused.

Appeals and Policy E3

Policy E3 was not referred to in any appeal decisions in the review year.

Conclusion

In all the granted cases, the applications were not found to be contrary to the policy. Those granted either exceeded the size limit, were vacant, not in office use or were proposing to relocate the office floorspace, demonstrating the policy worked effectively during the review year.

2.2.8. Diplomatic and Allied uses

UDP Policy E28

To resist the establishment of diplomatic uses in:

- a) that part of the borough north of Holland Park Avenue/Notting Hill Gate;
and
- b) that part of the borough generally south of Sloane Avenue and Fulham Road (west of its junction with Sloane Avenue)

Purpose

There are a considerable number of properties in diplomatic use in the borough. The Council appreciates that foreign governments usually wish to locate their diplomatic missions in the central parts of the City of Westminster and the borough. However, the Council wishes to minimise the impact of diplomatic missions on other activities in the borough. Certain areas of the borough have been deemed inappropriate for diplomatic uses as the buildings are of a smaller scale and are generally in residential use.

Evaluation

The policy was not quoted in any officer's reports or appeals in the review year.

2.2.9. Protecting the function of Employment Zones

UDP Policy E20

To resist the loss of business uses in Employment Zones

Purpose

The Council has designated three Employment Zones in the borough that contain important concentrations of offices, light industry and other employment generating uses and which are particularly suitable for small business accommodation. In previous years the borough has experienced a significant loss in industrial floorspace and employment.

The Employment Zones retain a substantial proportion of the borough's industrial floorspace and employment and make a valuable contribution to job opportunities for local people. There are a number of competing land uses in Kensington and Chelsea. In the Employment Zones the priority is to protect employment uses; however a limited amount of housing above employment uses may be acceptable.

Evaluation

In the review year, Policy E20 was used eight times in committee reports.

The applications were granted in all eight instances and there are eight cases of business being lost in the Employment Zones.

In four cases, the sites had been actively marketed as business floorspace and there was found to be no demand, therefore they got permission to change use or redevelop for residential, a gym, a bath showroom and a Non-residential institution.

Another application allowed for a new building to provide accommodation for a School of Art on land occupied by part of a council depot. The application was seeking to relocate the existing Heatherley School of Art currently on Lots Road, which is going to be redeveloped to make way for the Council's proposed new Chelsea Academy. The ability of the depot to function would not have been affected by the proposal and the application was granted.

Another application was for a major development providing twelve residential flats, three workshops at rear ground floor level and office space at first and second floor level. The proposal replaced an existing single Class B1c use with six separate units three of which were Class B1c, two of which were Class B1 offices and one was a Class B8 storage use. The proposed mix and

size of commercial uses was considered to comply with Policy E20 and the application was granted.

One application was for a boutique 45 bedroom hotel on an area of vacant land. It was considered that the provision of additional hotel floorspace is, subject to the various individual policies of the UDP, not objected to in the Employment Zones, as long as it is considered that it would add to the range of local services to the benefit of the economic vitality of the zones. The SPG for the Employment Zones does not rule out hotels, subject to other policies of the plan and the additional hotel floorspace proposed was not considered to be significant in any planning terms as far as the vitality of the Employment Zone is concerned and if anything, it was considered to assist its vitality. In addition, it was considered that no business floorspace would be lost as part of the proposal and the application was granted.

Another application sought the provision of an A3 restaurant of 289sqm. The proposal was seen to enhance the vitality of the Employment Zone and the application was granted.

Finally, an application sought the change of use of a property from a B1 office to a composite A1 and B1 use as a bath showroom. The premises was originally granted planning permission in 2004 for use as an office, was implemented in February 2006 and since its completion date, has remained vacant. There is a general presumption against the loss of business floorspace, but it was considered that as the property had been marketed for a suitable length of time, planning permission was granted for a five year personal permission.

Appeals and E20

Policy E20 was not referred to in any appeal decisions in the review year.

The findings above show that policy E20 was not successful in preventing the loss of business floorspace in 2006 to 2007. It also shows that property is being marketed as business use in the Employment Zones but with no interest.

Conclusion

Given that a number of uses have been allowed in the Employment Zones that were not originally intended by Employment Zone policies, the future role of the Employment Zones will be reviewed as part of the preparation of the Local Development Framework.

3 Housing

3.1 Contextual Indicators

- The borough is primarily residential, with the highest land and property values in the country.
- The average house price rose by almost £150,000 between April 2006 and April 2007. This is a three times the amount of the previous year's increase of approximately £50,000 over the year.

Source: Land Registry (www.landregistry.gov.uk)

- In 2004 an estimated 2,800 homes fell below the Government's 'Decent Homes Standard'.

Source: Royal Borough of Kensington and Chelsea Community Strategy 2005

- The Housing Stock Survey carried out in 2006 found that 6.1% of private sector housing was unfit compared to 4.3% in the same study in 2000.

Source: Royal Borough of Kensington and Chelsea Housing Stock Condition and Energy Efficiency Study 2006, Fordham Research

- The Council's Tenant Management Organisation (TMO) manages 9,500 homes, 2,500 of which have been bought under the right to buy scheme. The fifty Registered Social Landlords (RSLs) operating in the borough own some 12,000 properties for letting.

Source: Royal Borough of Kensington and Chelsea Community Strategy

- The Council has established in its Housing Needs Study (2005) that there is a net affordable housing requirement of 3,741 units per annum

Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research

- Fig. 8 Tenure in the Royal Borough of Kensington and Chelsea.

Tenure	Total number of households	Percentage of households
Owner-occupied (no mortgage)	22,685	29.5%
Owner-occupied (with mortgage)	13,650	17.7%
Council	6,831	8.9%
RSL	11,832	15.4%
Private rented	22,017	28.6%
Total	77,016	100.0%

Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research

3.2 Monitoring Indicators

3.2.1 Housing Trajectory (Government Indicator 2 (a))

Each borough is required to provide a Housing Trajectory, demonstrating the following indicators:

- i) **Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;**
- ii) **Net additional dwellings for the current year;**
- iii) **Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;**
- iv) **The annual net additional dwellings required; and**
- v) **Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.**

The data for indicators i) and ii) was collected using the borough's annual starts and completions survey, which monitors the progress of residential planning permissions. Indicator iii) was collected from a variety of sources. The remaining capacity from extant permissions was assessed and completion dates estimated using knowledge within the department.

- i) **Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer.**

The figures below show the completions and the number of new (net) residential units granted by the Council for the previous five years. There tends to be more units granted than completed each year.

Fig. 9: Residential Units completed in Kensington and Chelsea

Year	2001-02	2002-03	2003-04	2004-05	2005-06
Net Units	179	452	650	291	216

Source: London Development Database

Fig 10: Residential Units granted in Kensington and Chelsea

Year	2001-02	2002-03	2003-04	2004-05	2005-06
Net Units	259	829	340	415	719

Source: London Development Database

ii) Net additional dwellings for the review year

Fig. 11: Housing Completions during 2006-07

	2006/07	GLA Target
Net number of units completed (conventional supply)	165	237
Net number of non-conventional units completed	65	12
Number of vacant units brought back into use	128	103
Total units	358	352

Source: London Development Database, Royal Borough of Kensington and Chelsea Housing Department and Environmental Health

Fig. 12 Number of units granted 2006-2007

	No. of units
Net number of units granted	392

Source: London Development Database

Fig 13: Number of units in the pipeline 2006-2007

	No. of units
Number of units under construction	450
Net number of units not started (with planning consent)	905
Total residential units in the pipeline 2006/2007	1355

Source: London Development Database

One hundred and twenty eight vacant homes were bought back into use during the financial year. A net gain of 65 non-self contained units was achieved through conversions, refurbishments and extensions. This year's total figures exceed the London Plan annualised target by five units.

iii) Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, which ever is the longer.

The housing capacity on 'potential' development sites has been estimated, using the sites allocated in the UDP and the Site Specific Allocations consultation. Any additional sites that have been in discussion since have also been included.

Trajectory graph (Fig. 13) and Appendix 2 contain a break down residential capacity in the borough and when they will be delivered. Appendix 3 shows the split of the borough, relating to the allocated residential. This information is speculative and the table will be updated each year for the Annual Monitoring Report.

An average minor residential 'windfall' was calculated from completed net dwelling figures through minor planning permissions each year, for the past five years. This figure was 65 last year and is now 72, following a minor windfall completion figure of 56 this year.

The 2004 Housing Capacity Study (GLA, 2005) calculated the Royal Borough of Kensington and Chelsea to have a small sites capacity of 1677 from 2007 to 2017, averaging 168 a year. The calculated five year average has shown this figure to be too high.

The minor 'windfall' figure was amalgamated with the extant major planning permissions and the speculative sites to forecast the projected net additional dwellings up to the end of the London Plan period.

PPS3: Housing which was published in November 2006 requires boroughs to maintain a rolling five year supply of deliverable land for housing. The boroughs have a plan period target, which is 'annualised'. The AMR should be used to report on progress and supply will be updated each year.

The five-year housing land supply is in Appendix 4. This is a new feature to the AMR, therefore this year the five year supply will be identified and progress reported on in the 2007 to 2008 Annual Monitoring Report. The sites allocated in the five year supply are major sites which have planning permission.

iv) The annual net additional dwelling requirement

The housing target set by RPG3 was a net gain of 517 units a year from 1992-2017. In 2004 the London Plan adjusted this target to 540 and the London Plan 'early alterations' has reduced this to an overall annual target of 352 units per annum, which has been rounded down to 350. The Early Alterations were published in December 2006 and are now part of the London Plan; therefore the targets are taken to apply to the 2006/07 financial year.

The 352 is broken down into three components which need to be reported on:

- conventional supply (237),
- non self-contained units (12) and
- vacant dwellings (103).

The conventional and non-conventional (for example hostel rooms) supply targets are to be met through the planning system, and Environmental Health report on vacant dwellings brought back into use. The overall target has been lowered in recognition of limited opportunities for development in the borough, as highlighted by the GLA's *2004 Housing Capacity Study*.

For this year's results against components of the target, see the results in indicator ii).

The net additional conventional dwelling units required each year is now **237**.

v) the annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

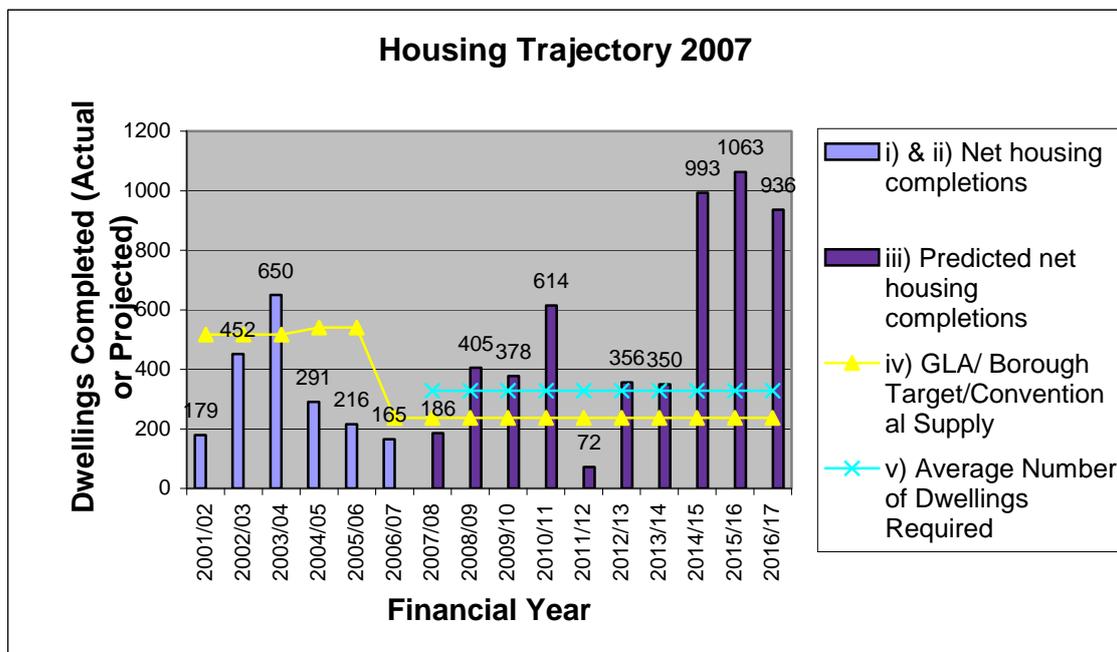
Looking at the past targets, the borough's shortfall or surplus against them and the current target, assesses the annual net additional dwelling requirement.

This year, we are looking at the figures in compliance with indicator i), which states you should look at the previous five year period or the start of the relevant plan period, which ever is longer. The UDP was adopted in May 2002 which is the 2002 to 2003 financial year; therefore we will look back five years to 2001 to 2002.

Following a completion figure of 165, the average total required a year to meet the target over the period is 328, which is a residual average of an extra 91 units per year on the conventional supply target.

