

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 post public examination:

Ref	Core Strategy Page	Policy/ Paragraph	Main Modification
MM7	Page 193	Paragraph 30.3.14D	<u>In applying this policy individual shops will be protected, but the swap of other uses within the A Use class¹ (Classes A2 – A4) will be treated on their own merits depending on their role within the locality they serve and their impact on neighbours. The Council recognise no hierarchy of uses in this regard.</u>

¹ The Town and Country Planning (Use Classes) Order 1987 (as amended).

Ref	Core Strategy Page	Policy/ Paragraph	Main Modification
MM4	Page 235	Policy CL1	<p data-bbox="884 260 1344 300">Context and Character</p> <p data-bbox="884 308 1915 438">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 data-bbox="884 467 1339 494">To deliver this the Council will:</p> <ul style="list-style-type: none"> <li data-bbox="884 499 1960 734">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; <li data-bbox="884 738 1971 837">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. <li data-bbox="884 842 1825 906">b. require the analysis of context to be drawn from an area that is proportionate and relevant to the size of the development site; <li data-bbox="884 954 1937 981">c. require the density of development to be optimised relative to context; <li data-bbox="884 1029 1960 1125">d. require riverside and canalside development to enhance the waterside character and setting, including opening up views and securing access to the waterway; <li data-bbox="884 1173 1937 1236">e. resist development which interrupts, disrupts or detracts from strategic and local vistas, views and gaps; <li data-bbox="884 1284 1937 1380">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> <p>e. a. require full planning applications in conservation areas;</p>