



Planning and Borough Development Monitoring Report 2015

December 2015



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Erratum Sheet, 3 March 2017

Monitoring Report 2015

1. It was brought to the Council's attention on 22 February 2017 that there is an error in the calculation of the five year housing supply figure in Chapter 10 of the 2015 Monitoring Report. The error is the addition of projected future completions in incorrect financial years to arrive at the supply figure of 4,416 dwellings. For the avoidance of doubt, the years added up were 2016/17 to 2020/21 (see Appendix P of the Monitoring Report 2015). In fact, the first five years for the purposes of the Monitoring Report 2015 were 2015/16 to 2019/20. Using the data in the correct financial years would have resulted in a supply figure of 3,670 dwellings. Therefore, paragraph 10.13 in the Monitoring Report 2015 should read as follows –

10.13 The housing supply requirement from 1 April 2015 to 31 March 2020 is 4,398 dwellings. This is made up of five years of the Borough's annual supply target of 733 new homes, plus the 20% buffer required in the NPPF where there has been a record of persistent under-delivery against the Borough's target. The current supply of deliverable sites during this period is expected to be ~~4,416~~ 3,670 dwellings based on those sites assessed as deliverable in the housing trajectory above, and supported by Appendices O to Q.

2. For the avoidance of doubt the data presented in Appendices O to Q is correct.

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Executive Summary

1. This Monitoring Report covers the period of 12 months from the end of the last Monitoring Report i.e. from 1 October 2014 to 30 September 2015. There are, however, some circumstances where a different period has been used for the sake of a time series comparison, most notably for building completions and the Borough's housing trajectory where the data used is from 1 April 2014 to 31 March 2015. The report makes it clear where data deviates from the standard October-September format.
2. This report is a public document and is available on the planning pages of the Council's website at www.rbkc.gov.uk/planningpolicy. It will not be submitted to the Secretary of State, as this is no longer required by the legislation.¹
3. This Monitoring Report has four main sections which set out:
 - The progress made by the Council in producing the local development documents in accordance with its Local Development Scheme (LDS).
 - A spatial portrait of the Borough. This includes the demography, employment and income, health and other indicators that present a picture of the local population.
 - An examination of the success of the policies within the Council's Consolidated Local Plan based on its structure, i.e.:
 - Strategic Objectives and Setting the Scene
 - Keeping Life Local
 - Fostering Vitality
 - Better Travel Choices
 - An Engaging Public Realm
 - Renewing the Legacy
 - Diversity of Housing
 - Respecting Environmental Limits
 - Places
 - Infrastructure Delivery and Planning Obligations
 - The performance of the Development Management function of the Council is set out in the final chapter, Planning Service Performance.
4. A summary of the key findings for the Monitoring Report are presented below on a chapter-by-chapter basis.

Local Development Scheme

5. The Local Development Scheme (LDS) is the Council's planning policy project plan. It sets out the timetable and work programme for the planning policy documents that will be worked on over coming years.

¹ Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6. The Council adopted its latest LDS in April 2014. This replaced the previous November 2012 LDS.
7. Over the monitoring period the Council's new basement policy was examined, found to be sound, the decision challenged in the courts and the challenge dismissed. Progress has made on the associated Basements SPD, a document now expected to be adopted at the beginning of 2016.
8. In addition new policies relating to conservation and design, and to a number of miscellaneous matters were formally adopted in December 2014. These formed part of the Consolidated Local Plan as published in July 2015.
9. Progress has also been made on the drafting of the those remaining elements of the Local Plan which are now being reviewed. Whilst much of the necessary evidence was collated during the monitoring period, the current "Issues and Options" consultation² is scheduled to end at the beginning of February 2016. This will form part of next year's Monitoring Report, as it lies outside the current monitoring period.
10. The Council has also adopted SPDs for Trellick-Edenham and for Notting Hill Gate.

About the Royal Borough of Kensington and Chelsea

11. The most recent population estimate from the GLA gave Kensington and Chelsea a population of 156,100 residents in mid-2015.³ This represents a slight drop over the previous few years; however GLA estimates continue to predict modest population growth in the future, with an estimated population of 163,547 residents in 2033.⁴
12. The Borough is the fourth most densely populated Borough in London. At 82.6 years, life expectancy for males is the highest in London (5th highest in England and Wales) and females (86.2 years) the second highest in London after Richmond (6th highest in England and Wales).⁵ With an average gross annual pay of £45,263, incomes are the highest in London and some 40% above the average.⁶ However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels, with those living in the more affluent areas faring far better for most indices.
13. Kensington and Chelsea contains much of London's prime housing market (houses valued at £2 million or more), with a strong and seemingly insatiable demand for housing in the Borough. Following a slight dip in prices in the second half of 2008, average residential dwelling prices have continued their steady rise, reaching an average of 1.34 million in September 2015.⁷

² <https://planningconsult.rbkc.gov.uk/consult.ti/LPPR/consultationHome>

³ London Borough Profiles', GLA London Datastore, 2015.

⁴ See www.ons.gov.uk and GLA London Datastore, 2015.

⁵ London Borough Profiles', GLA London Datastore, 2015.

⁶ GLA's London Dataset Borough Profiles, 2015

⁷ Land Registry House Price Index October 2015.

Strategic Objectives and Setting the Scene

14. The Council continues to actively engage with other local planning authorities and the prescribed bodies for the purposes of the Duty to Cooperate.

Keeping Life Local

15. Despite the increasing difference in value between residential and almost any other use, there have been increases in the amount of floorspace dedicated to non-residential institutions (D1) and assembly and leisure uses (D2). Much of this gain in floorspace is a result of the completion of the Kensington Academy and Leisure Centre, a significant 'one off'. However, this does not tell the whole story. Only a single permission in the monitoring period resulted in the loss of any social and community floorspace.
16. The Borough's neighbourhood centres generally appear to be healthy, with a low and stable vacancy rate at just 5.9%. Development has been completed at the Silchester Garages site and construction is now underway on the Earl's Court Strategic Site. Despite recent liberalisation to the planning regulations the Council has not had to manage a rapid loss of existing shops to residential uses.
17. In 2013 the Council began to take a more restrictive approach to the loss of public houses. Supported by a dedicated policy, the Council has successfully 'held the line' in this matter. During the monitoring period no planning permissions were granted that would result in the loss of any operating public houses.
18. Since September 2012, local community groups have been able to nominate an 'asset' in their local area to be placed on a List of Assets of Community Value. During the monitoring period two further 'assets' was added to the list: the Academy Public House, Princedale Road and the Kensington Park Hotel, Ladbroke Grove.

Fostering Vitality

19. The mismatch between the 'need' for new retail floorspace and the provision of this floorspace continues, with the net loss of 1,185 sq m of A1 floorspace being granted over the monitoring period. This takes the total loss since the adoption of the Core Strategy in 2010 to 3,355 sqm.
20. This is not so much a demonstration of a failure in the Council's approach, but more a reflection of the differential in value between residential and that of any other land use. Where a site does become available it is normally used for residential, even when retail use might also be appropriate. This includes the expansion of existing buildings within town centres, changes of use on upper floors, as well as the development of new uses at the edge of centres.
21. A lack of growth in retail floorspace does not mean that our centres are in decline. To the contrary, our centres continue to thrive. The vacancy rate within our larger centres is just 7.4%, one of the lowest levels in the country and close to half the national average. The Council cannot, however, be complacent. As such, continued monitoring

is essential to spot future trends and to ensure that the Council maintains a proactive approach to maintaining the vitality of our town centres.

22. The Borough's office market continues to strengthen with vacancy rates now reaching historic lows. At about 1.5%, they are well below the natural level of 8% considered appropriate for the market to work effectively.
23. After a modest increase in B class floorspace in 2013/14, the general pattern of a gradual loss has been restored (-2,495 sq m). However, it is significant to note that none of this loss could be seen to be as a result in ineffective policy – rather an illustration of a suitable level of flexibility. Offices have only been lost to other lower value uses – and not to residential.

Better Travel Choices

24. Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones, or in the case of the North Kensington Leisure Centre and Kensington Aldridge Academy, the provision of an improved (and larger facility) on an existing site.
25. The Council robustly implements the 'permit free' policy for new residential development. All principal agents and developers understand and accept that permit free development is a prerequisite for a planning permission.
26. These policy requirements have been supplemented by a proactive transportation team working with local schools and, where appropriate, developers, to secure travel plans to ensure that the potential impact of development is further reduced. The Council is continuing to work with partners to make a case for a Crossrail 1 station in the Kensal area. In addition new safeguarding directions for Chelsea were confirmed in the summer of 2015. These must be subsequently amended to take account of the new King's Road station site at 151 Sydney Street. The move will also result in an area of land near Jubilee Place being acquired for construction of a ventilation shaft.

An Engaging Public Realm

27. The Council greatly values the Borough's public realm and has undertaken a range of initiatives/projects during the monitoring period.
28. The Kensington Aldridge Academy was completed and opened as planned in September 2014, with the Leisure Centre would opening in March 2015.
29. The Council's Public Art Panel continues to meet regularly. This year it has been involved in a number of initiatives, including the installation of a Nigel Hall sculpture at the Kensington Academy and Leisure Centre.

30. The Council is taking a more active role with regards to breaches of planning control. This year it began to undertake proactive investigations.
31. The Council made six new Tree Preservation Orders (TPOs) between January and October 2014. In addition, 144 street trees were planted in the winter of 2014/15.
32. S106 monies for public realm improvements have been agreed and received during the monitoring year, for which detailed information is provided in Chapter 13 – Infrastructure Delivery and Planning Obligations.

Renewing the Legacy

33. Design remains central to the decision making process, with the Architectural Appraisal Panel (AAP) continuing to meet regularly and drive up standards of design.
34. 2014/15 has seen a significant drop in the number of basement applications. However, it is not clear whether this the result of the calm after the 'log jam' where applicants sought basement permissions before the new policies came into being.
35. The Council continues to update its Conservation Area Proposal Statements, with a further eight drafted and consulted upon during the monitoring period. The Council is on track to complete the review of the CAPs by the end 2017.

Diversity of Housing

36. The monitoring period saw the completion of 982 residential units, a figure well over the Council's amended London Plan target of 733 units per year. The Council remains satisfied that it will be able to meet its housing targets over the plan period, although does recognise that this will very much depend on the Kensal Gasworks site coming forward as expected.

Respecting Environmental Limits

37. CO2 levels in the Borough appear to have stabilised, with emissions from transport decreasing in line with other London Boroughs. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.
38. The Council will continue to take a holistic approach to try to mitigate the effect of flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. The Council therefore works in close partnership with Thames Water, neighbouring authorities and the GLA through the Drain London Forum.

Places

39. The Local Plan identifies fourteen distinct 'Places' in the Borough. This section of the Monitoring Report updates on some of the key prerequisites for progress to be made in

each of these areas.

40. In terms of Neighbourhood Planning, the St Quintin and Woodlands Neighbourhood Forum has successfully progressed a Neighbourhood Plan for its area, from a draft, through to an examination. The examining inspector was of the view that, with modifications, the plan met the basic conditions required. The local referendum is expected early in 2016.

Infrastructure Delivery and Planning Obligations

41. A total of £9.7 million has been received between April 2014 and March 2015, and £15.3 million agreed in contributions over the same period.

Planning Service Performance

42. The number of applications received over the monitoring period has remained high with a total of 8913 applications. This is nearly double that determined in 2009/9. The increase in development work in the Borough over recent years, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.

1. Background and Methodology

Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004, every local planning authority has a responsibility for reporting the extent to which the policies set out in their Local Development Documents (LDDs) have been achieved. To this end, this Council has produced an (Annual) Monitoring Report, or AMR, since 2006. With the introduction of the Localism Act 2011, the terminology was changed from 'Annual Monitoring Reports' to 'Authorities Monitoring Reports.' Both are commonly referred to as the AMR. The Council remains committed to producing its Monitoring Report on an annual basis.
- 1.2 The nature of these reports has changed over time, as the Council has focused on those indicators which are best suited to answering the overarching question: Are the policies within our planning documents working as intended?
- 1.3 This Monitoring Report covers the period of 12 months from the end of the last Monitoring Report i.e. from 1 October 2014 to 30 September 2015.
- 1.4 This report is a public document and is available on the planning pages of the Council's website at www.rbkc.gov.uk/planningpolicy. It will not be submitted to the Secretary of State, as this is no longer required by the legislation⁸.

Methodology

- 1.5 Whilst the monitoring period for the purposes of this report runs to 30 September 2015, there will be some circumstances where a different period has been used for the sake of a time series comparison. This includes building completions and the Borough's housing trajectory where the data used is that from the last financial year (1 April 2014 to 31 March 2015).
- 1.6 The Core Strategy (now known as the Local Plan) was adopted in December 2010. Therefore, where relevant, and to provide more meaningful context, data is also provided for the periods 2010/11, 2011/12, 2012/13 and 2013/14.
- 1.7 To collate information covering the range of topics in the Core Strategy / Local Plan, the Monitoring Report relies on a number of data sources. These include, but are not limited to:
 - **Office for National Statistics (ONS)**; the main data source for all census-related data.
 - **NOMIS**; run by the University of Durham on behalf of ONS and provides official labour market statistics.
 - **GLA London Datastore**; compiles ONS data for London Boroughs and is a useful source for the key indicators related to demography, income and employment.

⁸ Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

- **London Development Database (LDD)**; planning permissions database managed by the Greater London Authority (GLA). Provides London-wide data on both residential and non-residential development granted from 2004 onwards. It allows reports to be run for a specified time period. The data is initially provided by the Boroughs themselves.
- **Acolaid Development Management Administration System**; the Council's Acolaid system holds all the records relating to planning applications in the Borough.
- **Completions Survey**; the Council's annual completions survey provides details of permissions which have been 'completed' or where the permitted building work has been finished. This provides a true picture of the net changes in floorspace and number of dwellings in the Borough. The completion survey took place in July 2015 and looks at the permissions granted before the 31st March 2015.
- **Annual Town Centre Surveys**; the Council carries out an annual survey of uses at ground floor level in all of the Borough's designated town centres. These have been carried out for many years and as such provide an opportunity to measure change. They are a useful indicator of the temporal health of the shopping centres.
- **Housing Register**; provides information on the number of households in housing need in the Borough.
- **Other commissioned surveys**; the Council regularly commissions a number of other studies to help inform evolving policy.
- **Data from a number of Council departments**; this includes data from Finance, Transport and Highways, and Environment, Leisure and Residents' Services.

2. The Local Development Scheme

- 2.1 All Councils are required to publish a Local Development Scheme (LDS).⁹ This is the project plan for the production of a range of planning documents that a Council intends to progress over the coming period. The LDS will be updated as and when the various local development documents are completed, or as the Council's priorities change.
- 2.2 One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of the LDS.
- 2.3 The Council's latest LDS was published in April 2014¹⁰ and replaces the previous November 2012 version. The Council will be producing another LDS in tandem with the Local Plan Partial Review process, later in 2016.
- 2.4 In view of the changes introduced by the Government to national policy and in particular the need to respond to the challenge of supporting growth, the Council undertook a partial review of its Core Strategy (now known as the Local Plan). The policies were submitted to the Secretary of State as planned in April 2014, however, the examinations took place later than expected, which delayed implementation by a number of months. The revised policies were adopted in December 2014 and January 2015. The Consolidated Local Plan was published in July 2015 to consolidate all of the partial reviews to date in one place.
- 2.5 Although outside the monitoring period, it is also important to note that on 15 December 2015 the Council published its Local Plan Partial Review 'Issues and Options' document¹¹ for public consultation until 9 February 2016, covering a range of topics which have not been reviewed since the Core Strategy (now known as the Local Plan) was adopted in 2010.
- 2.6 The tables on the following pages set out the timetable for the production of documents as set out in the 2014 LDS.

⁹ Section 15(1), Planning and Compulsory Purchase Act 2004 (as amended).

¹⁰ www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-development-scheme

¹¹ <https://planningconsult.rbkc.gov.uk/consult.ti/LPPR/consultationHome>

Timescales as in the 2014 LDS (to be revised in 2016)						Monitoring Report 2015 Progress Update
Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	
Housing Review	From October 2012	July to August 2013 Further publication consultation October 2014	December 2014	Possibly March 2015	Possibly May 2015	Whilst Reg 18 and Reg 19 consultation has been undertaken, the further Reg 19 publication consultation planned for October 2014 has not taken place to allow the Council to further develop the evidence base, partly in light of the recently published Further Alterations to the London Plan (FALP). The Council has published a further Regulation 18 consultation, the Issues and Options, in December 2015. Adoption is scheduled for 2017.
Enterprise Review	From October 2012 Issues and Options Consultation July 2014	October 2014	December 2014	Possibly April 2015	Possibly May 2015	An initial Reg 18 consultation took place in November/December 2014. However, the Council decided to delay the Reg 19 consultation, so that it forms part of the wider Local Plan Partial Review. In particular this allows the relationship between employment policies and housing supply to be considered together. A further Reg 18 consultation took place in December 2015, ending in the beginning of February 2016. The Reg 19, "draft policy" is expected in 2016. Adoption is scheduled for 2017.
Basements Review	From April 2012 Draft policy consultation March to May 2013	July to September 2013 Second stage February to March 2014	April 2014	Possibly July/August 2014	Possibly November 2014	As planned, the policies were submitted to the Planning Inspectorate in April 2014. Hearings were held in September 2014, with adoption in January 2015.
Conservation and Design Review	From September 2012	July to September 2013 Second publication consultation February to March 2014	April 2014	Possibly July/August 2014	Possibly October 2014	As planned, the policies were submitted to the Planning Inspectorate in April 2014. Hearings were held in September 2014, with adoption in December 2014.

NPPF Alignment Review- 'Miscellaneous Matters'	From December 2012	July to August 2013	April 2014	Possibly July/August 2014	Possibly October 2014	As planned, the policies were submitted to the Planning Inspectorate in April 2014. Hearings were held in September 2014, with adoption in December 2014.
Community Infrastructure Levy Charging Schedule	Preliminary draft charging schedule February to March 2013.	Consultation on final charging schedule January / February 2014	March 2014	Possibly June 2014	Possibly July 2014	'Approval' in January 2015 and the Charging Schedule, Regulation 123 List and Instalments Policy took effect on 6 April 2015.

SPDs

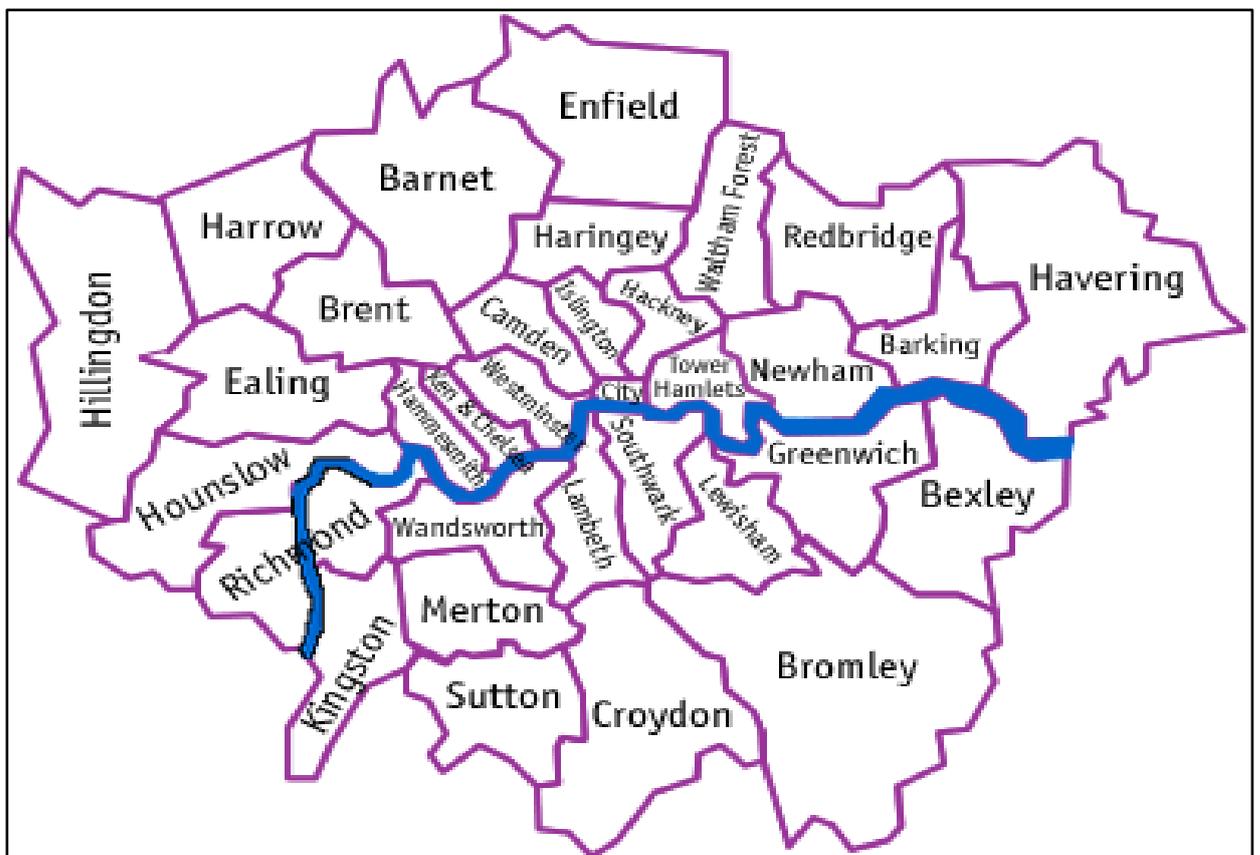
Timescales as in the 2014 LDS (to be revised in 2016)			Monitoring Report 2015 Progress Update
Document Title	Public participation on draft SPD	Adoption	
Trellick-Edenham SPD	July/August 2014	November 2014	Adoption took place in March 2015.
Notting Hill Gate SPD	Issues and Options November 2012 to January 2013 Consultation on draft September 2013	July 2014	Adoption took place in June 2015.
Kensal SPD	June 2012 Consultation on draft November/December 2014	January 2015	The drafting of the SPD is being delayed until a decision is made on the provision, or otherwise, of the CrossRail station on the site. The presence, or otherwise, of this station will have a fundamental impact on the content of the document.
Basements SPD	September/October 2014	December 2014	The timetable for the SPD has slipped due to it being based on the new basement Local Plan policy which was only fully adopted in January 2015. Three rounds of consultation have taken place from February – April 2015, June – August 2015, and November - December 2015, with adoption expected early 2016.

It should be noted that the Council has progressed a number of other SPDs which are not listed in the 2014 LDS, as set out in below. Some of these consultations fall outside of the monitoring period but are listed for completeness.

- Transport and Streets SPD – Consultation February – April 2015
- Royal Brompton Hospital (/Chelsea Medical Quarter) SPD – Consultation February – April 2014
- Heythrop College SPD – Issues and Options consultation October – November 2015

3. About the Borough

- 3.1 At just over 4.7 square miles, the Royal Borough of Kensington and Chelsea is the smallest London Borough by area. It is also the fourth most densely populated.¹² Considered one of the most desirable places in the country to live, its house prices are the highest in England.¹³ Its location close to, but not in, Central London, and its rich historic built environment are the primary reasons for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham (LBHF) to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is predominantly residential. It has important town centres, but none of the ‘core’ commercial activities associated with mainline stations or the centre of London.



Map 3.1: Royal Borough of Kensington and Chelsea in London Context

- 3.3 The Borough has a legacy of Georgian and Victorian terraces of the highest quality laid out in a network of streets, often including garden squares. The Edwardian period saw a shift away from town houses to mansion blocks, allowing buildings to be slightly taller and thus of a higher density as shown in image 3.1. The two principal building types are combined in a rich mix with neither one nor the other predominating over very large areas.
- 3.4 This legacy provides a built environment that is one of the finest in the country,

¹² ‘London Borough Profiles’, GLA’s London Datastore, 2014.

¹³ Land Registry.

approaching 4,000 listed buildings. 73% of the Borough lies within a Conservation Area, including some of metropolitan importance such as the Thames, Royal Hospital and South Kensington Museums Conservation Areas. These, along with the attraction of its international and national town centres, draw a vast number of visitors into the Borough. The museum quarter in South Kensington alone attracts more visitors annually than Venice.



Image 3.1: High Density Mansion Block in the Borough

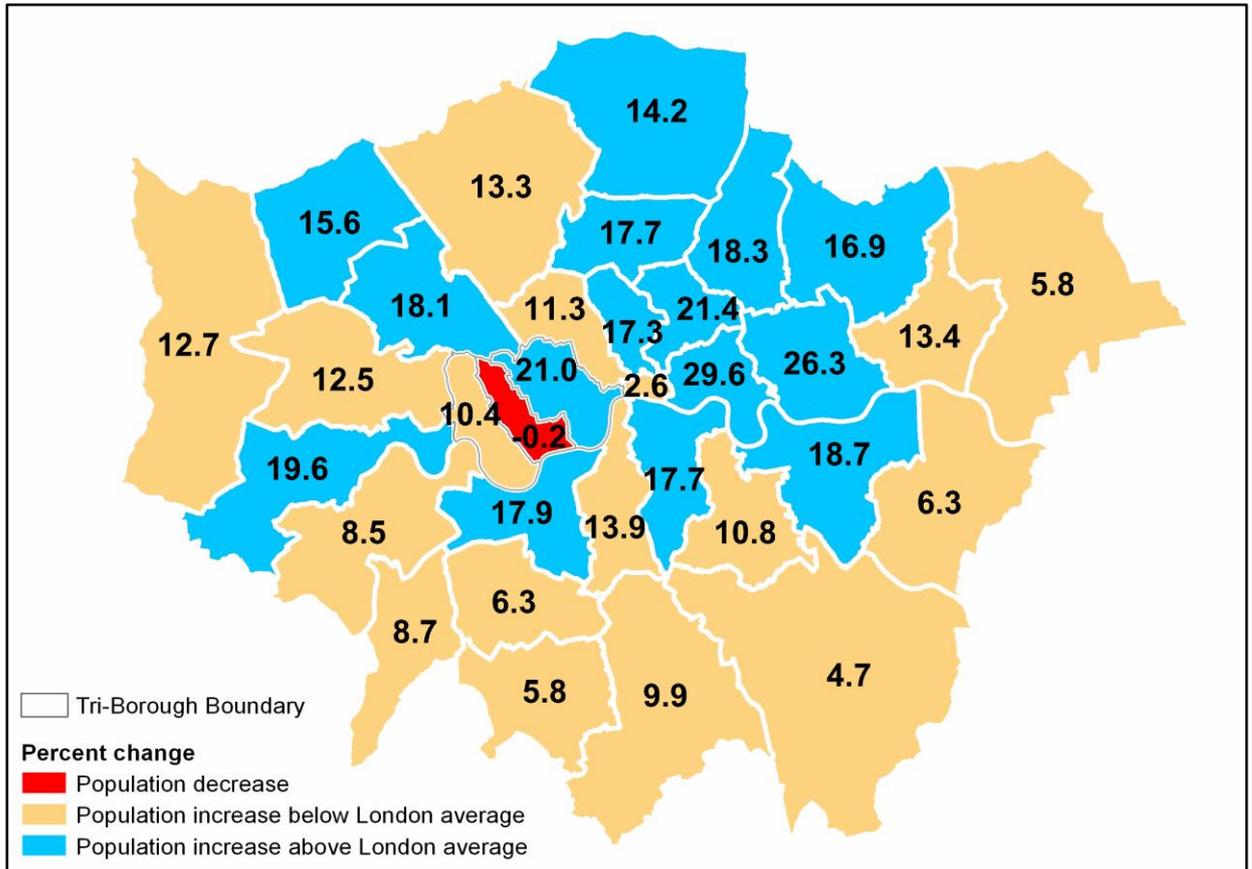
- 3.5 Away from the Borough's traditional central belt, there are many examples of twentieth century estate developments including the iconic grade II* Erno Goldfinger's Trellick Tower. However, certain estates, such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west are less admired.
- 3.6 There are fourteen distinct places in the Borough as outlined in the Local Plan. These are: Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

Demography

- 3.7 The population of the Borough has a number of characteristics which make some demographics hard to estimate. These characteristics include high population turnover (just under a fifth of the population at the time of the 2011 Census did not live at their current address a year before), high levels of people who were born outside of the UK (28% of the Borough's residents at the time of the 2011 Census had arrived in the UK within the last ten years, the second highest proportion after Westminster), and areas of high deprivation. The response rate for Kensington and Chelsea in the 2011 Census was the lowest in London.
- 3.8 The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents, a sharp drop from the 2010 mid-year estimate of 169,500 residents. However,

the Census figure is more reliable and the sudden drop should not be interpreted as a literal loss of more than 10,000 people in one year.

- 3.9 Comparing the 2011 and 2001 Censuses suggests a population reduction of 0.17%. Kensington and Chelsea is the only London Borough where the population is thought to have decreased during this period. On average, London Boroughs have grown by 14% (see map 3.2).



Map 3.2: 2001 vs. 2011 population change for London Boroughs

- 3.10 Mid-year 2012 estimates from ONS and the GLA gave Kensington and Chelsea a population of 155,930, a further decrease on the 2011 Census figure. It was unclear whether this decrease marked the start of a trend; however the GLA continued to predict growth, with an estimated population of over 175,000 in 2032. ONS gave a mid-2014 population estimate of 156,190 and the GLA 155,740; but GLA growth predictions in 2015 have become rather more conservative in the last year, with a 2033 estimate of 163,547¹⁴.
- 3.12 Population density in the Borough is the fourth highest in the country with 128.5 persons per hectare. Up until 2008, it had been the most densely populated, but unlike many of its neighbours, density has slightly decreased in the Borough in recent years, causing it to fall behind Islington (151.0), Tower Hamlets (145.0), and Hackney (139.0).¹⁵

¹⁴ See www.ons.gov.uk and GLA's London Datastore. 2015.

¹⁵ 'London Borough Profiles', GLA's London Datastore, 2015.

- 3.13 Kensington and Chelsea is one of five London Boroughs where more than half (54.7%)¹⁶ of the population were born outside of the United Kingdom. 5 per cent of residents were born in the United States of America (7,896), 4.2 per cent come from France (6,659), and 2.7 per cent from Italy (4,322).

Health

- 3.14 Life expectancy in Kensington and Chelsea is extremely high at 86.2 for females (London 84.1; England 83.1) and 82.6 for males (London 80.0; England 79.4). This represents an average life expectancy of two years more than the national average. The equivalent rates in 2013 were 86.1 for females, and 81.9 for males, representing a slight decrease in the former, but an improvement for the latter. Despite the small size of the Borough, there is considerable variation, with female life expectancy ranging from 80.5 in St Charles and 94.6 in Holland, and male between 75.8 in St Charles rising to 91.9 in Courtfield.¹⁷
- 3.15 According to Public Health England, the Borough's residents are considerably more active than the national average with much lower obesity rates, and better than average rates for smoking related deaths, long term unemployment, new cases of malignant melanoma, early deaths from cardiovascular diseases and early deaths from cancer; however they perform less well in terms of levels of road deaths, drug abuse, violent crime, statutory homelessness, and sexually transmitted infections.¹⁸

Income

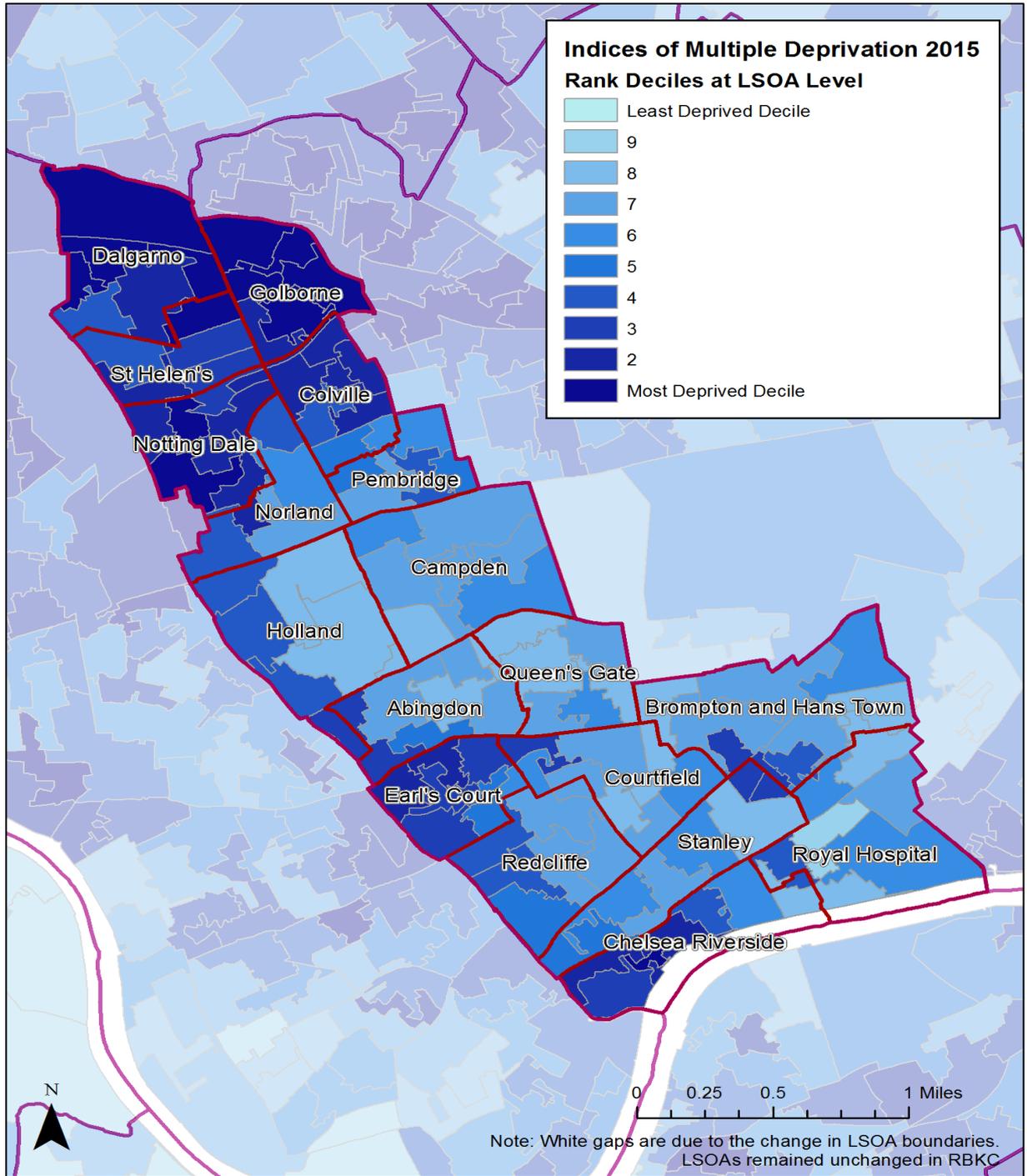
- 3.17 A disproportionate number of Kensington and Chelsea's residents are from professional and managerial occupations, and similarly, incomes are higher than the average. Residents' gross annual pay in 2014 was £45,263, almost 40% higher than the London average of £32,781.¹⁹ 8.4% of the working-age population claim benefits, compared to 9.6% for London as a whole. On the other hand, when looked at spatially, it can be seen that household income varies considerably, with many residents in the north of the Borough having incomes below £20,000.
- 3.18 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived areas nationally and large parts of the north and west are within the top 10% (map 3.3).