Housing Trajectory Graph

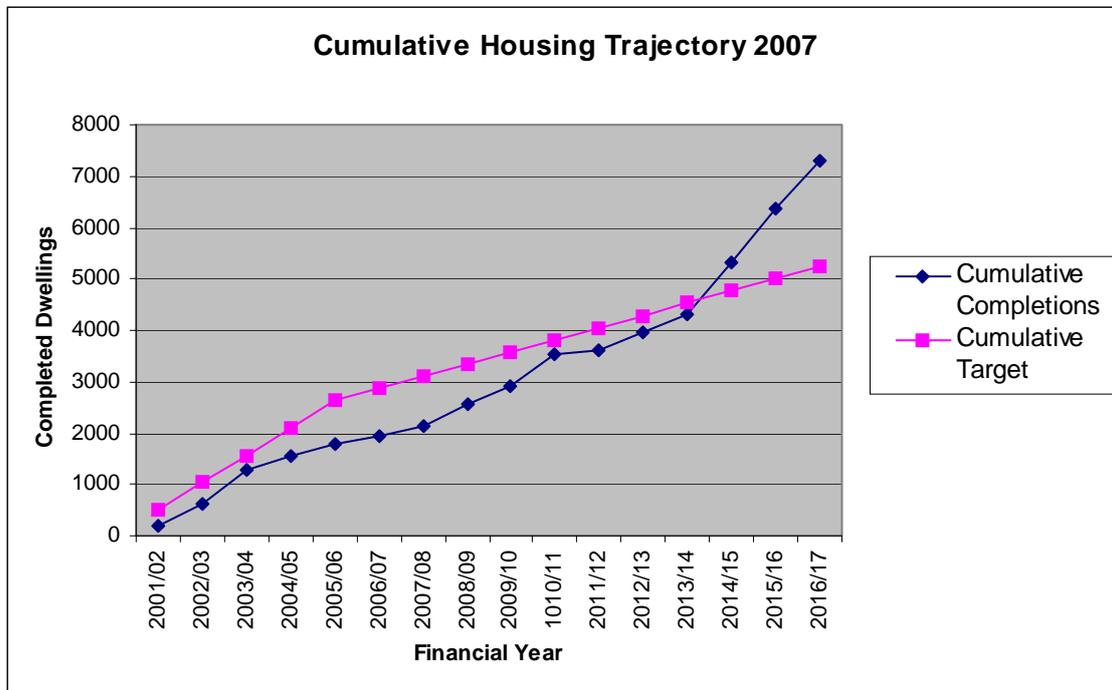
Fig. 14 Housing Trajectory



Appendix 2 shows the areas of the borough where major housing completions are forecast, and Appendix 3 breaks down the areas of the borough.

The five-year supply and the trajectory will be re-evaluated in next year's Annual Monitoring Report and progress reported.

Fig 15: Cumulative Completions and Targets



Housing Targets

The borough's conventional target for the period 2007 to 2008 to 2016 to 2017 is 5238 and this year's trajectory identifies that the borough is forecast to exceed this target, achieving over 7000 net units by the end of 2016 to 2017. The shortfall from the earlier stages of the period and the remits from previous under provision may have implications if development sites do not come forward.

If all the forecasted sites and the major extant permissions and minor windfall are completed, the borough would expect to exceed its overall conventional housing supply target.

3.2.2 Previously Developed Land (Government Core Indicator 2 (b))

Fig. 16 Percentage of new developments completed on previously developed land:

2004/05	2005/06	2006/07
100%	100%	100%

Source: London Development Database

3.2.3 Density (Government Core Indicator 2 (c))

Percentage of new developments completed at:

- i) Less than 30 dwellings per hectare
- ii) Between 30/50 dwellings per hectare
- iii) Above 50 dwellings per hectare

Fig. 17: Residential density of completed units

	<30	30-50	>50	Total
Units	8	9	223	240
Percentage	3.33	3.75	92.92	

Source: London Development Database

UDP Policy H9 resists residential development designed to a very low density and it was referenced just twice in the review year, in deciding two major schemes which were granted subject to Section 106.

Policy H10 normally requires that family housing is designed to a lower density. It was referenced in six Committee Reports in the review year, five of which were refused and one major application granted subject to Section 106 and the proposed density was considered acceptable.

It can be seen that the vast majority of residential development in the Royal Borough is of a high density. The eight units completed in the lowest density category were the rebuilding or de-conversion to single family dwellings. Which are expected to be a lower density.

3.2.4 Affordable housing completions (net and gross) (Government Core Indicator 2 (d))

Fig. 18: Affordable Housing Completions

2004/05	2005/06	2006/07
33	66	64

Source: London Development Database

3.2.5 Affordable Housing Provision

UDP Policy H22

To negotiate the provision and retention of a significant proportion of affordable housing on sites suitable for residential use with a capacity of 15 dwellings or more.

Purpose

To maximise the provision of affordable housing in the borough in order to meet the needs of households whose incomes are not sufficient to allow them access to market housing in the borough. The Council wishes to increase the

stock of affordable housing because of the significant level of need in the borough. To achieve this, the Council set itself a target in the UDP of achieving 33 per cent affordable housing on sites with a capacity of 15 or more units, with a higher percentage sought on major development sites.

This target has now been revised, following the deletion of the policy from the UDP in September 2007. Next year's AMR will reflect this, with the UDP Policy reported on from April to September and the London Plan policy from October to March 2008.

Evaluation

This policy was referred to 13 times; five were refused and eight granted.

Of those applications refused on affordable housing grounds, it was because they did propose enough or any affordable housing.

In the case of those granted, all but one met the 33 per cent target or affordable housing was not required due to the development not having a capacity for 15 units. The one permission not meeting the target proposed 20 per cent affordable of the 69 proposed residential units to be built above the redeveloped and replaced St Thomas' School on Appleford Road. It was considered that the benefits of the rebuilt school were sufficient to compensate for a reduced affordable housing provision.

Of these, Section 106 agreements were used to negotiate affordable housing on three of the permissions.

Appeals and H22

Policy H22 was not quoted in any appeals in the review year.

Conclusion

H22 generally has been used successfully to negotiate 33 per cent affordable housing on sites meeting the threshold of capacity for 15 units.

3.2.6: Resisting the loss of residential units in the borough

Policy H1

Resist the loss of permanent residential accommodation

Purpose

The Council wants to retain the existing housing stock for the residents and to prevent its loss to other uses.

Policies in the 2002 UDP are in place to encourage and protect residential accommodation. Their performance and usage during this review year is

monitored below and is linked to the Housing Trajectory in the Core Indicators.

Evaluation

Policy H1 was referred to in 19 cases; two were withdrawn, three were refused and 13 granted, some contrary to the policy.

Some examples of those granted are, a scheme on St. Ives Road allowing redevelopment of a six residential unit building with a four unit building, but the net loss of the two units was considered acceptable because the units were below the borough's size standards. An application was granted at 16 Arundel Gardens for the conversion from ten flats to four. The application was granted, as a similar scheme had already been granted at that property (see Appeals below).

In some cases, planning permission is not required as the loss of six units to a single family dwelling house is not considered to be development.

Of those refused and relevant to H1, an application for 16 Arundel Gardens, was also refused by for 10 flats being converted to a single family dwelling. Another was refused at Cranley Place because it proposed the loss of two bed sitting rooms in a House in Multiple Occupation (HMO) to create an undersized dwelling.

Appeals and H1

An appeal was dismissed at the property mentioned above, 16 Arundel Gardens, which was refused for ten flats being converted to a single family dwelling. Previously the applicants had proposed changing the ten flats into four and they were appealing the condition which prevented the four units granted being amalgamated. It was dismissed by the Inspector because of the Council's completion rates are not meeting the targets, as highlighted in previous years by the trajectory.

Conclusion

Policy H1 is being used with some success, retaining some dwellings that meet the borough's size standards, but there is a growing question of 'deconversion' where a number of flats are being converted back into a single house. This issue will be reviewed in the Local Development Framework.

3.2.7 Encourage residential in the borough

Policy H2

Seek the development of land and buildings for residential use unless:

- a) satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination; or
- b) the land is required for the provision of social or community facilities to meet local needs; or
- c) the development is for the replacement on the same site of existing commercial floorspace which has not been given rise to environmental or traffic problems.

Purpose

Housing is a priority of the UDP, but there are some cases when it may not be appropriate or the land may be required for other locally important uses.

Evaluation

The policy is used more regularly than H1. During the year it was used in 74 planning decisions; two were withdrawn, 15 refused and 57 granted, some subject to Section 106.

Refusals were issued on some major cases, such as the former Jamahiriya School and the Hortensia Centre, which have D1 Non-Residential Uses and have been used for education. It was considered that a change of use to residential would be contrary to Policy H2 (b), as the land is required for the provision of social or community facilities, which overrides the benefits of new residential.

Of those granted, a major application on the former Chelsea College of Art was granted for redevelopment of the site for residential, because it was considered the application was not contrary to H2 (b) because the site had been actively but unsuccessfully marketed as a D1 Non-Institutional Use for an appropriate period.

On a smaller scale, a former boxing club was allowed to change its use into a residential unit because it was considered that is an adequate supply of sporting provision in that particular area of the borough, being close to Kensington Sports Centre.

Appeals using H2

Policy H2 was not quoted in any appeals in the review year.

Conclusion

The policy is working to an extent, but there is concern that too many social and community uses are being lost to residential. Consequently this issue is being reviewed in the Local Development Framework.

3.2.8 Providing a Range of Dwelling Sizes

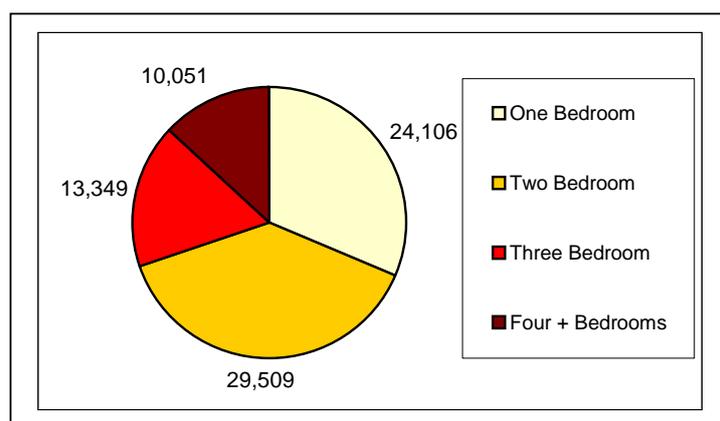
UDP Policy H18

To seek the inclusion of smaller units (of one or two habitable rooms) and larger units (of three habitable rooms and more) in schemes for residential development.

Purpose

It is important to provide residential units of different sizes in order to cater for single people, couples and families in the borough.

Fig 19: Dwelling sizes in the borough



Source: Kensington and Chelsea Housing Needs Study 2005, Fordham Research

Evaluation

The policy refers to habitable rooms but this cannot be reported on, but number of bedrooms can. In the previous AMR year, 870 (gross) residential units were granted.

Fig 20: Number of bedrooms in new dwellings granted (gross) in 2005-2006

Bedrooms	1	2	3	4	5	6	7	9	10+
No. of units	219	353	227	52	8	6	3	1	1
%	25.2	40.6	26.1	6.0	0.9	0.7	0.3	0.1	0.1

Source: London Development Database

This year, 636 residential units (gross) were granted in the review year. The table below shows the breakdown in the size of these granted units.

Fig 21: Number of bedrooms in new dwellings granted (gross) in 2006-2007

Bedrooms	1	2	3	4	5	6	7	8	10+
No. of units	251	211	119	30	8	5	3	2	2
%	39.5	33.1	18.7	4.7	1.3	0.8	0.5	0.3	0.2

Source: London Development Database

The above tables show that the vast majority of dwellings coming through the planning system continue to be small, one and two bed properties. This year, nearly 75 per cent were one or two bedrooms, a rise on approximately 65 per cent the previous year. 1.8 per cent of granted properties are very large at 6+ bedrooms. This is not addressing the shortage of larger, affordable family properties. This is a matter that will be looked into in the preparation of the Local Development Framework.

In the review year the policy was quoted 22 times. Of these, seven were refused and 15 granted.

Most of those granted propose a range of one to three bed units, such as a development to convert the basements of the Elm Park Gardens residential blocks into 36 additional units, and the Power House on Alpha Place, which proposes a mix 36 one to three bed units. However, as the tables show, the trend is still to providing more one-bedroom units than larger dwellings.

Of those schemes refused, just one specifically referred to H18 for reasons for refusal. A scheme on Cromwell Road for a change of use from a hotel into twelve units was refused because (amongst transport and loss of hostel issues) of the failure to include larger residential units.

Appeals and H18

The policy was not used in deciding appeals in the review year.

Conclusion

This is a policy area that will be reviewed as part of the Local Development Framework, as the policy is delivering few family larger units, for which there is a growing demand.

4. Transport

4.1 Context

- 22% of the borough's workforce live in the borough, although many more travel into the borough each day.
Source: Census 2001 (www. statistics.gov.uk)
- Nearly 50% of borough residents that work, travel to work by public transport.
Source: Census 2001 (www. statistics.gov.uk)
- 50% of residents do not own a car or van, 39% have one car and 11% have two or more cars.
Source: Census 2001 (www. statistics.gov.uk)
- There are 27,000 on-street residents' parking bays within the borough and 6,000 on-street pay and display bays.
Source: Royal Borough of Kensington and Chelsea Transport Planning Team
- In 2006 to 2007 53,327 parking permits were issued to residents.
Source: Royal Borough of Kensington and Chelsea Transport Planning Team

4.2 Monitoring Indicators

4.2.1 Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework. (Government Core Indicator 3 (a))

Local Development Framework parking standards have not been set for the so the Council continues to use the standards identified in the adopted UDP.

We are unable to monitor completed development at present because we do not have monitoring data historically for the non-residential schemes which are completed. Information on granted schemes over the financial year can be used instead.

The borough seeks to avoid increasing the number of parking spaces through policy and sets maximum provision standards rather than minimum. Just two non-residential schemes proposed parking, one scheme proposed one space and one proposed 30 cycle parking spaces, both of which comply with the standards.

100 per cent of schemes granted comply with the non-residential car parking standards.

4.2.2. Percentage of new residential developments within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. (Government Core Indicator 3 (b))

96 per cent of new build residential developments granted planning permission in the review year, were found to be within 30 minutes journey times using public transport (source: TfL Journey Planner) to one of six NHS hospitals (Charing Cross, Chelsea and Westminster, Hammersmith, Royal Marsden, St Charles and St Mary's). Just 1 out of 23 permissions was located outside of this time limit, at 34 minutes.

Schools (both primary and secondary), GP surgeries, areas of employment and shopping centres are more closely spaced than hospitals in and around the borough, so it is concluded that all new residential development are within 30 minutes travel of each of these.

Both residential and non-residential off-street and on-street parking are important issues in the borough.

4.2.1 Preventing the impacts of traffic from developments

UDP Policy T36

To resist development which would result in:

- a) any material increase in traffic or parking, or in congestion on the roads or on public transport, or;
- b) any decrease in road safety, or;
- c) unacceptable environmental consequences.

