

Examination of the partial review of the Kensington and Chelsea Core Strategy: Policies relating to the protection of public houses and other uses

Template table for proposed main modifications to the submission document

Ref	Core Strategy Page	Policy/ Paragraph	Main Modification
MM1	Page 193	Policy CK2	<p>Local Shopping and other Facilities which Keep Life Local</p> <p>The Council will ensure opportunities exist for convenience shopping <u>and other facilities which make life local</u> throughout the Borough.</p>
MM2	Page 235	Paragraph 34.3.4	<p>The Borough is a highly desirable place to live, shown by the highest average home prices in England². These strong residential land values have led to pressure for the change to residential use. The principle of change of use is addressed in Keeping Life Local and Fostering Vitality. But the part that use plays in character must not be overlooked. The distinctive character of many buildings comes from their use, their role in the community, the facilities they provide and the activity they generate as much as their physical appearance. <u>Their use contributes to the character of an area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighborhoods which offer variety, surprise and delight, punctuate the street scene and add to the vitality and character of the area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.</u></p>
MM3	Page 235	34.3.10	<p>The quality and character of an area is not only provided by the individual buildings but it is also gained from views into and out of the area. [34.3.5] Vistas and views as well as gaps between development are often planned aspects of townscape, particularly within the Victorian period. When considering development that impacts on views, vistas and gaps, it is important to respect the local context. The Borough has one designated strategic view which is that of St Paul's as seen from King Henry's mound in Richmond Park.</p>

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MM4	Page 235	Policy CL1	<p>Context and Character</p> <p>The Council will require all development to respect the existing context, character, and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all.</p> <p>To deliver this the Council will:</p> <ul style="list-style-type: none"> a. i) require development through its architecture and urban form to contribute positively to the context of the townscape, addressing matters such as scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials, vistas, views, gaps and historic fabric; ii) resist the change of use of any building where the current use contributes to the character of the surrounding area and to its sense of place. b. require the analysis of context to be drawn from an area that is proportionate and relevant to the size of the development site; c. require the density of development to be optimised relative to context; d. require riverside and canalside development to enhance the waterside character and setting, including opening up views and securing access to the waterway; e. resist development which interrupts, disrupts or detracts from strategic and local vistas, views and gaps; f. require a comprehensive approach to site layout and design including adjacent sites where these are suitable for redevelopment, resisting schemes which prejudice future development potential and/or quality

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MM5	Page 241	34.3.41a	<p><u>In addition, a building's use can contribute to the character of a conservation area and to a sense of place. The Borough contains a scatter of incidental mixed uses within its residential neighbourhoods, which offer variety, surprise and delight. These punctuate the street scene and add to the vitality and character of a conservation area. Their loss diminishes the character of the townscape, the cherished local scene and the vitality and diversity of the area.</u></p>
MM6	Page 241	Policy CL3	<p>Heritage Assets - Conservation Areas and Historic Spaces</p> <p>The Council will require development to preserve and to take opportunities to enhance the cherished and familiar local scene. character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.</p> <p>To deliver this the Council will:</p> <ul style="list-style-type: none"> a. require development to preserve or enhance the character or appearance of the conservation area and protect the special architectural or historic interest of the area and its setting. b. <u>resist the change of use of any building where the current use contributes to the character of the surrounding area and to its sense of place.</u> c. b. resist substantial demolition in conservation areas unless it can be demonstrated that: <ul style="list-style-type: none"> i. the building or part of the building or structure makes no positive contribution to the character or appearance of the area; ii. a scheme for redevelopment has been approved; d. c. require a replacement replica in the event of a collapse or unauthorised demolition of a structure that made a positive contribution to the character or appearance of in a conservation area; a replacement replica of the structure where the original made a

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			<p>positive contribution to the character and appearance of that conservation area.</p> <ul style="list-style-type: none">e. a. require full planning applications in conservation areas;