¹⁶ 'London Borough Profiles', GLA's London Datastore, 2015.

¹⁷ 'Life Expectancy at Birth and Age 65 by Ward', GLA's London Datastore 2015. There is a general agreement concerning life expectancy in the Borough; however there is less of a consensus when it comes to ward variation. The GLA's data suggests a difference in life expectancy between wards of 13.4 for men and 14.1 for women. A report by Public Health England in August 2015 (see footnote 17) gave a difference of 14.3 for men, and 4.3 for women.

¹⁸ Kensington and Chelsea Health Profile 2015, Public Health England available from <http://www.apho.org.uk/resource/item.aspx?RID=171839>

¹⁹ 'London Borough Profiles', GLA's London Datastore, 2015.



Map 3.3: Indices of Multiple Deprivation 2015²⁰

²⁰ Briefing on Indices of Multiple Deprivation 2015, RBKC, October 2015

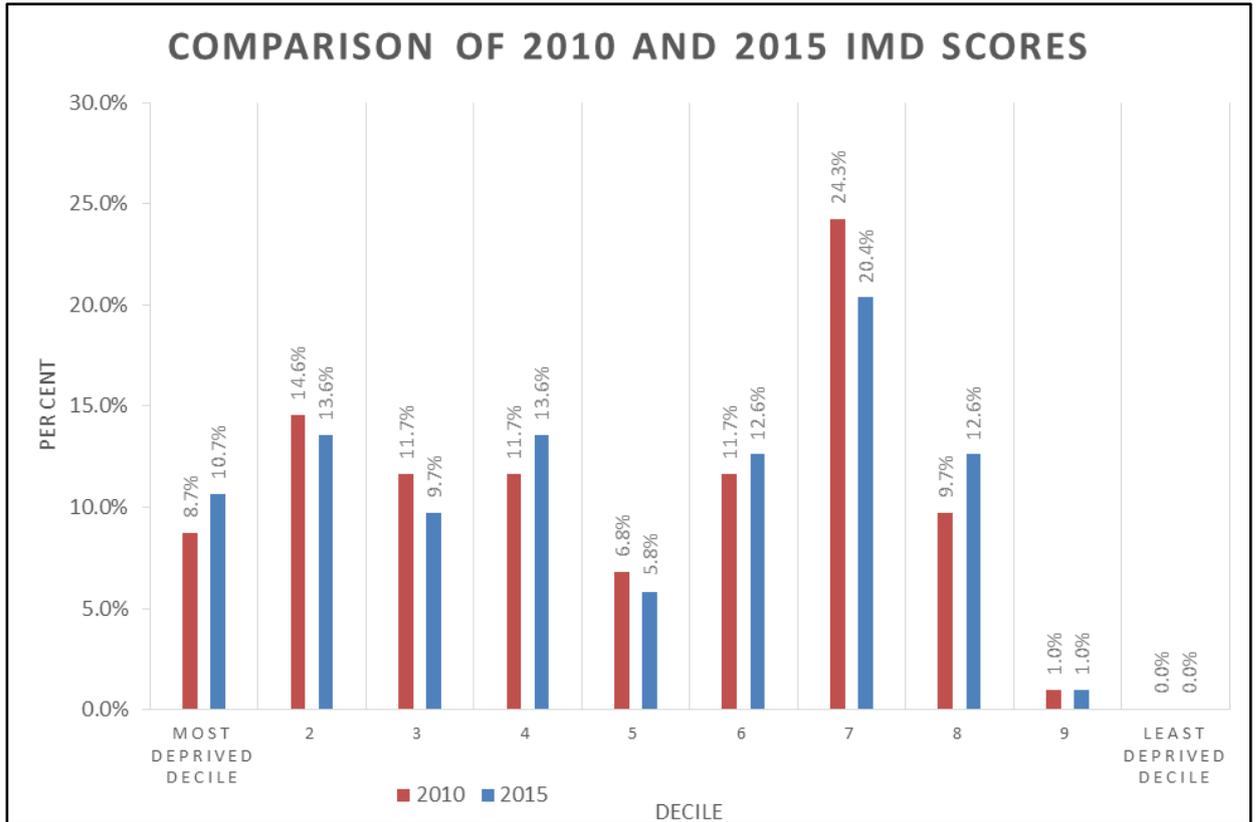


Figure 3.1: Distribution of London Boroughs' IMD 2015 rank (average rank of all LSOAs in each Borough weighted by population).²¹

House Prices

- 3.20 Kensington and Chelsea contains much of London's prime housing market (houses valued at more than £2 million) with a strong, and seemingly insatiable demand for housing in the Borough. This is driven in part by overseas investment in what is perceived as a safe haven. According to the Land Registry, the average property price in Kensington and Chelsea in July 2015 was £1,421,177, an increase of 16.5% on the July 2014 figure of £1,220,384.²² Figure 3.2 below illustrates how prices have recovered from the dip in the second half of 2008.

²¹ Briefing on Indices of Multiple Deprivation 2015, RBKC, October 2015

²² Land Registry.

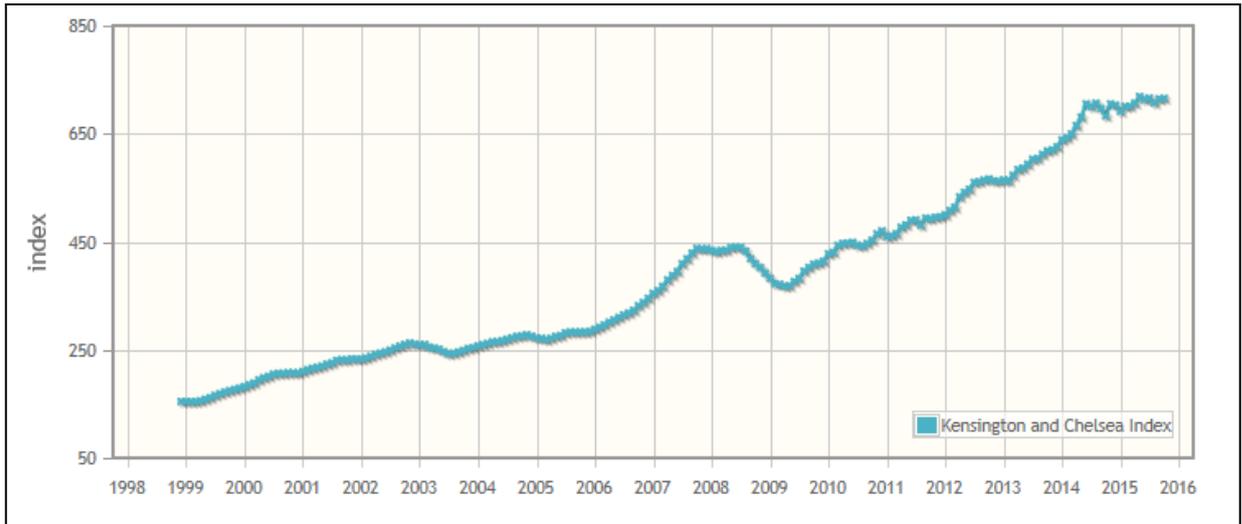


Figure 3.2: Average property price, RBKC, Jan 1998 - Oct 2015²³

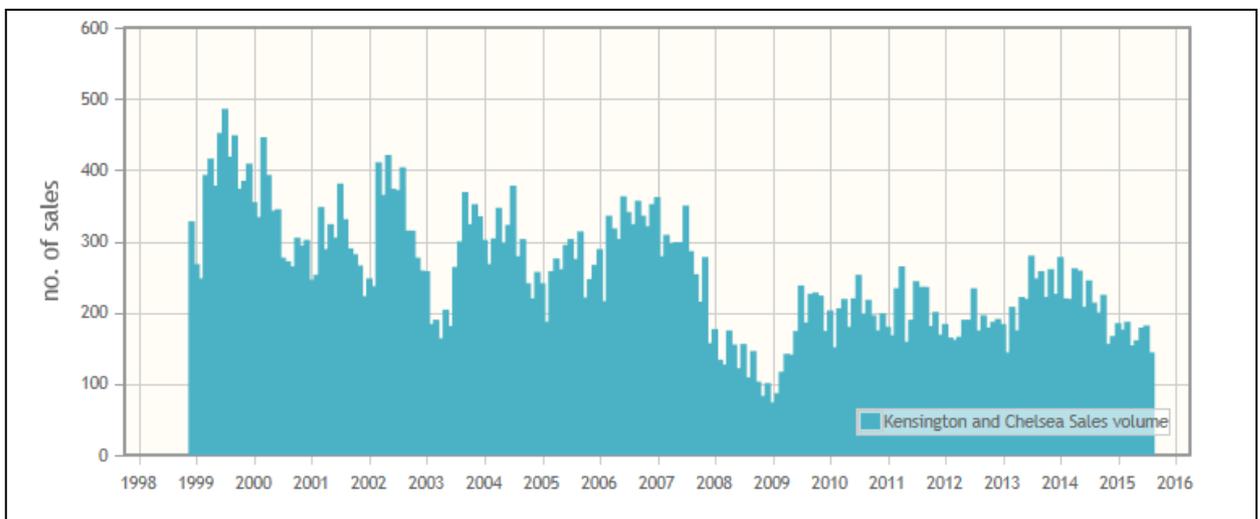


Figure 3.3: Sales volume, RBKC, Jan 1998 – Oct 2015²⁴

Business and Employment Sectors

3.21 The majority of the Borough's residents do not work in the Borough. In addition the vast majority of people who work here do not live in Kensington and Chelsea. Estimates for the number of businesses located in the Borough vary from 11,000²⁵ to 20,000,²⁶ and the number of employed from 97,000²⁷ to 121,000.²⁸ This discrepancy arises from difficulties capturing information about very small businesses and people working from home. A 2010 study commissioned by the Council counted 20,000 businesses in the Borough, over 82% of which employed less than four staff.²⁹ The Borough's largest employer is Harrods.

²³ Land Registry 2015

²⁴ Ibid.

²⁵ ONS Annual Business Inquiry 2011.

²⁶ Local Economic Evidence: Employment and Land Use RBKC 2010.

²⁷ ONS Annual Population Survey 2012.

²⁸ Local Economic Evidence: Employment and Land Use RBKC 2010.

²⁹ Ibid.

- 3.22 Approximately 10% of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6%).³⁰ There are particularly high levels of home-based working in Notting Hill, Westway, Holland Park Avenue, and, to some extent, West Brompton and Knightsbridge. There is very little home-based activity in the very north of the Borough.
- 3.23 At 69.1% (63.78% in 2013/14), the employment rate in the Borough is below the London average of 71.2%; however a below average proportion of the working age population claim benefits, with 9.7% as opposed to the London average of 11.6%.
- 3.24 The latest 2013 local economy data from NOMIS showed that 96.8% of the Borough's working population are occupied in the service industry. The most prevalent services are financial and other business services (24.3%), wholesale and retail, including motor trades (20.4%) and accommodation and food services (15.8%). 19.0% of the Borough's residents are managers, directors or senior officials, compared to the national average of 10.2%.³¹

Shopping

- 3.25 Nearly 75% of the Borough is within a five minute walk of day-to-day shopping facilities. Lying outside a five minute (400m) radius are: the very south of the Borough along the Thames, the western boundary with LBHF and the far north of the Borough.
- 3.26 In addition to the Neighbourhood Centres, there are ten larger centres in the Borough. Knightsbridge is an International Centre (and also located in the London Plan's Central Activities Zone). Kensington High Street and King's Road East are Major Centres, whilst South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road, King's Road West, Portobello Road and Westbourne Grove are all classified as District Centres. These centres attract people from outside of the Borough, and play a valuable role in servicing the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

Transport

- 3.27 The Borough has good transport links. The underground network of 13 tube stations reflects the same east-west geography as the Borough's roads. North-south movement, with the exception of Gloucester Road to Notting Hill Gate, is not possible on the underground. There are however a wealth of north-south bus routes.
- 3.28 At the last census; at 0.6 per household, car ownership in the Borough is well below the London average of 0.8 and national average of 1.1. It has, however, increased in recent years and is now slightly higher than the inner London average of 0.5.³² Residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant, high quality quiet 'side roads' for many journeys.

³⁰ 'Labour Market Profile', NOMIS, 2014.

³¹ 'Labour Market Profile', NOMIS, 2014.

³² ONS, 2011 Census.

Open Spaces

- 3.29 The Victorian legacy of the Borough resulted in it having more than 100 garden squares. These are communal spaces enjoyed by the surrounding properties. However, their construction has also resulted in a lack of public open and playable space in some parts of the Borough. This is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary open spaces.

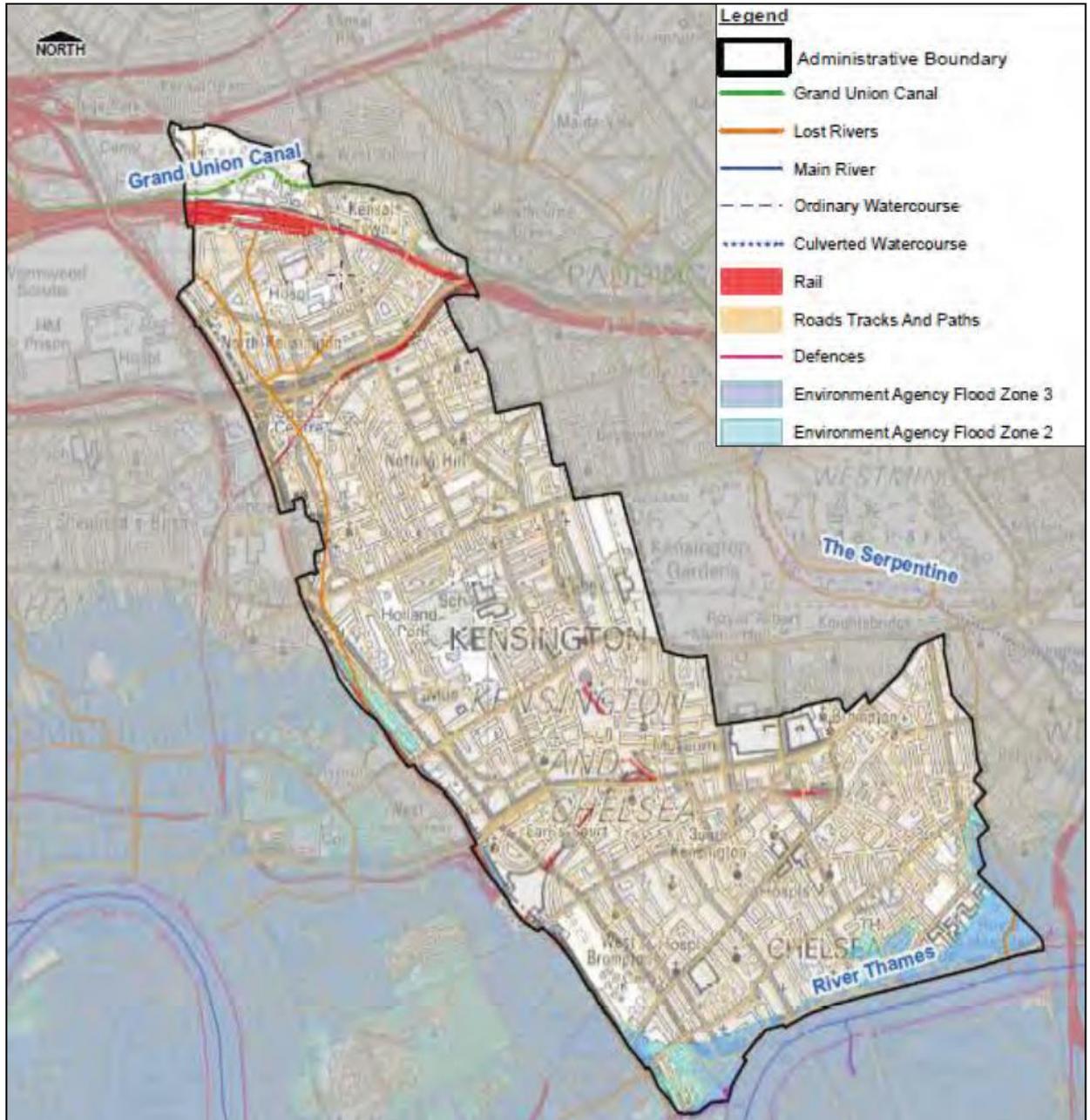
Air Quality

- 3.30 The whole of the Borough is designated as an Air Quality Management Area (AQMA) due to the exceedence of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The contribution of diesel trains is significantly less than was previously estimated. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earls Court one way system experience some of the highest pollutant concentrations in the Borough. However, the majority of the Borough continues to exceed limit levels.

Flooding

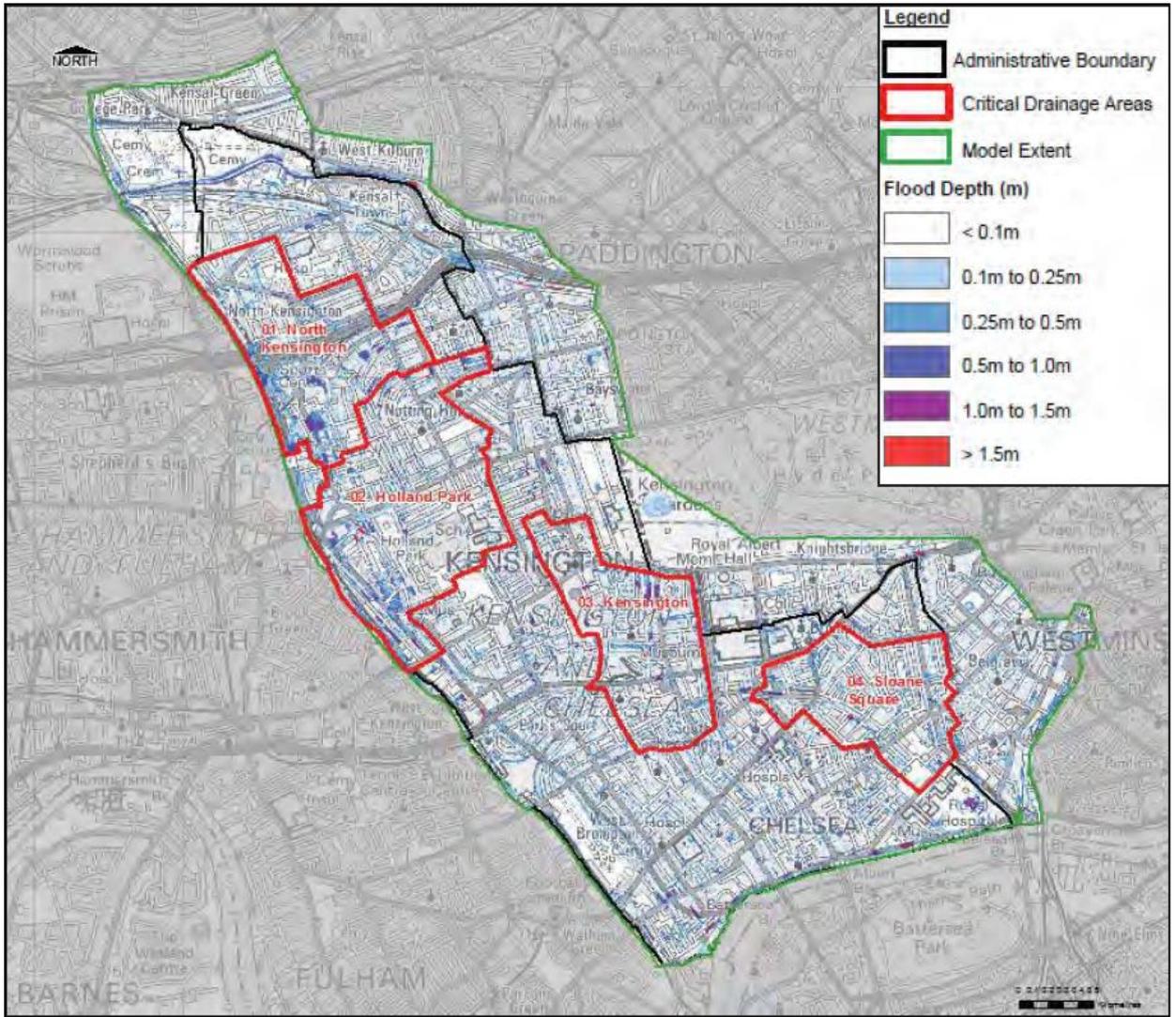
- 3.31 Potential flooding from the River Thames could affect areas along the embankment, but most of the Borough is not under threat. Map 3.4 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a 1 in 200 year and 1 in 100 year chance of river flooding. The presence of the Thames flood defences reduces the chance of river flooding further, to a 1 in 1000 year event.
- 3.32 There have however, been a number of sewer flooding incidents since 1981 caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with LBHF. This has insufficient capacity in extreme storm events. The Council's Surface Water Management Plan (2014)³³ identifies Critical Drainage Areas showing the interaction between surface and sewer water flooding.

33 www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/leadfloodauthority/swmp.aspx



Map 3.4: Environment Agency's Flood Risk Map (Figure 2 of the 2014 Royal Borough of Kensington and Chelsea Strategic Flood Risk Assessment)³⁴

³⁴ www.rbkc.gov.uk/pdf/RBKC_SFRA_Final%202014_Report%20Mainv1%20-%20%20LoRes.pdf



Map 3.5: Critical Drainage Areas with Predicted 1 in a 100 year Surface Water Flood Event Depths (>0.1m) (Figure 5 of the Strategic Flood Risk Assessment)

4. Strategic Objectives & Setting the Scene

- 4.1 The Council's vision for the Borough is set out in Chapter 3 of the Local Plan. In essence, it seeks to build on success and develop the strong and varied sense of place of the Borough.
- 4.2 The Local Plan has seven 'strategic objectives' to deliver the vision:
- CO1: Keeping Life Local
 - CO2: Fostering Vitality
 - CO3: Better Travel Choices
 - CO4: An Engaging Public Realm
 - CO5: Renewing the Legacy
 - CO6: Diversity of Housing
 - CO7: Respecting Environmental Limits
- 4.3 The following sections of the Monitoring Report are structured according to these strategic objectives.

Duty to Cooperate: Regulation 34(6)

- 4.4 Regulation 34(6) necessitates that 'where a local planning authority have co-operated with another local planning authority, county Council, or a body or person prescribed under section 33A of the Act, the local planning authority's Monitoring Report must give details of what action they have taken during the period covered by the report.'
- 4.5 The Borough engages 'constructively, actively and on an ongoing basis'³⁵ with other local planning authorities and the 'prescribed bodies'³⁶ for the purposes of the Duty to Cooperate. This is required in relation to 'maximising the effectiveness' of, and having 'regard to', activities concerned with supporting or preparing planning policies 'so far as relating to a strategic matter' and relating to activities of 'prescribed bodies'.³⁷ As part of the ongoing engagement, consideration should be given to 'whether to consult on and prepare, and enter into and publish, agreements on joint approaches to the undertaking of' preparation of planning policies relating to strategic matters³⁸ and 'whether to agree...to prepare joint local development documents.'³⁹
- 4.6 A 'strategic matter' is defined as 'sustainable development or use of land that has or would have a significant impact on at least two planning areas... in connection with infrastructure that is strategic.'⁴⁰

³⁵ S33A(2)(a) Planning and Compulsory Purchase Act 2004 (as amended) and para.001 NPPG Duty to Cooperate; see also para.181 NPPF; para.012 NPPG Duty to Cooperate.

³⁶ S33A(1).

³⁷ S33A(1)-(3); see also paras.002; 011; 013 NPPG Duty to Cooperate.

³⁸ S33A(6)(a).

³⁹ S33A(6)(b).

⁴⁰ S33A(4).

4.7 Strategic matters are further defined by the NPPF as 'planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities'.⁴¹ Strategic priorities are defined as including policies to deliver:⁴²

- The homes and jobs needed in the area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure;
- The provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

4.8 The 'prescribed bodies' for the purposes of the Duty to Cooperate relevant to the Borough are:⁴³

- Environment Agency
- Historic England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical Commissioning Groups
- National Health Service Commissioning Board (now known as 'NHS England')
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisation

And:⁴⁴

- Local Enterprise Partnership
- Local Nature Partnership

4.9 Over the monitoring period, the Borough has continued to fulfil the Duty to Cooperate over a number of topic areas, including:

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Draft Minor Alterations to the London Plan (MALP)	Attended and observed	Mayor of London; Transport for London
London Development Database (LDD)	Ongoing monitoring and reporting	Mayor of London

⁴¹ Para.178, NPPF.

⁴² Para.156, NPPF.

⁴³ R4(1) The Town and Country Planning (Local Planning) (England) Regulations 2012; para.005 NPPG Duty to Cooperate.

⁴⁴ R4(2)-(3) The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended); see also para.180, NPPF; para.006, NPPG Duty to Cooperate.

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Housing	Consulting with neighbouring Boroughs on scope of the Strategic Housing Market Assessment (SHMA) and considering joint approaches Responding to Borough consultations	Mayor of London, LBHF, Westminster City Council, Brent, Wandsworth, Camden & Islington
Gypsy and Traveller accommodation	Joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA)	LBHF
Enterprise Review	Consulting on Duty to Cooperate 'questions' as part of Enterprise Review Issues & Options Sustainability Appraisal Scoping Report Consulting on Enterprise Review Issues & Options	General consultation including LPAs and 'prescribed bodies'
Waste	Undertaking joint waste apportionments evidence base with WRWA WPAs, approached other London WPAs with request under DtC via letter in April 2015 signed by all relevant Cabinet Members / heads of service	Western Riverside Waste Authority (WRWA) Waste Planning Authorities (WPAs): LBHF; Wandsworth; Lambeth; and Old Oak Park Royal Development Corporation (OPDC)
	Attendance and contribution to London Waste Planning Forum (LWPF)	LPAs; Mayor of London
	Response to waste plan consultations	LBHF; North London Waste Plan; Oxfordshire County Council; Southend on Sea and Essex County Council

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Flooding and Drainage	Strategic Flood Risk Assessment (SFRA); Surface Water Management Plan (SWMP) and identification of Critical Drainage Areas; Local Flood Risk Management Strategy (LFRMS); Drain London; LODEG; Central London North Flood Risk Partnership; Thames Regional Flood and Coastal Committee Response to MMO information on Local Plans	Mayor of London (inc. Drain London); Environment Agency; London Boroughs; Marine Management Organisation (MMO)
River Thames	Attendance and contribution to Thames Strategy Kew to Chelsea	Environment Agency; Historic England; English Nature; Mayor of London; Port of London Authority; LBHF; Richmond upon Thames; Hounslow
Transport and Highways	Liaison with stakeholders regarding High Speed 2; Crossrail 1; Crossrail 2	Mayor of London; Transport for London
Health	Liaison regarding infrastructure planning, s106 and CIL expenditure, Royal Brompton Hospital / Chelsea Medical Quarter emerging SPD	West London CCG (& NHS Property) and NHS England
Trellick-Edenham SPD	Consultation	General consultation including LPAs and 'prescribed bodies'
Notting Hill Gate SPD	Consultation	General consultation including LPAs and 'prescribed bodies'
Transport and Streets SPD	Consultation	General consultation including LPAs and 'prescribed bodies' Mayor of London; Transport for London
Public Involvement in Planning Statement of Community Involvement (SCI)	Consultation	General consultation including LPAs and 'prescribed bodies'
Bi- and Tri-Borough working	Range of service areas e.g. transport & highways, environment, leisure & resident services, children's services etc.	LBHF; Westminster City Council
London Borough of Hammersmith & Fulham	Quarterly liaison meetings Response to Reg 18 Draft Local Plan	LBHF

Topic area	Action(s)	LPA(s) and/or 'prescribed bodies'
Westminster City Council	Response to City Plan Revision Strategic Policies Reg 18 and Reg 19 Mixed Use consultations	Westminster City Council
Old Oak and Park Royal Development Corporation	Regular meetings and discussions relating to a range of evidence base work Response to Draft OAPF Response to emerging Draft Local Plan chapters and evidence base e.g. Integrated Impact Assessment (IIA), Retail and Leisure Needs Study, Employment Land Review (ELR) and Integrated Water Management Strategy (IWMS)	OPDC

Table 4.1: Duty to co-operate by topic area

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

- 4.10 It should be noted that the any significant environmental effects of implementing a plan or programme must be monitored 'in order, inter alia, to identify... unforeseen adverse effects and to be able to undertake remedial action'⁴⁵ (Article 10(1)). This has been undertaken throughout this Monitoring Report as standard.

⁴⁵ Article 10(1), EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment; see also Regulation 17, The Environmental Assessment of Plans and Programmes Regulations 2004; Appendix 10, A Practical Guide to the SEA Directive (ODPM).

5. Keeping Life Local

Strategic Objective

Our strategic objective to keep life local is for strong, effective local centres, for social and community facilities to be widely available, and for neighbourhood functions, including neighbourhood shopping facilities, to be easily accessible, so that residential communities can flourish. (See also Policies CK1, Social and Community Uses, CK2, Local Shopping Facilities, and CK3, Walkable Neighbourhood Facilities).

Introduction

- 5.1 The ever-increasing residential values in the Borough mean that lower value uses continue to be in danger of being 'out priced' and lost to 'high value' residential uses. With residential property values now in excess £2,500 per square foot in many parts of the Borough,⁴⁶ and peaking at nearly £5,500 per square foot,⁴⁷ any use which is not residential is under increasing threat as landowners seek to maximise the return on their portfolios. In the context of 'Keeping Life Local,' this pressure is particularly felt by social and community uses, uses which are essential to the maintenance of a successful residential neighbourhood.
- 5.2 As such, the Local Plan seeks to protect existing social and community uses and also provide support for local shopping facilities and for 'walkable neighbourhoods.'
- 5.3 The policy was drafted to be sufficiently flexible to allow for some change in order to reflect the needs of the community, whilst at the same time maintaining the Borough's overall stock of social and community uses. This approach is articulated by Policy CK1: Social and Community Uses, which seeks to 'ensure that social and community uses are protected or enhanced throughout the Borough.'

Protecting existing and promoting new social and community uses

- 5.4 Social and community uses principally fall into two parts of the use classes order; D1 'non-residential institutions' and D2, 'assembly and leisure'. Analysis of the relevant permissions granted in 2014/15 suggests a positive picture, with a net increase of 3,177 sq m of D1 and 937 sq m of D2 uses.

⁴⁶ 'Office Market Commentary in RBKC', Frost Meadowcroft Property Surveyors, February 2013.

⁴⁷ Strategic Housing Market Assessment, Cobweb consulting, Decemeber 2015.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	991	4,168	3,177
D2 Assembly and Leisure - approvals	0	937	937

Table 5.1: D1 and D2 floorspace permissions 1 October 2014 to 30 September 2015

- 5.5 Two permissions were granted during the period which have resulted in a net increase of more than 500 sq m of D1 use:
- Royal Brompton Hospital, Sydney Street, PP/12/00661, Erection of a two storey extension to the Sydney Wing along Cale Street to allow for approximately 710 sqm of new D1 floorspace.⁴⁸
 - Scorpio House, No 102 Sydney Street, PP/14/08089, Change of use of the building from Office (B1) to Sui Generis (Medical consulting and diagnostics and office space) giving rise to an additional 1,670 sqm D1 floorspace.
- 5.6 There were no applications granted in the monitoring period which resulted in a significant loss of D1 floorspace. Therefore, there is an overall positive picture with a net increase of 3,177 sqm.
- 5.7 Two planning permissions granted in the monitoring period resulted in an increase of in excess of 200 sqm D2 floorspace.
- PP/15/01295, Nos. 222 and 224 Westbourne Grove, Change of use of retail unit (Use Class A1) to retail and fitness use. This gave rise to a net increase of 200 sqm of D2 floorspace.
 - PP/15/03682, Unit 11 Ground Floor, Kings Walk Shopping Centre, 122 King's Road, Temporary change of use of Unit G8/G10 and G11 to flexible leisure use (Class D2) or retail (Class A1) for a period of 3 years. This gave rise to 547 sqm of Class D2 floorspace.
- 5.8 The net increase in D2 floorspace should really be seen to be just 200 sqm, as the 937 sqm figure does include the temporary permission, which will revert to the original A1 use in three years time.
- 5.9 Of greater significance is the net increase in D1 and D2 uses completed in the monitoring period. This largely results from two applications:
- PP/12/001833, Kensington Academy and Leisure Centre. The completion of this major Council development has resulted in a net increase of 12,750 sq m of D1 and 3,055 sq m of class D2 floorspace.
 - PP/13/02657, Marlborough School. The redevelopment of the site has included the creation of some 5,400 sq m of additional floorspace. This does, however, include the creation of a temporary school as the wider site is developed.