Policy TR36 is in further expanded in the *Supplementary Planning Guidance 10: Permit-free and Car-free plus Permit-free Residential Development*, which was adopted in June 2004.

Purpose

To prevent the further increase of parking pressure on the borough's residential and shopping areas.

Evaluation

Policy TR36 was referenced 212 times in Committee Reports during the review period. Permission was granted conditionally in 167 of the applications, one granted unconditionally, four were withdrawn, and 40 applications were refused.

Some examples of those refused include: an application for new auction rooms and business space in the Lots Road Employment Zone was refused

because, amongst other reasons, the application proposed excessive car parking spaces, thought to encourage commuting, and proposed a designated on street drop off and delivery zone resulting in the loss of valuable on-street parking.

A change of use from a vacant hostel on Cromwell Road into nine self-contained units was refused because, amongst other things, no off-street parking was provided and the applicant had not agreed in writing to enter into a permit-free agreement in an area with already high pressures for parking.

An application which proposed to place tables and chairs on the roadside was refused on grounds of decreasing road safety to pedestrians and other road users.

Major schemes include a residential scheme at the former Chelsea College of Art site for 25 dwelling units was granted and conditioned to provide a minimum of one parking space per residential unit to avoid increasing parking pressure. A major office scheme of 1230sqm in the Freston/Latimer Employment Zone was not contrary to TR36 as a Travel Plan was provided and it was therefore conditioned to so comply with the Plan.

Educational examples are; a school on Kensington Park Road was allowed to increase its pupil intake as the Council was happy with the previous Travel Plan, the school promotes sustainable travel to parents and pupils and it will review it's travel plan to take account of the additional pupils. A mixed use redevelopment at Bramley Road concerning rebuilding a nursery, making it a Children's Centre, Adventure Playground, health centre, retail and office floorspace was allowed following the attachment of a condition for a Servicing and Parking Management Plan, and undertake marketing to provide public transport information and warn of the lack of on-site parking. This was considered to satisfy the policy needs.

4.2.2 Off-street parking

UDP Policy TR42

To require new residential development to include off-street parking up to the maximum standards adopted by the Council and contained in Chapter 13 of the plan, except:

- a) in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
- b) which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing;
- c) involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme;
- d) where, for specific townscape reason or because the building is of architectural or historic interest, off-street parking is less likely to be successfully designed into the scheme.

Policy TR42 is in further expanded in the *Supplementary Planning Guidance 10: Permit-free and Car-free plus Permit-free Residential Development*, which was adopted in June 2004.

Purpose

The high residential density of the borough and the pressure this places on traffic and parking means that policy needs to be in place to refuse a gain in residential units if the parking pressure it would cause would have a detrimental effect on amenity.

Evaluation

The policy was quoted 101 times in decision making, 80 of these applications were granted, 19 were refused and two withdrawn. Many of these cases also used policy TR36.

Of those refused, in many cases the refusal was not directly related to transport, but where it was, they were proposals for minor residential (proposing less than ten units net) and it could have been resolved by the signing of a Permit Free agreement, which means that the tenants/owners can not apply for RBKC parking permits.

Of those granted, the applications proposed adequate off street parking, the parking provision was not considered an issue, or the applicants were willing to enter into a condition or a Section 106 agreement, ensuring the future occupiers of the properties do not have access to parking permits.

Some other examples of those granted subject to Section 106 are a major application on Warwick Road proposed less than the ideal amount of parking but proposes two Car Club spaces and has entered into a Section 106 to contribute to a local Car Club, amongst other things.

Policies TR36 and TR42 Appeals

Policies TR 36 and TR 42 were both used in deciding three appeals during the review period; two allowed and one dismissed. The first that was allowed was a change of use from a hotel to 4 flats, which included a Section 106 for a Permit Free Development. The application had originally been granted but the applicant was appealing against the S106 aspect of Permit Free, and a condition was applied instead. The second allowed appeal used just TR36 and the Inspector considered there would be no additional pressure on the street parking. The dismissed appeal was due to the appellant rejecting the idea of the scheme being permit free.

Conclusion

These findings demonstrate that in the Royal Borough of Kensington and Chelsea, applicants tend not to provide off-street parking. TR36 has been

used to prevent a further increase in parking pressures by acting as a tool to refuse applications which would increase pressure, or used to negotiate conditions which will prevent the negative effects of development on traffic. TR42 has been used in SPG 10 to guide applicants to enter into Permit-Free developments, which are a way that the borough can increase the dwelling stock without putting additional pressure on parking spaces.

4.2.3 Permit-Free and Car-Free Development

There is no current UDP policy referring to Permit-Free and Car-Free Developments but there is Supplementary Planning Guidance (SPG), see: http://www.rbkc.gov.uk/Planning/UnitaryDevelopmentPlan/spg_permitfree.pdf The SPG is used as a tool to implement UDP transportation policies.

Purpose

Much of the borough suffers from pressure from on street parking demand and this is exacerbated by growth in residential units and increasing residential densities.

Permit-Free Development can be considered for all new residential development, both conversions and new builds. The Council will consider a Permit-Free Development when TfL's Public Transport Accessibility Level (PTAL) is at or above Level 3 (medium), where there is provision of off-street parking for future residents, the provision of off-street parking available, character of the site and access to facilities; and the arrangements for reducing the demand for parking, such as access to Car Clubs.

Evaluation

Between June 2004 (the first Permit-Free agreement) and the end of the previous AMR review year, 16 Permit-free obligations were sealed, six of which were Section 106. During the 2005/06 period, 42 were entered into, seven by Section 106.

In this review year, Transportation reported 41 Permit-Free Developments, 27 of which were Section 106 and 14 were through a condition.

These were applied to a variety of schemes, such as conversions from one house to two residential units, or more and changes of use such as redevelopment of a former Public House in North Kensington into ten residential flats and change of use from A2 Use Class offices at upper floors on Kensington High Street Principal Shopping Centre into four flats.

The number of Permit Free Developments this year is similar to that of the previous year.

4.2.4 Contributions towards transport improvements

UDP Policy TR37

To negotiate developer contributions from related developments for improvements to transport services and facilities, including those to public transport services, walking and cycling facilities and to improvements to the pedestrian environment, particularly around public transport nodes.

Purpose

Developer contributions help to overcome potential transport problems that might arise from development proposals, such as provision of improved public transport services and better facilities for cyclists and pedestrians.

Evaluation

TR37 was used three times in 2006 to 2007 and all three applications were granted, one subject to Section 106.

One of the agreed schemes has already been mentioned, with the redevelopment and replacement of a Nursery and adventure playground along with office space, retail and health centre. A Servicing and Parking Management Plan is to be devised and public transport encouraged. (Section 106)

The second scheme involved a decrease in spaces in a car park and the refurbishing of a petrol station at Canal Way. Because of the loss of parking spaces, the Council requested improvements to the bus stop areas but it was not considered that the loss of 11 parking spaces warranted a legal agreement for the public transport improvements or a refusal.

Policy TR37 Appeals

The policy was not used to decide any appeals in the review period.

Conclusion

In the one case where it was appropriate to seek a Section 106 agreement, appropriate contributions were successfully negotiated.

5. Local Services

5.1 Context

- There are two Council maintained Sports Centres in the borough, one in Chelsea and one in North Kensington.
- There are four hospitals in the borough; Royal Brompton hospital in Chelsea, Royal Marsden hospital on Fulham Road, Chelsea and Westminster hospital also on Fulham Road and St Charles hospital in the north of the borough.
- There are 44 General Practitioners distributed around the borough
- The Council maintains four Secondary Schools, 26 Primary Schools, 4 Nursery's which include three Children Centre's and three Special Schools.
- A new Chelsea Academy is proposed on Lots Road and there are proposals to redevelop Holland Park School to increase the pupil intake.
- The borough has over 330,000 square metres of retail floorspace, with the majority accommodated in the borough's nine Principal Shopping Centres.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 282,996 square metres of comparison retail floorspace. Of this, 253,117 square metres are within Principal Shopping Centres, 13,948 square metres are within Local Shopping Centres and 15,931 square metres are elsewhere in the borough.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 51,881 square metres of convenience retail floorspace. Of this, 20,501 square metres are within Principal Shopping Centres and 25,929 square metres are within Local Shopping Centres. Elsewhere in the borough there are 5,451 square metres of convenience floorspace.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- Retail turnover in the borough in 2004 was estimated to be £1.92billion.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- There are 3,180 units in shopping centre use in the borough; 2,143 under Class A1 (Retail), 243 under Class A2 (Professional and Financial Services), 527 under Class A3 (Restaurants and Cafes), 214 under Class A4 (Public Houses and Bars) and 53 units under Class A5 (Take-Away).
Source: Kensington and Chelsea Shopping Survey 2005

5.2 Monitoring Indicators

5.2.1 Amount of completed retail, office and leisure development (Government Core Indicator 4a)

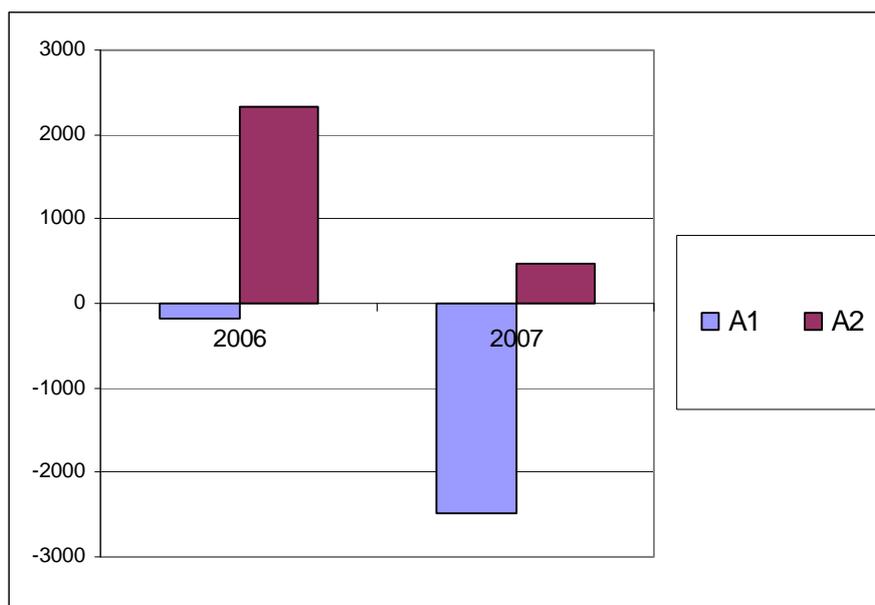
Retail

In the review year, 4,593sqm of A1 floorspace was developed in the borough. Over the same period, 7,088sqm of A1 floorspace was lost through development, resulting in a net borough wide loss of 2,495sqm of A1 floorspace.

858sqm of A2 floorspace was developed in the borough in the review year. Over the same period, 386sqm of A2 floorspace was lost through development, resulting in a net gain in A2 floorspace of 472sqm.

Figure 22 below shows the net increase/decrease in retail floorspace.

Figure 22 - Net gain/loss of A1 and A2 floorspace in 2006 to 2007



Source: Starts and Completions Survey.

Office

In the review year, 11,832sqm of B1 floorspace was developed; however, 13,178sqm of B1 floorspace was lost through development resulting in a net loss of 1,346sqm of B1 floorspace. Within Principal Shopping Centres there was a net gain of 900sqm of B1 floorspace; however, outside of Principal Shopping Centres, there was an overall net loss of 2,246sqm of B1 floorspace.

Leisure

In the review year 143 square metres of D2 floorspace were developed. Over the same period 34 square metres of D2 floorspace was lost resulting in a net gain of 109 square metres of D2 floorspace provided through the extension to a climbing wall at Westway Sports Centre.

5.2.2 Amount of completed retail, office and leisure development in town centres (Government Core Indicator 4b)

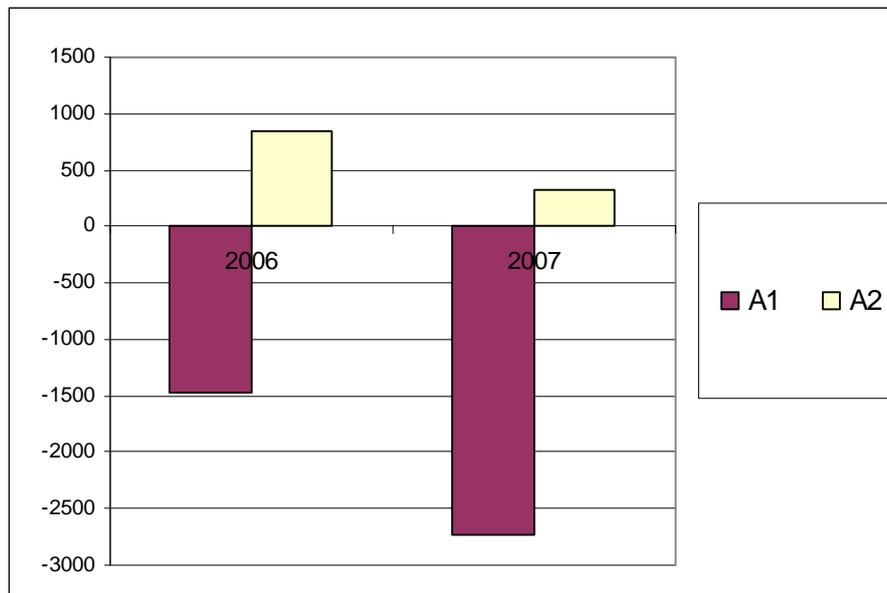
Retail

3,064 square metres of gross internal floorspace in Principal Shopping Centres were gained within Use Class A1 (retail). Over the same period 5,799 square metres of A1 floorspace was lost to development resulting in a net loss of 2,735 square metres. See 5.2.3 below for policy analysis.

601 square metres of gross internal floorspace were developed under Use Class A2 (financial and professional services) in Principal Shopping Centres. In the same period, 278 square metres of A2 floorspace was lost to development resulting in a net gain in A2 floorspace of 323 square metres.

Figure 23 shows the net increase/decrease of A1 and A2 floorspace in Principal Shopping Centres.

Figure 23 –Net gain/loss of A1 and A2 floorspace in Principal Shopping Centres



Source: Starts and Completions Survey

Business

3,581 square metres of B1 gross internal floorspace were developed in Principal Shopping Centres. Over the same period, 2,681 square metres of B1 floorspace was lost resulting in an overall net gain in B1 floorspace of 900 square metres.

Leisure

In the review year no D2 floorspace was gained or lost in Principal Shopping Centres

5.2.3 Healthy shopping centres

UDP Policy S7

To seek a concentration of shops in the core frontage of Principal Shopping Centres

Purpose

There are a wide variety of shopping centres in the borough, from world famous ones such as Knightsbridge, to small parades catering for the everyday needs of local people.

The borough's existing shopping centres, all of which have residents living in close proximity and workers employed nearby, are generally regarded as busy and vibrant, and contribute greatly to the character of the borough. This vitality and viability must be maintained. The Council will ensure that their shopping function is protected and that a wide variety of uses are maintained.

Evaluation

The policy was quoted three times in the 2006/07 financial year; two were granted and one refused.

One application involved the change of use of part of the ground floor and all of the first floor of the existing retail unit (Class A1) to use as office space (Class B1). The application was granted because there was minimal loss of retail floorspace and *PPS 6 (Planning for Town Centres)* considers that Class B1 uses are a town centre use at upper floors and, therefore, are suitable within the Principal Shopping Centre.

The second application was for alterations to provide a take away and eat in sales facility. It was considered that the proposed use fell within Class A1 and was therefore seen to be in conformity with Policy S7 and the application was granted.

The final application was for retrospective planning permission for a change of use from A1 (Retail) to A2 (Bureau de Change) within a terrace of six units in

a Principal Shopping Centre, of which only two were A1 retail units. As such, the proposal would result in only one unit being A1 retail within the parade. The supporting text of Policy S7 states that 'it is important to keep a concentration of shops together at the heart of a shopping centre to make it easy to compare goods between retailers and to encourage vitality. The proposed change of use to A2 (Bureau de Change) would further diminish the concentration of shops within the Core Frontage of the parade and was considered to be detrimental to the character and function of the Principal Shopping Centre and contrary to Policy S7. The application was rejected on these grounds.

Appeals and S7

Policy S7 was not quoted in any appeals in the review year.

Conclusion

Policy S7 has been used effectively in these three cases, as permissions has been granted when not contrary to policy and refused when against. But as 5.5.2 shows, a large amount of retail is being lost and this will be examined in the preparation of the Local Development.

5.2.4: Protecting the function of Local Shopping Centres

UDP Policy S8

Normally to resist the loss of any shop in a Local Shopping Centre.

Purpose

Local Shopping Centres usually provide a much smaller range of comparison shops than Principal Shopping Centres and are important because they commonly have a higher proportion of convenience shopping. In addition they provide for a range of everyday needs and reduce the need to travel by car.

The maintenance of strong Local Shopping Centres is important and all shops in such locations are likely to be essential to the centres' shopping character, such as convenience stores, florists and trade shops.

Evaluation

Policy S8 was referred to 14 times in Committee Reports in the review year. Nine of the applications were granted and five of the applications were refused, all as a result of being contrary to the policy.

In five of the granted applications, no, very little, or ancillary storage floorspace was to be lost by the proposals, which proposed residential at the rear, or little floorspace was to be lost but two retail units were to be combined. It was considered that there would not be a detrimental impact

upon the ability of the units to operate successfully and the applications were granted.

Two applications sought the change of use from A1 retail units into Dental Practices within Class D1. Although contrary to S8, Policy S13 states that the change of use from a shop within a Local Shopping Centre is permitted if the change of use results in a medical use that provides a local service. The applicants provided evidence of the need for NHS dentists in the area and the applications was granted. A refused application was also for change of use of the property from an A1 to a D1 dental surgery, but the applicant provided no evidence of need in the area, and the application was refused.

In another case, permission was granted for retention of change of use from restaurant (Class A3) to pizza delivery and take away shop (Classes A5 and A3). By bringing vacant premises back to use, the proposal was considered to maintain and improve the vitality, viability and function of the local shopping centre and the application was granted.

The four other refused applications involved the loss of shop units and the main consideration was that the introduction of non-retail use would result in a decline in the level of vitality and viability of the local shopping centre.

Conclusion

The policy has protected shops in Local shopping Centres. Through some retail floorspace may have been lost to enable residential development to occur. Therefore, the twin policy aims of providing shops and increasing the residential stock was achieved. Another example of a positive gain is when a change of use was allowed to a social and community use where there was an identified local need in line with UDP Policy S13, or where the unit had been vacant for some time.

5.2.5: Protecting important day to day services in the borough

UDP Policy S12

Where possible, to resist the loss of:

- a) bank and building society branches in North Kensington and South West Chelsea
- b) Launderettes.

Purpose

Not every resident in the borough owns a private car and in areas not particularly well served by public transport, it is important that residents have access to day-to-day facilities.

There is a particular shortage of banks and building societies in the far north and the south west of the borough. These deficits correlate with areas of deprivation. There is therefore a particular need to provide services in these

areas, as car ownership is generally lower and the affordability of public transport is reduced.

There is a need to protect launderettes borough wide as long as they can be proven to be financially viable. Although the majority of households now own their own washing machines, there are a large proportion of HMO properties that still do not contain washing facilities. It is therefore important that all the borough's residents have access to a launderette within easy reach of their residence.

Evaluation

Five applications quoted policy S12 in the review year. One of the applications was refused whilst the other four applications were granted.

The four granted applications each allowed the loss of a launderette, but in each of the cases, the applicant proved that there was no demand for the launderette, leading to them being empty, and that there was sufficient provision in the vicinity. The launderettes were lost to a tanning salon, residential use and to an estate agent.

The one refused permission was for the change of use from a launderette to a hot food takeaway. The applicant provided no evidence that the property had been marketed for any period of time as a launderette. Permission had been granted in 2002 for change of use from the launderette to an A1 retail store; but weight had been placed on the benefit of providing an A1 retail unit and this application was turned down. The application was refused on the grounds of policy S12.

S8 and S12 and Appeals

Policy S8 was quoted three times in the review year. For one of the appeals, the application was for the development of a betting office. Although S8 was quoted, the key issue was the antisocial impact that the proposal may have, and the appeal was dismissed. The other appeal concerned an application for a proposed change of use of the basement and ground floor from A1 (retail) to A3 (café/restaurant). The inspector concluded that the proposal would harm the vitality and viability of the local shopping centre and it would conflict with the relevant UDP policies and the appeal was dismissed.

Policy S12 was quoted once in appeals decisions in the review year. The application involved the change use of a launderette to a class A1 retail unit. It was established that within close proximity there were three other launderettes and the appeal was allowed.

Conclusion

This policy area will be reviewed as part of the Local Development Framework preparation. The policy is resisting the loss but in development decision

making it is considered that there is no market for launderettes and that there are more than enough in the borough.

5.2.4. Amount of eligible open spaces managed to Green Flag awards standard (Government Core Indicator 4c)

Holland Park and Kensington Memorial Park were both awarded a Green Flag in the review year.

Holland Park had been awarded the award for the previous four years, but this was the first year in which Kensington Memorial Park received the award. Holland Park constitutes 19.5 hectares of publicly accessible open space and Kensington Memorial Gardens provides a publicly accessible open space of 2.7 hectares.

In total, 22.2 hectares of the Royal Borough is managed to Green Flag award standards.

6. Conservation and Design

6.1 Context

- The Royal Borough of Kensington and Chelsea has 36 Conservation Areas covering a total of 892 hectares, representing 72% of the borough.
- The borough possesses 16 Grade I listed buildings, 240 Grade II* listed buildings and 3,764 Grade II listed buildings.

6.2 Monitoring Indicators

6.2.1: Protection of the borough's open spaces

UDP Policy LR8

To resist the loss of existing public and private open space, which meets leisure and recreation needs.

Purpose

The borough has limited amounts of public and private open space. In total there are 188 hectares of open space in the borough; 51 hectares of public open space, 47 hectares of public open space with limited access and 90 hectares of private open space. In total this provides 2.8 square metres of public open space per resident. It is therefore imperative to protect all the borough's open space.

In the review year, eight Tree Preservation Orders were declared in the borough, taking the total number to 714.

Evaluation

Policy LR8 was quoted in eight officer's reports in the review year. Six of the applications were granted and two were refused.

Of the granted applications, two applications proposed no change to open space, so there was no policy objection.

One application involved the demolition and replacement of facilities for an existing boat centre on the Thames and reconstruction to form two pavilion buildings linked by a raised walkway. The buildings were to form new facilities for the existing public boating centre. There was to be a small loss of open space but the proposed facility would increase leisure and recreation facilities in the area and the application was therefore granted.

Another granted application was for the erection of a dwelling house on a vacant piece of land at the end of a terrace. The land was technically an 'open' recreational space, but in a poor state of repair and it appeared underused and did not constitute a quality open space. The Council had provided a large area of open space 170 metres from the site and it was considered that this new area may have made the existing play area less attractive as it provided an alternative and the application was granted.

One application sought the change of use of a property from D1 educational use to C3 residential use to provide a total of 72 dwellings. The educational use was to be relocated in an application granted on appeal to the south of the site. A playground associated with the educational use would be lost but the application was granted as it was considered that the provision of new housing and a new educational facility were seen to outweigh the loss of open space.

Of the refused applications, one was a prior application for the above granted application for residential and an educational facility. In this instance, the application proposed 79 self-contained flats. In this instance, the loss of open space was upheld as a reason for refusal.

An application was refused for the erection of a double garage within a rear courtyard. The application would have resulted in the loss of the entire rear garden used as amenity space for a flat.

Appeals and LR8

LR8 was referred to in one appeal in the review year. The application involved the construction of a garage on a vacant plot of land. The inspector felt that the rear outdoor area constituting private open space and had no doubt that it served to meet the leisure and recreation needs of the occupiers

of the flat. Accordingly its loss would not have been consistent with policy LR8 and the appeal was dismissed.

Conclusion

The policy is successful, and where losses are granted, they are small and are compensated for by the provision of other sought after benefits. The policy and the local and the strategic requirements for open space will be assessed as part of the Local Development Framework process.

6.2.2 Protecting and improving the borough's public realm

Reduce the proportion of Buildings at Risk as a percentage of the total number of listed buildings in the borough.

Purpose

Listed buildings perform a key role in adding value to the urban fabric of London. They not only attract visitors to the city but also enrich the city for its residents and can add to the character of a neighbourhood. It is important that these buildings and structures are not only protected but are improved. If these buildings fall into a state of dereliction or semi-dereliction they are placed on the 'Buildings at Risk' register.

Evaluation

There are five Buildings at Risk in the borough presently on the register; Kensal Green Cemetery, The Anglican Chapel on Harrow Road, the North Colonnade on Harrow Road, the arcade forming circle and avenue at Brompton Cemetery and Holland House, which was added this year. In total there are 4,024 listed buildings in the borough, 0.1% of these are at risk. In 2005, the average proportion at risk across London was 3.6%.

6.2.3. Subterranean Development

UDP Policy CD32

To resist subterranean developments where:

- a) the amenity of adjoining properties would be adversely affected; or
- b) there would be a material loss of open space; or
- c) the structural stability of adjoining or adjacent listed buildings or unlisted buildings within conservation areas might be put at risk; or
- d) a satisfactory scheme of landscaping including soil depth has not been provided; or
- e) there would be a loss of trees or townscape of amenity value; or
- f) there would be a loss of important archaeological remains

Purpose

Due to the shortage of available land to develop and the design controls that the Council places on the majority of the borough, there has been a noticeable increase in recent years in the number of subterranean developments in the borough. There are also significant financial gains to be made from this sort of development. High land prices mean that significant increases to the floorspace of a property can lead to exponential financial benefits. This has made subterranean development a particular concern in the borough and something that warrants monitoring.

Evaluation

There were 134 applications for subterranean development in the borough in the review year. 119 of these applications were granted, 14 were refused and one was withdrawn.

Some examples of granted schemes include; the demolition of a building and construction of a replacement with an excavated basement, which was not considered to effect the structural stability of neighbouring properties and was therefore in line with CD32. Another application proposed a new basement, extension of lower ground floor to provide a pool suite below the garden. The application was thought to be in line with CD32 as long as the applicants submit a structural report demonstrating the neighbouring properties will not be at risk.

Of those refused, one application for a courtyard infill did not comply with the amenity aspect of CD32, two did not comply with landscaping and soil depth, two provided insufficient information in structural report. Nine of the 14 application refused were done so because of other policies, rather than subterranean issues.

Appeals and CD32

One appeal involving an extension of a basement under an artist's studio referenced CD32 and was dismissed, but subterranean issues were not the reason for dismissal.

Conclusion

Policy CD32 is being complied with but it is considered that existing policy was not drafted to deal with some of the issues that are now causing concern.

The Council has commissioned an independent study into the effects subterranean development may have on neighbouring properties and the matter is being given consideration in the preparation of the Local Development Framework.

Appendix 6 shows the distribution across the borough of subterranean development applications. They have generally been concentrated in the centre and south with the small exception of a few applications in the vicinity of Kensington Memorial Gardens.

7. Environment

7.1 Context

- The council is responsible for the collection of waste, and disposal is the responsibility of the Western Riverside Waste Authority (WRWA). Municipal waste and dry recyclables are picked up in kerbside collections throughout the borough. Within the borough there is relatively little space for new waste facilities and mini recycling centres. Currently there are 24 mini recycling centres. Residents can use two WRWA civic amenity sites located just outside the borough.
Source: Municipal Waste Management Strategy and Action Plan 2004-2009, Royal Borough of Kensington and Chelsea.
- The whole borough is an Air Quality Management Area. The Environmental Quality Unit evaluates the air quality impact of development through Air Quality Impact Assessments.
Source: <http://www.rbkc.gov.uk/EnvironmentalServices/AirQuality/default.asp>

7.2 Monitoring Indicators

7.2.1 Minerals (Government Indicator 5)

The borough contains no mineral workings and the Royal Borough of Kensington and Chelsea is not a Minerals Planning Authority.