⁴⁸ Although a 2012 reference this application was granted in 2014

- 5.10 The relevant planning permissions and completions are included within Appendices R, S, T and U.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	1,584	22,667	21,083
D2 Assembly and Leisure – completions	7,107	11,434	4,317

Table 5.2: D1 and D2 floorspace completions 1 April 2014 – 30 March 2015

Public Houses

- 5.11 The Council adopted a new policy in October 2013 to protect public houses throughout the Borough together with other A Class uses (Financial and Professional Services and Restaurants and Cafes) outside of town centres. The presumption is now that all public houses will be protected, unless it can be established that they are no longer seriously valued by the community. Within a Conservation Area, it would also have to be demonstrated that the pub does not contribute to the character of the surrounding area or to its sense of place.
- 5.12 Although two years is a relatively short time-scale to assess the effect of the policy, it does appear to be effective in reversing the longer term trend for the loss of public houses in the Borough. Overall, there were only two planning permissions which resulted in the loss of A4 floorspace between 1 October 2014 and 30 September 2015. (Appendix G and H). These permissions resulted in a net reduction of 282 sq m of floorspace.
- PP/15/00516: the Mitre Public House, Holland Park Avenue. Loss of 160 sq m of ancillary A4 use on upper floors
 - PP/15/00071: Number 10, Golborne Road. Loss of 122 sq m of A4 floorspace
- 5.13 One application included the conversion of upper floor units to housing, the other the conversion of a vacant and an unviable unit. Neither included the loss of any existing active A4 floorspace. The department will continue to be vigilant to ensure that any reduction in overall floorspace and ancillary functions does not represent a long term threat to the viability of a particular facility, but clearly each case has to be examined on its merits.

Local Shopping Facilities

- 5.14 The Core Strategy (now the Local Plan) introduced the ‘walkable neighbourhoods indicator’ to assess accessibility for a range of local facilities. While national indicators recommend an 800m walk, a 400m walk band is considered more appropriate for the Borough, reflecting the extremely high residential density. When the Core Strategy was adopted, 75% of the Borough was located within a five minute walk of a neighbourhood

or higher order shopping centre. This remains the case today and is illustrated in Map 5.1 below.

- 5.15 The Local Plan identifies three areas of deficiency – Latimer, Kensal (East of Ladbroke Grove) and parts of Earl’s Court. The Local Plan seeks to reduce this gap by creating new centres in Latimer, Kensal and the Earl’s Court areas.

Latimer

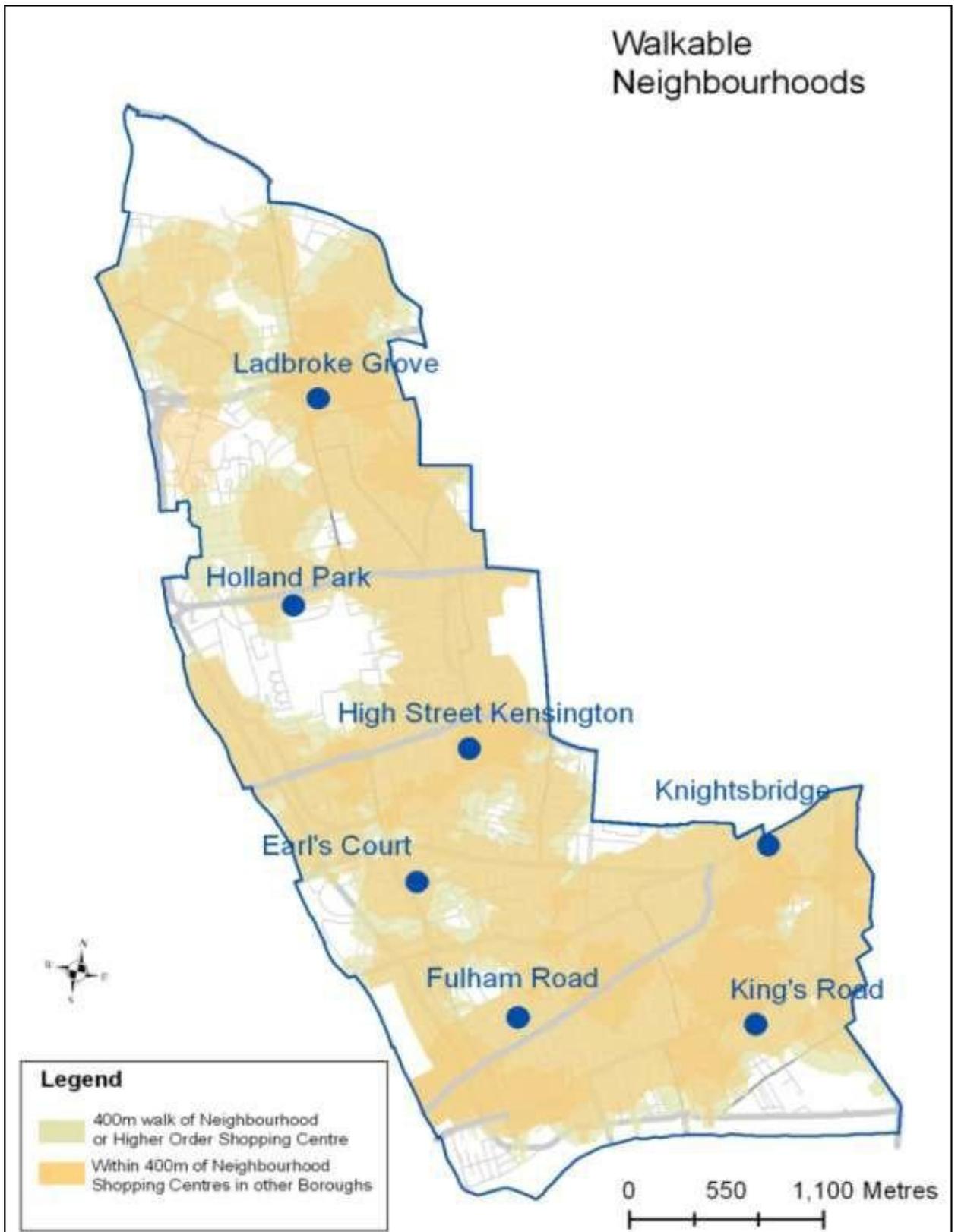
- 5.16 Development has been completed on the Silchester Garages site, including the creation of 315 sq m of retail floorspace. Whilst not significant in absolute terms this floorspace is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road. The designation of the new centre is being considered as part of the Local Plan Partial Review.

Kensal

- 5.17 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail Station. Were Kensal to be chosen as a station site, any redevelopment, and the creation of a neighbourhood centre would be unlikely until Crossrail have completed the building programme and vacated the site. There remains a degree of uncertainty with regards to the future of the site, which is unlikely to be resolved in the immediate future.

Earl’s Court

- 5.18 The Earl’s Court Exhibition Centres and surrounding land redevelopment (for which planning permission was granted in November 2013) will provide up to 3,500 sq m of retail floorspace (1,000 sq m of which will be in the Borough, with the remainder in LBHF) to serve the day-to-day needs of the new residents of the development. Work has started on site.



Map 5.1: Walkable Neighbourhoods

Vacancy rates within Neighbourhood Centres

5.19 Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 5.3 below.

Neighbourhood Centre	Total Units	% Vacant units 2012	% Vacant units 2013	% Vacant units 2014	% Vacant units 2015
All Saints' Road	36	14	8	8	3
Barlby Road	6	14	20	16	17
Chelsea Manor Street	10	18	0	0	20
Clarendon Cross	18	0	6	11	11
Cromwell Road Air Terminal	16	6	6	0	0
Earl's Court Road	147	3	4	3	2
Earl's Court Road (North)	9	6	11	11	0
Elystan Street	45	5	2	4	9
Fulham Road (Brompton Cemetery)	27	34	56	15	10
Fulham Road (Old Church Street)	34	11	9	9	3
Gloucester Road (North)	60	3	3	3	3
Gloucester Road (South)	39	3	4	3	3
Golborne Road	105	14	12	9	10
Golborne Road (North)	15	13	13	7	0
Holland Park Avenue	58	6	6	5	0
Holland Park	12	7	7	0	8
Ifield Road	4	17	17	33	33
Kensington High Street (West)	6	0	0	17	17
Ladbroke Grove (North)	16	12	19	19	6
Ladbroke Grove Station	65	4	4	3	4
Lower Sloane Street	32	6	6	6	6
Lowndes Street	17	0	0	0	8
Napier Road	8	10	9	13	0
North Pole Road	23	16	17	13	17
Old Brompton Road (East)	24	0	4	4	0
Old Brompton Road (West)	74	12	9	5	7
Pembroke Road	14	7	29	0	7
Pont Street	13	0	0	8	8
Sloane Avenue	11	8	9	9	8
St. Helen's Gardens	12	25	25	25	17
Stratford Road	17	5	0	0	0
Thackery Street	22	0	0	5	5
The Billings	21	14	19	14	14
Walton Street	19	0	0	0	5
Westbourne Grove	85	9	12	4	5
Westbourne Park Grove	10	17	0	20	45
World's End	38	4	4	5	5
Total – Neighbourhood Centres	1168	7.2%	8.2%	6.0%	5.9%

Table 5.3: Vacancy rates in Neighbourhood Centres 2012-2015

- 5.20 Whilst vacancy rates have increased in some centres, they have dropped in others, with the overall vacancy rate across the Borough's neighbourhood centres remaining stable at 5.9%. This compares to a national average for shopping centres across the UK of 14.8%, or a London average of 9.8%⁴⁹. This figure is higher for the smaller neighbourhood centres. As such, the Borough's neighbourhood centres do appear to be remaining generally healthy and withstanding the wider malaise affecting shops in smaller centres elsewhere in the country. This probably reflects the nature of the shops provided and the extreme wealth of the centres' hinterlands throughout much of the Borough.
- 5.21 Vacancy rates within small centres can fluctuate wildly, often being a reflection of the small size of many of the centres rather than real decline. As such it is appropriate to look at the pattern of vacancy over a number of years. That said current vacancy rates in some of the Borough's centres are at a level which is of some concern. At least one in five of the ground floor units in Westbourne Park Road and Ifield Road are standing empty. Ifield Road in particular has been experiencing a slow decline for some time, and as such its de-designation has been put forward as a possible option as part of the Local Plan Partial Review Issues and Options consultation.
- 5.22 Vacancy rates in both the St Helen's Gardens and North Pole Road Neighbourhood Centres remain higher than the Borough average. Concern as to their health have driven a specific policy in the emerging St Quintin's and Woodland Neighbourhood Plan. The Plan allows greater flexibility than would be ordinarily allowed elsewhere in the Borough by the Council's Local Plan with greater freedom for changes of uses amongst/ between the A, B, D1 and D2 uses. The Neighbourhood Plan will be subject to referendum in 2016. The Council awaits with interest the impact that this change of approach will have upon the success of the centres.

Convenience Retail within Neighbourhood Centres

- 5.23 The Borough's Neighbourhood Centres vary greatly in size. Some, such as Earl's Court Road and Golborne Road contain over a hundred units, whilst many others are made up of one or two short parades.
- 5.24 Whatever their scale, the basic function of Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 5.25 Policy CK2 states that 'the Council will ensure opportunities exist for convenience shopping throughout the Borough.' Each year, the Council surveys the nature of uses within the neighbourhood centres. The proportion of all ground floor units which can be considered as serving a 'convenience' function remains stable at 12.3%.
- 5.26 Whilst this is a useful indicator, it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to go from one type of shop to another. Change in the nature of shops cannot,

⁴⁹ Vacancy Report, H1 2015 Summary, Local Data Company (September 2015)

therefore, be said to be a measure of the success of the Local Plan as such. It is, however, a useful benchmark to allow us to assess changes that may happen in the future.

Protection of individual shops outside of designated centres

- 5.27 The Council recognises the role that individual shops outside of designated centres can have in meeting the day-to-day needs of local people. As noted above, the Council cannot influence the nature of a particular shop. It can however resist the change of use of a shop to a non-shop use. Policy CK2 lays out that ‘the Council will protect individual shops outside of the designated town centres.’
- 5.28 In the autumn of 2013, the Government consulted on proposals to ‘free up’ planning regulations and to remove the need for planning permission to change from a retail (class A1 use) to a residential use. The Council was of the view that the Borough’s shops which lie outside of designated areas and outside of Conservation Areas (properties within Conservation Areas are excluded from the proposals) would be at serious risk should this proposal go ahead. As such, the Council decided to begin monitoring out-of-centre shops in order that the impact of such a change can be properly assessed.
- 5.29 Perhaps this concern has been misplaced as during the monitoring period, there was just a single application for the change of use from a shop to a residential unit under the prior approval process (No. 348 Fulham Road, PA/15/3784). The prior approval was ‘withdrawn’ (or not granted) on the grounds that the proposal would have an unacceptable impact on parking pressure in the area. Ongoing monitoring is required.

Assets of Community Value

- 5.30 Since September 2012, local community groups which meet a set of criteria laid down in legislation have been able to nominate an ‘asset’ in their local area to be placed on a List of Assets of Community Value.
- 5.31 The purpose of this is to give community groups the opportunity to identify land or property that they believe furthers the social wellbeing or social interests of the local community, and gives them time to bid for that asset if an owner decides to sell.
- 5.32 In the case of public houses, a successful nomination results in permitted development rights being withdrawn for changes of use. In these circumstances, an owner would have to apply for planning permission in order to change the use of the building away from a drinking establishment.
- 5.33 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 5.34 The Borough’s list of Assets of Community Value (as at the end of the monitoring period) is set out in Table 5.4 below.

Name of property	Address	Nominating Community Interest Group	Date added to list
The London Lighthouse	111-117 Lancaster Road, London, W11 1QT	Kensington & Chelsea Social Council	02/09/13
Ground floor community rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	02/10/13
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	06/02/14
The Academy Pub	57 Princedale Road, London, W11 4NP	The Norland Conservation Society	30/12/14
Kensington Park Hotel	139 Ladbroke Grove, London, W10 6HL	West London CAMRA	20/10/15

Table 5.4: List of Assets of Community Value

Conclusion

- 5.35 Despite the increasing difference in value between residential and almost any other use, there have been increases in the amount of floorspace dedicated to non-residential institutions (D1) and assembly and leisure (D2). Much of this gain in floorspace is a result of the completion of the Kensington Academy and Leisure Centre, a significant 'one off'. However, this does not tell the whole story. Only a single permission in the monitoring period resulted in the loss of any social and community floorspace, and this was unusual as it was to social housing.
- 5.36 The Borough's neighbourhood centres generally appear to be healthy, with a low and a stable vacancy rate at just 5.9%. Development has been completed at the Silchester Garages site and is now underway on the Earl's Court Strategic Site. Despite recent liberalisation to planning regulations the Council has not had to manage a rapid loss of existing shops to residential.
- 5.37 In 2013 the Council began to take a much more restrictive approach to the loss of public houses. Supported by a dedicated policy, the Council has successfully 'held the line' in this matter. During the monitoring period no planning permissions were granted that would result in the loss of any operating public houses.

6. Fostering Vitality

Strategic Objective

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

Introduction

- 6.1 The Borough has a finely-grained mix of uses such as shops, businesses, arts and cultural facilities. These uses have benefited from the Borough's high residential density and from visitors to the Borough. However of late, such uses have been under pressure from residential development. There is a risk that they could decline to such an extent that the collective quality of life in the Borough could be diminished.
- 6.2 The purpose of the policies within the Local Plan is to arrest this decline and maintain the mix of uses which make the Borough the successful place it is.
- 6.3 This has two main strands: town centres and the A class uses which lie within them; and the provision and location of business uses. For clarity, each is considered separately, though the Council does recognise that the two are linked, with offices playing a significant role in supporting the vitality and viability of town centres.

Town centres and 'Class A' town centre uses

Meeting the need for new retail floorspace

- 6.4 The Council's Retail Needs Assessment was carried out by Nathaniel Lichfield and Partners (NLP) to inform the Core Strategy (now known as the Local Plan). This indicated an additional need of about 31,000 sq m of comparison retail floorspace in the Borough from 2008 to 2015. Of this, 25,500 sq m is needed in the south and about 650 sq m is needed in the north and centre of the Borough.⁵⁰
- 6.5 Whilst the Council recognises that this Retail Needs Assessment was carried out in a very different economic climate to today, evidence recently published by Experian on behalf of the GLA suggests that the 'bricks and mortar' need for extra comparison shopping floorspace is actually increasing in the Borough.⁵¹ This is unusual in a London context, and reflects the trend of a concentration of the retail offer in the larger and more successful centres. These are the centres that are particularly well-represented in the Borough. The Experian study suggested that the net floorspace requirement across Kensington and Chelsea (2011-2036) amounted to some 171,000 sq m of comparison shopping. Taking a crude yearly average, this would equate to a need for some 5,700 sq m of floorspace each year compared to the 5,400 sq m annual need suggested in

⁵⁰ RBKC, Retail and Leisure Needs Study, NLP, 2008.

⁵¹ Consumer Expenditure and Comparison Goods Retail Floorspace Need in London, Experian 2013 available at <https://www.london.gov.uk/priorities/planning/publications/consumer-expenditure-and-comparison-goods-retail-floorspace-need>.

the 2008 NLP report. The Council does recognise that uncertainty is inherent in forecasting for retail needs beyond five years or so. The comparison is, however, useful, as it does indicate the quantum of need which it may be reasonable to expect in the longer term.

6.6 With the Local Plan Partial Review considering the policies relating to town centres and town centre uses, the Council has considered it timely to commission an update to the original NLP Retail Needs Study. This will consider current patterns of shoppers as well as increased in expenditure to offer a more local perspective on the Experian London-wide study. This study will be published as a piece of evidence to support the Local Plan Partial Review draft policies consultation in 2016.

6.7 Over the study period, there has been a net reduction in the provision of retail (Class A1) floorspace across the Borough for both completions and for permission of 769 sq m and 1,185 sq m respectively.

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	6,295	5,110	-1,185

Table 6.1: Retail (Class A1) floorspace permissions October 1 2014 to September 30 2015

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	4,031	3,262	-769

Table 6.2: Retail (Class A1) floorspace completions April 1 2014 to March 30 2015

6.8 This reduction is small in scale, with the net change in completions being less than 0.5% of the retail floorspace in the Borough's Higher Order Town Centres alone (around 665,000 sq m).

6.9 There have only been four applications granted during the monitoring period which have resulted in a net loss of more than 150 sq m of retail floorspace. These are set out below:

- 44 Hans Crescent: PP/14/01626. Loss of 231 sq m of A1 use to an estate agent (Class A2.)
- 259 Pavilion Road: PP/14/08004. Loss of 160 sq m of retail floorspace to a SG beauty salon on the upper floors.
- King's Walk Shopping Mall: PP/15/03682. Loss of 547 sq of retail floorspace to a gym (D2.)
- Cadogan Hotel, Sloane Street, PP/14/04754, loss of 649 sq m of A1 to A3.

6.10 Whilst the net loss of A1 floorspace granted is not significant, there were 34 permissions granted in the monitoring period which included the loss of some A class floorspace. Whilst a drop from 50 in 2013/14, it does merit further consideration.

6.11 The nature of these changes of uses is set out in Figure 6.1 below. The majority of these permissions related to changes of uses from shops (and often hairdressers) to beauty salons, cafes to restaurants. These are all changes of uses which have been

seen to help maintain the vitality of our centres. Others relate to the changes of use on the upper floors to residential. Such a change of use will not harm the function of the centre where it does not reduce the viability of a retail unit.

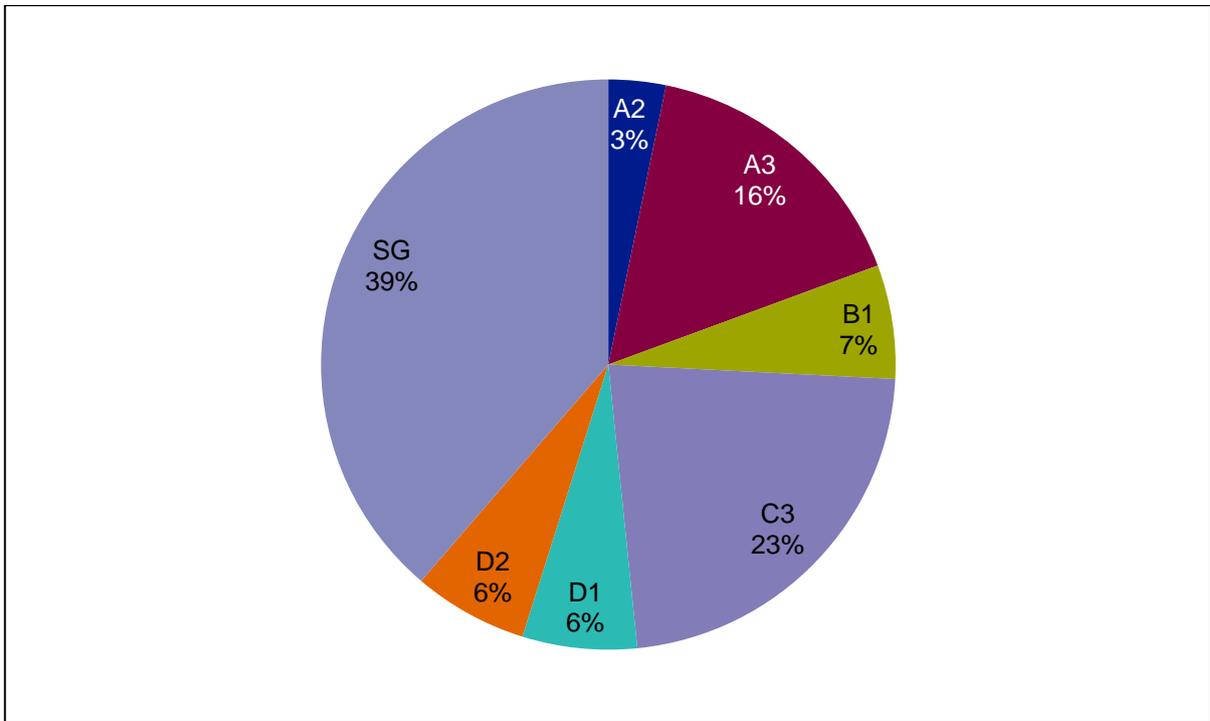


Figure 6.1: Changes of use of A1 to other uses, by use class (July 2014 – July 2015)

6.12 Appendices A and B provides a comprehensive list of permissions and completions.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Net change (completions)	2,870	-1,123	1,000	-2,442	-2,891	-769

Figure 6.3: Retail (Class A1) square metre floorspace 2008/09 to 2013/14

6.13 Both the permission and completions data for 2014/15 shows that the historic mismatch between a need for new retail floorspace (as demonstrated in both local and regional retail need assessments) and the amount of new floorspace coming forward continues. The overall loss on A1 floorspace (completed) since 2009/10 now stands at 3,355 sq m. This would suggest that expansion is limited by a lack of potential development sites within, or adjoining, the Borough's centres. Table A2.1 of the London Plan recognises these 'physical or environmental constraints', and suggests that Knightsbridge and King's Road (East) and (West) have a 'low' opportunity to expand, with the rest of the larger shopping centres having 'medium' potential. The lack of sites coming forward is also a reflection of the differential in value between residential and other land uses. Where a site does become available, it is normally used for residential purposes, even when retail use might otherwise be appropriate. This includes the expansion of existing buildings within the centres, as well as the development of new uses at the edge of centres.

6.14 The Local Plan identifies a number of sites where retail development might be appropriate. These are included in the 'Places' chapter of the Local Plan (see chapter

12 of the Monitoring Report) and include sites in, or adjoining, the King’s Road, Knightsbridge, Notting Hill Gate, Brompton Cross and South Kensington. No applications have been determined for new large scale redevelopment for any of these sites since the adoption of the Core Strategy (now known as the Local Plan).

- 6.15 The Council recognises that need will not only be met by the creation of new floorspace but also by the occupation of previously empty units. The retail needs assessment suggests that dropping vacancy rates to a 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level.
- 6.16 The Council does not collect floorspace data for ‘voids’. The annual town centre surveys do however consider the number of vacant non-residential ground floor town centre units. These are listed in Table 6.4.
- 6.17 Vacancy rates in the Borough’s Higher Order town centres remain broadly static at 7.4%, up 0.3% from August 2014. Vacancy rates within the Neighbourhood Centres have not changed at 6%. This compares to a national figure within town centres of 14.8%, and a London wide vacancy figure of 9.8%.⁵² This low rate reflects both the specific circumstances of the Borough (a high level of tourist spend and a wealthy hinterland), as well as the national picture where retailers seek to concentrate their units in a smaller number of larger centres.
- 6.18 Some scope remains to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate only a little above 5%, the level which is considered necessary to maintain a churn in the units, further significant reductions might have the potential to cause upward rental pressure.

	2010	2011	2012	2013	2014	2015
Higher Order Centres	NA	4.9%	5.2%	5.9%	7.1%	7.4%
Neighbourhood	NA	6.7%	7.2%	8.2%	6.0%	6%
Total	6.5 %	5.6 %	5.8%	6.7%	6.7%	6.9%

Table 6.4: Vacancy rates in designated centres (ground floor units)

Where is new retail floorspace being provided?

- 6.19 The Council recognises that a ‘town centre first’ approach to new retail development is essential if the vitality of the Borough’s centres is to be maintained. In order to protect the Borough’s town centres as vital and viable locations, new town centre uses should be located, where possible within, or adjoining, existing town centres. It must be demonstrated that any retail development with a floor area of more than 400 sq m which is outside of an existing centre will not harm the vitality of existing centres.
- 6.20 Retail proposals with a floor area of less than 400 sq m will be welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which is likely to harm the vitality of any neighbouring centres.
- 6.21 Table 6.5 indicates those permissions which include a net change in retail floorspace of more than 100 sq m. Perhaps unsurprisingly, nearly all consents which resulted in the

⁵² Vacancy Report, H1 2015 Summary, Local Data Company (September 2015)

creation of new floorspace relate to properties within designated centres. There have not been any applications which have resulted in either a net gain or a net loss above the 1,000 sq m threshold recorded by the London Development Database.

6.22 The Council is looking to expand the network of neighbourhood town centres to strengthen the retail offer in parts of the north of the Borough and in the Earl's Court areas. Progress has been made towards the delivery of new centres in Latimer, Kensal and Earl's Court in accordance with Policy CF1(d). For more on Latimer, Kensal and Earl's Court, see chapter 12; Places.

Borough Ref	Address	Existing Floorspace	Proposed Floorspace	Net
PP/14/05163	224 And 226 King's Road SW3 5UA		586	586
PP/14/06515	1 Cadogan Place SW1X 9PU		656	656
PP/15/00369	Earls Court Exhibition Centre 348-350 Old Brompton Road SW5 9TA	259	638	379
PP/15/00748	47-51 Brompton Road SW3 1DE	340	606	266
PP/15/03401	150 Walton Street SW3 2JJ	85	274	189
PP/15/04396	104 Draycott Avenue SW3 3AE		201	201

Table 6.5: A1 (retail) floorspace net change in permissions 2014/15 for proposals including a net increase of 100 sq m or more

Retail development within town centres

6.23 The Local Plan recognises that the preservation of a vital and viable town centre is dependent of a number of factors:

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

6.24 Despite difficult trading conditions nationally, there is no evidence of any long-term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business or reduced their presence on the high street, but the centres themselves remain healthy. Indeed, in their report on Inner City Vibrancy, Experian identified Kensington as the second most 'vibrant' centre in the UK after Manchester, with Chelsea and the King's Road as the fourth.⁵³ 'Vibrancy' here was a broad notion, largely based on the characteristics of those using the centre.

6.25 Vacancy rates are a useful indication of the health of a town centre. Table 6.6 shows the vacancy rates for ground floor units in the Borough's Higher Order Centres. This

⁵³ 'Inner City Vibrancy', Experian, 2013, available from <http://press.experian.com/United-Kingdom/Press-Release/inner-city-vibrancy-report-shows-how-urban-living-is-reviving-key-cities.aspx>.

indicates that whilst vacancies have increased slightly in the last year they remain well below both the national average for town centres (14.8%) or London (9.8%).

Ground floor units vacancy rate (2015)					
Centre	2011	2012	2013	2014	2015
Brompton Cross	10.5%	5.1%	7.1%	7.7%	12.3%
Fulham Road (West)	8.7%	4.3%	3.6%	2.7%	5.4%
Kensington High Street	5.5%	6.1%	6.7%	6.7%	9.7%
King's Road (East)	5.4%	4.7%	7.7%	8.3%	7.6%
King's Road (West)	8.6%	6.8%	7.7%	7.6%	8%
Knightsbridge	2.9%	3.4%	5.3%	7.2%	9%
Notting Hill Gate	5.7%	3.8%	5.9%	8.3%	5.6%
Portobello	8.4%	8.8%	6.2%	6.6%	3.6%
South Kensington	5.1%	3.7%	3.1%	5.4%	4.9%
Average	6.2%	5.2%	5.9%	7.1%	7.4%

Table 6.6: Vacancy rates in Higher Order Town Centres 2011- 2015

- 6.26 In a dynamic market it is perfectly normal for some centres to have seen a slight increase in vacancy rates, and others a slight reduction. The largest change relates to Brompton Cross and a significant increase from 7.7% to 12.3% of all ground floor units being vacant. This will require further monitoring as there is no obvious explanation for this increase. The vacant units do not form part of larger redevelopment project and are not concentrated in an any particular area. In addition only 7 of the 21 units currently vacant were so in 2014.

Mix of uses within town centres

- 6.27 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.
- 6.28 Table 6.7 sets out the proportion of different A class uses within the Borough's designated centres in 2014. There is an anomaly within the data, as the 2015 survey appears to show a dramatic reduction in the number (and proportion) of units in A1 use across the Borough's town centres. This is not reflected by a corresponding increase in alternative A class uses, or by a large number of planning applications for these changes of use being completed in the last year.
- 6.29 Much of this variation is due the cleaning up of the data and in particular ensuring that all 'double' or 'treble' units are counted as just the one unit with the database. In reality the mix of uses remains constant with previous years, with A1 uses making up close to 60% of all ground floor units, 9% estate agents and other A2 uses and 15% restaurants and cafes.

Use	No. of ground floor units (July 2014)	%	No of ground floor units (July 2015)	%
A1 Shops	1952	65%	1895	58.1%
A2 Finance and professional services	269	9%	261	8%
A3 Restaurants/ Cafes	458	15%	465	14.3%
A4 Drinking Establishments	73	2%	65	2%
A5 Hot Food take-away	39	1%	44	1.3%
Vacant (V)	231	8%	255	6.9%
Total	3022		3261	

Table 6.7: A class ground floor units within designated centres (2014 and 2015)

Character and diversity

- 6.30 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to monitor the number of independent retailers within a given centre as this does give an indication of the particular character of that centre. Table 6.8 below includes figures for the Borough's Higher Order Centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units. As might be expected, multiple retailers tend to be concentrated within the larger centres. It is also worth noting that despite continued protestations to the contrary, the Portobello Road centre remains dominated by the independent sector.
- 6.31 The Council started measuring the balance of independent/chain shops in 2010. The proportion of multiples appears to have remained fairly constant since this time. It is also important to note that the Council's figures relate to the number of units rather than the amount of floorspace.
- 6.32 Table 6.8 also includes data for the larger centres from the GLA's 2007 Town Centre Health Check (TCHC). The data compiled by the Council's own survey work relates to the number of ground floor units, meanwhile the GLA's study relates to floorspace on all floors. There generally appears to be a close fit between the two sets of data. The principal exception is South Kensington, where the proportion of units occupied by multiple retailers is significantly higher than the amount of floorspace. A more recent TCHC was published in March 2014, informed by data gathered in November 2012. However, different categorisation was used, meaning that it does not lend itself to a multiples comparison. The amount of floorspace occupied by multiple retailers is no longer provided.

Centre	Multiples (% of occupied ground floor units)						GLA Multiples as % of total centre Floorspace (2007)
	2010	2011	2012	2013	2014	2015	
Brompton Cross	25%	22%	23%	24%	22%	19%	22%
Fulham Road (West)	27%	28%	32%	33%	28%	28%	27%
Kensington High Street	48%	50%	45%	53%	50%	49%	51%
Kings Road East	57%	57%	56%	55%	47%	46%	53%
Kings Road West	32%	29%	28%	30%	25%	24%	33%
Knightsbridge	36%	41%	41%	41%	42%	38%	52%
Notting Hill Gate	30%	30%	29%	30%	28%	26%	24%
Portobello	13%	15%	14%	15%	15%	14%	16%
South Kensington	28%	29%	29%	32%	30%	25%	11%
Total	34%	36%	33%	36%	35%	34%	

Table 6.8: Percentage of ground floor units within Higher Order Centres made-up by multiple retailers

Temporary Uses update

- 6.33 In May 2013, the Government changed the planning regulations to allow greater freedom of movement within A class uses. Planning permission is no longer required for an A1, A2, A3, A4, A5, B1, D1 or D2 use to temporarily change (for two years) to an A1, A2, A3 or B1 use. These temporary provisions were extended in 2015 and now exist on a permanent basis.⁵⁴
- 6.34 During the monitoring period, the Council has been notified of 12 changes in total: seven changes of use from A1 to A3, three changes from A1 to A2, one from A4 to B1, and one change to A1.
- 6.35 Whilst these figures are low, the Council does recognise that if they were to accelerate, they might have a detrimental impact on the retail function of the town centres. As such, continued monitoring is considered to be necessary.

A2 uses

- 6.36 The small scale and incremental change of use of shops to estate agents does continue. The permitted and completed figures are set out in table 6.9 below. This change is not spectacular, with only one permission resulting in the change of use of 300 sq m of A1 floorspace to A2. (PP/15/02674, 243 Brompton Road.) All relevant permissions and completions are included as Appendices C and D.

⁵⁴ Class D, Part 4, Schedule 2 of the TCP (GPD) Order 2015.

	Net completions (sq m) 04/2014 - 03/2015	Net permissions (sq m) 10/2014 - 09/2015
A2 Finance and professional services	374	446

Table 6.9: A2 uses, permissions and completions 2014/5

- 6.37 However, the Council recognises that a liberalisation of planning regulations introduced in April 2015⁵⁵ could see a more rapid change. Planning permission is no longer required to change a shop to an estate agent or other A2 use. As such it is very possible that a large number of shops could be replaced with estate agent offices over the coming years, as property owners seek to maximise rental incomes.
- 6.38 As such this Monitoring Report sets a baseline of the exiting A2 uses across the Borough so that that future change can be properly measured. This ongoing monitoring will be based upon the annual physical surveys as the removal of planning permission will mean that majority of changes of use will no longer be picked up by the London Development Database
- 6.39 The distribution of the Borough's A2 is are set out in Figure 6.1 below. As of August 2015 Council records indicated that there were 261 A2 uses within designated centre and an additional 34 ground floor units elsewhere. Of the 295 A2 units, 139 are estate agents.

Laundrettes

- 6.40 The Government is also looking to liberalise planning regulations further by removing the need for planning permission for changes of use from Launderettes to other uses. Whilst we await further details this Monitoring Report represents an opportunity to take stock and to assess the number of launderettes that remain in the Borough. The 13 remaining laundrettes are mapped in Figure 6.2.

⁵⁵ Class D, Part 3, Schedule 2 of the TCP (GPD) Order 2015.

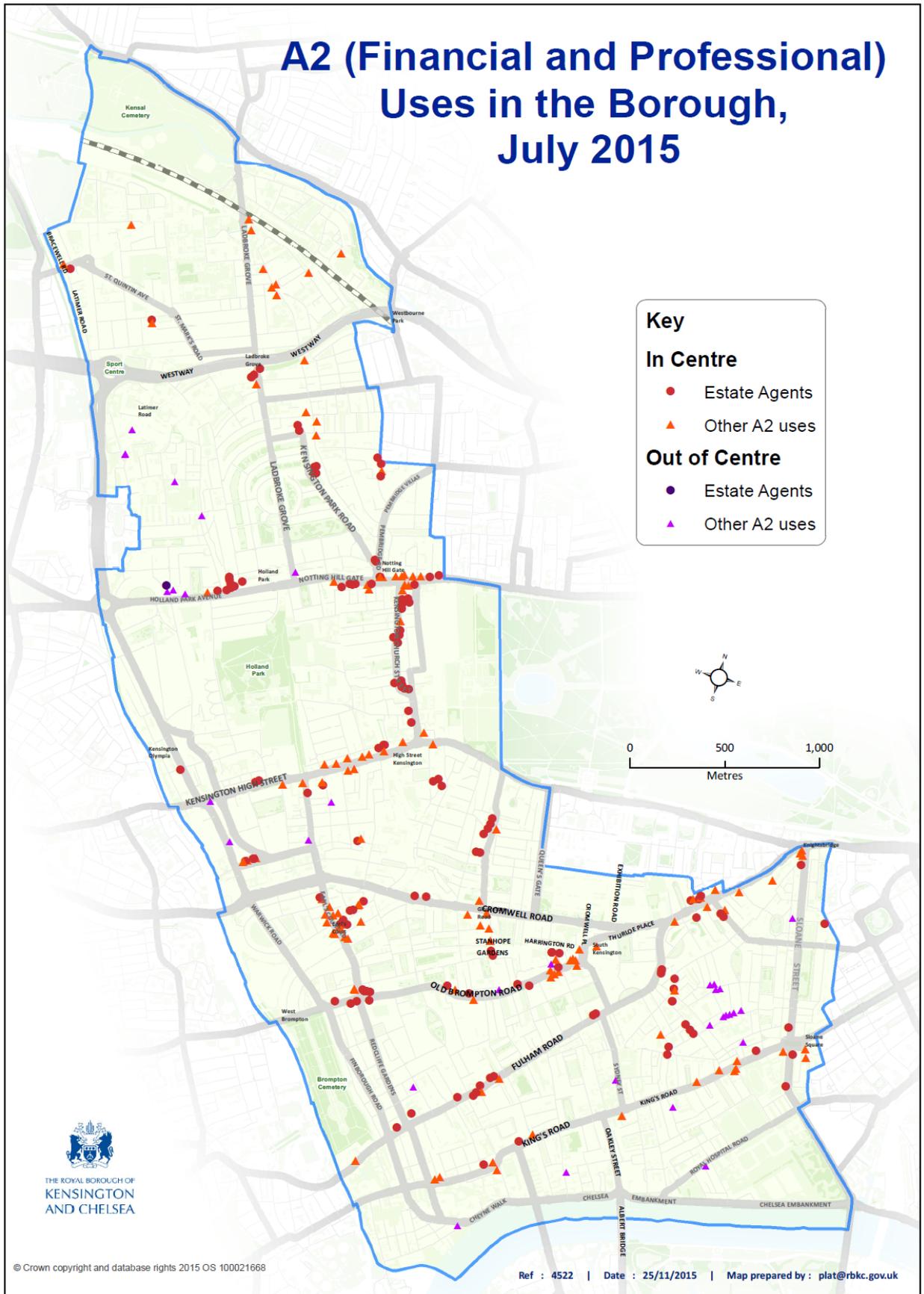


Figure 6.1: Distribution of A2 uses across the Borough (July 2015)

Laundrettes in the Borough, July 2015

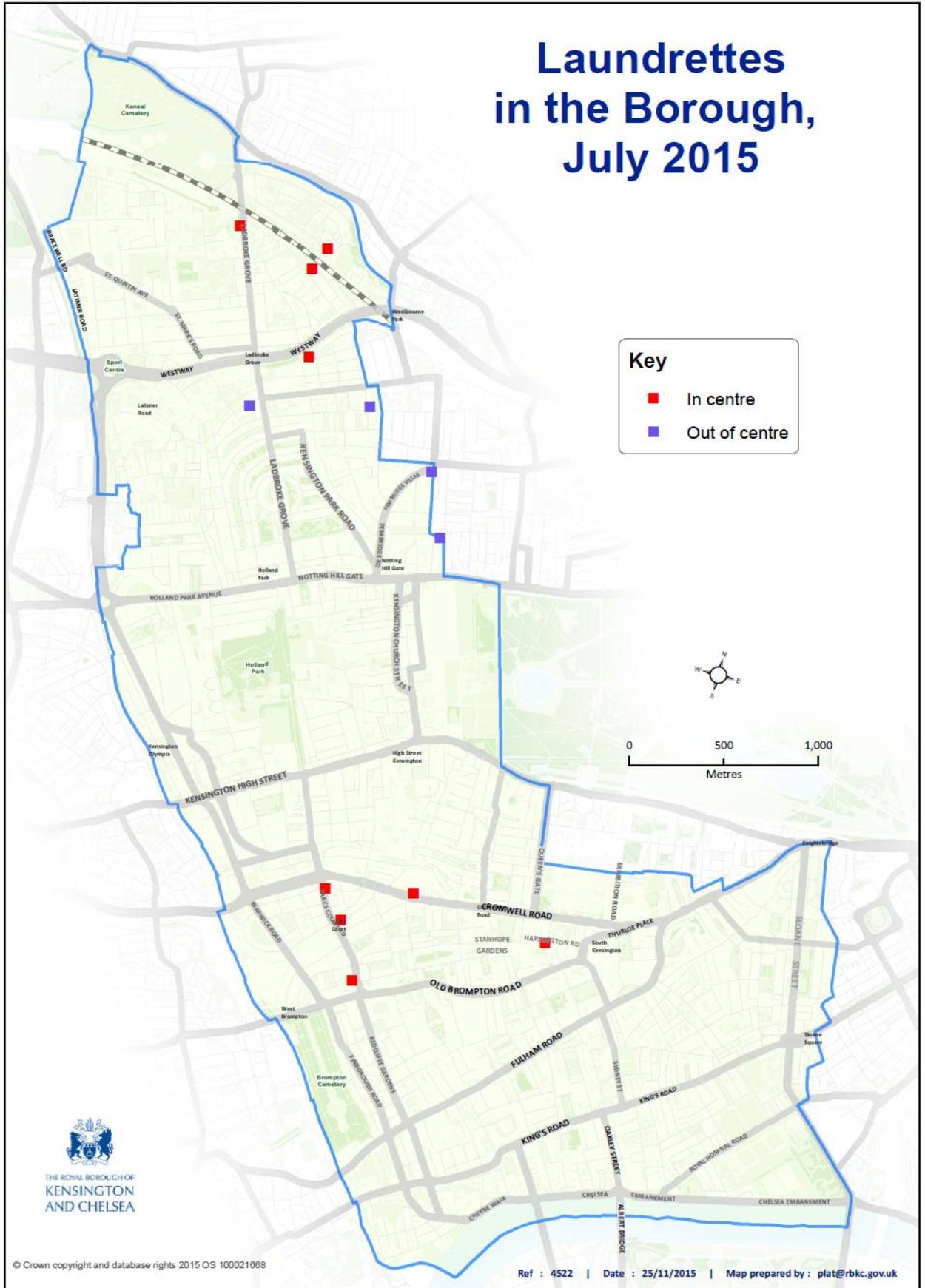


Figure 6.2: Laundrettes in the Borough July 2015.

Restaurants, cafes and drinking establishments

6.41 Table 6.10 sets out the net change of A3 and A4 class uses over the study period. This includes all permissions for changes of use, as well as permissions that have been implemented.

	Net completions (sq m) 04/2014 - 03/2015	Net permissions (sq m) 10/2014 - 09/2015
A3 Restaurants/cafés	- 1,400	-1,165
A4 Drinking establishments	-3,118	-282

Table 6.10: Net change of Class A3 and A4 uses

6.42 A breakdown of the permissions and completions which have resulted in the creation or loss of A3 floorspace are set out in Appendices E and F. A number are noteworthy for being above 200 sq m:

- PP/14/04754/. Cadogan Hotel, Sloane Street. Planning permission was granted for a change of use of part basement and ground from ancillary hotel accommodation to an A3 use. (442 sq m.)
- PP/14/04806. 48 Lonsdale Road. Planning permission was granted for the change of use from a restaurant to a single dwelling. (328 sq m).
- PP/15/00843. 27 to 31 Basil Street. Planning permission was granted for a change of use of part of the ground, first and second floors from ancillary restaurant use to residential.
- PP/15/04405. The Kensington Hotel, Queens Gate. Change of use of vacant hotel events space to a restaurant.
- PP15/04433. Cope House Cope Place. Change of use of ground floor office to a restaurant (241 sq m).
- The completion of PP/12/04140. 195-197 King's Road. Change of use for first floor from a bar to a restaurant. (757 sq m)

6.43 It should be noted that planning permission is not normally required for a change to a lower class order, for example A2 to A1 or A5 to A3.

Street markets

6.44 Street markets form an integral part of the Borough's retail offer and have a special role in maintaining the character and diversity of the Borough's centres.

6.45 With 356 pitches, the street markets of Portobello and Golborne are the largest in the Borough. They are known both nationally and internationally and attract a large number of visitors from outside the Borough in addition to local residents who are regular shoppers. Isolated sites and smaller privately managed markets also have value. There are currently 24 isolated sites in different locations throughout the Borough. Privately managed markets include Portobello Green and Acklam Village that function as extensions of Portobello and Golborne. The food market in Duke of York Square and London Farmers Markets in Notting Hill Gate and South Kensington are geographically separate, serving visitors and local residents in their respective areas.

6.46 Over the study period the Council has:

- Organised a series of events in celebration of the market's 150 year anniversary including:
 - A February Mayor's Parlour launch with vintage fashion presentation
 - Display of two antique costermonger's hand barrows with market history timelines at the Kensington Town Hall Civic Reception area and at the Kensington Aldridge Academy
 - Monthly mini-events on a 150 Year Celebration Stall highlighting different aspects of the market, local community and relevant Council services
 - 18 themed market walking tours (Awesome Antiques, Brilliant Bargains, Extraordinary Edibles and Fabulous Fashion) including one during Urban Food Fortnight featuring tastings and presentations from London based food producers
 - A 150th anniversary celebration on 30 May (the 150th day of the year) with antique bicycles, Victorian music, a celebratory cake, and 2km of commemorative bunting
 - Visits by 150 local school children on Empty Classroom Day including fruit & veg scavenger hunt and tastings of foods from local businesses reflecting the market community's diversity
 - A 20 June visit from Paddington Bear with free storytelling sessions for 400 market visitors
 - A month-long passport shopping promotion in September for market stalls and local shops with a £1,000 prize draw made up of products & services donated by participating businesses
 - A Christmas lights switch-on ceremony for the local community where the winner of an annual art contest for local school children switches on the market Christmas lights with the Mayor
- Encouraged and supported externally organised events celebrating the market's 150 year anniversary including:
 - A literary walking tour incorporating the market and market streets
 - *The Children of Portobello*, a film made by local school children that premiered at the Portobello Film Festival
 - A 'marmalade trail' organised by local shops in conjunction with Paddington Bear's visit
 - A thanksgiving service organised by local churches
- Explored income generating opportunities that enhance the visitor experience and offer something interesting to the local community in the underutilised Portobello Square section of the market
- Continued to support The Penny Market, in which a stretch of Portobello Road market pitches between Golborne Road and Bonchurch Road have been brought back into active use on Saturdays.

6.47 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. The Market Streets Action Group, led by Chairman Cllr. Tim Ahern and Vice Chairman Cllr. Monica Press, meet three times per year to discuss issues of concern to the markets, market streets and adjacent areas. The Portobello and Golborne Management Committee is a group of market traders and local

shopkeepers that advise the Council on operational issues. Open meetings are also held for market stallholders to discuss issues with the Council's Street Trading officers.

Location of Business Uses

Introduction

- 6.48 Macro forecasting carried out for the London Plan⁵⁶, and fine tuned for this Borough⁵⁷, concludes that there is a demand for approximately 2,500 sqm of additional office floorspace per year over the plan period, or 50,000 sqm to 2032. This equates to a net increase of some 7%, with the existing office floorspace estimated to be 718,000 sq m.⁵⁸
- 6.49 Whilst not a 'target' in the way that the London Plan's housing figures are, the Council recognises that there are considerable benefits associated with the creation of new business floorspace. As such the Council wants to see this demand met as far as is practicable.
- 6.50 Whilst the nature of both the office supply and the demand may change over time, the conclusions of subsequent studies remain consistent. There is not enough supply to accommodate the levels of demand.⁵⁹
- 6.51 Indeed, despite the passage of time, whilst the sites have changed, the amount of development within the supply chain differs little from that when the Local Plan (then the Core Strategy) was initially drafted in 2008. At that time there was 37,000 sqm of office floorspace in the development pipeline, made up of 'office permissions under construction' and 'outstanding permissions'⁶⁰. As of April 2015, this figure had dropped slightly to 36,000 sqm. Of this, 18,000 sqm of floorspace comes from outstanding permissions which have yet to have started on site, the remaining 18,000 sqm being under construction.
- 6.52 Some of this floorspace is likely to be met in the future through site allocations (and in particular the 10,000 sqm of office floorspace allocated within the Local Plan in the Kensal Gasworks Site). The Council recognises that additional sites will need to be identified, and/or existing sites intensified if the future identified need and the historic under provision since the adoption of the current plan is to be met.
- 6.53 Figure 6.3 maps the existing B1 uses across the Borough. Whilst it does show the expected concentrations within the larger town centres and the Employment Zones, it also shows a wider 'scatter' in otherwise residential areas.

⁵⁶ London Office Policy Review, Ramidus Consulting Limited, 2012 and GLA Economics, Working Paper 51, 2013

⁵⁷ RBKC Commercial Property Study, Peter Brett Associates, 2013

⁵⁸ Office Market Review and Viability in the Royal Borough of Kensington and Chelsea, Frost Meadowcroft, 2014

⁵⁹ *ibid*

⁶⁰ Paragraph 31.3.33 of the Local Plan

Progress

- 6.54 Tables 6.11 and 6.12 set out the net change of B1 class floorspace over the monitoring period for permissions and completions respectively. Figure 6.4 looks at net change permitted since the adoption of the Core Strategy in 2010 (now known as the Local Plan). It should be noted that not all buildings for which permission is given will be completed. It indicates that, despite a general policy presumption against the loss of office floorspace, loss continues to be permitted in certain circumstances.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
B1 use	4,670	2,176	-2,494

Table 6.11: Business (B1) floorspace permissions 1 October 2014 – 30 September 2015

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
B1 use	9,856	2,660	-7,196

Table 6.12: Business (B1) floorspace completions 1 April 2014 – 30 March 2015

- 6.55 Table 6.13 lists all of the permissions which would result in the net change of more than 100 sq m of B class office floorspace. It is encouraging that all but one of these applications, No. 32 Hans Road (PP/14/07864), involved the loss to other town centre or social and community uses.⁶¹ The Council's presumption is against offices being lost to high value residential uses. Changes to uses which will help support the vitality of the Borough's town centres, or which provide facilities needed by our residents, will be welcomed. The largest single change of use related to No. 102 Sydney Street (PP/14/08089). This involved the creation of 1,600 sq m of medical uses.
- 6.56 The Council recognises that given the differential in value between offices and residential uses, few 'windfall' schemes will come forward which create significant amounts of new business floorspace. As such, the allocations in Kensal and Earl's Court remain important if the Borough is to meet the predicted future need. The scale of development at Kensal will be dependent on the provision of a Crossrail. The 10,000 sq m allocation remains valid at this time.

⁶¹ No. 32 Hans Road (PP/14/07864) for the change of use of 256 sq m of office floorspace on the upper floors to residential. The loss of the office floorspace was deemed to be acceptable given the history of the use on the site

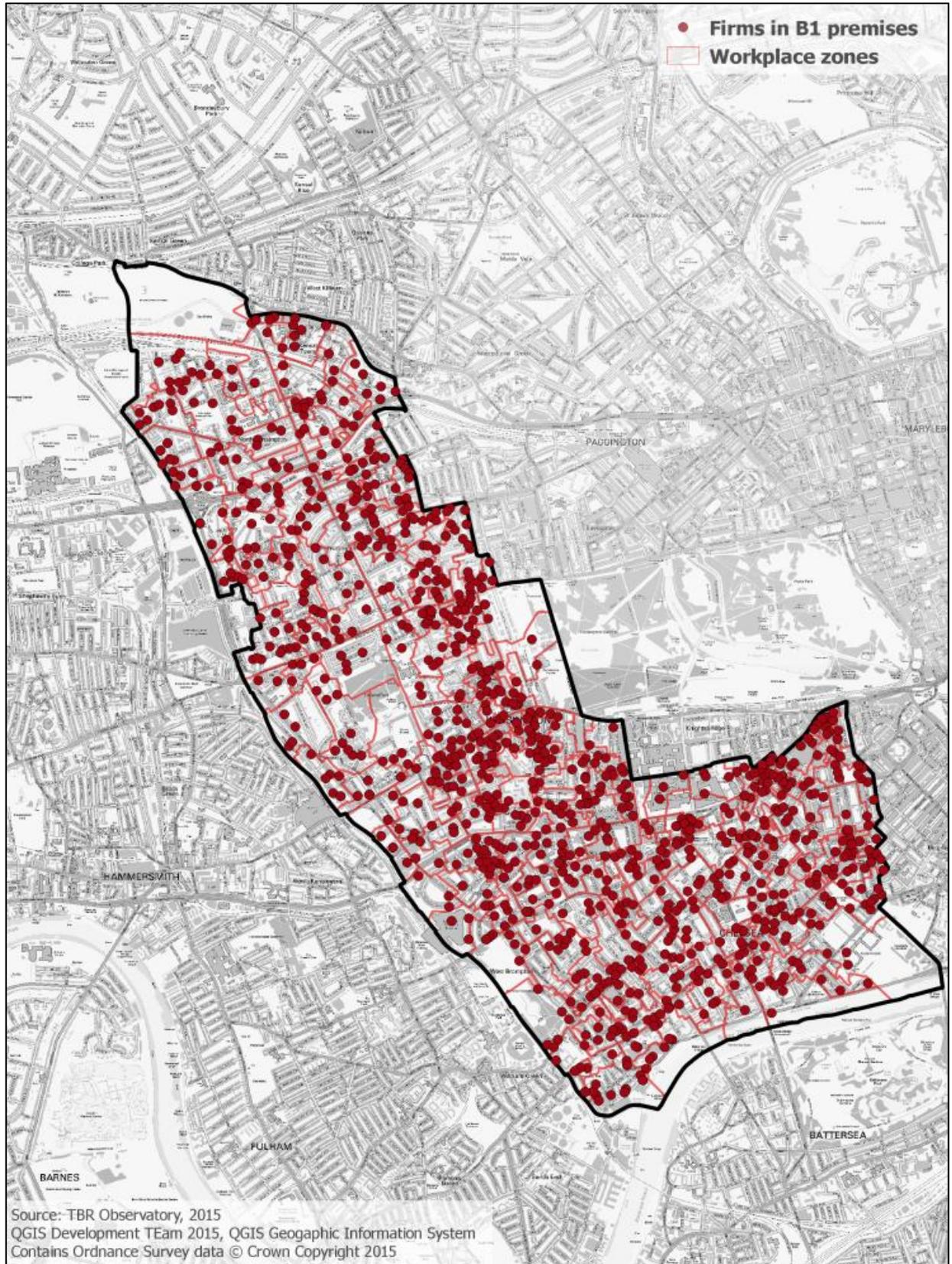


Figure 6.3: B1(a) Office premises in Kensington and Chelsea, 2014

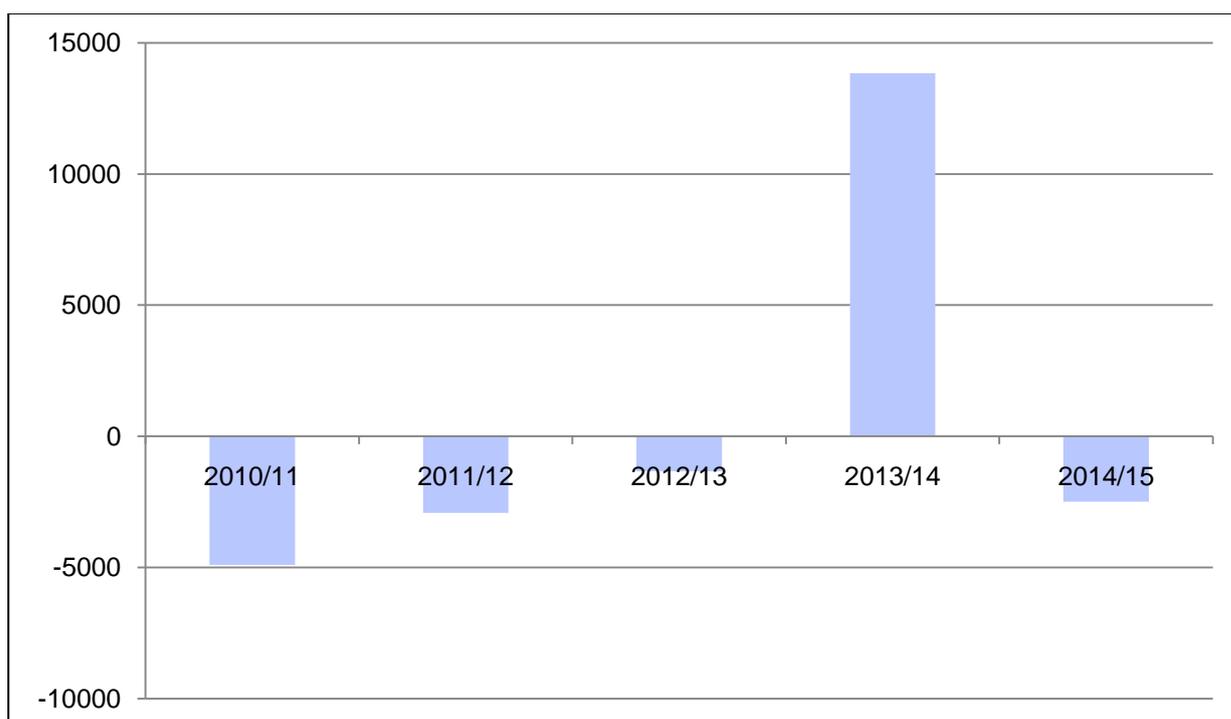


Figure 6.4: Net change in B1 floorspace permissions, 2010/11 to 2014/15

Ref	Address	Existing B1	Proposed B1	Net B1
PP/14/02123	3, 5, 6, 7-10 Kendrick Mews, And 15 Reece Mews SW7 3HG	850	737	-113
PP/14/02974	24a Radley Mews W8 6JP	164		-164
PP/14/05003	25 To 39 Thurloe Street SW7 2LQ	46	306	260
PP/14/05979	Macmillan House 96 Kensington High Street W8 4SG	195		-195
PP/14/07451	Unit 3 The Westway Centre 69 St Mark's Road W10 6JG		150	150
PP/14/08089	Scorpio House 102 Sydney Street SW3 6NJ	1,670		-1,670
PP/15/00748	47-51 Brompton Road SW3 1DE	266		-266
PP/15/02000	The Westway Centre (Units 2 - 3) 69 St Mark's Road W10 6JG		166	166
PP/15/02345	29 Fernshaw Road SW10 0TG	168		-168
PP/15/04311	The Studios Hornton Place W8 4LZ	200		-200
PP/15/04433	Cope House Cope Place W8 6AA	241		-241
PP/15/04724	The Chapel 459 Fulham Road SW10 9UZ	150		-150

Ref	Address	Existing B1	Proposed B1	Net B1
PP/14/06476	4 Queen's Gate Mews SW7 5QJ		300	300
PP/14/07864	32 Hans Road SW3 1RW	256		-256

Table 6.13: Permissions relating to change of B1 Business uses, 2014/15

Office Vacancy Rates

6.57 Office vacancy rates across the Borough remain low. Indeed, local agents Frost Meadowcroft have confirmed that, “office supply has tightened in the Royal Borough of Kensington and Chelsea despite the effects of the Chinese slowdown, as good demand from businesses has led to an office vacancy rate of just 1.72%.”⁶² For reference, the natural level of voids (a similar but not identical measure as vacancy) is considered by the GLA to be 8%. This is a figure which allows a natural level of churn and a figure that would suggest that demand and supply is broadly in balance.

6.58 As such the conclusions made by Frost Meadowcroft in its report on the Borough’s office stock remain valid⁶³:

- ‘The level of demand shows that there is an availability shortfall, and the Borough requires further stock to meet this demand.
- There are not any areas with obviously higher than average levels of vacancy.
- The office market is buoyant and viable right across the Borough from the south to the north. There is very little vacant space compared to surrounding areas, and there are no locations where large numbers of unviable buildings are lying vacant as a result of no demand.’

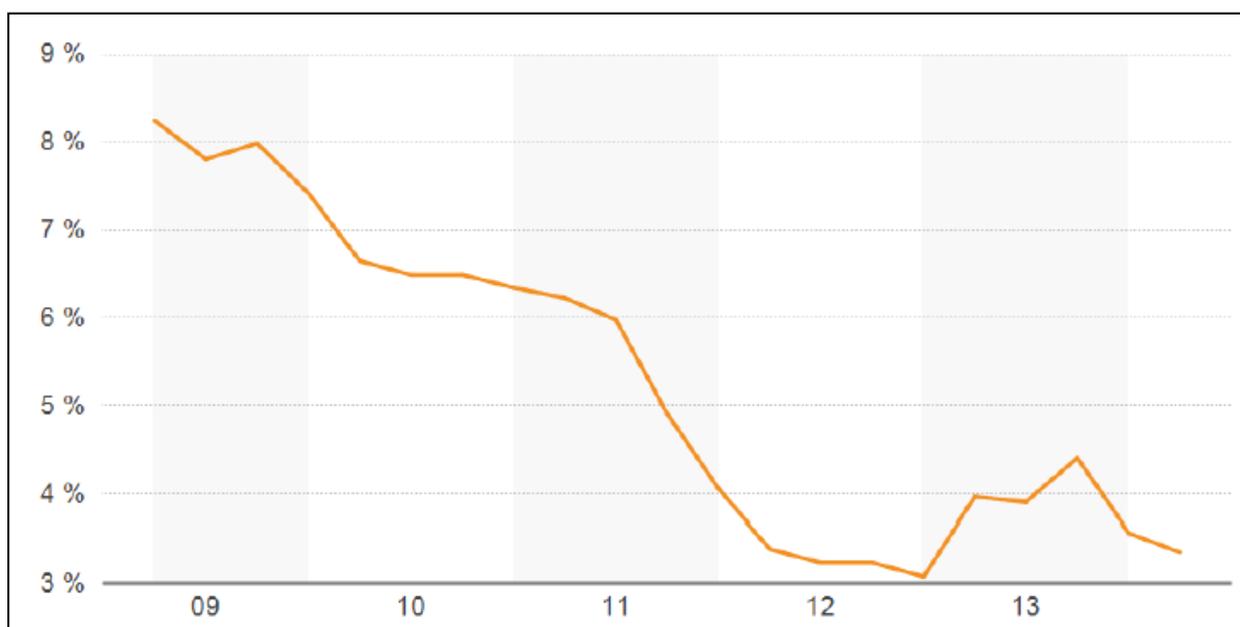


Figure 6.5: Office space availability levels by year

⁶² Frost Meadowcroft, Market Update Q3 2015.

⁶³ Frost Meadowcroft, Market and Viability Assessment 2014.

Exemption from changes to GPDO

- 6.59 In 2013 the Council achieved an exemption from a change to planning regulations which would allow offices to change to residential without the need for planning permission. 165 authorities applied for a part or authority-wide exemption to these new rules. This Borough was one of 17 that were either successful or partly successful, and one of only two to receive a Borough-wide exemption.
- 6.60 The Council was able to successfully argue that the relaxation of planning regulations would result in a very significant decline of an otherwise healthy office sector driven by an extraordinary differential in value between office and residential uses.
- 6.61 This differential in value between office and residential uses was quantified by our consultants, Frost Meadowcroft as percentage increases in the value of between 93% and 185%. A value increase of just 40% here would 'make a compelling financial case for residential conversion.'⁶⁴
- 6.62 TBR consultants looked at the Borough's entire office stock and identified those premises that were at a severe risk of being lost to residential, and those with a lesser, but still significant risk. It was estimated that some 27,790 jobs would be at risk between 2013 and 2015, with a 'Gross Value Added' at risk of more than £1.1 billion.⁶⁵
- 6.63 Whilst this exemption does not in itself stop any further loss, it does allow the Council to continue to take a considered approach when assessing future loss through the determination of planning applications. Without this control, the Borough could soon be devoid of much of its office stock, to the detriment of both the local area, and the wider London economy.
- 6.64 In October 2015, the Government confirmed that the Borough's exemption will expire in May 2019 (rather than the original date of May 2016). The Council has been advised that it will have to use the Article 4 process if it wishes to retain the control that it currently has. The Council is currently awaiting the necessary draft regulations so that it can be fully informed before deciding what action to take.
- 6.65 The Council has appointed TBR to update the data it collected in 2013 to support the Council's original exemption. Their report has yet to be finalised. Initial findings would suggest that the economic impact of a 'free for all' within the Borough remains considerable. Given the widening in value between residential and any other use, an even greater number of premises are likely to be at risk. This will have the corresponding impact on lost GVA, employment and business rates.

Creative and Cultural Businesses

- 6.66 There is an unusually large base of cultural and creative sectors amounting to about 30% of all business units in the Borough. These uses are well represented across the Borough, but particularly within the Employment Zones and the town centres. These

⁶⁵ 'Impact of Proposed Change to Permitted Development Rights for Kensington and Chelsea', Trend Business Research (TBR), 2013.

businesses contribute to the Borough's economy and reputation as a desirable place in which to work.

Arts and Cultural Uses

- 6.67 The Council protects the existing land/buildings used for arts and culture. It welcomes new cultural institutions and facilities across the Borough. In particular, the Council supports proposals that will enhance the cultural draw of South Kensington, King's Road/Sloane Square, Notting Hill Gate/the Portobello Road area and Kensington High Street.
- 6.68 The Council adopted the SPD for Notting Hill Gate in May 2015. Whilst not a requirement of the SPD, the Council now understands that the new owners of the Coronet are refurbishing the building and returning it to its original use as a theatre as well as a cinema, providing a new cultural anchor to Notting Hill Gate.

Hotels

- 6.69 Policy CF8 of the Local Plan seeks to "ensure that the visitor economy is supported through appropriate hotel provision." Tourism is one of the Borough's key economic drivers. In 2008, it was estimated that some £3.1 billion was spent in the Borough by tourists. £750 million of this was related to stays in hotels.
- 6.70 Policy CF8 builds on this role and seeks to protect existing hotels and hotel bed spaces within the Borough. The only exception is within Earl's Court ward, where losses will be supported due to the particular concentration of hotels in this area. The Local Plan also supports the creation of new hotels within the larger town centres.
- 6.71 The need for additional hotel bed spaces is supported by the GLA, with its hotel study of 2013⁶⁶ suggesting that the Borough potentially needs 2,700 additional rooms by 2036 to meet the increasing need.
- 6.72 The Council monitors the net change of hotel bedrooms permitted and completed. Table 6.13 shows the number of permissions granted during the monitoring period. Three permissions have been granted which include the net loss of a total of 45 bedspaces. Whilst small compared to the Borough's total stock of hotel accommodation, continuing examination of the data is appropriate to ensure that the current policy is both sufficiently robust and being implemented in a proper manner.
- 15/00479: Parke Hotel, Bedford Gardens. The loss of 32 bedrooms. The principle of the loss had been established before the 2010 and the adoption of the Core Strategy.
 - PP/15/03731: Vicarage Gate Hotel, Vicarage Gate. Loss of 17 bedrooms. The Council was satisfied that the existing hotel did not have a viable future.
 - PP/14/04754: Cadogan Hotel, Sloane Street. The Council was satisfied that the loss of 9 hotel bed spaces was necessary for long term viability of the hotel.

⁶⁶ GLA Economics, Working Paper 58, Understanding the demand and supply of visitor accommodation in London to 2016. (August 2013).

	Existing C1	Proposed C1	Net C1
Hotel bedrooms	59	14	-45

Table 6.14: Class C1 (Hotel) bedrooms permissions October 2014 to September 2015

Conclusion

- 6.73 The mismatch between the 'need' for new retail floorspace and the provision of this floorspace continues, with the net loss of 1,185 sq m of A1 floorspace being granted over the monitoring period. This takes the total loss since the adoption of the Core Strategy in 2010 to 3,355 sqm.
- 6.74 This is not so much a demonstration of a failure in the Council's approach, but a reflection of the differential between residential values and the value of any other land use. Where a site does become available, it is normally used for residential, even when retail use might be appropriate. This includes the expansion of existing buildings within town centres, as well as the development of new uses at the edge of centres.
- 6.75 A lack of growth in retail floorspace does not equate to declining centres. There has been an average vacancy rate of just 7.4% within the larger centres. This rate is one of the lowest in the country, close to half the national average. The Council cannot, however, be complacent and continued monitoring is essential to spot future trends and to ensure that the Council maintains a proactive approach to town centres.
- 6.76 The Borough's office market continues to strengthen with vacancy rates now reaching historic lows, and well below the natural level considered appropriate for the market to work effectively.
- 6.77 After an increase in B class floorspace in 2013/14, the general pattern of a gradual loss has been restored. (-2,495 sq m). However, it is significant to note that none of this loss could be seen to be as a result of ineffective policy – rather an illustration of a suitable level of flexibility. Offices have only been lost when to other lower value uses – and not to residential.