7.2.2 Capacity for new management facilities by type. (Government Indicator 6a)

The Royal Borough of Kensington and Chelsea is a waste authority and is a member of the Western Riverside Waste Authority (WRWA) along with the London Boroughs of Hammersmith and Fulham, Lambeth and Wandsworth. The Authority is committed to reducing the amount of waste generated in its area. Facilities are Western Riverside and Cringle Dock Reuse and Recycling Centres situated at Smugglers Way, Wandsworth, SW18 and Cringle Street, Battersea, SW8.

There were no new waste management facilities in RBKC granted planning permission or built in 2006/07.

7.2.3 Amount of municipal waste arising, and managed by management type, and the percentage each management (Government Indicator 6b)

The table below highlights a growth in the total municipal waste collected in the borough. Each year there has been an increase in the amount of waste both recycled and composted and the percentage sent to landfill has decreased.

Fig. 24 – Municipal waste in the Royal Borough of Kensington and Chelsea

	2004/05		2005/06		2006/07	
	tonnes	%	tonnes	%	tonnes	%
Total Municipal Waste	89,787	100.00	92,485	100.00	94,241	100.00
Total Municipal Waste Recycled	11,674	13.00	13,539	14.64	16,693	17.71
Total Municipal Waste Composted	231	0.26	396	0.43	425	0.45
Total Municipal Waste Landfilled	77,877	86.74	78,544	84.93	77,122	81.83
Total Municipal Waste Incinerated (Clinical Waste)	5	0.01	7	0.01	4	>0.01
Total Household Waste (/Audit Commission/BVPI definition)	59,375	66.13	60,838	65.78	61,446	65.2
Total Household Waste Recycled BVPI 82a	10,502	17.69	11,735	19.29	14,487	23.58
Total Household Waste Composted BVPI 82b	231	0.39	396	0.65	425	0.69

Source: Waste Management Division, Royal Borough of Kensington and Chelsea

7.2.4: Increasing Recycling and Composting

Kensington and Chelsea following the London Plan Early Alterations targets for recycling and composting as a percentage of waste treatment:

- At least 25% by 2005
- At least 30% by 2010
- At least 33% by 2015

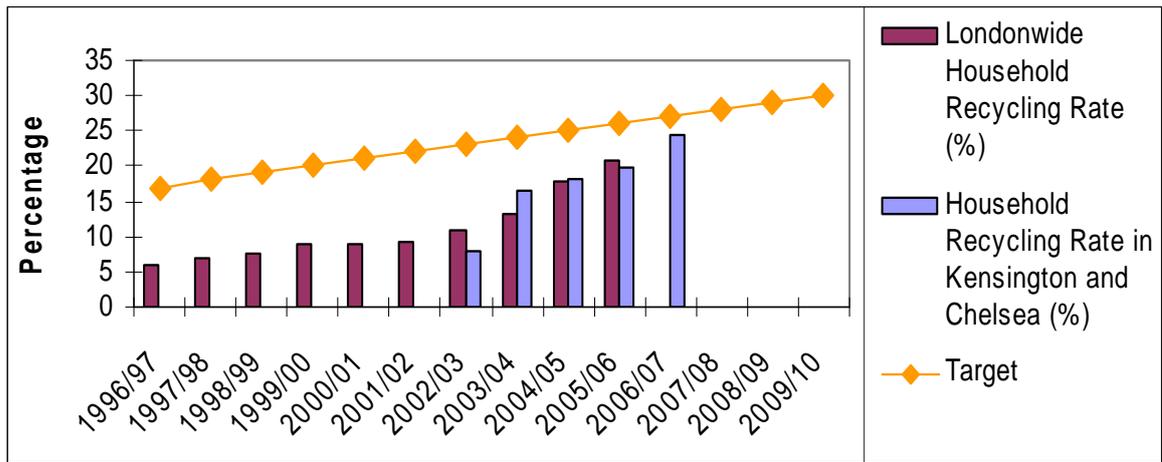
Purpose

Recycling and composting are both seen as environmentally friendly methods of disposing of waste as they avoid both landfill or incineration of the waste. Targets for recycling have been set for every five years to attempt to reduce the amount of waste going to landfill and incineration.

Evaluation

In 2006 to 2007 the Council began to distribute free orange recycling sacks to all residents in a doorstep collection service which mean that the Council is just behind the London target, with 24.3 per cent of the borough's waste now being either recycled or composted. The Council is now just 2.7 per cent behind the London wide target, which has increased to 27 per cent, shown in Figure 25.

Fig. 25 - Recycling Rates in Kensington and Chelsea and London wide



Source: Target and London wide figures from Mayor's 2007 Annual Monitoring Report (2007). Kensington and Chelsea figures from Council's Environmental Health Dept.

7.2.5 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. (Government Indicator 7)

The borough has carried out a Strategic Flood Risk Assessment (SFRA) in partnership with the neighbouring London Borough of Hammersmith and Fulham. The recommended policies from the study will help inform the boroughs Local Development Framework policies on flood risk and development. The Royal Borough of Kensington and Chelsea is primarily in Flood Risk Zone 1 (Low risk of flooding), but has areas in Zone 2 (medium risk) and Zone 3a (high risk) adjacent to the Thames. See Appendix 6 for indication of flood risk in the borough.

No planning permissions were granted contrary to Environment Agency advice on flood risk or water quality grounds over the review year.

7.2.6 Mitigating Flood Risk and Improving Water Quality

A local flood risk and water quality indicator was not reported on last year but the issue has grown in relevance and significance since.

There are currently no UDP policies directly addressing flood risk. In July 2007, after the AMR review period, heavy rain caused flooding in areas of the borough not within the identified flood risk zone and over 400 residents and

businesses reported damage to their properties, mainly due to basement flooding from other sources - groundwater, overland flow and drainage systems. The Strategic Flood Risk Assessment uses data from the 2007 and 2005 flooding incidents and LDF flooding and development policies will address these issues and will be monitored in future AMRs.

UDP Policy PU10

To encourage the use of sustainable urban drainage techniques in appropriate developments

Purpose

Sustainable Drainage Systems (SuDS), for example green roofs and water retention ponds, reduce run-off from redeveloped land, mitigating the effects development can have on flood risk and water pollution due to surface water run off.

Evaluation

Policy PU10 was not referred to in any committee reports in 2006/07 and therefore was not used in determining any planning applications.

Appeals and PU10

The policy was not used by the Planning Inspectorate in making any appeal decisions.

Conclusion

This policy has now been deleted from the UDP, following direction from the Secretary of State, and replaced by the London Plan SuDS policy. The LDF will address SuDS as recommended by the Strategic Flood Risk Assessment.

7.2.7 Change in areas and populations of biodiversity importance, (Government Indicator 8) including:

(i) change in priority habitats and species (by type)

Data has been collected on breeding bird species by the Council's team at the Ecology Centre in Holland Park, covering a 1995-2006. The selection of species covers waterfowl, birds of prey, common garden songbirds, migrant warblers, corvids and finches. Figure 26 lists the total numbers breeding at six main sites in the borough that have been repeatedly surveyed.

The numbers of pairs in the tables below represent only the numbers of confirmed breeding pairs. These are not the total numbers of pairs in the whole of the borough. Please also note that no breeding survey was done in 1996.

The survey shows some species to have a stable number of breeding pairs at the survey sites but the decrease of other species and the local extinction of the House Sparrow need to be noted.

Fig. 26 Royal Borough of Kensington and Chelsea Bird Survey

Species	1995	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	summary
Sparrowhawk	4	2	2	2	3	1	1	0	0	0	1	stable
Moorhen	8	7	7	9	10	9	9	10	11	8	9	stable
Great Spotted Woodpecker	1	2	2	1	1	1	2	2	1	2	2	stable
Wren	25	26	23	29	32	28	28	25	25	25	27	stable
Dunnock	20	14	10	9	11	9	7	7	7	5	6	marked decrease
Robin	20	18	24	21	23	24	24	24	25	24	25	stable
Blackbird	70	59	54	51	52	49	45	45	45	45	46	stable
Song Thrush	9	7	7	6	4	3	5	3	6	5	4	decrease
Blackcap	4	7	6	8	6	5	5	5	6	6	8	stable
Blue Tit	35	41	30	38	48	41	45	45	42	40	40	stable
Magpie	5	5	5	4	3	3	3	4	4	3	4	stable
Carrion Crow	8	8	8	4	4	4	3	4	4	4	6	stable
Starling	15	14	13	12	8	10	10	10	9	9	7	decrease
House Sparrow	70	35	35	10	6	2	0	0	0	0	0	Locally extinct
Greenfinch	10	6	6	3	1	2	3	6	6	9	13	increase

Source: RBKC Bird Survey, Transport, Environment and Leisure Services.

(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Table 27 identifies any changes over the period 1993 to 2002 or proposed changes to the borough's Sites of Nature Conservation Importance (SNCI's). This will be updated in the future AMR's. There are three sites to be lost and four sites to be gained as SNCI's.

The sites that may be lost are sites identified in the 2002 UDP, such as Kensal Gas Works, as sites for development or sites whose development would have a strategic importance for London.

Table 27: Summary of Changes to SNCI's in Royal Borough of Kensington and Chelsea between 1993 and 2007

SNCI reference	SNCI name	Change between 1993 and 2002
Sites of Metropolitan Importance		
M31	The River Thames (including Chelsea Creek)	None
M103	Kensington Gardens	Proposed extension to include Perks Field.
M6	The Grand Union Canal	Considerably greater area within Royal Borough of Kensington and Chelsea due to 1994 boundary changes.
M131	Holland Park	None
M125	Kensal Green Cemetery	None
Sites of Borough Importance Grade I		
BI01	Kensal Green Gas Works	Proposed de-designation due to development.
BI02	The West London and District Lines	None
BI03	Brompton Cemetery	None
BI04	Chelsea Physic Garden	None
BI05	Chelsea Hospital South Front Lawn	Proposed new site.
Sites of Borough Importance Grade II		
BII01	British Rail Western Region Land	Proposed de-designation due to development.
BII02	Metropolitan Line	Proposed expansion and re named 'Hammersmith and City Line'.
BII03	Carmelite Monastery	None
BII04	Ladbroke Grove Garden Complex	None
BII05	Moravian Burial Ground	None
BII06	Royal Hospital South Grounds	None
BII07	Ranelagh Gardens	None
BII08	Kings College	Proposed de-designation due to development.
Sites of Local Importance		
L01	Emslie Horniman Pleasance	None
L02	Westway Wildlife Garden	None
L03	Avondale Wildlife Garden	None
L04	Natural History Museum Gardens	Proposed re-designation as Borough Grade II.
L05	Little Wormwood Scrubs Park	Proposed re-designation as Borough Grade II.
L06	Meanwhile Gardens	Proposed re-designation as Borough Grade II.
PL07	Holland Park School	Proposed new site.
PL08	Sunbeam Gardens	Proposed new site.
PL09	Kensington Memorial Gardens	Proposed new site.

7.2.8 Renewable energy capacity installed by type (Government Indicator 9)

In the review year, six schemes including renewable energy were implemented. Three applications concerned the implementation of solar panels, providing a total of 7,500Kwh of power. One scheme involved the provision of four wind turbines, providing a total of 8,000Kwh of energy. Another scheme involved a composite provision of solar panels and wind turbines, and provided an energy capacity of 4,500kwh. The final scheme implemented a total of 8,100kwh of energy in the form of wind turbines, solar panels and photovoltaic cells.

In total, 28,100Kwh of energy capacity was installed in the borough. 12,000kwh of this was from wind turbines, 14,000kwh was from solar panels and 2,100kwh was from photovoltaic cells.

7.2.9 Contaminated Land

This is land that has become polluted as a result of a present or previous activity, for example, having been used as a vehicle fuelling station. To be classed as 'contaminated' there must be a way for the pollution to reach a person, or a water course and where the contaminated material would cause harm. For development to happen, the land will need to be made suitable for use and the pollution removed or contained so it can cause no harm. The Council has produced a Remediation Strategy which can be used for guidance. The Strategy can be seen at:

http://www.rbkc.gov.uk/environmentalservices/landquality/f_remediation_strategy.pdf

UDP Policy PU3

To require developers to submit information in association with development proposals on land that is or might be contaminated:

- a) to set out a full assessment of the condition of the land
- b) to specify adequate measures to negate or minimise the effects of contamination on the proposed development and adjacent land

UDP Policy PU4

To require that developments of contaminated land include appropriate measures to protect future users or occupiers of the land, the public, new structures and services, wildlife, vegetation, ground water and surface water.

Purpose

If contaminated land is not dealt with in the correct way at the time of development, the effects could be very harmful to the environment and the users of the site.

Evaluation

Policy PU3 was used once in Development Control decision making and PU4 not at all this review year, which is a decrease on last when it was used 6 times.

The case relevant to PU3 involved a major site containing a Vehicle Fuelling Station amongst other things and the case was conditioned to ensure that an assessment be carried out identifying the extent of contamination following the closure of the station and assessing the remediation work required. The development cannot be occupied until the remedial action has been taken and maintained. The application was granted subject to a Section 106 agreement.

Appeals and PU3 and PU4

PU3 and 4 were not relevant to or used in any appeal decisions during 2006 to 2007.