7. Better Travel Choices

Strategic Objective

Our strategic objective for better travel choices is that walking, cycling and public transport are safe, easy and attractive, and preferred by our residents to private car ownership and use.

Introduction

- 7.1 The Borough has one of the lowest rates of car ownership in the country, but many of its streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving residents' quality of life, improving the local built environment, and taking action on environmental challenges.
- 7.2 The purpose of this element of the Local Plan is therefore simple: Is the Council successfully using the planning system to make it easier to travel around the Borough by alternative means to the car?
- 7.3 For uses such as offices or social and community uses, it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been effective. Such a simple measure of success is not possible for parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 7.4 The Monitoring Report therefore takes two complementary approaches: It considers the indicators available which measure congestion and those which measure types of travel. However, the emphasis is on outlining the measures that have been taken to address the Council's desire to reduce congestion and reduce reliance on the private car.

Location of Development

- 7.5 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.6 The Borough is fortunate to be generally very well served by public transport. Most of the Borough is no more than a few minutes from a bus route, underground or over-ground station. However, some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.
- 7.7 One of the central aims of the Local Plan is to direct new commercial development which may create significant levels of traffic to 'accessible' areas, or those areas with a

PTAL of 4 or greater (on a scale of 1-6). There is just one exception to this approach, relating to large business developments within the Employment Zones. The impact of a proposal upon traffic generation continues to be assessed on a case by case approach.

- 7.8 The Council notes that social and community uses also have the potential to increase trip generation in a given area. However, a pragmatic approach is taken to such proposals given their value and the fact that they rarely come forward. As such, there is no presumption that such uses must be created in accessible areas. Each proposal will be assessed on its merits. Impact of traffic generation will be one of the principal determinants.
- 7.9 Given the small number of permissions, it is not possible to draw any significant conclusions other than to note that the policies within the Local Plan are being employed and do appear to be working effectively.

Permit Free Residential Consents

- 7.10 In common with other inner London Boroughs, occupancy levels for on-street car parking in the Borough are high. Therefore, the Local Plan seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the rights of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough-wide parking permit. This approach is explained in the Transport SPD, adopted in December 2008, and taken forward by policy within the London Plan.⁶⁷

Travel Plans

- 7.11 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.
- 7.12 In the monitoring period, the Council's Transportation Team reviewed 48 voluntary school travel plans and agreed eight travel plans required by Council policy. The team implemented sustainable travel improvements at ten different workplaces using travel plans.

Use of Public Transport

- 7.13 TfL produces annual statistics for the modes of transport used by the Borough. This is set out in Table 7.1 below. The table refers to trips per person per day.
- 7.14 The Council notes that robust conclusions cannot be drawn from these incremental changes. Instead, monitoring needs to examine trends over a longer period of time.

⁶⁷ The 2008 Transport SPD can be found at www.rbkc.gov.uk/pdf/transport_spd2008.pdf.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Public Transport	0.9	1	0.9	1.1	1	1
Private Transport	0.5	0.7	0.7	0.5	0.6	0.5
Walk/Cycle	1.4	0.9	1.2	1.2	1.5	1.1
All	2.8	2.6	2.8	3.1	3.1	2.5

Table 7.1: Trips per person per day 2009/10 to 2014/15⁶⁸

S106 Contributions of Highways and Transport Issues

- 7.15 Development, particularly larger scale development, can have an effect on the existing road network. In order to mitigate this effect, the Council uses the s106 process to require financial contributions for 'highways and transport' issues. During the monitoring period, c £500,000 was secured for highways and transport purposes. The majority of this contribution (£430,000) relates to the highway improvements associated with the redevelopment of the Odeon Cinema, Kensington High Street (PP/15/01539).

New and Enhanced Rail Infrastructure

Crossrail 1

- 7.16 Work to secure a Crossrail Station in the north of the Borough goes on. The Council continues to engage with the Crossrail Joint Sponsors, and during the monitoring period undertook work to advance its case and make the realisation of a station more likely. Last year, the Government told the Council that there would be no Crossrail station in Kensal Portobello. The main reason for this was that the plans for a HS2 station at Old Oak Common meant that no 'turnback' station, as had originally been proposed, would be possible.
- 7.17 With this in mind, the Council petitioned against the HS2 Bill and appeared at the Parliamentary Select Committee in July 2015. Subsequent Additional Provisions to the High Speed 2 Bill will remove most of the North Pole Depot, making the likelihood of it coming forward for redevelopment more likely.
- 7.18 The Council continues to press for further parliamentary assurances to ensure the benefits delivered via a Crossrail Station in Kensal are not negated by works to HS2.

Crossrail 2

- 7.19 New safeguarding directions for Chelsea were confirmed in the summer of 2015. These must be subsequently amended to take account of Transport for London's proposed new King's Road station site at 151 Sydney Street. The move will also result in an area of land near Jubilee Place being acquired for construction of a ventilation shaft.
- 7.20 The Council will continue to honour the commitment within the Local Plan to require improved access to existing and planned new rail infrastructure in the Borough.

⁶⁸ TFL, Mode of transport data, 2015

Conclusions

- 7.21 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, those that are have generally been directed to areas that are well served by public transport. The exception being for permissions for large scale business development when these are to be located within the existing Employment Zones, or in the case of the North Kensington Leisure Centre and Kensington Aldridge Academy, the provision of an improved (and larger facility) on an existing site.
- 7.22 The Council robustly implements the 'permit free' policy for new residential development. All principal agents and developers understand and accept that permit free development is a prerequisite for a planning permission.
- 7.23 These policy requirements have been supplemented by a proactive transportation team working with local schools and, where appropriate, developers, to secure travel plans to ensure that the potential impact of development is further reduced.

8. An Engaging Public Realm

Strategic Objective

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

Introduction

- 8.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely regarded and valued for providing the setting for our rich architectural heritage.
- 8.2 Establishing a new street network based on historic street patterns will be a key part of maintaining the success of the Borough as a whole. Policy CR2 states that “the Council will require that where new streets are proposed, or where development would make significant change to the form of existing streets, the resultant street form and character must draw from the traditional qualities and form of the existing high quality street.”
- 8.3 The ambition for an ‘Engaging Public Realm’ is, however, about more than just the form and character of new streets. It is also about taking opportunities to create ‘places’ out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets, to make the most of our parks, gardens and open spaces; and where possible support the provision of new high quality outdoor spaces.

Kensington Aldridge Academy and Leisure Centre

- 8.4 The leisure centre and school were both completed in the monitoring period. The redevelopment has delivered a substantial increase in D class floorspace and has also included a re-configured, more usable and high quality public realm. The stated objectives for the site in the SPD include “to connect the area better through a new high quality north/south route. This will re-establish the historic street grain and provide access to the main entrances for the school and new leisure centre.” These ambitions have been achieved.

Improving the street environment

- 8.5 A Public Art Panel has been operating for many years to consider how the s106 money raised through larger planning permissions and earmarked for the provision of public art can be spent (for more details on s106 contributions, see chapter 13). The panel identifies suitable sites for public art throughout the Borough and considers public art proposals when they are put forward. The panel engages with artists, residents, and developers to ensure that artworks are of the highest quality.
- 8.6 The terms of reference of the Public Art Panel are as follows:
- To comment on proposals for works of art on private or public land;

- To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
- To advise the relevant Cabinet Member on sites for public art and on commissioning public art for appropriate sites, and to promote and publicise public art in the Borough.

8.7 The Public Art Panel normally meets three times a year. In the past year, the Panel has met on four occasions and has:

- Worked in partnership with the Kensington Aldridge Academy and Leisure Centre (KALC) to deliver a piece of public art with agreed funding of £150,000. This project was completed with the launch of Nigel Hall's sculpture Gravity/Levity 2015 at a reception hosted by the Mayor, Cllr Robert Freeman in June 2015;
- Developed and facilitated plans to install an Antony Gormley sculpture at Holland Park School. An agreement has been drawn up between RBKC and Holland Park School whereby the Council will facilitate payments for the sculpture from Section 106 funds (£100,000), money raised by Holland Park School (£50,000) and with extra accrued Section 106 (£20,000) funds for the architectural work, needed to install the sculpture, its transport to site and installation on the school building;
- Worked with local residents, officers from RBKC's Planning Department and the Arts Service to deliver a piece of public art within the De Vere Gardens vicinity. The art project has a £100,000 budget and the panel has been consulting with the public for recommendations;
- Agreed proposals for 130-136 Barlby Road. Appointed an artist Lara Bohinc to deliver a piece of public art in the form of a bench in collaboration with members of the Golborne Forum;
- Worked in partnership with the Exhibition Road Cultural Group (ERCG) to develop plans for a major sculpture exhibition in Exhibition Road in 2016;

8.8 The levels of contributions agreed through S106 agreements and received for public art are set out in Chapter 13 – Infrastructure Delivery and Planning Obligations.

Graffiti

8.9 Graffiti removal is undertaken by a contractor on behalf of the Council. It is carried out in both a reactive and a proactive manner, with the contractors regularly visiting graffiti hotspots to remove the graffiti as soon as it is created. Between April 2014 and March 2015 1,976 graffiti incidents were removed.

Year	Number of instances of graffiti removed
2011/12	1,649
2012/13	3,262
2013/14	1,718
2014/15	1,976

Table 8.1: Graffiti removal 2011-2015

Planning Enforcement

8.10 Effective planning enforcement is an important means of maintaining public confidence in the planning system and supporting the Council's policies relating to conservation, design, sustainable transport, land uses and the public realm. Table 8.2 below shows the types of cases the planning enforcement team received during the monitoring period and the same monitoring period in the previous year.

Complaint types	Number of cases (10/2014 – 09/2015)	Percentage of cases (10/2014 – 09/2015)	Number of cases (10/2013 – 09/2014)	Percentage of cases (10/2014 – 09/2015)
Building works	479	28%	512	36%
Breach of condition (including construction traffic management)	224	13%	181	13%
Change of use (including short-term lets)	187	11%	150	11%
Proactive licensing-related investigations	148	9%	118	8%
Listed building works	129	7%	112	8%
Advertisements	301	17%	107	8%
Deviation from approved plans	104	6%	99	7%
Proactive conditions-compliance checks	0	0%	51	4%
Miscellaneous	82	5%	41	3%
Untidy sites	81	5%	35	2%
Total	1,735	100%	1,406	100%

Table 8.2: Complaint types 2013-2015

8.11 The Council received and investigated 1,735 cases in the monitoring period compared to 1,406 in the previous year. This is an increase of 23%.

8.12 In some enforcement cases, no breach occurred, or negotiations were successful, resulting in no formal action being taken by the Council. However, during the monitoring period 190 enforcement related notices were served compared to 86 for the same period in the previous monitoring period. This indicates that more effective enforcement action is being taken to maintain the built environment including protecting the public realm from unauthorised development.

8.13 With regards to the success of enforcement, three cases were taken to Court:

- In September 2015 a basement developer that advertised itself without proper consents on two sites in Kensington and Chelsea pleaded guilty at the City of London Magistrates' Court, to breaching the Town and Country Planning (Control of Advertisements) Regulations 2007.

- In June 2015 a basement construction company pleaded guilty at Hammersmith Magistrates' Court to eleven charges of the display of unauthorised advertising boards and shrouds at two properties in Scarsdale Villas, W8.
- In November 2014 Cranbrook Basements Ltd pleaded guilty at Hammersmith Magistrates' Court to displaying illegal adverts in the Borough of Kensington and Chelsea.

Parks, Gardens, Open Spaces and Waterways

- 8.14 Policy CR5: Parks, Gardens, Open Spaces and Waterways seeks to protect, enhance and make the most of existing parks, gardens and open spaces, and requires new high quality outdoor spaces to be provided.
- 8.15 Holland Park and Kensington Gardens are the main public open spaces in the Borough. The Borough is characterised by garden squares. There are also fifteen open spaces on Historic England's Register of Parks and Gardens.
- 8.16 The Council continues with a substantial capital program. Work undertaken between 1 October 2014 and 30 September 2015 has included:
- Commissioning detailed designs for a Sustainable Urban Drainage System (SUDs) for Holland Park. This will channel rainwater away from the woodland paths, that are slowly eroding, and into small pools and channels, enhancing the woodland and creating new habitats for wildlife.
 - Works to make the parks more accessible including handrails, path resurfacing and new access ramps.
 - Refurbishment of the lavatories in Holland Park to make them more fit for purpose for the high level of usage they experience.
 - Playground surface renovations. Play equipment lasts longer than the safety surface underneath so this is being renewed as part of a two-year programme and will significantly increase the lifespan of the playgrounds.
- 8.17 Ten of the Borough's parks now hold Green Flags, the national standard for parks and open spaces. There has been an increase of nine since that start of the Council's Ten Year Park's Strategy in 2006. Five of the Borough's parks also achieved Gold awards in the annual London in Bloom parks competition.

Trees and Landscape

- 8.18 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.
- 8.19 Between 1 October 2014 and 30 September 2015, the Council made six new Tree Preservation Orders (TPOs). In addition, 144 street trees were planted in the winter of 2014/15. In the same period, 821 tree works applications (works to trees within Conservation Areas and TPOs) have been determined.

- 8.20 The arboricultural team continues to provide observations on planning applications to ensure that the impact of development upon existing trees is fully taken into account. These are currently running at a rate of approximately 90 per month.
- 8.21 Most of the scheduled pruning works in the central part of the Borough have been completed, with only the pollarding of London Plane trees remaining for the winter months. The tree surveys in the north part of the Borough are being undertaken currently, with these trees being pruned from April 2016
- 8.22 S106 monies for public realm improvements have been agreed and received during the monitoring year, for which detailed information is provided in Chapter 13 – Infrastructure Delivery and Planning Obligations.

Conclusions

- 8.23 The Council places a great value on the quality of the Borough's public realm including the network of streets, squares and public spaces. This is demonstrated by the range of initiatives and projects undertaken during the last 12 months.
- 8.24 The policies in the Local Plan have been effective in contributing to meeting the strategic objective for an 'engaging public realm.'
- 8.25 Effective enforcement is seen as integral part of ensuring that the quality of the Borough's public realm is maintained. The Council has started to take a more proactive approach to enforcement, an approach which is already reaping rewards.

9. Renewing the Legacy

Strategic Objective

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

- 9.1 The Borough has inherited a remarkable historic townscape and a number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 9.2 'Renewing the Legacy' contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process.
- 9.3 There are no easy quality of design indicators which the Council can use to quantify its success in ensuring that development that has occurred in the Borough over the past year has 'renewed the legacy.' Assessment is necessarily therefore largely qualitative in nature.

The Architectural Appraisal Panel (AAP)

- 9.4 The Council continues to use the Architectural Appraisal Panel (AAP) to assist in protecting the architectural heritage of the Borough and to raise the bar in achieving quality contemporary architecture.
- 9.5 The AAP is made up of distinguished and experienced architectural professionals who willingly give their time. It meets monthly to consider and advise on major proposals in the area, and occasionally in neighbouring Boroughs where the development is so significant as to affect the setting. Over the monitoring period, 2014/15, a total of 20 design appraisals have been carried out by the panel. They have ranged in scale and complexity from contemporary infills on sensitive sites to tall buildings and estate renewal projects.

Basement Development

Policy CL7

- 9.6 Basement development in the Borough was significantly on the rise with 46 planning applications in 2001, rising to 393 in 2014. Associated concerns relating to construction impacts, such as noise and disturbance and the management of traffic, plant and equipment together with concerns about the effect of basement development on the character and appearance of an area, drainage and landscaping made a new Borough wide approach necessary.

- 9.7 The Council adopted Policy CL7: Basements in January 2015. Given the significant level of interest both in support and opposition of the policy, its formulation took nearly two years. Over this period the Council collected extensive evidence to inform the policy. Five rounds of consultations were undertaken. Various public meetings were held and a basements working group comprising of residents, developers and specialists was formed and met four times in February 2013. The extent of public consultation was praised by the Inspector in his report.
- 9.8 The policy was submitted to the Secretary of State in April 2014 following approval by the Full Council. More than 100 documents in addition to the planning policy were submitted by the Council. Hearing sessions lasting about five days were held in September 2014. The Inspector found the policy sound subject to modifications.

Basements Development Data

- 9.9 The monitoring period for basements for the purposes of this report is from 1 January until 15 November 2015 except for appeals which are monitored from 1 January to 19 October 2015. The intention of the monitoring period is to present data that is comparable with previous years. Since the Monitoring Report is published before the end of the calendar year, data has been presented as close to the end of year as possible.
- 9.10 This is the first year where the impact and effectiveness of the new Policy CL7 can be monitored. Table 9.1 and Figure 9.1 presents time series data since 2008 of the number of planning applications registered, granted, refused and withdrawn. Since the adoption of the policy it is evident that the numbers of planning applications has considerably fallen with 103 applications granted planning permission. This is the lowest figure since 2008. The number of planning applications registered is 188 which is almost at the same level as 2008, 2010 and 2011. The number of cases registered peaked in 2013 when there were 450 cases. The number of permissions granted was highest at 295 in 2014.
- 9.11 Whilst the figures for previous years are for the full calendar year compared to 2015 which as mentioned before only go until 15 November 2015, it is considered that the figures by the end of 2015 (a month and a half including the Christmas period) would not be very different.
- 9.12 There could be a number of factors for this decrease including that there is no longer a rush to get a planning permission before the new policy with its restrictions on limits is adopted.
- 9.13 In any case since it has been less than a year since the policy was adopted it is too early to comment on whether this is a trend that is here to stay.

	2008	2009	2010	2011	2012	2013	2014	2015 (1 Jan to 15 Nov 2015)	Average per year (2008 - 2015)	Total (2008 - 2015)
Cases Registered	186	129	182	181	307	450	393	188	252	2,016
Permissions Granted	204	121	150	132	242	259	295	103	188	1,506
Permissions Refused	17	10	14	25	53	73	111	84	48	387
Cases Withdrawn	41	28	43	63	82	122	160	128	83	667

Table 9.1: Planning applications with a basement element, 2008 - 2015

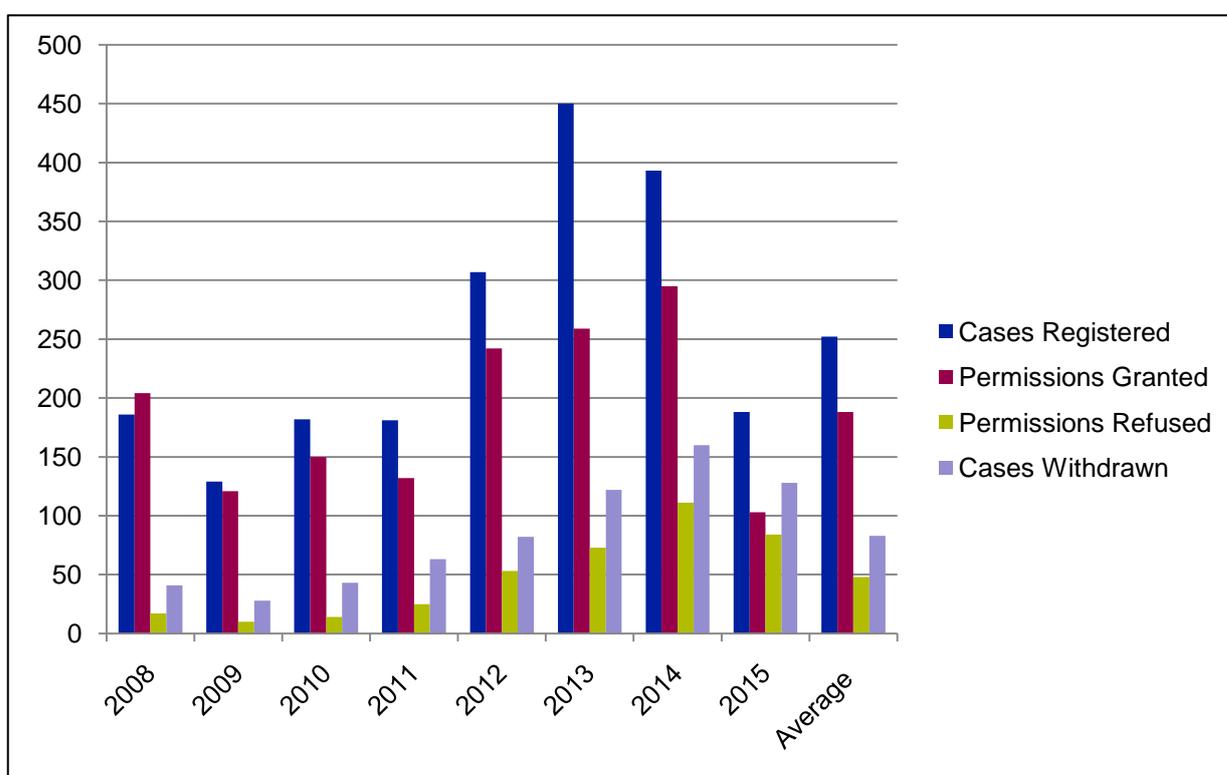


Figure 9.1: Planning applications with a basement element, 2008 - 2015

- 9.14 Historically as part of the data-gathering exercise carried out for the basement policy review, the Council looked at proposals for basements of two or more levels. The new Policy CL7 (b) restricts basements to a single storey with an exception only for 'large' sites. As a result there were only 2 proposals for a basement that was more than a single storey in 2015. Both of these applications were refused. Therefore it is considered that the restriction in CL7 (b) is proving to be effective in curtailing the scale of development.

	2008	2009	2010	2011	2012	2013	2014	2015
Two or more levels of basement development – permitted	6	4	6	6	22	33	19	0
Two or more levels of basement development - refused	0	0	0	0	3	5	15	2

Table 9.2: Planning data for basements of two or more levels

- 9.15 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 9.3 shows the density of applications on a street block basis. The number is significant in what is a small urban area of just over 4.7 sq miles. The cases are prevalent in all residential neighbourhoods in the Borough with the exception of areas where there is a high concentration of social housing, particularly in the north of the Borough. In addition, areas that are characterised by institutional buildings such as in South Kensington with its museums and university buildings do not have any cases. Other gaps are in areas with mansion blocks, hotels, designated Employment Zones, garden squares or within parks. There are particular concentrations around Knightsbridge, Chelsea, The Boltons, Ladbroke and Holland Park.

Basement Appeals

- 9.16 Chapter 38 of the Local Plan sets out Monitoring Indicators including those for Policy CL7. The outcome of appeals related to the various policy criteria form an important part of monitoring indicators.

The Council determines planning applications in accordance with the development plan unless material considerations indicate otherwise. Therefore the outcome of appeals is a good indicator of the effectiveness of the policy and the Council's decision making based on the policy. Table 9.3 presents a summary of appeal decisions based on the various policy criteria as presented in the monitoring framework in Chapter 38 of the Local Plan. There were 24 appeals related to basements in the monitoring period from 1 January to 19 October 2015. Most appeal decisions will involve more than one issue, therefore the numbers in the table will not add up to the total number of actual appeals. It is apparent from the table that the prominent recurring issue related to the limits on extent followed by construction impacts. Both of these issues are linked as the limits were in part introduced to 'bear down on the volume of excavation' in the Borough.

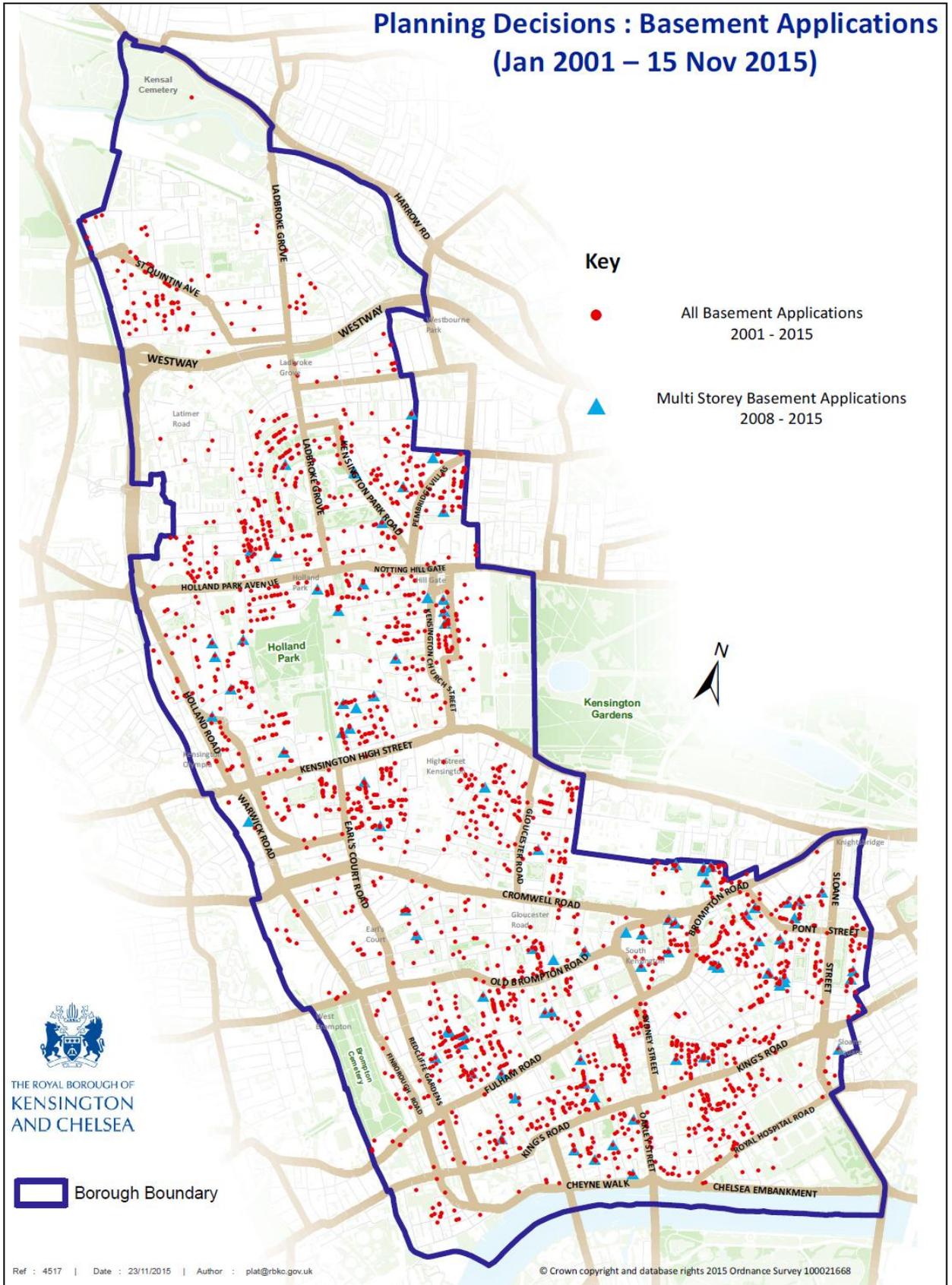


Figure 9.2: All basement applications 2008 - 2015

- 9.17 It is also considered that a number of appeals related to planning applications that were submitted under the old policy and the new policy started to apply before they were determined. Therefore the prominence of these issues could be because of the transition between the old and the new policy and the applications being prepared in light of superseded requirements.

CL 7(a), (b) and (c) – Limits on Extent

- 9.18 There were 13 appeals that related to issues concerning the limits on extent either because they were over 50% of the garden or more than a single storey. The majority (8) of these appeals were dismissed. Where they have been allowed by the Secretary of State there were either special circumstances such as an extant planning permission with a clear fall-back position or there seems to be sympathy from some Inspectors for applications which have been caught up in the transition to the new policy.
- 9.19 There have been a few cases such as at 34 Egerton Crescent (PP/14/04925) where the Council did not agree with the decision made by the Planning Inspector. The Council scrutinises closely such decisions and in this instance decided to legally challenge it. Subsequently it was accepted by the Secretary of State that the Inspector erred in law in departing from Policy CL7, and in particular the conclusion that the site was found to be "relatively unique" was irrational, the appellants conceded as well resulting in the decision being quashed.
- 9.20 In terms of enforcement: there is no data collected which correlates a case for the breach being 'not in accordance with' and being a basement development. We know there were 101 'not in accordance with' cases in this time period but we do not know which of these may have related to basement development without reviewing every file and reclassifying the data retrospectively.

CL7 (d) – Trees

- 9.21 Harm to trees did not come up as an issue in any of the relevant appeals during the monitoring period.

CL7 (e) & (f) – Heritage Assets and Listed Buildings

- 9.22 There were only two appeals where impact on a listed building was the main issue. Both of these appeals were dismissed. One of these (PP/14/02018 – 27 Melbury Road) related to the impact on an adjoining Grade I listed building, the Tower House. The Inspector considered that *"Paramount in my consideration of this appeal is the very high significance of the neighbouring Tower House as a heritage asset. Its striking, valuable and, in some instances, fragile interior features are of particular worth. Accordingly, I have placed great weight on the conservation of Tower House and its features when determining this appeal. I have exercised a precautionary approach to the possible effects on Tower House; given that I have no specific and expert evidence which indicates that the important features of Tower House could withstand even the predicted level of movement, I have determined that the proposal should not go ahead."* Therefore structural issues also came into play in this appeal.

CL7 (g) & (h) – Character and appearance and external manifestations

- 9.23 There was only one appeal (PP/14/03287 – 30 Highlever Road) where the main issue related to the impact on character or appearance of a conservation area as a result of a lightwell. This appeal was allowed as the Inspector considered that the front lightwell would be covered by a grille. He considered amongst other things that the views to both the front and rear lightwell would be obscured and screened and allowed the appeal.

CL7 (i) – Sustainable Drainage Systems

- 9.24 The issue related to drainage appears in a number of appeal decisions. The issue is linked to the limits of extent and Planning Inspectors have considered the impact on drainage where proposals are made to exceed the limits set in the policy. Of the 7 appeals related to this issue 5 were dismissed. A useful example of the policy being effective can be seen in PP/14/02719 36A Halsey Street appeal which was dismissed. The Inspector stated that *“By their very nature basements are more susceptible to flooding from surface water. A SuDs scheme and the practicalities of providing one, depending on the type of basement proposed, does therefore need to be considered and potentially provided. That consideration should be part of a coordinated design approach. Requiring the submission of a SuDs scheme for approval and implementation by condition without knowing the consequences of that on the design, or whether such a drainage system would be reasonable or even possible, would not be appropriate.”*

CL7 (j) – Requirement for 1m of soil

- 9.25 The requirement for 1m of soil is an issue that is often linked with the Sustainable Drainage Systems. The Council’s position has been upheld in 5 out of 6 decisions.

CL 7(k) & (l) – Construction Impacts

- 9.26 Construction impacts were the second most frequent issue in basement related planning appeals. One of the key objectives of the policy was to reduce construction impacts on the Borough’s dense residential neighbourhoods. Of the 9 appeals related to this issue, 3 were allowed and 6 dismissed.
- 9.27 One example of the Council’s policy being upheld in this regard is in PP/14/07447, 10 Somerset Square where the Inspector stated *“In summary, the Appellant points out that the Council has accepted a new development here of about 30 times the size of the appeal scheme and in this context it would be unreasonable to say that small scale basement works, carefully controlled, would be unacceptably harmful in amenity terms.....It is a not surprising proposition to put to the effect that ‘when such major works are to be underway what difference will a small basement make’? However there comes a point when a red line of reasonable tolerance will have been reached for disruption to nearby residents and from my perspective the permitted scheme would reach that mark. There could always be the argument put that a small additional basement would not be harmful to residential amenity; a decision maker has to make a subjective judgement but one which starts from development plan policy. Therefore it is considered that in this respect the policy is proving robust.”*

- 9.28 Therefore, in the above case the Inspector has clearly understood the policy objective of considering the cumulative impact of such development rather than look at each case in isolation.
- 9.29 The Council's approach was not wholly supported for example in PP/14/06178, 37 Smith Terrace where the Inspector made an exception to these requirements to submit a CTMP, information on noise, vibration and dust mitigation and provision of a positively pumped device and instead decided to deal with these issues via a planning condition. The Inspector stated that *"In the light of the timing of the planning application and the Appellant being somewhat caught in the changeover period between Policies CL2 (in part) and CL7 I do have some sympathy for the Appellant. The Council would normally be right from here-on-in to seek to achieve full information alongside the application in order to have all the pertinent facts to test, consult upon and consider at one time. In this particular case, partly because of the application's timing, I shall, as seen above, introduce an element of flexibility and provide for some details to follow-on through planning condition requirements."*
- 9.30 Therefore as can be seen, the Inspector's decision was based on the fact that the application was caught in transition between the policy change.
- 9.31 In terms of enforcement: 102 allegations of a CTMP being breached were received in the time period.
- 9.32 The notices served on these cases, Breach of Condition Notices (BCN) and Temporary Stop Notices (TSN), cannot be appealed. 28 BCNs were served during the time period and 21 TSNs were served during the time period to address breaches of CTMPs.

CL7 (m) – Structural Issues

- 9.33 Structural issues featured in 3 planning appeals. Two of these appeals were dismissed. One of these related to PP/14/02018, 27 Melbury Road and impact on the Grade I listed Tower House mentioned above and in the other case PP/14/02719, 36A Halsey Street, the Inspector questioned the adequacy of the material that was submitted. He noted that this could have been because the proposal was made before the new policy was adopted but noted that the details had to be addressed in accordance with Policy CL7.
- 9.34 The case that was allowed related to a site specific borehole investigation. In this case PP/14/05053, 31 Radnor Walk the Inspector relied on the 2009 SPD guidance to rely on the professional integrity of the Chartered Structural Engineer to ensure that the construction of a subterranean development is safe and will not impact on the structural integrity of the existing or neighbouring properties.

CL7 (n) – Sewer Flooding

- 9.35 The provision of a positively pumped device featured in 5 relevant planning appeals. However, this was not the main issue in any of the appeals. Many Inspectors who dismissed the appeals noted that if this was the only issue it could have been dealt with through a planning condition. Once again it is considered that this issue has featured in planning appeals as they relate to planning applications prepared under the now superseded policy.