8. Hotels

8.1 Context

- 17 million tourists spend approximately £2 billion in the Royal Borough every year. An estimated £1,445 million is accounted for by tourist accommodation.
Source: Kensington and Chelsea STEAM Report 2003
- The London Tourist Board found that in 2001 Kensington and Chelsea had 15% of all known serviced establishments and 19% of all bedspaces in London.
Source: Demand and Capacity for Hotels and Conference Centres in London, 2002
- The Annual Business Enquiry (2003) indicated that hotels and restaurants in the borough employ 16,650 people; 16.5 per cent of the borough's total employment.
Source: Annual Business Enquiry, 2003
- In 2004 there were 191 hotels in the borough and 28,898 bedspaces.
Source: Kensington and Chelsea Hotel Survey, 2004

8.2 Monitoring Indicators

8.2.1 Hotel Development

UDP Policy T1

To resist the development of new hotels unless:

- a) there would be no loss of permanent residential accommodation and staff accommodation;
- b) there would be no material adverse effect on the residential character or amenity enjoyed by local residents by reason of activity and noise;
- c) there would be no material adverse effect on the environment and safety of neighbouring areas and roads resulting from vehicular or pedestrian movement or parking generated by the development; and
- d) the site is well served by public transport or would be as a result of the development providing or contributing to the improvement of public transport facilities.

UDP Policy T2

To resist new hotel development in areas of existing over-concentration and in areas where new hotel development will result in over-concentration.

Purpose

New hotels and extensions to existing hotels can result in an intensification of activity on the site to the detriment of the residential character and amenity of the borough. If the borough is to achieve additional housing expected by the Secretary of State in PPS3 the need is for an increase in housing rather than hotel use. Although primarily a residential area, the borough, with less than 1 per cent of the total area of London, makes a substantial contribution to the stock of accommodation for visitors in London. The highest concentration of hotels is in the Earl's Court and Courtfield Wards and the amount of hotels in these two wards is seen to have an impact upon residential areas.

Evaluation

Policy T1 was referred to in two Committee Reports. One application involved the creation of an additional 31 hotel rooms. It was established that the application would not result in a loss of staff accommodation and that the redevelopment of the site was not expected to affect the residential character or amenity enjoyed by local residents through noise or activity and therefore in conformity with policy T1. The other application involved the change of use to 56 self serviced apartments. A previous refused application, had sought the creation of 80 self serviced apartments and was refused as a result of the unsuitable size of self serviced units. The new proposals however, were seen to be of a suitable size and the application was not seen to have a negative impact upon the surrounding residential amenity and the application was granted.

Policy T2 was not referred to in any Committee Reports.

Conclusion

There have been few applications for new hotels and Policy T1 has been referred to and complied with in those few cases.

Appeals and T1 and T2

Neither policy was referred to in any appeal decisions in the review year.

9. Local Development Scheme Implementation

This section reviews progress in implementing the Council's Local Development Scheme (LDS). The Local Development Scheme sets out the three year programme necessary to deliver the Local Development Framework. It specifies the Local Development Documents which will be produced, and the milestones against which progress will be measured. The Scheme is also the starting point for the public to ascertain the status of the Local Development Framework, and the processes and timetables for its future development.

Period of Review

The Annual Monitoring Report is required to review progress in the previous financial year, which is from April 2006 to March 2007. The Annual Monitoring Report should review actual plan progress compared with the targets and milestones for local development document preparation set out in the LDS for the monitoring period.

The original LDS was brought into effect in May 2005, shortly after commencement of the Planning and Compulsory Purchase Act 2004. The Council set itself a challenging programme of replacing the whole of its UDP with new development plan documents.

Revised draft Local Development Schemes

During the review year, the Council realised that some milestones were not going to be met. This was due to a variety of reasons including a larger than anticipated response to the Issues and Options consultation, difficulty in recruiting experienced staff and having little experience in implementing the new planning procedures.

Consequently, the Council prepared a revised draft Local Development Scheme which sought to address identified slippage. The informal response to the proposed revisions from the Government Office for London was

favourable. The revisions were formally submitted to Government on 31 July 2006 but unfortunately, at about the same time, the first two Core Strategy documents to have been submitted for public examination were rejected by Inspectors as being 'unsound'. The impact upon the two Councils, both in the Midlands, was that their plan making processes had to be reviewed and recommenced; this unsettled many local planning authorities throughout the country, and some asked to withdraw their draft development plan documents from examinations so that their 'soundness' could be reviewed.

The impact upon this Council was that it received a Direction from the Government to the effect that the Secretary of State required more time to review the revised draft scheme in light of these events and the Council could not bring the LDS into effect.

The Council gave very serious consideration to the advice that came from the Planning Inspectorate following the rejection of the two Core Strategies; that the Core Strategy should be processed first and declared 'sound' and only then should other development plan documents be submitted for examination. The Council concluded that it would take the course of least risk, follow the Inspectorate's advice and so a further revised draft LDS was submitted to the Government for consideration in December 2006. The Council was informed that it was still restricted from bringing this scheme into effect as it was still covered by the Direction from the Secretary of State.

A revised Local Development Scheme submitted to the Government on 5 December, 2007. The proposed programme takes into account the fact that the Council now has certainty over the policies saved from the UDP (approved by the Government by Direction in September, 2007).

The Council's previous intention to link the Development Management Policies development plan document to the core Strategy has been substantially reviewed throughout 2007. With the benefit of the 'further saved policies', the Council intends to leave the revision to the development management policies until after the adoption of the Core Strategy. Key development sites will be included in the Core Strategy, with further site allocations following on from the adoption of the Core Strategy.

A clear impetus for change has emerged in the northern part of the borough and so the Council has decided to address this through a North Kensington Area Action Plan development plan document.

By following these priorities, additional resources can be made available to ensure effective monitoring and to allow for short term and unforeseen issues to be addressed using supplementary planning documents.

The LDS submitted to Government may be viewed on the Council's website at:

<http://www.rbkc.gov.uk/planning>

Review of Progress in Local Development Document preparation

Throughout most of the review year therefore, the Council was not clear as to whether or not its LDS proposals would be acceptable to Government and had only the original LDS to work from. It would be meaningless to provide a commentary on how document preparation compared to milestones which the Council had publicly recognised were no longer applicable.

It is, however, important to demonstrate that progress in preparing Local Development Documents has continued and is continuing. The following is therefore a review of progress on the various documents that are being prepared. In order to show progress, the text does not confine itself to the review year, but gives the position up to AMR submission date of December 2007.

The Core Strategy

The consultants report into the Issues and Options consultation (for this and for the generic development management policies development plan document) was published in July 2006. Work has been ongoing throughout the review year and into 2007 / 2008. An 'interim' consultation is planned for February / March 2008, with a view to the Council publishing its 'preferred options' for consultation in June.

Site Specific Allocations

The Site Specific Consultations development plan document will deal with the development of land or buildings on sites within the borough which may come forward during the lifetime of the Plan. The Council consulted on Issues and Options from 26 July to 7 August, 2006.

The former Princess Louise Planning Brief

This supplementary planning document was adopted by the Council on 29 December, 2006.

The Statement of Community Involvement (SCI)

The draft SCI was subject to two formal periods of consultation; the first consultation was undertaken in March 2005 and the second in June / July 2006. The final draft was submitted to the Secretary of State for Communities and Local Government on 8 January, 2007. It was examined by the Planning Inspectorate by way of written representation and, subject to nine minor alterations, was found to be 'sound'. The SCI was adopted by the Council on 5 December, 2007

The draft Access Design Guide

This supplementary planning document has been the subject of consultation but progress is currently delayed by the absence of an Access Officer.

The Warwick Road Sites draft Planning Brief

This supplementary planning document provides guidance on the planning, design and layout of the four adjoining sites that lay on the west side of Warwick Road, south of Kensington High Street (from Charles House to Sainsbury's Homebase). It sets out the principles that should shape the function and appearance of development and the infrastructure to go with it. The draft planning brief consultation period ran for a six week period from 10 September to 22 October 2007.

An amended draft brief has now been issued, together with an indicative master plan, for a further period of public consultation which will run from 13 November until 11 December 2007

The Commonwealth Institute draft Planning Brief

This supplementary planning document provides guidance on the planning and design of the Commonwealth Institute site in Kensington High Street, setting out the principles that should shape the function and appearance of the development and ensure its integration within the local townscape. The SPD was consulted on from 10 September to 22 October, 2007.

Designing Out Crime draft Supplementary Planning Document

This SPD provides guidance for developers and planners to ensure that all development proposals incorporate the principles of designing out crime. It sets out the Council's commitment to crime prevention, what to consider during the preparation of a scheme, and how the Metropolitan Police Crime Prevention Design Adviser can help. The draft SPD was consulted upon from 21 May to 2 July, 2007.

The Clearings Site draft Planning Brief

This SPD provides guidance on the planning and design of the Clearings site in Draycott Avenue, Chelsea, setting out the principles that should shape the function and appearance of the development and ensure its integration within the local townscape. It was consulted on from 16 July to 10 September, 2007.

Submission of the Annual Monitoring Report

The legal requirement to submit an annual monitoring report by the end of the calendar year has been met.

Royal Borough of Kensington and Chelsea

Annual Monitoring Report 2007

Appendices

Appendix 1: Secretary of State's Direction

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE ROYAL BOROUGH OF KENSINGTON
AND CHELSEA UDP 2002**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Nick Ward
Head of West London Local Plans and Casework Team
The Government Office for London
18th September 2007

SCHEDULE

POLICIES CONTAINED IN THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA UDP 2002

1. *ST 1 Protect and enhance of the Borough's residential character*
2. *ST 5 Locate tourist related development close to public transport*
3. *ST 7 Promote sustainable development by reducing the need to travel*
4. *ST 9 Ensure development preserves and enhances residential character*
5. *ST 10 Protect Listed Buildings and preserve Conservation Areas*
6. *ST 11 Promote high environmental and architectural design standards*
7. *ST 22 Retain a range of business premises whilst prioritising small businesses*
8. *ST 25 Promote walking and improve the pedestrian environment*
9. *ST 26 Promote cycling and provide comprehensively for cyclists*
10. *ST 29 Support the development of new rail links around London*
11. *ST 35 Support control of night-time and weekend lorry movement*
12. *ST 36 Monitor demand in the controlled parking zone*
13. *ST 37 Oppose any increased capacity at Heathrow Airport STC*
14. *ST 38 Enhance the vitality and viability of Principal and Local Shopping Centres*
15. *ST 39 Ensure large new retail development is concentrated in Principal Centres*
16. *ST 40 Promote retail development in Local Shopping Centres*
17. *ST 41 Improve the attractiveness and competitiveness of the shopping centres*
18. *ST 43 Ensure that the needs of residents and workers are met by retail*
19. *ST 44 Protect and encourage accessible social and community facilities*
20. *ST 45 Restrict new hotel development to acceptable locations*
21. *ST 46 Ensure continued contribution of sports, leisure and recreation provision*
22. *ST 47 Maintain and increase the provision and quality of open space*
23. *ST 48 Encourage provision of continuous Thames path, improve access to river*
24. *CD1 Protect and enhance views and vistas along the riverside*
25. *CD2 Object to developments that affect views of the Chelsea riverside*
26. *CD4 Resist permanently moored vessels on the river*

27. *CD5 Protect and enhance existing residential moorings at Battersea Reach*
28. *CD6 Require a riverside development to preserve and enhance the waterfront*
29. *CD7 To ensure the provision of a riverside walk within appropriate developments.*
30. *CD8 Protect important views and vistas around the Royal Hospital*
31. *CD9 Protect the open spaces around the Royal Hospital from development*
32. *CD10 Protect views around the South Kensington Museums Area*
33. *CD11 Preserve and enhance character of South Kensington Museums Area*
34. *CD12 Resist development on metropolitan open land*
35. *CD13 Restrict building height around Kensington Gardens and Hyde Park*
36. *CD14 Ensure new buildings do not impose themselves on Kensington Palace*
37. *CD15 Resist proposals encroaching or affecting the setting of Holland Park*
38. *CD16 Promote public access to Kensal Green and Brompton Cemeteries*
39. *CD17 Protect the long-distance view from King Henry's Mound to St. Pauls*
40. *CD18 Resist development that would adversely affect the setting of the canal*
41. *CD21 Encourage improved access to the canalside*
42. *CD23 Protect, enhance and resist loss of public and private open space*
43. *CD24 Resist development in, on, over or under garden squares*
44. *CD25 Protect Parks and Gardens of Specific Historic Interest*
45. *CD26 Encourage improvement of land/buildings which are in poor condition*
46. *CD27 Ensure that all development is to a high standard of design*
47. *CD28 Require development to be integrated into its surroundings*
48. *CD31 Resist development of backland sites STC*
49. *CD32 Resist subterranean developments STC*
50. *CD33 Resist development which reduces daylight in adjoining buildings*
51. *CD34 Require developments to ensure good light conditions*
52. *CD35 Ensure sufficient visual privacy of residents and the working population*
53. *CD36 Resist developments with a harmful increase in the sense of enclosure*
54. *CD38 Ensure proposals for open space are designed to high standards*
55. *CD39 Require developers to account for safety and security*
56. *CD40 Resist proposals that would cause material disturbance to neighbours*
57. *CD41 Ensure developments include adequate protection from external noise*
58. *CD42 Require all non-domestic developments are accessible to disabled*
59. *CD44 Resist additional storeys and roof level alterations STC*

60. CD45 Permit additional storeys and roof level alterations STC
61. CD46 Resist the introduction of roof level terraces STC
62. CD47 To resist proposals for extensions STC
63. CD48 To resist proposals for conservatories STC
64. CD49 To resist side extensions to buildings STC
65. CD50 Permit alterations only where external appearance would not be harmed
66. CD51 Resist unsympathetic small-scale developments
67. CD52 Resist the installation of plant and equipment STC
68. CD53 Permit satellite dishes and antennas STC
69. CD54 Resist off-street car parking in forecourts and gardens STC
70. CD55 Ensure character of mews properties is preserved and enhanced
71. CD56 Resist loss of and inappropriate alterations/extensions to artists' studios
72. CD57 Preserve and enhance appearance of Conservation Areas (CAs)
73. CD58 Encourage improvement of the environment of CAs
74. CD59 Seek implementation of specific proposals agreed in CAPS
75. CD60 Resist partial or full demolition of buildings in CAs STC
76. CD61 Ensure developments in CAs preserve and enhance character
77. CD62 Ensure all development in CAs is to a high standard
78. CD63 Consider the effect of proposals on views in CAPS
79. CD64 Require full planning applications in CAs
80. CD65 Resist demolition of listed buildings in whole or in part
81. CD66 Resist proposals to alter listed buildings STC
82. CD67 Encourage use of listed buildings for their original purpose
83. CD68 Resist change of use of listed buildings that would harm its character
84. CD69 Resist development that would adversely affect a listed buildings setting
85. CD70 Encourage retention of shopfronts of quality
86. CD71 Seek all new shopfronts respect the buildings original structure
87. CD72 Require suitable shop signage on combined shopping units
88. CD73 Resist open shopfronts
89. CD74 Resist shopfronts resulting in removal of separate access to residential
90. CD76 Resist advertisements STC
91. CD77 Permit awnings and blinds that are in character with the building
92. CD78 Permit flagpoles unless their siting would harm the areas character