Policy	Target	No. of related appeals	Appeals allowed	Appeals dismissed
CL 7(a), (b) and (c)	All permissions to be granted within the limits on extent set out in the policy	13	5	8
CL7 (d)	Basements should not cause loss, damage or long term threat to trees of townscape or amenity value.	None	None	None
CL7 (e) & (f)	In assessing harm to a heritage asset, the Council will apply the tests in national policy.	2	0	2
CL7 (g) & (h)	Improve the character or appearance of the building, garden or wider area with sensitively designed and discreetly sited external manifestations such as light wells.	1	1	0
CL 7(i)	Ensure that the basement does not increase the volume and flow of surface water run-off through appropriate use of SuDS.	7	2	5
CL7 (j)	Require provision of 1 metre of soil.	6	1	5
CL 7(k) & (l)	Ensure that construction impacts are appropriately mitigated.	9	3	6
CL 7 (m)	Ensure that basements are designed to minimise damage to and safeguard the structural stability of the application building, nearby buildings and other infrastructure including London underground tunnels and the highway.	3	1	2
CL 7(n)	Ensure that basements are protected from sewer flooding.	5	3	2

Table 9.3: Basements Appeals Monitoring 1 January 2015 to 19 October 2015

Basements – Permitted Development

- 9.36 Basements within certain limits can be built (in the curtilage of houses) without the need for planning permission through the use of ‘permitted development’ (PD) rights. With the introduction of Policy CL7: Basements and its stringent planning requirements, there would be an incentive for some owners to construct basements using their permitted development rights rather than applying for planning permission. Such development would not be caught by any of the requirements of Policy CL7 which have been

designed carefully to mitigate harmful construction and other impacts on residents and on the residential character of the Borough.

- 9.37 Given the issues related to basement development, it is important that the Council brings all basement development within planning control. Therefore the Council made an Article 4 Direction⁶⁹ to remove permitted development rights and consulted on it from 20 April to 8 June 2015. It is proposed that the Direction (which is non-immediate) will come into force on 28 April 2016.

Basements – Certificate of Lawful Use or Development

- 9.38 Prospective developers can apply for a Certificate of Lawful Use or Development to ask the Council whether a particular development is lawful – such as whether a development can be carried out using PD rights. It is not necessary to obtain a certificate in order to undertake permitted development, but many owners do so because of the formal confirmation that the certificate provides.
- 9.39 Table 9.4 below presents the applications for Certificate of Lawful Use or Development in relation to the construction of a new basement storey submitted to the Council since 2010. There is a year on year increase in the number of applications submitted and granted with a peak in the applications in 2013. There is a sudden dip in 2014. This is because the Council changed its interpretation of the GPDO so that the overall effect of the ‘enlargement’ being ‘more than a single storey’ is considered rather than the fact that the proposal for a new basement floor is itself a ‘single storey’. This approach has since changed.
- 9.40 The table below shows that following the adoption of the policy the number of relevant Certificate applications has not increased significantly since the previous year. This is both for the applications submitted (47) and granted (16). This is notable as it was expected that there may be an increase in such certificates following adoption of Policy CL7. As stated above it is expected that from 28 April 2016 all of these would all require planning permission. This would enable a consistency of approach and ensure that the mitigation measures that have been carefully introduced in the policy apply to all types of basement development.

	2010	2011	2012	2013	2014	2015 (1 Jan to 15 Nov 2015)
Total Number of applications submitted	45	56	80	129	39	47
Granted	29	39	54	58	12	16
Refused	10	10	10	46	11	3
Withdrawn	5	7	16	25	10	13

Table 9.4: Certificate of Lawful Use or Development 2010 – 15 November 2015

⁶⁹ An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area”(PPG, ID: 13 – 036).

Conservation and Design Policy Review

- 9.41 With Conservation Areas covering 73.4% of the Borough, it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings.
- 9.42 As part of the previous Core Strategy review, the Council sought to consolidate its policies on conservation and design that remained in the Unitary Development Plan (UDP) with those of the Core Strategy. This was also in response to the NPPF, which emphasised the need for 'up to date' policies. The main issue was to ensure that the policies which remained in the UDP were 'rolled forward' into the Core Strategy, along with any strategic conservation guidance from our Conservation Area Proposal Statements. These relate to the 'Renewing the Legacy' and 'An Engaging Public Realm' chapters of the Local Plan. The new policies, with modifications, were adopted in December 2014 and now form part of the Council's Consolidated Local Plan, which has succeeded the Core Strategy as the primary development plan document for the Borough.

Conservation Area Appraisal Review

- 9.43 The Council has embarked on a programme of producing new Conservation Area Appraisals (CAAs) for every conservation area in the Borough, replacing the existing Conservation Area Proposals Statements (CAPS). The project was initiated because of concerns that many of the Borough's CAPS are out of date, do not reflect current Historic England guidelines and thus might be given diminished weight in planning appeal decisions.
- 9.44 The CAPS review project will create a suite of updated appraisals that describe and explain the historic and architectural significance of each of the Borough's conservation areas. These documents will provide a basis for considering future development proposals in each conservation area. The project will therefore contribute to the Council's strategic objective to renew the architectural legacy of the Borough and will allow the Council to meet its statutory duty to preserve or enhance Kensington and Chelsea's conservation areas.
- 9.45 Three new Conservation Area Appraisals have been adopted to date: Lots Village Conservation Area Appraisal (November 2014), Colville Conservation Area Appraisal (February 2015) and The Boltons Conservation Area Appraisal (February 2015).
- 9.46 A further eight draft appraisals were consulted on during 2015:
- Chelsea Conservation Area Appraisal (29 July 2015 – 23 September 2015)
 - De Vere Conservation Area Appraisal (15 July 2015 – 9 September 2015)
 - Cornwall Conservation Area Appraisal (15 July 2015 – 9 September 2015)
 - Kensington Court Conservation Area Appraisal (15 July 2015 – 9 September 2015)
 - Courtfield Conservation Area Appraisal (8 June 2015 – 20 July 2015)
 - Avondale and Avondale Park Gardens Conservation Area Appraisal (4 June 2015 – 16 July 2015)

- Sloane Stanley Conservation Area Appraisal (6 February 2015 – 20 March 2015)
- Ladbroke Conservation Area Appraisal (7 November 2014 – 19 December 2014)

Listed buildings, scheduled ancient monuments and archaeology

Buildings at Risk Register

- 9.47 Working with local authorities, Historic England publishes an annual 'Buildings at Risk Register,' which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggest, at risk from development, neglect or decay.
- 9.48 48 'buildings' within the Borough are on the 2015 register. The vast majority of these are monuments and tombs in Kensal Green Cemetery. The entries on the 2015 Register are:
- Commonwealth Institute, Kensington High Street.
 - 1 Campden Hill, Campden Hill
 - 31 Brompton Square, South Kensington
 - Boundary Wall to Kensal Green Cemetery, Harrow Road
 - 25-26 Pembridge Square
 - Blumberg Mausoleum, Harrow Road, Kensal Green Cemetery
 - Tomb of Alexander Bruce, Harrow Road, Kensal Green Cemetery
 - Tomb of James Ward, Harrow Road, Kensal Green Cemetery
 - Tomb of Fredrick Tillson, Harrow Road, Kensal Green Cemetery
 - Mausoleum of Martha Ross, Harrow Road, Kensal Green Cemetery
 - Tomb of James Poole, Harrow Road, Kensal Green Cemetery
 - Tomb of General James Perry and Sir Patrick O'Brien, Harrow Road, Kensal Green Cemetery
 - Tomb of Sir Charles Newton, Harrow Road, Kensal Green Cemetery
 - Tomb of John Lucas, Harrow Road, Kensal Green Cemetery
 - Tomb of William Price Lewis, Harrow Road, Kensal Green Cemetery
 - Tomb of John Gibson, Harrow Road, Kensal Green Cemetery
 - Tomb of Daboda Dewanjee, Harrow Road, Kensal Green Cemetery
 - Tomb of Admiral Henry Collins Deacon, Harrow Road, Kensal Green Cemetery
 - Tomb of Commander Charles Spencer Ricketts, Harrow Road, Kensal Green Cemetery
 - Monument of Joseph Allmond Cropper, Harrow Road, Kensal Green Cemetery
 - Tomb of Alfred Cooke, Harrow Road, Kensal Green Cemetery
 - Tomb of Thomas Fenwick, Harrow Road, Kensal Green Cemetery
 - Tomb of the Earl of Galloway, Harrow Road, Kensal Green Cemetery
 - Tomb of the Colonel Gideon Gorrequer, Harrow Road, Kensal Green Cemetery
 - Mausoleum of Isabella Gregory, Harrow Road, Kensal Green Cemetery
 - Tomb of Samuel Griffith, Harrow Road, Kensal Green Cemetery
 - Tomb of WH Kent, Harrow Road, Kensal Green Cemetery
 - Mausoleum of James Morison, Harrow Road, Kensal Green Cemetery
 - Tomb of Admiral Sir John Ross, Harrow Road, Kensal Green Cemetery
 - Monument to Julia Slater, Harrow Road, Kensal Green Cemetery

- Tomb of the Duke of Somerset, Harrow Road, Kensal Green Cemetery
- Tomb of Frederick Yates, Harrow Road, Kensal Green Cemetery
- Tomb of Henry Kendall, Harrow Road, Kensal Green Cemetery
- Tomb of Mary Gibson, Harrow Road, Kensal Green Cemetery
- Mausoleum of Andrew Ducrow, Harrow Road, Kensal Green Cemetery
- Enclosing Walls to Moravian Burial Ground, King's Road SW10
- Tomb of John Thompson, Harrow Road, Kensal Green Cemetery
- Tomb of Major General Sir William Casement, Knight Commander of the Bath, Harrow Road, Kensal Green Cemetery
- Mausoleum of Joseph Hudson, Harrow Road, Kensal Green Cemetery
- Church of St. John the Baptist, Holland Road, Kensington
- Church of St. Augustine, Queen's Gate, Kensington
- Church of St. Michael and All Angels, Ladbroke Grove, Kensington
- St. Clement's Church, Treadgold Street, Kensington
- Kensal Green (All Souls) Cemetery, Kensington
- Arcade forming circle and avenue, Brompton Cemetery, Old Brompton Road
- The North Colonnade, Harrow Road, Kensal Green Cemetery
- The Anglican Chapel, Harrow Road, Kensal Green Cemetery
- Kensal Green Cemetery Conservation Area

9.49 The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

Changes to listings

9.50 There has been one new listing in 2015:

- EM Lander's Stonemasons Showroom, 605-609 Harrow Road.
Listed Grade II

Two listings have been amended

- Church of St John the Baptist, Holland Road, Kensington
Upgraded from Grade II* to Grade I status
- Church of St Simon Zelotes, Moore Street, Chelsea
Upgraded from Grade II to Grade II* status

Conclusions

9.51 Design remains central to the decision making process, with the Architectural Appraisal Panel (AAP) continuing to meet regularly and drive up standards of design.

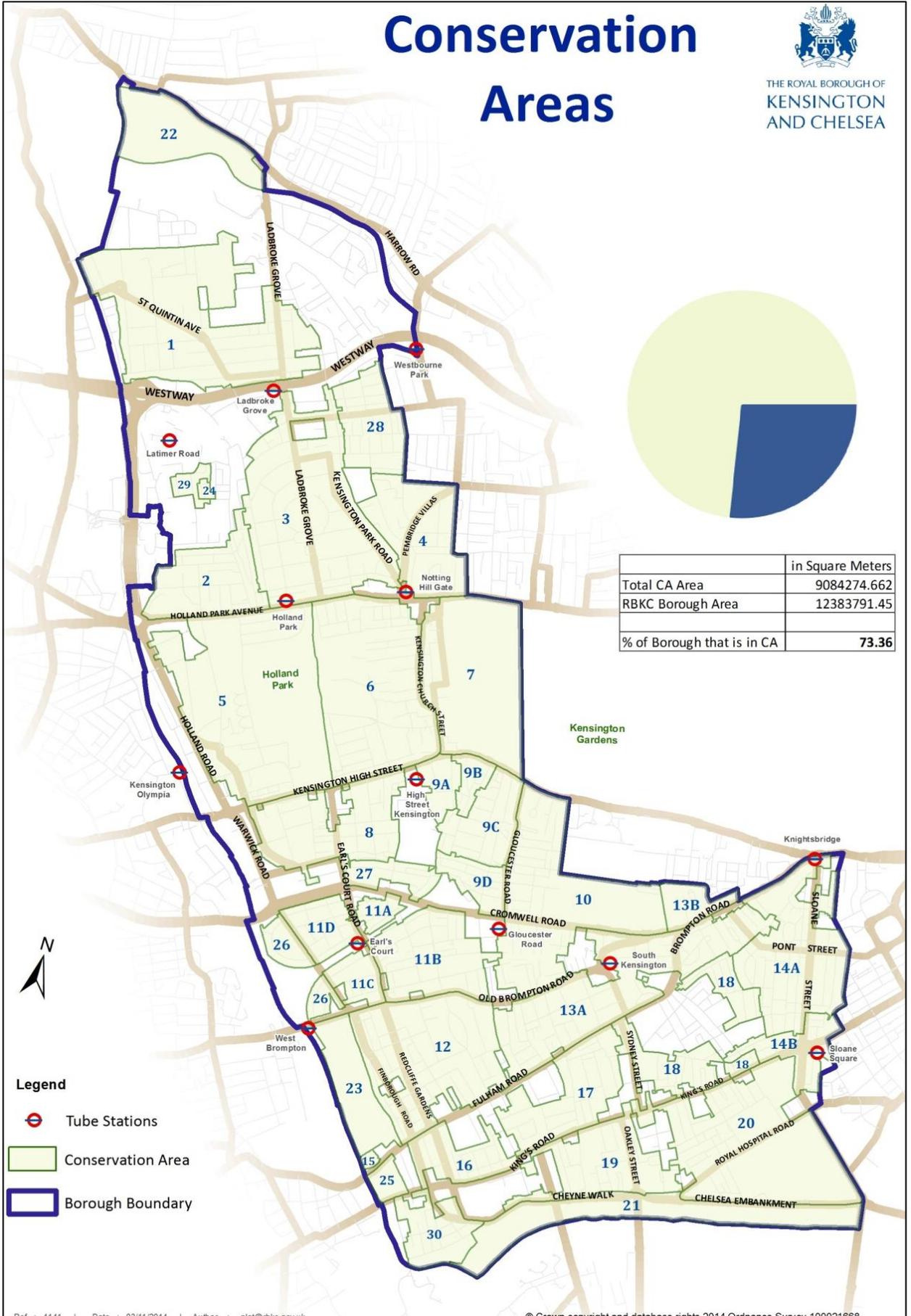
9.52 The Council has attempted to quantify the impact of basements on the surrounding area and this has been used to inform the Council's policy on basements which was found sound by the inspector and adopted in early 2015. 2014/15 has seen a significant drop in the number of basement applications, although it is not clear whether this is the result of the calm after the 'log jam' as applicants sought basement permissions before the new basement policies were formally adopted.

- 9.53 Initial indications suggest that the newly adopted basement polices appear to be effective.
- 9.54 The Council continues to update its Conservation Area Proposal Statements, with a further eight drafted and consulted upon during the monitoring period. The Council is on track to complete the review of the CAPs by the end 2017.

Conservation Areas



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA



- Legend**
- Tube Stations
 - Conservation Area
 - Borough Boundary

Figure 9.3: Conservation areas

10. Diversity of Housing

Strategic Objective

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

Introduction

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices which continued to rise through the recession and beyond. According to Zoopla, the average price of a property has increased by 48% in the last five years and by 13% in the last 12 months.⁷⁰ This reflects the insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built; it is difficult to meet the high demand and need for both private sale and 'affordable' homes in the Borough. The focus of the Local Plan therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Local Plan Policy CH1. The Council is subject to housing targets imposed by the Mayor of London, within the London Plan. The 2008 London Plan (consolidated with alterations since 2004) required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equated to 350 units per year. The London Plan was amended and adopted in July 2011, and this target was increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Local Plan Policy CH1: Housing Targets, states that the 'Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28'. Since these targets were updated, the Further Alterations to the London Plan, published in March 2015, have increased the Borough's housing target to 733 dwellings per year, which will be reflected in next year's monitoring report.
- 10.3 Similarly, the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021. This equates to 2000 units in the ten year period. This target is from all sources. The affordable housing target has consequently increased from the start of 2015 with the publication of the Further Alterations of the London Plan (FALP), which will also be reflected in next year's Monitoring Report.
- 10.4 Policy CH1(c) requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

Net additional dwellings in previous years (2009/10 – 2013/14)

- 10.5 Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through changes of use and conversions. A dwelling is defined as a self contained unit of accommodation. The Council obtains information of new building completions and other changes to the housing stock through Building Control returns, Community Infrastructure Levy (CIL) notices and site visits and communication

⁷⁰ Zoopla, 2015

with developers. The outturn figures show that completions within the Borough were below target levels for each of the five years.

Net Additional Dwellings for the current reporting year (2014/15)

- 10.6 The number of net additional dwellings completed in 2014-15, as recorded on the London Development Database, was 982. This figure is based on conventional supply (C3 use class). It should be noted that there was a net loss of 32 bedrooms from hostels and Houses in Multiple Occupation (unconventional supply) in the same period.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Net Residential Approvals	540	783	860	244	1292	1303
Net Residential Completions	324	175	102	65	264	982

Table 10.1: Net residential completions 2009/10 – 2014/15

First five year period (2015/16 to 2019/20)

- 10.7 The NPPF requires authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 20% where there is persistent evidence of under delivery against the plan target as in the case in the Borough. To be considered deliverable sites should be:

1. Available now;
2. Offer a suitable location for development now;
3. Be achievable with a realistic prospect that housing will be delivered on the site within five years;
4. Sites with planning permission should be considered deliverable until permission expires.

- 10.8 The sites that make up the land supply for each year are shown in Appendix Q.

- 10.9 They consist of the following components:

1. Units under construction (at 1 April 2015) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites over 25 units, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out the NPPF.

2. Units on sites with planning permission but not yet under construction. Assumptions were made that schemes of between 1 and 24 units would complete in three financial years from 01/04/2015 and are therefore all included as completions within FY2017/18. On sites over 25 units the best available information has been used to estimate the timing of completions.
3. A small sites estimate was used to inform the land supply for the years 2018/19, 2019/20 and 2020/21. The figure of 152 has been taken from the London SHLAA 2013.
4. An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA is included for every year from 2015/16
5. The non-self-contained allowance for the Borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year periods.

Second and Third five year period (2020/21– 2029/30)

- 10.10 The NPPF requires that for this period a supply of specific, developable sites or broad locations for growth are identified. The sites which make up this element of supply are those strategic sites allocated in the Local Plan (with and without planning permission) together with sites identified for inclusion within the Council's estate regeneration programme.
- 10.11 The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.
- 10.12 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the planned period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements and additional estate regeneration.

Five Year Housing Land Supply

- 10.13 The housing supply requirement from 1 April 2015 to 31 March 2020 is 4,398 dwellings. This is made up of five years of the Borough's annual supply target of 733 new homes, plus the 20% buffer required in the NPPF where there has been a record of persistent under-delivery against the Borough's target. The current supply of deliverable sites during this period is expected to be 4,416 dwellings based on those sites assessed as deliverable in the housing trajectory above, and supported by Appendices O to Q.

Affordable Housing Completions

- 10.14 The total net number of affordable housing completions in the monitoring year was 196 dwellings. This figure comprises 135 social rented units and 61 intermediate units. The majority of units were provided as part of the Worrington Green Estate Phase 1

redevelopment, on the Silchester Garages Site at Latimer Road and on the former Princess Louise Hospital site.

	2010/11	2011/12	2012/13	2013/14	2014/15
Net affordable approvals	63	244	99	169	286
Net affordable completions	61	23	4	46	196

Table 10.2: Affordable housing completions 2010/11 to 2014/15

De-conversions and Amalgamations

- 10.15 In recent years, the Council has seen a significant number of existing flats being joined together to create a smaller number of larger units. Whilst the newly created large units will serve a need, the level of loss has implications on the ability of the Council to meet its increased housing targets and is often seen as contrary to London Plan Policy 3.14 as set out above. Consequently, since August 2014, the Council has required planning permission for all developments that result in the net loss of residential units because of the material planning consequences of the loss of units. This has enabled the monitoring of the loss of residential units across the Borough through the London Development Database.
- 10.16 There were 70 planning permissions granted for schemes that resulted in a net loss of residential units in 2014/15 which will result in a combined loss of 112 residential units. Given the large number of units lost, the Council will continue to monitor the impact of amalgamations and is in the process of reviewing its planning policies, through the Local Plan Partial Review, to ensure that the Borough is able to meet its annual housing supply target.

	2010	2011	2012	2013	2014	2015
Net residential losses	-47	-58	-72	-80	-40	-112

Table 10.3: Net residential losses through amalgamation

Gypsy and Traveller accommodation

- 10.17 The Council is responsible for the Traveller site at Stable Way which is jointly managed by the Council and LBHF. The site's freehold is owned by Transport for London with a lease to the Council. The Stable Way site is a permanent site and currently comprises a total of 20 pitches, of which 1 is taken up by 'the hut' centre, resulting in 19 available authorised pitches, which have been on site for at least 22 years. The site was in LBHF until a boundary change approximately ten years ago and it is now within the jurisdiction of this Council. The site was previously managed by Hammersmith and Fulham Homes, as an Arm's Length Management Organisation (ALMO). Before that it was managed by LBHF. It is now managed by the Kensington and Chelsea Tenant Management Organisation (KC TMO).
- 10.18 The Council's existing Local Plan policy commits the Council to preparing a Gypsy and Traveller accommodation policy which, outside of the monitoring period, has been initiated as part of the Local Plan Partial Review 'Issues and Options' consultation with

the publication of a joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA) with LBHF.

Conclusions

- 10.19 The monitoring period saw the completion of 982 residential units, a figure well over the Council's amended London Plan target of 733 units. The Council remains satisfied that it will be able to meet its housing targets over the plan period, although does recognise that this will very much depend on the Kensal Gasworks site coming forward as expected.

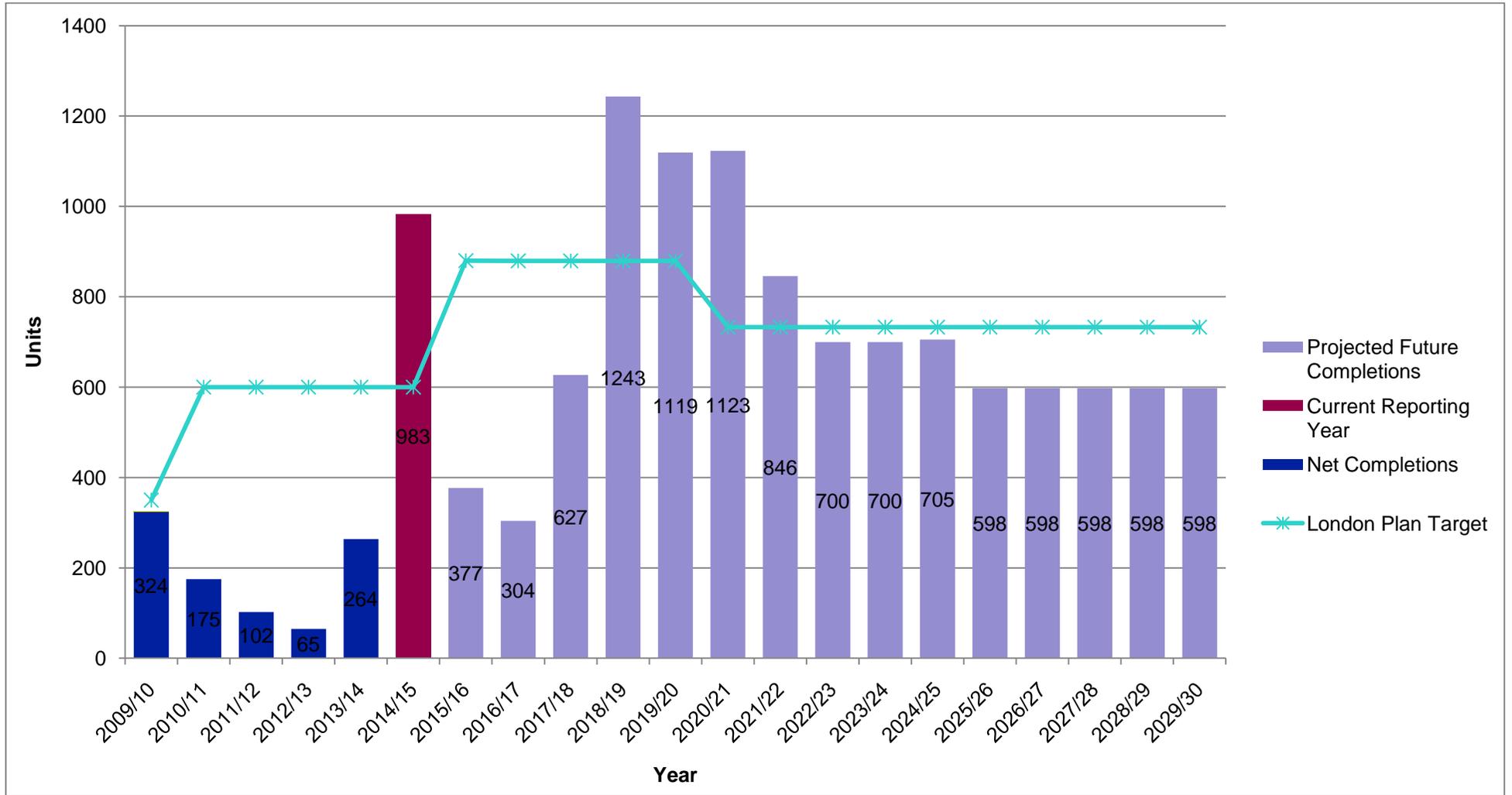


Figure 10.1: Housing Trajectory

11. Respecting Environmental Limits

Strategic Objective

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

Introduction

- 11.1 This chapter contains a number of themes, including climate change, air quality, flooding, waste and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the local and global environment. For more information on reducing car use, see chapter 7; Better Travel Choices.

Climate Change

- 11.2 The need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging legally binding targets, with the Climate Change Act (2008) requiring a reduction of UK's greenhouse gas emissions by at least 80% from 1990 levels by 2050. (Both figures are taken from a 1990 baseline).
- 11.3 Policy CE1 was reviewed in 2014/15. The amended policy requires a number of measures to be incorporated into developments and included as part of planning applications. New residential developments, and extensions over 1,000 sq m must meet level 4 of the Code for Sustainable Homes. Residential conversions and refurbishments of 800 sq m or more must meet the BREEAM 'excellent' level. Non residential developments of 1,000 sq m or more must meet BREEAM "very good".
- 11.4 However, this approach is currently in a state of flux with the Government removing the ability of local planning authorities to set their own local energy standards for dwellings as part of the national 'housing standards review'. Both the Code for Sustainable Homes and the future need for zero carbon homes have been withdrawn. Building Regulations are to be the mechanism by which the energy standards of all new homes and residential conversions will be considered. The basic energy (and water) performance standard will be set a level equivalent to the outgoing Code for Sustainable Homes Level 4.
- 11.5 The process by which the standards for commercial buildings are considered remain un-altered.

- 11.6 The Council also requires the provision of a Combined Cooling and Heating Power (CCHP) plant in significant developments such as the bigger strategic site allocations and other significant redevelopment and regeneration proposals.
- 11.7 Table 11.1 sets out the most recent estimates for CO2 emissions for the Borough. These have been produced by the Department of Energy and Climate Change, and distinguish between the domestic, commercial and transport sectors. The latest figures were published in 2015 but relate to estimates for 2013.
- 11.8 In June 2015, the Department of Energy and Climate Change (DECC) released the new data for 2013. In the production of the 2013 estimates, new data were introduced, together with some improvements to the underlying methodology. In order to ensure that the data for 2005 to 2012 are consistent with the data now available for 2013, the estimates for these years have been revised to incorporate both the new data and the improvements in the underlying methodology. For some local authorities, these revisions have resulted in noticeable changes to the emissions estimates in the earlier years for some sectors.

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)	Per capita emissions (t)
2005	417,600	781,600	175,700	1,375,300	8.2
2008	416,200	798,800	160,500	1,375,900	8.5
2010	410,500	844,300	158,100	1,413,200	8.8
2011	363,200	794,300	154,900	1,312,700	8.3
2012	392,100	814,600	150,800	1,357,800	8.7
2013	381,700	707,800	146,200	1,236,000	7.9

Table 11.1: CO2 emissions the RBKC (from Local and Regional CO2 estimates for 2005-2013, DECC published 25 June 2015)⁷¹

- 11.9 Although these figures should be treated with caution, they do suggest that overall, CO2 emissions are relatively stable. CO2 emissions from transport are decreasing in line with other London Boroughs. However, the trend is less clear for domestic (home) and commercial (buildings). Even though there was a decrease in 2013 compared to 2012, The Borough still has one of the highest carbon emissions per capita compared to other London local authorities. With a total of 7.9 tonnes of CO2 carbon emissions per capita, the Borough is the second highest in London after Westminster.
- 11.10 The Council recognises that much of the potential for reducing CO2 emissions is related to an increase in the energy efficiency of existing buildings, to changing practices, and to national and regional schemes and initiatives which could increase communication and funding. The Council's planning

⁷¹ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

process plays a part in setting 'greener' requirements on development and in enforcing them.

- 11.11 It is difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas will reduce car use, with the associated benefits to emissions. However, all traffic reductions cannot be attributed to the planning process.

Air Quality

- 11.12 The whole of the Borough has been declared an Air Quality Management Area (AQMA)⁷² due to the exceedence of national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). The primary sources of air pollution emissions are vehicular traffic and the use of gas in commercial and domestic buildings. The Borough's main roads, such as the Cromwell Road, Kensington High Street, Brompton Road and the Earl's Court one way system experience some of the highest pollutant concentrations in the Borough, however the majority of the Borough continues to exceed limit levels.
- 11.13 Estimates for 2012 based on the latest London inventory show that 906 tonnes per annum (t/a) of NO_x (oxides of nitrogen) and 76 t/a of PM₁₀ are emitted from sources within the Borough. The most significant sources of NO_x emissions continue to be road transport (439 t/a of NO_x) and gas burning in commercial and domestic buildings (245 t/a), while the most significant source of PM₁₀ is road transport (39 t/a).⁷³ The contribution of diesel trains has been found to be less significant than was estimated in previous Monitoring Reports.
- 11.14 It is estimated that around 67 t/a (7.4%) of the Boroughs NO_x emissions and 7 tonnes (10%) of the Borough's PM₁₀ emissions are from construction sites and associated non-road mobile machinery.⁷⁴ The Council continues to require environmental management plans from major construction sites to ensure that they reduce their impact on local air quality.
- 11.15 Policy CE5 of the Local Plan requires development to be carried out in a way that minimises the impact on air quality and mitigates exceedances of air pollutants. The Council uses planning conditions to ensure that the requirements of Policy CE5 are met. During the monitoring, period Environmental Health officers provided comments on approximately 40 planning applications (this includes applications and discharge of conditions).

⁷² Since December 1997, each local authority has been carrying out a review and assessment of air quality in their area. If a local authority finds any place where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. It could be small, like a street, or much bigger.

⁷³ Data taken from the London Atmospheric Emissions Inventory 2010, produced by the GLA in 2013

⁷⁴ Ibid

Combined Cooling, Heat and Power Plant (CCHP)

11.16 The permission for the Earl's Court Opportunity Area (subject to a s106 agreement signed in November 2013), includes the provision of:

- An energy centre within the Borough which provides the primary energy for the buildings within the site;
- The generation of low carbon electricity, heating and cooling for the energy centre with the potential to link into a site wide District Energy Network in the future.

Flooding and Sustainable Drainage Systems (Policy CE2)

Flooding

11.17 Policy CE2 aims to reduce both the risk of different types of flooding and the consequences by requiring development to adapt to flooding and mitigate its effects. This includes resisting impermeable surfaces and vulnerable development and setting development back from the Thames flood defence. The policy also requires assessments and tests to be undertaken when necessary, and include suitable flood defence, flood mitigation measures and sustainable urban drainage systems.

11.18 The Council's recently adopted policy CL7 also deals with flooding, specifically basement sewer flooding, and addresses the effect of basements on surface water run-off.

11.19 The Borough experiences flooding incidents, for which the principal reason is the inability of Counters Creek, the Victorian sewer system, to cope with the amount of surface and foul water entering the system during significant rainfall events. No new events of flooding were reported to the Council between October 2014 and September 2015.

11.20 The Council has been working with Thames Water to address this problem and ensure residents and businesses are protected against flooding. Ofwat approved the funds needed to undertake the Counters Creek Sewer Alleviation Scheme in December 2014.

11.21 Thames Water's proposal to solve this problem includes four elements:

- A new storm relief sewer to increase the sewer capacity;
- Sustainable drainage systems to reduce surface water run-off entering the sewers (a pilot study is proposed for Arundel Gardens);
- Anti-flooding (FLIP) devices to stop the sewers surcharging into lower properties; and,
- Local sewer improvements.

11.22 The new storm relief sewer must go through several rounds of public consultation to ascertain the suitability of the proposed sites and to engage and inform residents. The key stages are:

- Phase 1 consultation: 20 November 2014 to 8 February 2015
- Interim Engagement consultation: 11 May to 22 June 2015
- Phase 2 consultation: is expected in early 2016

11.23 Further information, along with the Council's responses to the consultations can be found in the Council's Counters Creek webpage⁷⁵.

11.24 The Council is working in partnership with other London Boroughs and planning authorities that are higher in the Counters Creek catchment area (Brent, Camden and Old Oak Common and Park Royal Development Corporation), to ensure that development does not have a negative impact on the amount of flow in the sewer system. Any flow increase will reduce further the capacity of the sewer system which serves the Borough.

11.25 As a Lead Local Flood Authority (LLFA), the Council has the duty, under Section 9 of the Flood and Water Management Act 2010, to put in place a Local Flood Risk Management Strategy (LFRMS) to manage all sources of flood risks consistent with a risk management approach. The Strategy, which was adopted in July 2015, has a series of objectives to address flood risk and an action plan to realise these objectives. Progress on the action plan will be reported in the next iteration of the Monitoring Report.

Sustainable Drainage Systems (SuDS)

11.26 On the 18 December 2014, the Government published a written statement to Parliament explaining changes to the planning system which took effect on the 6 April 2015. The written statement represents Government planning policy with similar weight to the National Planning Policy Framework (NPPF) and so is capable of being a significant material consideration in determining planning applications.

11.27 The statement explains that local planning policies and decisions on planning applications relating to major development (developments of 10 homes or more and to major commercial development) should ensure that sustainable drainage systems (SuDS) for the management of run-off are put in place, unless demonstrated to be inappropriate. Local planning authorities should consult the LLFA on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate. The LLFA became a statutory consultee on

⁷⁵ <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/counters-creek-project>

planning applications in April 2015. Since then, the LLFA has responded to 7 major planning applications and provided pre-application advice to a number of other applications.

Thames Tideway Tunnel Project

11.28 The Secretaries of State approved the Development Consent Order for the Thames Tideway Tunnel project on 12 September 2014. The Thames Tideway Tunnel will be built by a company called Bazalgette Tunnel Limited. Thames Water will do most of the preparatory work. The Council is working in close partnership with both Thames Water and Bazalgette Tunnel Limited to ensure that the construction works and final permanent works will have the least possible disruption to both residents and visitors. Regular meetings are held to discuss the progress of the Development Consent Order for both sites in the Borough: Cremorne Wharf and Chelsea Embankment. The construction phase is likely to start in the summer of 2017 and run for four years. Applications to discharge requirements (similar to conditions) will be submitted to the Council for approval throughout the construction phase (which is likely to last until 2022). A dedicated webpage has been created to increase transparency and keep interested parties informed. All the Council's responses throughout the development of the project and other related documents can be downloaded from the webpage.⁷⁶

Land Contamination

11.29 The Borough has been predominantly residential in nature for over 100 years and has inherited comparatively few areas of contaminated land. However, there are areas of the Borough where small scale industry such as factories, garages, manufacturing works and wharves were once present, as well as areas of in-filled land. The former industry and industrial practices form part of the industrial legacy of the area, and may have some archaeological significance. However, they have also left a legacy of contamination.

11.30 Under Part 2a of the Environmental Protection Act 1990, the Council is required to ensure that potentially contaminated land is addressed through the planning process. Where this does not take place, the Council might be liable for any necessary remedial costs.

11.31 Local Plan Policy CE7 'Contaminated Land' requires land contamination to be addressed through the planning process.

11.32 The Environmental Health Department ensures that the Council's contamination policies are applied to the necessary developments and that the requirements of the NPPF are fulfilled. During the monitoring period, Environmental Health provided detailed comments on 44 planning

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www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/emergingsitespecific/thamestunnelproject.aspx

applications (this includes applications and discharge of conditions). The equivalent number in the previous monitoring period was 89.

Biodiversity

- 11.33 The biodiversity resource in the Borough is remarkably rich given its urban nature. It includes 24 Sites of Nature Conservation Importance (SNCIs) of which two are open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming a Blue Ribbon Network. It also includes several linked sites forming Green Corridors. 92% of these SNCI sites are classed as being in 'positive management'. The remaining 8% are rail side land, over which the Council has no control.
- 11.34 Policy CE4 of the Local Plan is designed to protect the biodiversity in, and adjacent to, the Borough's SNCIs and requires opportunities to be taken to enhance biodiversity.
- 11.35 Greenspace Information for Greater London collates London wide data on Biodiversity. Borough level statistics of biodiversity are published separately and are updated by regular surveys. Due to the nature of the sites, not much change takes place year on year because of strong conservation policies to protect them. However, the following work has taken place in the last year:
- Habitat enhancement work continues within the Parks as specified in the Local Biodiversity Action Plan. This plan is due to be reviewed and re-written in 2016, setting new priorities and actions for conserving biodiversity in the Borough for the next five years.
 - A nest box survey of the major parks was carried out in 2015. This assessed the effectiveness of nest boxes in the Borough's public open spaces and will see the replacement of damaged boxes and installation of over 150 new nest boxes in 2016.
 - A wildlife garden and edible teaching garden have been installed around the Borough's Ecology Centre. These act a demonstrations of what wildlife can exist in gardens and provides an education opportunity for local school groups to learn about the importance of ecology and food growing.



Image 11.1: the new Holland Park Ecology Centre

Ecology Edible Teaching Garden



Before



After

Waste

11.36 The evidence on waste management shows that we need to examine new ways of dealing with waste in the Borough. Major development, for example in Kensal and Earl's Court, will have an impact on the Borough's population and increase its production of waste. It is important that waste management is taken into account in all development to handle waste arising from new uses.

11.37 Applications for waste management facilities are assessed against Policy CE3. This states that the Council will meet the waste apportionment figure as

set out in the London Plan and will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it was produced. To deliver this, the Council will, amongst other things; require provision of adequate refuse and recycling storage space which allows for ease of collection in all developments; require that development proposals make use of the rail and the waterway network for the transportation of construction waste and other waste; and require applicants for major developments to prepare and implement Site Waste Management Plans for demolition and construction waste.

- 11.38 The Mayor of London requires all Boroughs to meet the waste apportionment targets contained within the London Plan and requires London authorities to allocate land for the management of waste (Policy 5.17 and Table 5.3). The London Plan (March 2015) requires that London becomes 100% self sufficient in waste management by 2026.
- 11.39 Paragraph 5.80 of the London Plan allows more flexibility than previously. Instead of having to draft a joint Waste Development Plan Document (DPD) with another Borough, Boroughs can pool resources by the use of a joint evidence paper or a bilateral agreement.
- 11.40 LBHF has stated in its adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for the Borough (paragraph 8.102). However, the Government has announced proposals for a new High Speed 2 (HS2) and Crossrail station at Old Oak by 2026, and the London Plan identifies the area as an opportunity area (along with land in Ealing and Brent) and an Opportunity Area Planning Framework has since been adopted. The Western Riverside Waste Authority (WRWA), of which the Borough is a member, has a contract with Cory Environmental for its Riverside Resource Recovery (RRR) facility at Belvedere in the London Borough of Bexley. The current arrangements last until 2031.
- 11.41 As part of the Duty to Cooperate and given the changes arising from the 2015 London Plan, the Council, alongside the other Waste Planning Authorities (WPAs) which fall within the Western Riverside Waste Authority area (including Hammersmith and Fulham, Wandsworth, Lambeth and the Old Oak and Park Royal Development Corporation), are working on a shared evidence base of existing capacity and shortfall, and engaging with other London WPAs to address this shortfall within London. This is being progressed through the Local Plan Partial Review and associated evidence base.

Conclusions

- 11.42 CO₂ levels in the Borough appear to have stabilised, with emissions from transport decreasing in line with other London Boroughs. Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.

- 11.43 The Council will continue to take a holistic approach to try to mitigate the effect of flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. We therefore work in close partnership with Thames Water, neighbouring authorities and the GLA through the Drain London Forum.
- 11.44 In terms of biodiversity, due to the nature of the nature conservation sites, not much change takes place year on year because of strong conservation policies to protect them.
- 11.45 In terms of waste, the Council is working on a shared evidence base of existing capacity and shortfall, and engaging with other London WPAs to address this shortfall within London, as part of the Local Plan Partial Review.

12. Places

- 12.1 There are fourteen distinct places in the Borough as outlined in the Local Plan. A 'Place' is based upon a Higher Order Town Centre. These are; Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.
- 12.2 The Monitoring Report provides an update on some of the key prerequisites for progress to be made in the fourteen 'Place Visions.' The Monitoring Report includes a table setting out some of the key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses (see chapter six, particularly tables 6.6 and 6.9). It remains too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010 (now known as the Local Plan). However, it is intended that this data will provide a benchmark for future monitoring and analysis.

Kensal

- 12.3 The nature of the development of the site is dependent on whether or not Kensal will be a location for a Crossrail station. Therefore, no further work has been undertaken on the Supplementary Planning Document (SPD) itself in the last year as the uncertainty concerning the provision, or otherwise, of the Crossrail station continues.
- 12.4 As the Parliamentary Undersecretary of State for Transport confirmed that no additional work would be undertaken on Crossrail unless the business case for a station improved, the Council has undertaken research to examine if a positive business case could be put forward. This exercise resulted in a £1.5 billion disbenefit over 60 years becoming a £200 million benefit over the same time period. This evidence is currently being reviewed by the Crossrail Joint Sponsors.
- 12.5 If supported, the Council hopes that work can begin to establish when a Crossrail station can open in the Borough. The Council will then begin to prepare a planning framework for consultation in 2016.
- 12.6 The Council appeared at the High Speed 2 Parliamentary Select Committee in June 2015 to petition against the use of the North Pole Depot and the removal of the plain-lining undertaking given in respect of the Crossrail Act. Since this appearance, an Additional Provision has been sought at Committee which removes most of the North Pole depot from the plans.

Golborne/Trellick

- 12.7 Planning permission was granted for the redevelopment of Wornington Estate

in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of the strategic site policy.

- 12.8 Construction of phase 1 is well underway, with block 1 complete and occupied, and block 3 currently under construction. Block 2 is due to begin construction in late 2015. All of the market trader lockups to be re-provided have been constructed and occupied, and a number of the residents have been decanted into new apartment buildings and several mews. Sales of the completed apartments, mews and eight townhouses have gone well and off-plan marketing continues.
- 12.9 Reserved matters for phase 2 and part of phase 3 were granted conditional planning consent in July 2014. This will deliver a further 321 residential units (including 142 units for private sale), several additional commercial units along Portobello Road, and the early upgrade and return of Athlone Gardens park to public use.
- 12.10 The Council intends to provide new housing on the vacant land at the base of Trellick Tower. The 'Trellick and Edenham' SPD was adopted in March 2015. It contains illustrations showing how the development of this site might look, drawing on previous heritage and architectural studies of the site. The Council consulted the public on this document for eight weeks between 29 July 2014 and 23 September 2014, during which time residents, businesses and any other interested parties were invited to comment. It is anticipated that a planning application will be submitted for the new housing during 2016. The SPD will be used to guide the development of the site.

Portobello/ Notting Hill

- 12.11 The mix of ground floor unit types within Portobello has not changed significantly over the study period.

Portobello	2011	2012	2013	2014	2015
Vacancy rate	8%	9%	6%	7%	5%
% of ground floor units multiples ⁷⁷	15%	14%	15%	14%	14%
Mix of ground floor uses					
A1	76%	77%	72%	68%	70%
A2	3.5%	3%	4%	4%	4%
A3	12%	12%	11%	12%	13%
A4	3%	3%	4%	4%	3%
A5	2%	2%	1%	1%	1%

Table 12.1: Ground floor data for Portobello Road centre

⁷⁷ In all cases, this is the percentage of class A uses which are multiples.

Notting Hill Gate

- 12.12 Policy CP16 states that ‘the Council will require development to strengthen Notting Hill Gate’s role as a District Centre...[it] will also resist development which prejudices opportunities for wider regeneration of the area.’
- 12.13 The Council adopted an SPD for the area in June 2015. The SPD sets out a number of benefits for the area, relating to improving the public realm, reducing vehicle dominance, providing step free access to the tube station, relocating the farmers’ market, enhancing office provision, and providing affordable housing and public art. It identifies development opportunities for seven sites: Newcombe House; Astley House; The Gate Cinema; West Block; Ivy Lodge to United House; 66-74 Notting Hill Gate (Book Warehouse site); and David Game House.
- 12.14 The process of developing this SPD has revealed that opportunities to replace Newcombe House are limited because a significantly taller building might have a harmful effect on the surrounding townscape. Clearly it is for any developer to demonstrate why this is not the case.
- 12.15 The Coronet Cinema has new owners who have plans to refurbish and fully modernise the building. It is now being used both as a cinema and for theatre performances.
- 12.16 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the monitoring period.

Notting Hill Gate	2011	2012	2013	2014	2015
Vacancy rate	6%	4%	5%	8.5%	6%
% of ground floor units multiples	30%	29%	29%	28%	25%
Mix of ground floor uses					
A1	62%	57%	57%	57%	57%
A2	14%	14%	12%	11%	13%
A3	13%	13%	13%	11%	12%
A4	4%	3%	4%	3%	3%
A5	2%	2%	2%	2%	2%

Table 12.2: Ground floor data for Notting Hill Gate

Kensington High Street

- 12.17 Despite difficult trading conditions across the country and possible competition from Westfield in Shepherd’s Bush, the High Street continues to strengthen its position in the young fashion, bespoke travel and outdoor leisure industries. Vacancy rates have increased slightly, but still remain below the London average for town centres. The mix of ground floor unit types in the centre has not changed significantly over the monitoring period.

Kensington High Street	2010	2011	2012	2013	2014	2015
Vacancy rate	6%	6%	6%	7%	7%	9%
% of ground floor units multiples		50%	45%	53%	50%	41%
Mix of ground floor						
A1	71%	71%	63%	62%	60%	60%
A2	6%	7%	7%	7%	8%	8%
A3	13%	13%	13%	13%	15%	14%
A4	2%	2%	2%	1%	1%	1%
A5	1%	1%	1%	1%	1%	1%

Table 12.3: Ground floor data for Kensington High Street Centre

12.18 The Kensington High Street Retail Forum was relaunched in 2014 as the Kensington Business Forum with a new Chairman and Executive Committee. It now alternates formal meetings with B2B networking events. All meetings are held in the evening, hosted by local businesses and are free to attend for any local business. Newsletters continue to be produced.

12.19 Building work continues on the former Commonwealth Institute site. It is expected to be completed, and occupied by the Design Museum in late 2016.

South Kensington

12.20 The 'Exhibition Road Tables and Chairs Management Agreement' was drawn up in 2012. This allows a comprehensive approach to be taken to managing tables and chairs in the new space created in the southern section of Exhibition Road.

12.21 The management agreement has worked well. There have only been a few complaints and these have been addressed quickly and efficiently. The tables and chairs themselves have been well-managed with the operators sticking to the agreed numbers and arrangement. The agreement included the creation of a Management Board that meets to discuss issues relating to the management of tables and chairs. This board includes representatives of local Residents Associations, Councillors, South Kensington Estates and the Council. It has been an effective body for discussing issues and the management of tables and chairs, including design matters and cleansing.

12.22 The mix of ground floor unit types within Notting Hill Gate has not changed significantly over the monitoring period.

South	2010	2011	2012	2013	2014	2015
Vacancy rate	2.9%	5.1%	4%	2.6%	6.0%	5%
% of ground floor units		29%	29%	32%	28%	25%
Mix of ground floor uses						
A1	49.7%	50.3%	42%	46%	44%	43%

A2	10.9%	9%	9%	9%	9%	9%
A3	32.6%	30.5%	29%	29%	28%	29%
A4	1.7%	2.8%	2%	4%	2%	1%
A5	2.3%	2.3%	2%	2%	1%	1%

Table 12.4: Ground floor data for South Kensington Centre

Brompton Cross

12.23 The mix of ground floor unit types has not changed significantly over the study period.

	2010	2011	2012	2013	2014	2015
Vacancy rate	9.8%	10.5%	5%	6.5%	7.6%	7.4%
% of ground floor units		22%	23%	24%	22%	18%
Mix of ground						
A1	65%	66.9%	63%	65%	66%	62%
A2	7%	7%	7%	8%	6%	6%
A3	15%	13%	13%	12%	11%	12%
A4	3%	3%	2%	3%	3%	2%
A5	-	-	-	-	-	-

Table 12.5: Ground floor data for Brompton Cross Centre

Knightsbridge

12.24 The Council established the Knightsbridge Retail Forum in 2012. The Forum is chaired by the Managing Director of Harrods and meets as required. Newsletters are produced periodically.

12.25 The mix of ground floor unit types has not changed significantly over the study period.

Knightsbridge	2010	2011	2012	2013	2014	2015
Vacancy rate		2.9%	3%	5.3%	7.3%	9.4%
% of ground floor units		41%	41%	41%	43%	38%
Mix of ground						
A1	72%	72%	66%	65%	64%	63%
A2	8%	8%	8%	8%	8%	7%
A3	13%	14%	13%	13%	12%	12%
A4	3%	3%	3%	2%	2%	2%
A5	-	1%	1%	1%	1%	1%

Table 12.6: Ground floor data for Knightsbridge

King's Road/ Sloane Square

12.26 The Council has established the King's Road Retail Forum to take forward a Town Centre Action Plan. The forum is chaired by the Managing Director of Peter Jones and meets bi-monthly. Newsletters are produced as required.

- 12.27 In 2014, TfL consulted on the location of a proposed Crossrail 2 station that would open in 2025. This will not be at Sloane Square or near Imperial Wharf as originally envisaged in the Core Strategy. Two possible locations at the western end of Kings Road, or adjacent to Dovehouse Green were consulted upon.
- 12.28 New safeguarding directions for Chelsea were confirmed in the summer of 2015. These must be subsequently amended to take account of Transport for London's proposed new King's Road station site at 151 Sydney Street. The move will also result in an area of land near Jubilee Place being acquired for construction of a ventilation shaft.
- 12.29 The Council will continue to honour the commitment within the Local Plan to require improved access to existing and planned new rail infrastructure in the Borough.
- 12.30 In 2014 the Council consulted on a draft SPD for Brompton Hospital including a number of sites throughout Chelsea. Of particular relevance to this Place chapter are 250 King's Road (Blocks A and B), the Sydney Street car park, the Chelsea Farmer's Market, and 125-155 Sydney Street. 250 King's Road and the Sydney Street Car Park have been identified for mixed use including retail. The response to this consultation identified that the Royal Marsden Hospital has a requirement for more space and NHS England has been commissioned to produce a report on the future clinical requirements of both hospitals. The SPD will not progress until this report has been received and it is likely that it will cover both hospitals.
- 12.31 The mix of ground floor unit types has not changed significantly over the monitoring period.

Kings Road (East)	2011	2012	2013	2014	2015
Vacancy rate	0.4%	5%	7.7%	10.3%	7.6%
% of ground floor units multiples	57%	56%	55%	52%	47%
Mix of ground floor uses					
A1	87%	82%	75%	74%	70%
A2	4%	4%	4%	4%	4%
A3	6%	6%	6%	6%	8%
A4	1%	1%	1%	1%	1%
A5	1%	1%	1%	1%	1%

Table 12.7: Ground floor data for Kings Road (East)

Kings Road (West)	2011	2012	2013	2014	2015
Vacancy rate	8.6%	7%	7.5%	10.7%	8.3%
% of ground floor units multiples	29%	28%	30%	28%	24%
Mix of ground floor uses					
A1	67%	58%	63%	58%	60%
A2	4%	4%	4%	6%	3%
A3	18%	20%	19%	19%	21%
A4	2%	1%	1%	1%	1%
A5	-	-	-	-	-

Table 12.8: Ground Floor data for King's Road (West)

Latimer

- 12.32 Phase one of the development of the Silchester Garages site has been completed. Phase 2 is expected to be completed early next year.
- 12.33 As part of this development, new retail floorspace will be opened to help deliver the objective of creating a new neighbourhood shopping centre.

Earl's Court

- 12.34 Planning permission for the redevelopment of the Earl's Court Exhibition Centres and surrounding land was granted in November 2013. Within the Borough, this development will provide up to 930 residential units, 10,000 square metres of business floorspace, 3,500 square metres of retail floorspace, 7,300 square metres of hotel floorspace and 6,000 square metres of education, community or leisure floorspace.
- 12.35 The site spans across both the Borough and LBHF and will take between fifteen and twenty years to complete. The development as a whole will provide a significant amount of residential and commercial floorspace with town centre and community uses including a primary school and a primary care health facility which will be located in LBHF. In the Royal Borough, new retail floorspace will help serve the day to day needs of the new residents of the development.
- 12.36 Work on the former Charles House site on Warwick Road is nearing completion and the construction of the new primary school fronting the site is underway. The planning permissions for the former Homebase and Telephone Exchange sites are being implemented and will be providing both market and affordable housing with a small amount of commercial floorspace to provide for the new residents of the developments.

Fulham Road

- 12.37 Policy CP17 sets out the vision for Fulham Road as being to ensure the local retail and residential character of Fulham Road is maintained by limiting new food and drink uses. There has been no change in the proportion of the centre being occupied by A3 uses between the 2014 and 2015 town centre surveys. The figure remains at 18%.

Lots Road/World's End

- 12.38 As a means of protecting and enhancing the character of the area, the Council raised the possibility of designating parts of the Lots Road area as a Conservation Area in the December 2010 Core Strategy. Lots Village Conservation Area was designated in 2014.

Details of neighbourhood plans (Regulation 34(4))

- 12.39 Regulation 34(4) states that 'where a local planning authority [has] made a neighbourhood development order or a neighbourhood development plan, the local planning authority's Monitoring Report must contain details of these documents'.
- 12.40 The Norland Conservation Society was one of the first groups in the country to apply to their Council to designate a neighbourhood area and neighbourhood forum under the Neighbourhood Planning (General) Regulations (2012) which came into force in April 2012. After a six-week consultation period, the Council designated the group in June 2012, giving them the right to produce their neighbourhood plan. The Norland Neighbourhood Forum submitted their draft neighbourhood plan to the Council which was publicised before being reviewed by an independent Examiner. The Examiner concluded that he was satisfied that the Norland Neighbourhood Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the basic conditions, subject to the modifications set out in his report.
- 12.41 The plan was 'passed' in a referendum in December 2013 and formally 'made' in February 2014. It forms part of the Borough's development plan; the suite of planning policies which shape future development in the area. It was the first Neighbourhood Plan to be 'made' in London. Its intention is to 'protect and enhance the historic features that define Norland's sense of place'.
- 12.42 In 2012, members of the St Helen's Residents Association and Woodlands Area Residents applied to the Council to be designated as the St Quintin and Woodlands Neighbourhood Forum and Area. The Borough designated the forum and the part of the neighbourhood area within its boundary in July 2013.

12.43 A Neighbourhood Plan⁷⁸ for the area was drafted in 2015. This was considered by an independent inspector in September 2015. The inspector was of the view, that with modifications, the plan meets the basic conditions required. The Plan will be subject to a local referendum, which will decide whether or not it will be adopted. This is expected in 2016.

⁷⁸ <http://stqw.org/draft/>

13. Infrastructure Delivery and Planning Obligations

Section 106 agreements ('s106s')

- 13.1 The Council adopted its Planning Obligations Supplementary Planning Document (SPD) in August 2010. This provides a formula-based approach to secure contributions from all major applications.
- 13.2 The table of monies agreed and received (Table 13.1) is categorised by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways/footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation.
- 13.3 Monitoring of the agreement, receipt and spend of contributions ensures payments are received and monies spent in accordance with the requirements. Where contributions are pooled, they will be spent via the Council's spending departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists.
- 13.4 There is a lag between contributions being secured (i.e. agreed within a s106 Agreement) and their receipt (which will normally be triggered prior to commencement of development). This is because developments will, by their nature, progress along timescales determined by the developer.

Category	Amount (£000s) <i>Agreed = Italics; Received = Bold (figures provided for 12/13+)</i>								
	Apr-Mar 09/10	Apr-Mar 10/11	Apr-Mar 11/12	Apr-Mar 12/13	Oct-Sep 12/13	Apr-Mar 13/14	Oct-Sep 13/14	Apr-Mar 14/15	Oct-Sept 14/15
Affordable Housing	750k	1,455k	50k	1,048k	4,278k 1,391k	7,879k 559k	4,649k 5,196k	10,941 5,506k	11,998k 1,637k
Air Quality	0.450k	3.6k	2k	36k	42k 4k	65k 19k	98k 48k	42k 47k	6k 39k
Facilities for Local Community Groups & Young People	0	543k	51k	30k	35k 58k	48k 11k	174k 25k	142k 39k	9k 267k
Education Contributions	158k	6,074k	1,502k	74k	140k 577k	26,886k 334k	27,886k 406k	1,169k 471k	89k 20,893k
Employment & Training Initiatives	100k	475k	94k	121k	104k 170k	527k 366k	591k 285k	1,334k 1524k	1,267k 1,525k
Healthcare	175k	140k	0.800k	177k	214k 146k	230k 376k	552k 373k	459k 178k	80k 227k
Transport	195k	1,287k	50k	351k	358k 500k	621k 421k	910k 678k	584k 1069k	294k 555k
Libraries	0	23k	0	8k	37k 42k	60k 10k	153k 41k	102k 46k	6k 44k

Category	Amount (£000s) <i>Agreed = Italics; Received = Bold (figures provided for 12/13+)</i>								
	Apr-Mar 09/10	Apr-Mar 10/11	Apr-Mar 11/12	Apr-Mar 12/13	Oct-Sep 12/13	Apr-Mar 13/14	Oct-Sep 13/14	Apr-Mar 14/15	Oct-Sept 14/15
Parks & Open Space / Children & Young Person's Play	0	85k	1k	172k	194k 45k	289k 14k	385k 151k	137k 370k	25k 528k
Public Art	100k	400k	125k	55k	58k 52k	119k 154k	124k 107k	180k 215k	116k 284k
Public Realm / Streetscape	45k	128k	150k	22k	23k 8.6k	82k 1k	99k 15k	20k 25k	3k 30k
Sport & Leisure Facilities	0	0	0	89k	95k 137k	193k 161k	298k 142k	133k 157k	18k 140k
Trees						6.7k 0k	6k 0k	79k 79k	79k 79k
Total	1,523k	10,613k	2,026k	2,182k	5,577k 3,129k	37,006k 2,426k	35,927k 7,470k	15,321k 9,726k	13,990k 26,246k

Table 13.1: s106 payments 2014/15

13.5 Table 13.1 does not include the s106 for 'Application 1' of the Earl's Court development within the Borough which was approved outside the monitoring period in November 2013. The provisions within this s106 were reported in the 2014 Monitoring Report.

Community Infrastructure Levy (CIL) (Regulation 62 of the CIL Regulations 2010 (as amended))

13.6 Regulation 34(5) requires that 'where a local planning authority [has] prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's Monitoring Report must contain the information specified in regulation 62(4)79 of those Regulations.'

13.7 The Council became a CIL charging authority on the 6 April 2015 following approval by Full Council in January 2015.

13.8 The Council as a CIL charging authority is required under Regulation 62(2) of the CIL regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL. The Council had no Borough CIL Charging Schedule in effect for the financial year 2014/15 and so no CIL report is included as part of this 2015 Monitoring Report. A CIL report will be included in the 2016 Monitoring Report covering the financial year 2015/16.

13.9 The Council has been a collecting authority for the Mayor of London's CIL since April 1 2012; however, Mayoral CIL receipts are not reported in this Monitoring Report because CIL Regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.

79 <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/62>

14. Planning Service Performance

Introduction

- 14.1 This section reports on planning service performance related to various aspects of development management (i.e. planning applications) within the monitoring period.
- 14.2 There are a number of performance indicators which are used to benchmark the Council's performance against other local planning authorities.
- 14.3 The majority of the Monitoring Report reports on the period 1 October 2014 – 30 September 2015.
- 14.4 There has been a slight fall in all types of application, except for conditions applications, this year. Whilst the numbers of applications are down from last year, they suggest that last year's workload was against the trend. The levels of work still remain significantly increased since 2008/9. This is shown in Table 16.1 and Figure 16.1.

	Applications	Conditions	Advice	Tree works	Total
2008/09	2988	450	658	923	5019
2009/10	3895	587	509	1043	6034
2010/11	3976	639	542	950	6107
2011/12	5613	699	882	974	8168
2012/13	5174	1007	1230	938	8349
2013/14	5809	1096	1287	967	9159
2014/15	5508	1269	1238	898	8913

Table 16.1: Number of applications and casework 2008-2015

- 14.5 The increase in development work in the Borough over recent years, fuelled by the central London housing market, has put considerable pressure on planning services. Despite these pressures, the department has proved itself resilient in dealing with the increased workload, whilst at the same time improving performance in key service areas.

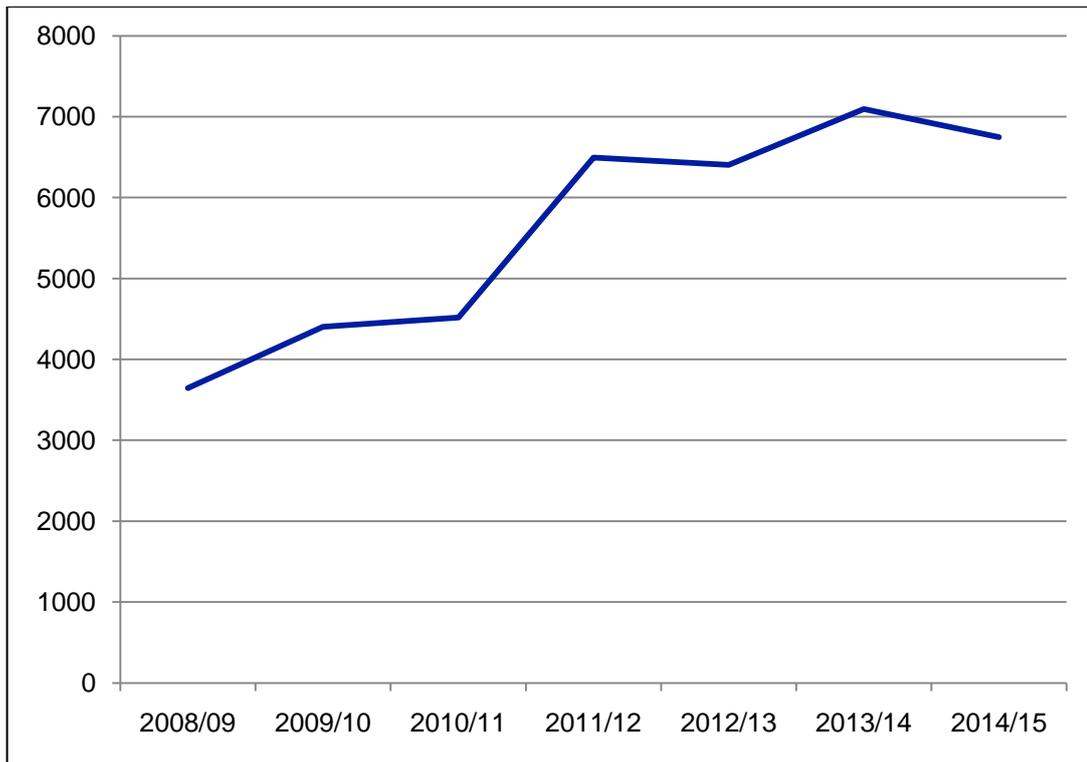


Figure 16.1- Total casework applications and advice 2008/09 – 2014/15

Advice service

- 14.6 The Council takes a proactive approach to decision-making. Through the department's advice service, early engagement with applicants is sought. This approach allows for more issues to be resolved before an applicant applies for planning permission.
- 14.7 Seeking advice from the Council before an application is submitted brings a range of benefits, including identifying and resolving potential problems early on, and avoiding spending time and money on making an application when it is unlikely that permission will be granted. The Council also strongly encourages potential applicants to talk to those living and working near their site.
- 14.8 The Council launched its advice service in October 2012 and in August 2013 published the Planning Performance Agreement Charter, which explains how bespoke advice can be provided for larger or more complex schemes over many months or years. This helps the department to secure the best developments for the Borough at no cost to the taxpayer. Both the advice service and the charter are explained at www.rbkc.gov.uk/advice.
- 14.9 Last year saw a slight reduction in the use of the planning advice service as set out in Figure 16.2.

Financial Year	Number of applications requesting planning advice	+/-%
2013/14	1287	-3.8
2014/15	1238	

Table 16.2: Uptake of advice service

Planning decisions

14.10 The speed in which planning decisions are made is a key performance indicator for Government. The department has maintained high performance in the timely issuing of decisions this year. Over the last year, the department's work has been impacted by a number of changes in policy which affected the speed of decision making. In this context, the current figures represent good service performance by the authority.

14.11 Our speed in decision making has improved for minor and other cases. There has been a slight fall in performance on major cases but this year's performance still represents an improvement on most recent years.