93. *CD79 Resist the erection of permanent hoardings*
94. *CD80 Resist developments that would result in damage or loss of trees*
95. *CD81 Encourage the planting of trees in new developments*
96. *CD82 Resist tree loss unless they are dead/dying or a public danger*
97. *CD83 Require an appropriate replacement for any tree that is felled*
98. *CD84 Ensure adequate protection of trees during the course of construction*
99. *CD85 Encourage protection of Sites of Archaeological Interest (SAI)*
100. *CD86 Requirement of various actions if application is situated on an SAI*
101. *CD88 Preserve and enhance all scheduled ancient monuments and SAIs*
102. *CD89 Retain religious buildings of architectural or townscape merit*
103. *CD92 Negotiate planning obligations to achieve conservation and development*
104. *CD93 Discourage excess street furniture*
105. *CD94 Encourage good quality street furniture*
106. *CD95 Seek the preservation of historic street furniture*
107. *H1 Resist the loss of permanent residential accommodation*
108. *H2 Seek the development of land for residential use STC*
109. *H4 Resist encroachment into residential areas of commercial activities*
110. *H6 Permit conversions from self-contained units into smaller s/c units*
111. *H7 Seek provision of outdoor space in all new development*
112. *H8 Require appropriate social and community facilities in major developments*
113. *H9 Resist residential development designed to a very low density*
114. *H10 Require that housing designed for families is designed to a lower density*
115. *H15 Require majority of housing to be located on Major Development Sites*
116. *H17 Resist loss of existing small self-contained flats*
117. *H18 Seek inclusion of smaller units and larger units in residential schemes*
118. *H19 Seek an appropriate mix of dwellings within a scheme STC*
119. *H20 Normally to resist conversion of HMOs into s/c flats*

120. *H25 Resist loss of residential hostels except in Earl's Court Ward*
121. *H26 Permit proposals for hostels by recognised hostel providers STC*
122. *H27 Welcome provision of sheltered housing*
123. *H29 Resist loss of the Westway Travellers' Site*
124. *E1 Resist large-scale business development STC*
125. *E3 Resist loss of business units of less than 100 metres squared*
126. *E4 Require housing to be developed on Major Development Sites*
127. *E5 Negotiate planning gains from large developments*
128. *E8 Resist loss of existing general industrial uses*
129. *E10 Encourage business proposals to provide a range of unit sizes*
130. *E11 Encourage provision of start-up units*
131. *E12 Encourage refurbishment of existing office and industrial buildings*
132. *E13 Encourage premises for locally based service industries and offices*
133. *E14 Resist loss of commercial uses within primarily commercial mews*
134. *E15 Seek provision of light industrial premises in North Kensington*
135. *E16 Restrict change of use between B1-B8 uses in North Kensington*
136. *E17 Resist loss of light industrial uses in North Kensington*
137. *E19 Adhere to conditions that limit premises in North Kensington to industrial*
138. *E20 Resist the loss of business use in Employment Zones*
139. *E21 Resist loss of other employment generating uses in Employment Zones*
140. *E22 Adhere to conditions that limit premises in Employment Zones to industrial*
141. *E23 Resist change of use of light industrial premises in Employment Zones*
142. *E25 Encourage provision of small, flexible business units in Employment Zones*
143. *E26 Encourage improvement of light industrial units in Employment Zones*
144. *E27 Require business uses in proposals for sites in Employment Zones*
145. *E28 Resist establishment of diplomatic uses in specified areas*

146. *E29 Permit establishment of diplomatic uses in specified areas STC*
147. *TR1 Ensure high trip-generating development is located close to transport*
148. *TR3 Maintain and improve footways*
149. *TR4 Protect existing footpaths and encourage provision of new routes*
150. *TR8 Ensure cycle routes are provided in appropriate developments*
151. *TR9 Require cycle parking facilities in appropriate developments*
152. *TR10 Support the development of the Chelsea-Hackney Underground line*
153. *TR11 To support the proposal for Crossrail*
154. *TR12 Support and encourage the improvement of the West London Line*
155. *TR13 Support proposals for the improvement of existing stations*
156. *TR14 Seek new bus services and improve existing services*
157. *TR16 Seek improvements at public transport interchanges*
158. *TR17 Seek the provision of interchange facilities where none presently exist*
159. *TR18 Require coach facilities for picking up and dropping off of hotel customers*
160. *TR19 Encourage provision of coach parking at major hotels and attractions*
161. *TR20 Resist the loss of off-street coach parking*
162. *TR21 Support restrictions on coach movements in local areas*
163. *TR23 Encourage use of the River Thames and the Grand Union Canal for freight*
164. *TR26 Implement schemes that slow down traffic on minor roads*
165. *TR27 Oppose schemes which may encourage traffic to use minor roads*
166. *TR29 Support proposals that help relieve the Earls Court One-Way system*
167. *TR32 Maintain the number of pay and display parking spaces*
168. *TR35 Assess the impact of new development on public transport infrastructure*
169. *TR36 Resist development resulting in increasing traffic or decreasing safety*

170. TR37 Negotiate developer contributions towards transport improvements
171. TR38 Limit amount of off-street parking spaces in non-residential development
172. TR39 Permit only small-scale development in less accessible areas
173. TR40 Resist the formation of new accesses on major roads
174. TR41 Require designated off-street service space for development schemes
175. TR42 Require new residential development to require off-street parking *STC*
176. TR43 Resist development which would result in the loss of off-street parking
177. TR44 Resist development which would result in the loss of on-street parking
178. TR45 Resist development of helicopter facilities in the Borough
179. S1 Resist loss of shops particularly where this would decrease choice
180. S2 Permit new shop floorspace and extensions to existing shops
181. S3 Seek the replacement of shop floorspace and frontage in new schemes
182. S4 Seek provision of shop units as part of appropriate development schemes
183. S5 Seek a range of shop unit sizes in shopping developments
184. S6 Maintain and improve the vitality of the Borough's shopping centres
185. S7 Seek a concentration of shops in the core frontage of shopping centres
186. S8 Resist the loss of any shop in a Local Shopping Centre
187. S9 Encourage new convenience retail development in local centres
188. S12 Resist the loss of launderettes, banks and building societies
189. S13 Permit certain changes of use in Local Shopping Centres
190. S14 Permit changes of use from A1 to A2 in certain parts of the Borough
191. S15 Encourage the retention and resist the loss of street market stalls
192. S16 Encourage retention and provision of additional storage for street traders

193. *S17 Permit A2 and A3 uses in the core frontage of Principal Centres
STC*
194. *S18 Permit A2 and A3 uses in the non-core frontage of Principal
Centres STC*
195. *S19 Permit non-shop uses above or below ground floor levels STC*
196. *S20 Resist use of shopping units for non-public uses*
197. *S21 Require shop frontages and displays areas are retained by non-
shop uses*
198. *S22 Resist development of amusement centres and arcades STC*
199. *S23 Resist development of A3 uses outside of Principal Shopping
Centres STC*
200. *S24 Permit large new retail development in shopping centres STC*
201. *S25 Other retail proposals will only be acceptable STC*
202. *S28 Resist proposals involving pavement trading*
203. *SC1 Resist community facilities catering for non-local demand STC*
204. *SC2 Resist the loss of accommodation for social and community use*
205. *SC3 Negotiate planning obligations to replace lost community
facilities*
206. *SC4 Encourage provision of new social and community facilities*
207. *SC5 Permit developments for social and community facilities STC*
208. *SC6 Negotiate planning obligations to provide social and community
facilities*
209. *SC7 Safeguard sites identified for Local Education Authority
Proposals*
210. *SC8 Encourage shared use of purpose-built education facilities*
211. *SC9 Negotiate provision of workplace nurseries*
212. *SC10 Resist proposals for education/training facilities unless
benefitting locals*
213. *SC11 Balance development of medical institutions with residential
needs*
214. *T1 Resist the development of new hotels STC*
215. *T2 Resist new hotel development in areas of existing over-
concentration*
216. *T3 Allow extensions to existing hotels STC*

217. *T5 Resist provision of new temporary sleeping accommodation STC*
218. *T6 Allow extensions to existing temporary sleeping accommodation
STC*
219. *LR1 Resist loss of playing fields, pitches and other recreational
provision*
220. *LR2 Encourage provision of additional sports and recreational
facilities*
221. *LR3 Negotiate provision of sports and recreational facilities in
proposals*
222. *LR4 Require new sports facilities to be designed for shared use*
223. *LR8 Resist loss of existing public and private open space*
224. *LR12 Encourage outdoor seating in appropriate locations*
225. *LR13 Ensure retention of public rights of way over public and private
land*
226. *LR14 Negotiate inclusion of open space in association with proposals*
227. *LR15 Require that amenity space is provided for new family housing*
228. *LR16 Encourage public access to all new communal open space*
229. *LR17 Encourage provision of nature gardens and ecological sites*
230. *LR18 Encourage the increased use of the Thames for leisure and
recreation*
231. *LR20 Require foreshore means of access are safeguarded and
supplemented*
232. *LR21 Encourage use of canal for water-based leisure and recreation
activities*
233. *LR22 Use the two canal basins at Kensal Green for water recreation
and mooring*
234. *LR24 Identify and protect Sites of Nature Conservation Importance
(SNCIs)*
235. *LR27 Encourage allocation of pockets of land for nature conservation*
236. *LR28 Resist loss of arts, cultural and entertainment facilities*
237. *LR29 Require replacement of similar capacity in cinema and theatre
development*
238. *LR31 Require new hall premises be designed to enable multiple uses*
239. *LR32 Encourage new arts, culture and entertainment uses*

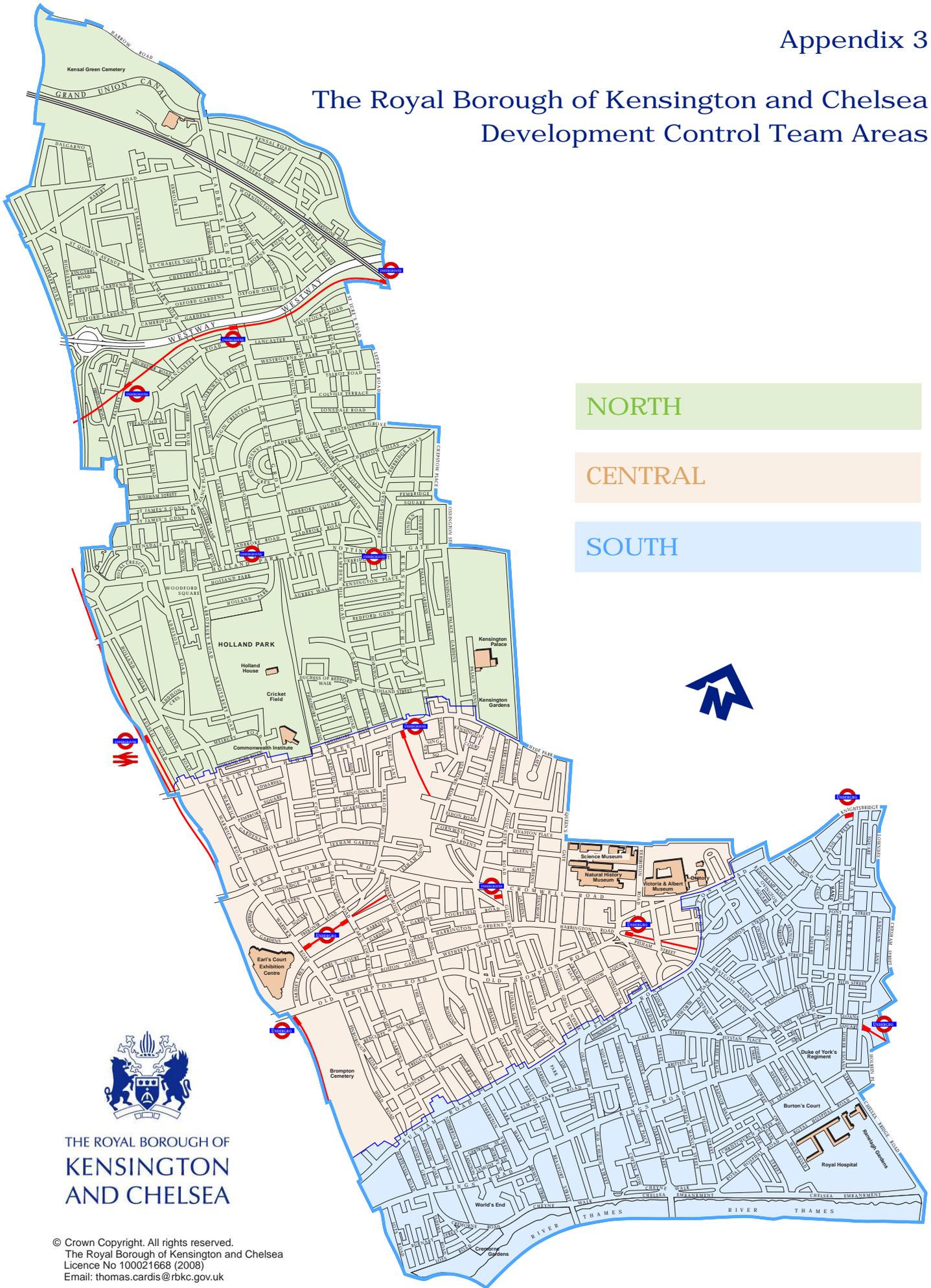
240. *LR34 Resist proposals for night clubs, discos, casinos and gaming rooms STC*
241. *LR35 Resist development of new conference centres or exhibition halls*
242. *LR36 Negotiate provision of arts, culture, and entertainment facilities*
243. *LR38 Encourage provision of active play and tranquility in open space*
244. *LR39 Resist loss of existing facilities for play provision*
245. *LR40 Seek to ensure adequate communal play provision*
246. *LR42 Encourage increased use of Council's playground school premises*
247. *PUI Resist development impacting on air quality*
248. *PU2 Resist development leading to pollution impacting on amenity*
249. *PU3 Require additional information for developments on contaminated land*
250. *PU4 Ensure appropriate protection for future users of contaminated land*
251. *PUI1 Require provision of adequate storage space for ease of refuse collection*
252. *PUI2 Resist the loss of Cremorne Wharf as a waste management facility*
253. *PUI3 Promote the provision of suitable recycling collection sites*
254. *PUI4 Encourage the re-use of construction materials in development schemes*
255. *PUI5 Seek appropriate distribution of public conveniences through the Borough*
256. *MII Negotiate Planning obligations in order to ensure satisfactory developments*
257. *Site 1 Kensal Green Gasworks*
258. *Site 2 Former London Electricity Depot, 20 Victoria Gardens*
259. *Site 3 Newcombe House, 45 Notting Hill Gate*
260. *Site 8 High Street Kensington Underground station (could include adjoining parcels of land)*
261. *Site 9 Odeon Cinema, 261-265 Kensington High Street*
262. *Site 10 TA Centre, Warwick Road*
263. *Site 11 Ombeter Site, 181-183 Warwick Road*

264. *Site 12 Fenelon Place (Phase II) Warwick Road*
265. *Site 13 Road Link to Earl's Court Exhibition Centre*
266. *Site 14 Sidings West of Philbeach Gardens*
267. *Site 15 Sidings North of Lillie Bridge*
268. *Site 17 Lots Road Electricity Generating Station, Lots Road*
269. *Site 18 Kingsgate House, 536 King's Road*
270. *Site 21 National Heart and Lung Hospital, Sydney Street*
271. *Site 22 Brompton Hospital: South Block, Fulham Road*
272. *Site 23 Iranian Embassy Site, 117A-122 Queen's Gate, 34-49
Harringdon Road*
273. *Site 24 South Kensington Underground Station Site*
274. *Site 25 49-93 Pelham Street*
275. *Site 26 Harrods, 87-135 Brompton Road*
276. *Site 27 Clearings I and II (P) Draycott Avenue, Denyer Street, Mossop
Street*
277. *Site 29 Thames Path*

Appendix 2 - Completions and Housing Projections by Area up to 2017.

	Completions						Projections										PP's	Spec Sites	Minor Windfall	Net Total
	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017				
Net Completions	179	452	650	291	216	165														
North																				
Planning permissions							25	230	42	0	0	0	0	0	0	0		297		
Speculative Sites							0	0	0	0	0	284	138	244	114	864		1644		
Central																				
Planning permissions							0	16	144	97	0	0	0	0	0	0		257		
Speculative Sites							0	0	0	0	0	0	40	602	822	0		1464		
South																				
Planning permissions							89	87	120	445	0	0	0	0	0	0		741		
Speculative Sites							0	0	0	0	0	0	100	75	55	0		230		
Minor Windfalls							72	72	72	72	72	72	72	72	72	72				720
Major Pipeline Total							114	333	306	542	0	0	0	0	0	0				
Speculative Total							0	0	0	0	0	284	278	921	991	864				
Actual/Projected Completions	179	452	650	291	216	165	186	405	378	614	72	356	350	993	1063	936				5353
Targets over the period	517	517	517	540	540	540	237	237	237	237	237	237	237	237	237	237				
Totals																	1295	3338	715	

The Royal Borough of Kensington and Chelsea Development Control Team Areas



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

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Appendix 4: Royal Borough of Kensington and Chelsea Five Year Housing Land Supply: Sites with Planning Permission

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/00/01512	37-53	Kensington High Street	Partial demolition, redevelopment, refurbishment and change of use to provide new residential accommodation and office, retail and A3 use			10			10
PP/02/01996	Chelsea Wharf	Lots Road	Partial redevelopment including upper parts to east wing (former silo) and extensions to form additional B1 floorspace and 12 residential units with ancillary parking and riverside walkway.	12					12
PP/02/02050	182-188	Kensington Church Street	Demolition and redevelopment to provide retail, 13 residential units with parking in basement.		13				13
PP/03/00241	Former Kings College Building	Manresa Road	Part retention and refurbishment of the existing building with part redevelopment to provide 19 apartments, a villa and a management suite.	20					20
PP/04/00375	Ellesmere Elderly Persons Home, 367	Fulham Road	Redevelopment of site by erection of a 4/6/7 storey building to provide 41 flats and retail unit. Erection of a 1/2/3 storey building for an elderly persons home and day centre facility.	41					41

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/02/01324	Lots Road Power Station And Chelsea Creek	Lots Road	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.				420		420
PP/03/00475	181/183	Warwick Road	Redevelopment of the site by a new building consisting of four integrated blocks ranging from 9 to 10, to 11 to 13 storeys high, providing 104 flat dwelling units, with car parking and open space.				97		97
PP/04/01037	4/5	Queen's Gate	Change of use of premises from C1 Hotel, comprising 2 mews houses and 11 self contained flats. Erection of rear extension at rear second floor, reconfiguration of ground and lower ground floor.			13			13
PP/04/01321	Garage And Yard	Barlby Road	Erection of a new residential building.		16				16
PP/04/01586	225	Earl's Court Road	Erection of residential block comprising 11 flats.			11			11

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/04/01793	81-82	Holland Park	Change of use from C1 Hotel to 14 C3 Residential apartments.	14					14
PP/04/01896	9-13	King's Road	Change of use from B1 Office to Class C3 Residential creating 16 new dwellings.	16					16
PP/04/02264	130-136	Barlby Road	Demolition of Class B8 Storage and Distribution and Class B1 offices/TV studios and the erection of 108 dwellings.		108				108
PP/04/02652	Former Raymede Health Centre, 8/12	Telford Road	Demolition of former health centre building and redevelopment to provide 18 self contained flats, Class B1 Office space and class A3 food and drink space.			18			18
PP/05/00195	Plots 5 & 6	Acklam Road	Development to provide fourteen residential units, B1 office space, D1 community and cultural floorspace with landscaped garden and undercroft car parking.			14			14
PP/05/00580	2-16	Southam Street	Redevelopment to provide 10 residential units and 8 B1 Business units.			10			10
PP/05/00697	81-87	Ifield Road	Demolition of 2 storey building containing 4 flats and construction of a 4 storey building containing 20 flats with underground parking.		16				16

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/05/00844	Duke Of York's HQ, The Right Wing Building	King's Road	Change of use from Military to 25 Residential units.		25				25
PP/05/02635	Portobello Dock, 328	Kensal Road	Change of use of the part ground floor and upper floors of Kensal Dock from B1 Office to eleven self contained residential duplex flats. (This record combines the details of other schemes approved on the same site PP/05/00109)	11					11
PP/05/02747	Site At	Kingsdown Close	Construction of residential building of ground plus three storeys to provide 14 residential units. Former use as hard standing in association with nearby car repair garage Holland Park Autos.		14				14
PP/06/00646	St Thomas C Of E School	Appleford Road	Redevelopment of existing school site to provide a new primary school and nursery with residential accommodation above providing a total of 69 flats.		69				69

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/06/01480	Blocks 1, 2/4, 10, 16, 22, 28, 34, 35, 40/41, 44, 62, 71, 74	Elm Park Gardens	Conversion of basements to maximum of 36 self contained flats involving replacement and installation of windows and doors, construction of new front basement stairs, provision of flue pipes in front basement areas, and provision of 32 car parking spaces within existing car parks at 5-7 Elm Park Gardens.		36				36
PP/06/01888	Formerly The Malvern Public House, 2/4	Bevington Road	Demolition of the existing building & construction of 10 self-contained apartments & ancillary accommodation. (Major Application)		10				10
PP/06/02705	Chelsea College Of Art	Manresa Road	Demolition of the existing seven storey building and redevelopment to a maximum of 5 storeys in order to provide 17 high quality general needs residential units fronting on to Manresa Road, the provision of 8 family affordable residential units with a basement level for car parking, bicycle provision and plant with access from Dovehouse Street and associated works and extensive landscaping.				25		25

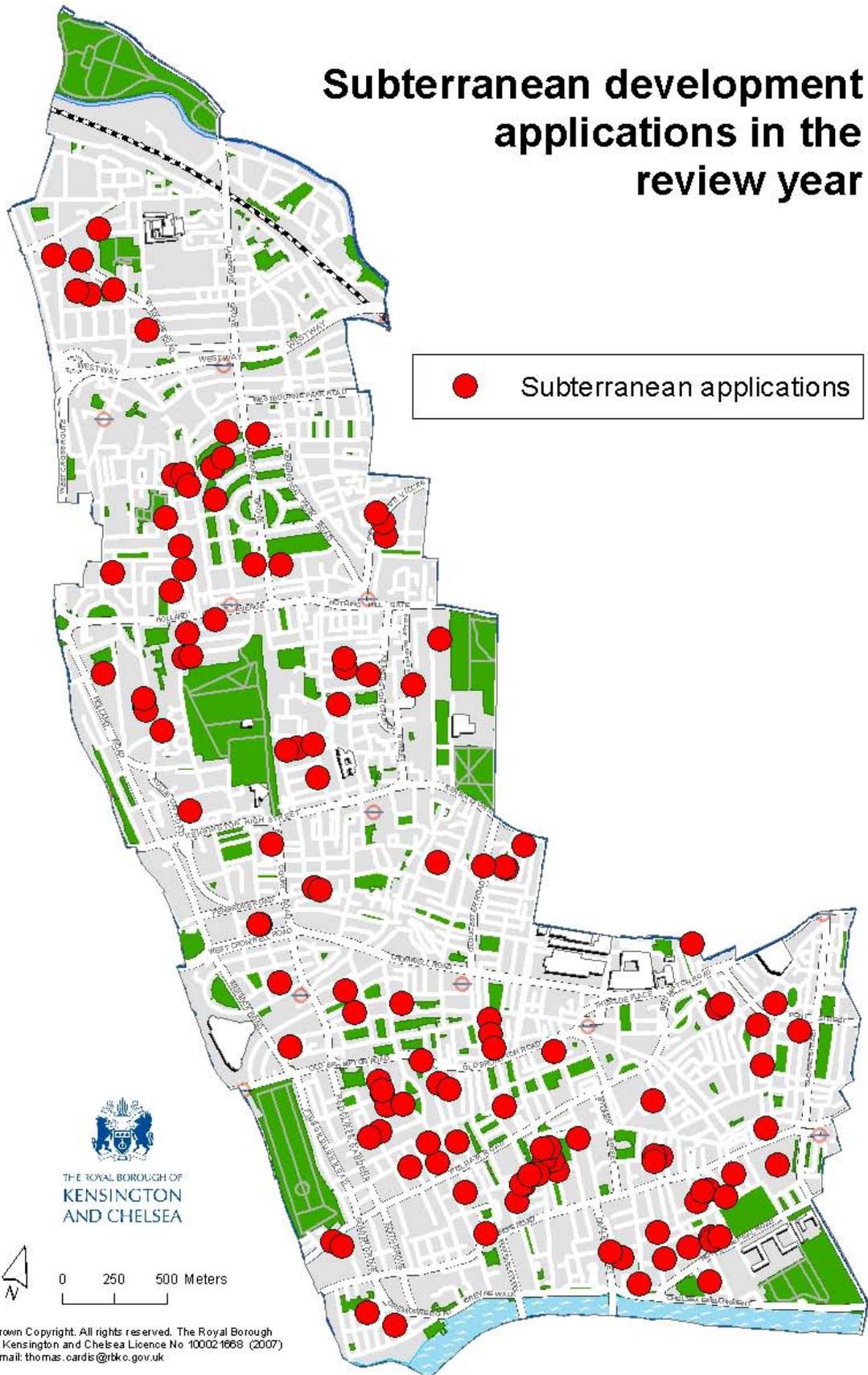
Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/06/02749	Waldron House, 57-63	Old Church Street	Change of use of 1st and 2nd floors from office use (Class B1) to provide 10 self-contained flats (Class C3) with car parking to be provided at ground floor and basement levels. (MAJOR APPLICATION)			10			10
PP/06/02821	The Power House	Alpha Place	Demolition of existing buildings and erection of a replacement residential building, comprising 38 apartments, with ancillary health suite, parking and landscaping, together with widening of the existing crossover.			38			38
PP/07/00068	Duke Of York Headquarters	King's Road	Demolition and redevelopment of existing bakehouse and laundry building to develop a residential mews consisting of 4 x 1 bed units and 21 x 2 bed units		25				25
PP/07/00141	33	Trebovir Road	Conversion of existing hotel building to 13 self contained flats together with first floor extension.			13			13

Borough Reference	Site	Primary Street	Description	07/08	08/09	09/10	10/11	11/12	Total
PP/06/01691	Kensington Park Hotel, 16 De Vere Gardens	De Vere Gardens	Demolition of existing building and structures with the exception of the facades of numbers 2 to 8 and 16 to 32 (even) De Vere Gardens (including the Victoria Road frontage) and development of new building incorporating retained facades to provide 97 residential units, ancillary basement parking, highway works, new vehicular and pedestrian accesses,			97			97
PP/07/99886	Sloane Building and Adjoining Land,	Hortensia Road	Conversion and refurbishment of Sloane Building (including alterations and extension) to create 34 residential units and construction of a new building to provide 38 residential units on adjoining land. (Major Application)			72			72

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Appendix 5: Subterranean Development Applications

Subterranean development applications in the review year



Appendix 6: Areas at Risk of Flood Inundation in the Royal Borough of Kensington and Chelsea