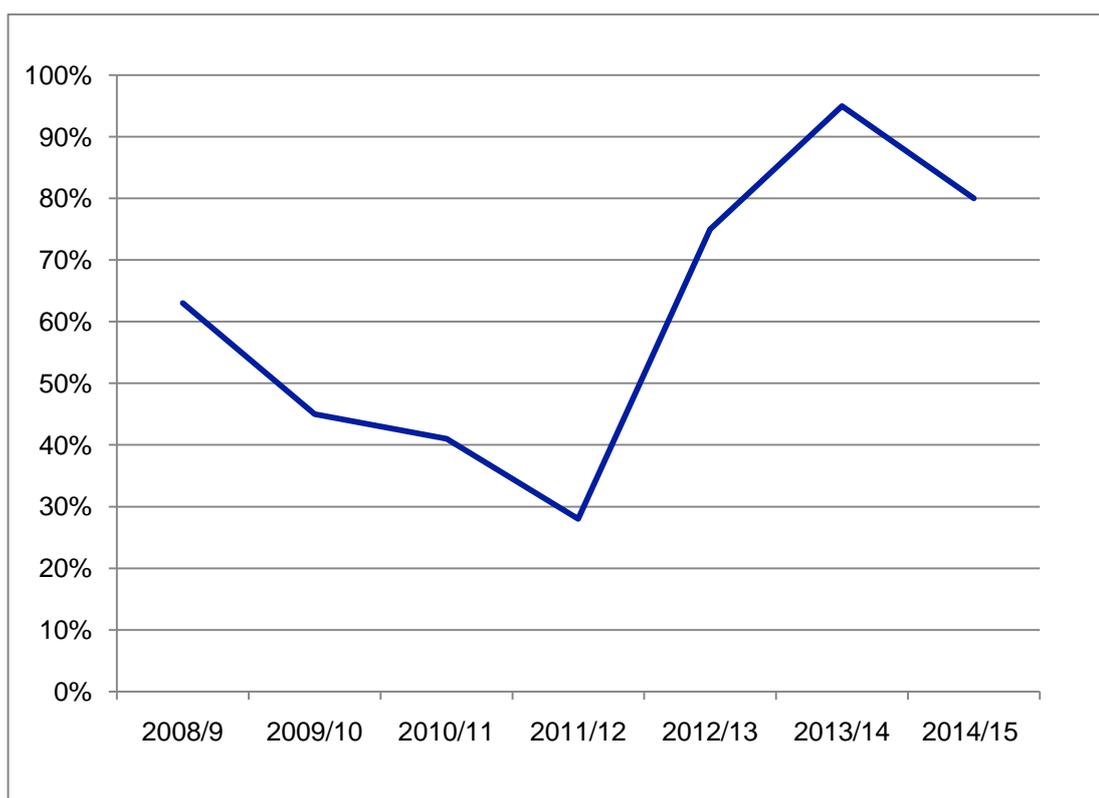


Figure 16.2: % major cases decided within 13 weeks

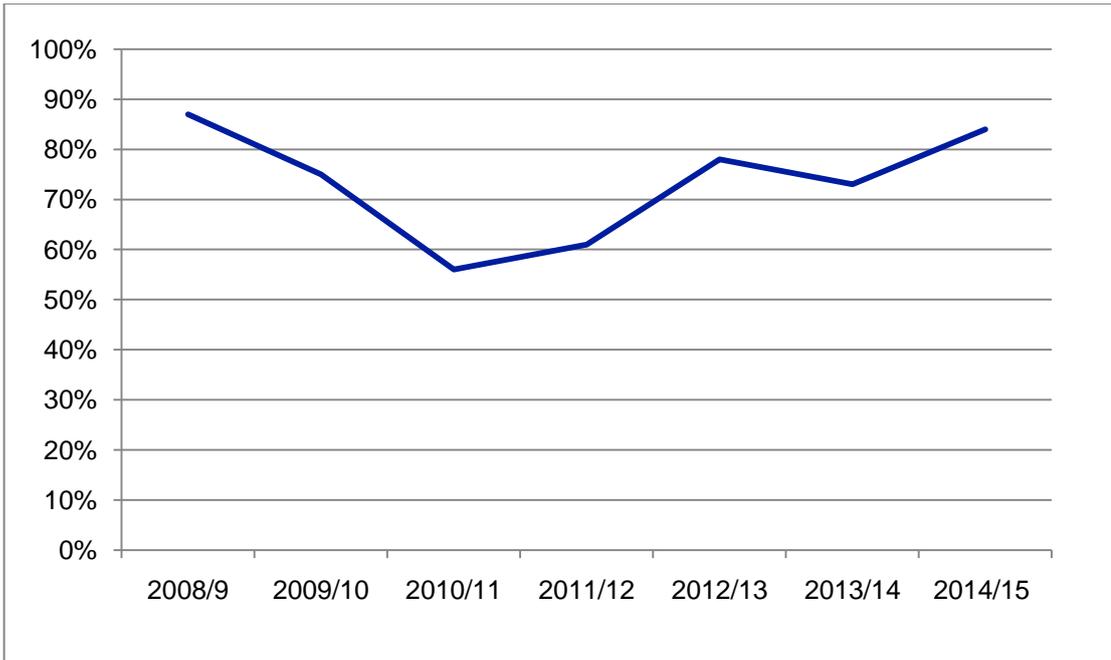


Figure 16.3: % minor cases decided within 8 week

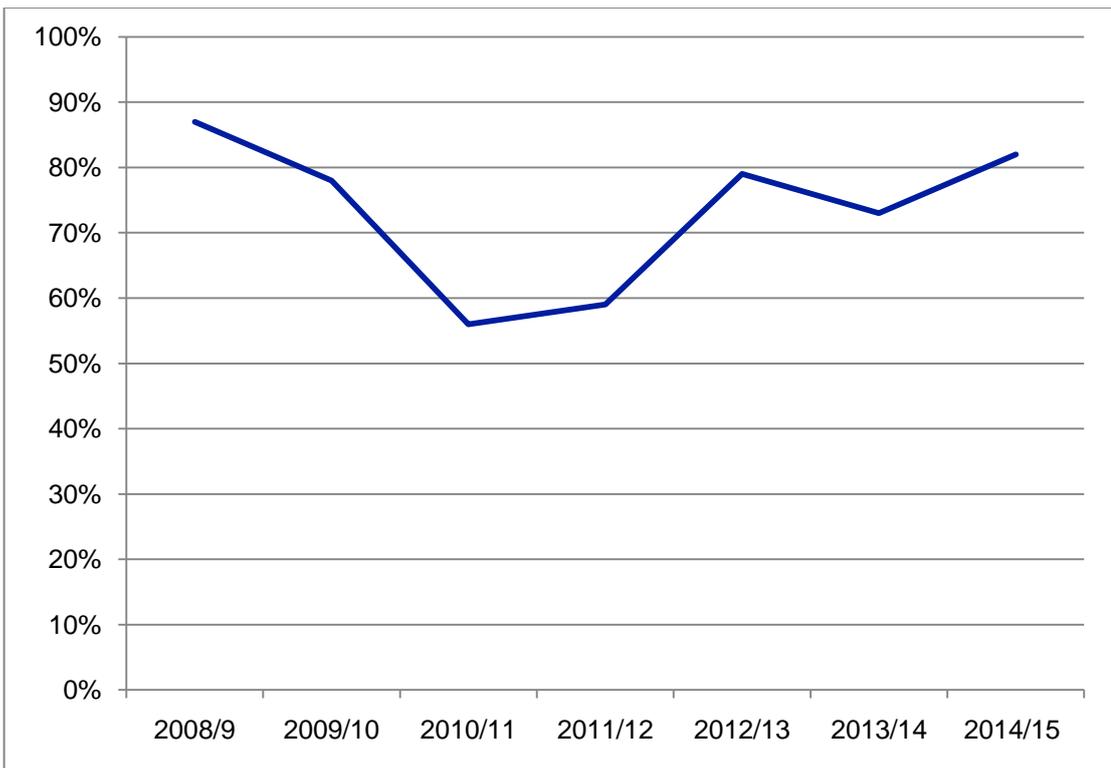


Figure 16.4: % other cases decided within 8 weeks

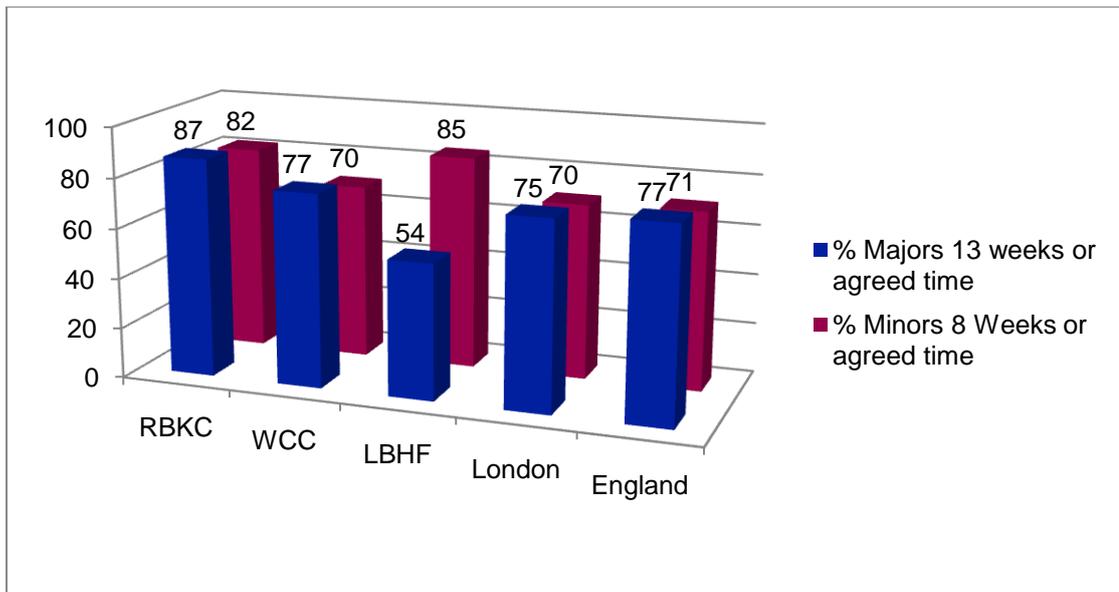


Figure 16.5: LPA comparison for speed of decisions

14.12 The speed in which applications are registered, validated and have public consultation commenced assists in the issuing of timely decisions. This is measured as an internal performance indicator. Last year saw an improved performance by the department in its administrative efficiency and performance is now at a very high level.

Year	Applications registered, validated and commencement of public consultation within five days	+/-
2013/14	91%	+6%
2014/15	97%	

Table 16.3: Administrative performance indicator

14.13 The percentage of minor and other planning applications granted last year has fallen in both cases. This is likely to reflect the introduction of new policies for certain types of applications. When considered against the conservation profile of the Borough, with 73.36% of the Borough covered by Conservation Areas and around 4,000 listed buildings, the number of minor applications granted reflects well in terms of service performance.

Year	Minor applications granted approval	Minor applications refused permission
2013/14	84%	17%
2014/15	79%	21%

Table 16.4: Approvals granted for minor applications

Year	Other applications granted approval	Other applications refused permission
2013/14	84%	17%
2014/15	75%	25%

Table 16.5: Approvals granted for other applications

Appeals

14.14 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.

14.15 The Council received 284 appeals this year, an increase of 26%. The Council's appeal record has continued to be consistent year to year and is in line with the national average. The quality of decision making is sound.

Year	Appeals Dismissed
2008/09	67%
2009/10	61%
2010/11	72%
2011/12	69%
2012/13	73%
2013/14	59%
2014/15	66%

Table 16.6: Proportion of appeals dismissed

Increasingly robust enforcement

14.16 Effective enforcement is important as a means of maintaining public confidence in the planning system. With more development work being undertaken in the Borough, requests to investigate possible breaches in planning control increased by 15% over the 2013/14 year.

14.17 This year, four breaches in planning control cases were taken to court relating to unauthorised advertisements, failure to comply with notices, and the breaching of a Construction Traffic Management Plan (for more details see 8.25).

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed	Enforcement notices issued	+/-
2013/14	1402	+23%	1,128	86	+121%
2014/15	1,726		1,139	190	

Table 16.7: Enforcement performance

Consultation on planning applications

14.18 The Council consults the public on planning applications through the erection of site notices, advertisements in the local press, letters to adjoining neighbours of application sites and electronic notifications through 'MyRBKC' and the Planning Bulletin.

14.19 As an indication of the resources the Council dedicates to the public consultation of planning applications, last year the Council sent out 105,686 notification letters adjoining neighbours of application sites. In addition over

115,024 electronic notifications were sent to people signed up to 'MyRBKC' and the Planning Bulletin.

Website

14.20 Planning pages were viewed 3.3 million times in 2014/15. The department has a GovMetric approval rating of 65% against the London Council's mean of 41%.

Conclusion

14.21 Last year, the Council continued to see a rise in planning and other related applications. However, despite this increase, the speed of decision making has improved across all three application types. This year, the Borough's performance in dealing with major cases was the best in London. The quality of decision making remains sound, and the Council's appeal record has remained consistent.

Appendices

Appendix A: A1 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/04754	649		-649	Cadogan Hotel 73-74 And 75 Sloane Street, 17, 19 And 21 Pont Street SW1X 9SQ	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/14/05162	89		-89	Unit 28 - 32 (Gloucester Road Arcade) 128 Gloucester Road SW7 4SF	Change of use and amalgamation of two units to create one Class A3 unit (restaurant).
PP/14/05163		586	586	224 And 226 King's Road SW3 5UA	Partial fabric removal part demolition and basement excavation of properties at 224-226 King's Road to provide six residential units (Class C3) on first to fourth floors and part ground floor; flexible Use Class A1/A2 retail unit at ground floor and basement level fronting onto King's Road; provision of a new Use Class A1/A2 retail unit at part ground and basement level fronting Chelsea Manor Street
PP/14/05173		38	38	227 And 229 Old Brompton Road SW5 0EA	Change of use from existing A3 (food and drink) to mixed A1(shops) & D1(Non-residential institutions) use.
PP/14/05909	118		-118	18 Culford Gardens SW3 2ST	Change of use of first floor from ancillary A1 shop use to use for treatments (rooms for specialist skincare services) ancillary to proposed new A1 use on the ground floor
PP/14/05979	200	295	95	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/06347		76	76	215 Portobello Road W11 1LU	Use of ground floor for flexible use within Use Class A1 (retail) and Class A2 (financial and professional services) for a 10 year period pursuant to Class E of Part 3 Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)
PP/14/06515		656	656	1 Cadogan Place SW1X 9PU	Part change of use to Carlton Tower Hotel secondary entrance at 163A Sloane Street for Use Class A1 (retail) together with works for a new shopfront and internal amalgamation works linked to 1 Cadogan Place
PP/14/06693	220		-220	261 King's Road SW3 5EL	Change of use from A1 Hairdressers to Sui Generis for use as Waxing Hair Removal Salon. Alterations to internal layout to form a number of Treatment rooms.
PP/14/06886		80	80	Ellesmere House 9 Nightingale Place SW10 9NG	Partial change of use of ground floor from non residential institutional use (Class D1) to residential institutional use (Class C2) and flexible shop/restaurant use (Classes A1/A3). Alterations to elevations to internal courtyards/garden.
PP/14/07400	97		-97	83 To 97 King's Road SW3 4NX	Change of use of part 3rd floor from ancillary storage to office use (Use Class B1)
PP/14/08004	254	94	-160	259 Pavilion Road SW1X 0BP	Change of use from retail (Use Class A1) to retail/skin treatments (Use Class A1/Sue Generis) on the first floor
PP/14/08198	136	109	-27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08311	80		-80	150 Old Brompton Road SW5 0BE	Change of use from interior design (Class A1 use) to nail spa (sui generis)
PP/14/08648	70		-70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08780	28		-28	48 Beauchamp Place SW3 1NX	Change of use of 1st floor from A1 use (retail) to B1 use (office).
PP/14/08800	121		-121	Basement And Ground Floor 117 Kensington Church Street W8 7LN	Change of use of Ground Floor and Basement from Class A1 use (last used as A1 gallery) to either any use falling within Use Class A1 or as a Dental Surgery within Use Class D1 as a flexible permission.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/08805		86	86	34 Harrington Road SW7 3ND	Change of use from Laundrette (Use Class Sui Generis) to Retail (Use Class A1)
PP/14/08970	93		-93	Ground Floor 56 Kenway Road SW5 0RA	Change of use from A1 (Retail) to Sui generis (treatment rooms)
PP/15/00218	120		-120	275 Kensington High Street W8 6NA	Change of use from A1 (hairdressing) to include sui generis (nail and beauty salon)
PP/15/00369	259	638	379	Earls Court Exhibition Centre 348-350 Old Brompton Road SW5 9TA	Demolition and alteration of existing buildings and structures and redevelopment of the site for the erection of buildings comprising single storey basement and part three part four storey buildings for 638sqm of retail space (A1) 16 residential units (C3) and related ancillary uses; together with the provision of new open space; provision of vehicular and pedestrian accesses and routes.
PP/15/00394	104		-104	496 King's Road SW10 0LE	Change of use of 1st and 2nd floors from ancillary retail use (A1) to two self-contained flats erection of single storey 1st floor extension together with partial demolition of pitched roof to create flat roof and roof terrace.
PP/15/00541	36		-36	327 King's Road SW3 5ES	Change of use from a beauty shop A1 to Sui generis.
PP/15/00655	160	80	-80	Basement And Ground Floor 167 Earl's Court Road SW5 9RF	Change of use from A1 use to mixed use of A1 and sui generis use (herbs retail acupuncture and massage)
PP/15/00748	340	606	266	47-51 Brompton Road SW3 1DE	Change of use of first floor from office (B1) to retail (A1); associated works for amalgamation of units at basement ground and first floors to form a single unit; infill of lightwells at first and second floor
PP/15/00796	119		-119	183 King's Road SW3 5EB	Change of use of ground floor retail unit from Use Class A1 (shops) to Use Class A2 (financial and professional services).
PP/15/00979	154	76	-78	174 Walton Street SW3 2JL	Change of use from A1 Retail to mixed use comprising A1 retail and Sui Generis. Alterations to shop front.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/01072	539	389	-150	232 King's Road SW3 5UD	Demolition of existing building with retention of front facade construction of a new mixed used development comprising of retail at ground floor and basement with 4 self-contained units on basement ground first second and third floors. The new apartments are to be accessed via the existing entrance from 20 Chelsea Manor Street.
PP/15/01144	68		-68	139 Kensington High Street W8 6SU	Change of use and re-configuration of first to fourth floors from ancillary retail space to 8 studio flats; roof top extension/loft conversion to create 1 x 1 bedroom flat; internal re-configuration of basement and ground floor retail areas; associated bin and cycle stores; and changes to fenestration to rear.
PP/15/01295	340	140	-200	222 And 224 Westbourne Grove W11 2RH	Change of use of retail unit (Use Class A1) to retail and fitness studio (Use Class A1/D2) at basement and ground floor levels
PP/15/01450		74	74	90 And 100 Sydney Street SW3 6NJ	Conversion of existing property and ancillary works to provide residential accommodation (comprising 8 units within class C3) and use class A1 (Shop) at ground floor level.
PP/15/01468	96	38	-58	Basement And Ground Floor 77 And 97 Lonsdale Road W11 2DF	Change of use of basement from Class A1(retail) to flexible Class A1/ D2 (retail/assembly and leisure) in connection with the occupation by a pilates personal training studio.
PP/15/01585	84		-84	Ground Floor 51 Ledbury Road W11 2AA	Change of use from A1 (Pet store) to A2(c) (Beauty Salon) with ancillary A1 (Retail) use
PP/15/02235	105	164	59	166 Walton Street SW3 2JL	Construction of basement for use as A1 retail floor space installation of shopfront window and doorway replacement ground floor rear facade. Replacement pitched roof rooflights provision of air conditioning unit to rear and change of use of first floor from residential to retail.
PP/15/02681	117		-117	221 Brompton Road SW3 2EJ	Change of use of basement and ground floor of 221 Brompton Road from (Class A1) shop to (Class A3) restaurant (facilitated by a use swap with 223-225 Brompton Road)
PP/15/02826	180		-180	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/02829		84	84	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
PP/15/02869	30		-30	4 South Kensington Station Arcade SW7 2NA	Change of use to rooms 4 & 5 1st Floor South Kensington Station from an A1 (Shops) to D1 (health services)
PP/15/03178	55		-55	6 And 8 Hillgate Street W8 7SR	Change of use of 6 Hillgate Street from retail to ancillary residential to form part of 8 Hillgate Street construction of single storey infill extension to 6 Hillgate Street with bauber system sedum roof and 1 x rooflight replacement of shopfront with sash windows at ground and first floor level installation of air-conditioning unit at roof level basement extension with pavement lights
PP/15/03401	85	274	189	150 Walton Street SW3 2JJ	Construction of basement beneath shop to create additional retail floor space; reduction of ground floor rear extension to create courtyard. Replacement of A/C unit from rear wall to courtyard; change of use of upper floors from residential to retail. Installation of new shopfront and roof lights
PP/15/03444	119	87	-32	311 Brompton Road SW3 2DY	Conversion and change of use at first and second floor levels to form one new residential apartment (C3). Replacement of shop front window and refurbishment of basement and ground floor levels to retain as retail use (A1)
PP/15/03682	547		-547	Kings Walk Shopping Centre, Unit 11 Ground Floor 122 King's Road SW3 4TR	Temporary change of use of Unit G8/G10 and G11 to flexible leisure use (Class D2) or retail (Class A1) for a period of 3 years.
PP/15/04168	164	82	-82	1 Lonsdale Road W11 2BY	Change of use of first and second floors to self-contained residential dwelling flat (Use Class C3) with access created from street level demolition of roof and creation of roof terrace with reinstatement of butterfly roof form in part replacement windows and shopfront
PP/15/04250		36	36	Ground Floor 48 Lots Road SW10 0QD	Change of use from vacant building (nil use) to shop (A1 use)
PP/15/04396		201	201	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/04569	271	121	-150	Basement To First Floor 134 Brompton Road, And 5 Cheval Place SW3 1HY	Change of use of part of the premises from Class A1 (hairdressing salon) to class D1 (Hair Science Institute)
PP/15/04574	48		-48	315 King's Road SW3 5EP	Change of Use from A1 Beauty Retail to Hand & Foot Spa (Sui Generis). Painted Stiffkey Blue existing sign board with a black plate and white text.
Total	6,295	5,110	-1,185		

Appendix B: A1 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/09/02616		45	45	81 Lower Sloane Street SW1W 8DA	Conversion from Retail Shop (Use Class A1) at Ground floor level, with self contained residential maisonette above at 1st, 2nd, and 3rd floor levels, into Retail Shop (Use Class A1) at Basement and Ground floor levels with three self contained residential flats above at 1st, 2nd, and 3rd floor levels, involving formation of a basement under the whole property, the erection of rear extensions at Ground, 1st, and 2nd floor levels, the formation of a roof terrace at the rear at 2nd floor level, and the installation of a new shopfront.
PP/10/00271		70	70	355 Ladbrooke Grove W10 5AA	Redevelopment to provide a part four, part six storey building (plus part basement) to provide 9 self contained residential units and a ground floor commercial unit (within Use Classes A1, A2 or D1).
PP/10/01539		160	160	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Outline planning permission: SCHOOL COMPONENT:- The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale. RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; (MAJOR APPLICATION)
PP/10/02209	78		-78	Rear Of 302 - 304 Fulham Road SW10 9EP	Redevelopment of rear yard to provide a 3 bedroom dwelling to include change of use of part of basement and ground floor from retail use to residential use.
PP/11/01550	63		-63	221 And 223 Kensington High Street W8 6SG	Change of use from A1 retail to A3 Restaurant /cafe in connection with the merging of no's 221 and 223.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/11/02841	160	115	-45	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/11/04061		201	201	1st Floor 13-15 Brompton Road SW3 1ED	Change of Use from existing Employment Agency (not open B1 Use) at 1st floor to Retail (Use Class A1).
PP/12/00135		90	90	304 Westbourne Grove W11 2PS	Change of use of the existing building from use class D1 to flexible A1/A2 uses on the ground floor and lower ground floor with a three bedroom self-contained flat on the first, second and third floors incorporating alterations to the front elevation and the formation of a roof terrace at main roof level.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/00646		315	315	Silchester Garages Site Silchester Garages Site & Latymer Day Nursery, 154 Freston Road W10 6TR	Demolition of 1- 27 (odds) Shalfleet Drive, 45 Bramley Road, electricity sub-station, Latymer Day Centre and garages and redevelopment of the site by the erection of a 9 storey building to corner of Freston Road, a building of up to 4 storeys in height to Freston Road, 5 storeys in height facing the railway line, 6 storeys in height to the corner of Shalfleet Drive and Freston Road and 4 storeys in height to south side of Shalfleet Drive to provide 112 residential units (including affordable housing units), 600 sq m of floorspace (within Class D1) as a community facility in two units along Freston Road and to ground floor level of the existing Frinstead House tower, 315 sq m of floorspace (within Class A1 retail) to corner of Bramley Road and the railway line together with 24 basement level car parking spaces, landscaped private communal garden, re-landscaped public realm, works to integrate new buildings with existing Frinstead House tower at ground floor level, and associated works
PP/12/00862		19	19	110 Holland Park Avenue W11 4UA	Erection of mansard roof to the rear part of the building with roof lightsto the flat top of mansard roof.
PP/12/03830	72		-72	27 Kensington Church Street W8 4LL	Change of use from A1 and B1 (retail and business) to D1 orthodontic practice.
PP/13/01391	40	128	88	6 Clarendon Road W11 3AA	Demolition of existing building and erection of building incorporating alterations to provide separate front doors to ground floor retail unit and self-contained access to residential unit on upper floors alterations to ground floor front elevation increase in height of ground floor rear extension for level access across ground floor and lightwell at rear
PP/13/01980	58		-58	50 Kensington Church Street W8 4DG	Change of use of ground floor from Use Class A1 (Retail) to Use Class A2 (Financial and Professional Services).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/13/02001	60	40	-20	247 Portobello Road W11 1LT	Conversion of retail storage area at ground floor level into residential accommodation (ancillary to self contained flat above) and alterations to the rear elevation including three casement windows two rooflights and infill extension to rear entrance to Tavistock Mews.
PP/13/02513	30		-30	1st Floor 159 Earl's Court Road SW5 9RQ	Change of use from A1 (commercial) to C3 (residential) on first floor.
PP/13/03532	65		-65	Sainsburys 158 A Cromwell Road SW7 4EJ	Change of use of concessionary unit within existing supermarket from retail use (Use Class A1) to dental surgery (Use Class D1).
PP/13/04314	80		-80	Rear Ground And Basement 9 Russell Gardens W14 8EZ	Conversion of the rear ground and basement floors into 2 one bedroom flats
PP/13/05930	56		-56	First Floor Flat 6 Hillgate Street W8 7SR	Change of use of existing retail unit (Use Class A1) at No. 6 Hillgate Street to residential use (Use Class C3) to provide ancillary residential floorspace to No. 8 Hillgate Street
PP/13/05961	86		-86	1 Kensington Church Walk W8 4NB	Conversion of 1st floor unit to 1 bedroom residential flat.
PP/13/06966	120		-120	Ground Floor Premises 106 Ladbroke Grove W11 1PY	Alterations including roof repair and change of use of ground floor premises from A1 to A3 at mezzanine level to be used in conjunction with retained A1 use at ground floor level.
PP/13/07159		40	40	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).
PP/14/00550	203		-203	20 Powis Terrace W11 1JH	Change of use from shop to beauty salon (tanning/nail bar).
PP/14/00699	68		-68	115 Earl's Court Road SW5 9RL	Change of use from retail shop to beauty salon
PP/14/00873		670	670	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01021	68		-68	8 Exhibition Road SW7 2HF	Change of use from (Class A1/A3) shop/restaurant to a (Class A3) restaurant.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/01412	69		-69	24a Earl's Court Gardens SW5 0GT	Change of use from Class Use A1: (Shops) to Sui Generis Chinese health spa
PP/14/01498	24		-24	101b Kensington Church Street W8 7LN	Change of use from retail (use class A1) to a Beauty Salon (sui generis).
PP/14/01552	62		-62	159 Earl's Court Road SW5 9RQ	Change of use from A1 (retail) to A3 (retail and restaurant/cafe).
PP/14/01626	231		-231	44 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor retail unit (class use A1) to financial professional services class use (A2)
PP/14/01807	60		-60	61b Lancaster Road W11 1QG	Change of Use from A1 to Sui Generis (Nail Bar and Beauty)
PP/14/01917	37		-37	Basement Floor 189 Portobello Road W11 2ED	Change of use of the basement from retail (A1) to restaurant (A3) and associated amalgamation with the existing A3 use at ground floor level.
PP/14/01981		160	160	16 Sloane Square SW1W 8ER	Change of use to first floor area from office space to retail space.
PP/14/02260	120	20	-100	1 All Saints Road W11 1HA	Change of use to mixed Use Class (A1 and D2)
PP/14/02715	163	127	-36	Unit 2 3 Montpelier Street SW7 1EX	Change of use of basement from A1 shop to D1 non-residential institution use (to accommodate new GP surgery and aesthetic clinician) to provide (in conjunction with ground floor pharmacy) a medical centre
PP/14/02905	22	0	-22	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions, extension of basement level at the rear, re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace, all associated with the creation of three residential units at upper levels, skylight to rear, rooflight to rear roofslope, revised fenestration and associated works
PP/14/02925	120	78	-42	125 To 127 Earl's Court Road SW5 9RH	Change of use of 127 Earls Court Road from shop (use class A1) to mixed use (retail and beauty salon).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/03015		110	110	43 Pembridge Road W11 3HG	Change of use of mixed use office (use class B1) and residential (use class C3), to create separate retail unit (use class A1) at lower ground floor and ground floor, and a flat (use class C3) at first floor with its own entrance at ground floor, associated new shopfront, entrance and window to ground floor, rear glazed infill extension at lower ground and ground floors.
PP/14/03208	110		-110	10 Earl's Court Road W8 6EA	Change of use from sandwich shop (use class A1) to nail bar and beauty (Sui Generis) and new projecting fascia sign
PP/14/03232	88		-88	Merevale House 1 Brompton Place SW3 1QE	Change of use of retail unit (part ground floor) to office reception space and alterations to front facade ground floor fenestration to create central office entrance.
PP/14/03629	278	230	-48	Harrington Court Ground Floor And Basement Units 7, 7a, 11 And 11a, Harrington Road SW7 3ET	Change of use to create one Class A1 unit from cafe/restaurant to shop (amalgamation of 7 and 7A) and one Class A3 unit from shops to cafe/restaurant (amalgamation of 11 and 11A).
PP/14/04106	87		-87	81 Duke Of York Square SW3 4LY	Change of use from Use Class A1 to a dual Use Class A1 / Use Class A3 creation of 2 new vents to the rear southern elevation.
PP/14/04115		70	70	27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/04270	46		-46	70 Pembroke Road W8 6NX	Use of the ground floor of the property for Class A2 (Financial & Professional Services) - RETROSPECTIVE
PP/14/04441	43		-43	77 To 79 Lonsdale Road W11 2DF	Change of use from Use Class A1 to flexible A1/D2 use and re-introduction of door to front elevation.
PP/14/04547	80		-80	141 To 145 Westbourne Grove W11 2RS	Change of use of 145 Westbourne Grove at ground floor level from Class A1 retail to Class A3 restaurant to be incorporated into the existing restaurant at 141-143 Westbourne Grove together with associated ventilation and extraction plant
PP/14/04620	94		-94	311 King's Road SW3 5EP	Change of use from retail unit (A1) to hairdresser and spa (Sue Generis).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/05979	200	295	95	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06347		76	76	215 Portobello Road W11 1LU	Use of ground floor for flexible use within Use Class A1 (retail) and Class A2 (financial and professional services) for a 10 year period pursuant to Class E of Part 3 Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)
PP/14/08004	254	94	-160	259 Pavilion Road SW1X 0BP	Change of use from retail (Use Class A1) to retail/skin treatments (Use Class A1/Sue Generis) on the first floor
PP/14/08198	136	109	-27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08311	80		-80	150 Old Brompton Road SW5 0BE	Change of use from interior design (Class A1 use) to nail spa (sui generis)
PP/14/08648	70		-70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08800	121		-121	Basement And Ground Floor 117 Kensington Church Street W8 7LN	Change of use of Ground Floor and Basement from Class A1 use (last used as A1 gallery) to either any use falling within Use Class A1 or as a Dental Surgery within Use Class D1 as a flexible permission.
PP/14/08970	93		-93	Ground Floor 56 Kenway Road SW5 0RA	Change of use from A1 (Retail) to Sui generis (treatment rooms)
PP/15/00541	36		-36	327 King's Road SW3 5ES	Change of use from a beauty shop A1 to Sui generis.
Total	4,031	3,262	-769		

Appendix C: A2 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/06347	76		-76	215 Portobello Road W11 1LU	Use of ground floor for flexible use within Use Class A1 (retail) and Class A2 (financial and professional services) for a 10 year period pursuant to Class E of Part 3 Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)
PP/14/07020		20	20	3 All Saints Road W11 1HA	Change of use from A1 to beauty salon and sale of retail clothes and beauty products within use class A2 (amended description)
PP/14/08830		100	100	237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
PP/15/00796		119	119	183 King's Road SW3 5EB	Change of use of ground floor retail unit from Use Class A1 (shops) to Use Class A2 (financial and professional services).
PP/15/00973	15	32	17	112 A Cromwell Road SW7 4ES	Alterations to ground floor and new 1st floor storey to provide office space to currency exchange outlet/bureau de change.
PP/15/01585		84	84	51 Ledbury Road W11 2AA	Change of use from A1 (Pet store) to A2(c) (Beauty Salon) with ancillary A1 (Retail) use
PP/15/02674		299	299	243 & 245 Old Brompton Road SW5 9HP	Dual/alternative use of ground and basement floors for either Class A3 (restaurant and cafes) use or Class A2 (financial and professional) use
PP/15/02829	117		-117	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
Total	208	654	446		

Appendix D: A2 floorspace m2 in permissions completed

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/10/01539		100	100	Charles House 375 Kensington High Street, And The Radnor Arms, 247 Warwick Road W14 8QH	Outline planning permission: SCHOOL COMPONENT:- The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; plant & equipment and all necessary associated and ancillary works (MAJOR APPLICATION)
PP/11/00479	375		-375	108 Queen's Gate SW7 5LS	Change of use of basement, ground and first floor levels from Category A2 (Financial and Professional Services) to C1 (Hotel) and internal alterations.
PP/12/01965		72	72	11 Collingham Road SW5 0NT	Change of use and conversion of front half of lower ground floor from one self-contained studio flat, and one non self-contained bedsit, into office accommodation (Use Class B1).
PP/13/00635		71	71	188 Brompton Road SW3 1HQ	Change of use of the third floor residential studio to offices.
PP/13/01980		58	58	50 Kensington Church Street W8 4DG	Change of use of ground floor from Use Class A1 (Retail) to Use Class A2 (Financial and Professional Services).
PP/13/06499	80		-80	233 Portobello Road W11 1LT	Change of use from A2 (betting shop) to A3 (restaurant) and alterations to front elevation and erection of rear extract duct.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/01567		122	122	20 - 22 Old Brompton Road SW7 3DL	Installation of replacement shopfront relating to change of use from restaurant use class (A3) to bank use class (A2) ATM (automatic telling machine) and entrance ramp.
PP/14/01626		231	231	44 Hans Crescent SW1X 0LZ	Change of use of basement and ground floor retail unit (class use A1) to financial professional services class use (A2)
PP/14/03481		55	55	48 To 50 Kensington Church Street W8 4DG	Change of use from Sui Generis to A2 (Financial and Professional Services) and amalgamation into one unit
PP/14/04115		50	50	27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/04270		46	46	70 Pembroke Road W8 6NX	Use of the ground floor of the property for Class A2 (Financial & Professional Services) - RETROSPECTIVE
PP/14/06347	76		-76	215 Portobello Road W11 1LU	Use of ground floor for flexible use within Use Class A1 (retail) and Class A2 (financial and professional services) for a 10 year period pursuant to Class E of Part 3 Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)
PP/14/08830		100	100	237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
Total	531	905	374		

Appendix E: A3 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/04754		442	442	Cadogan Hotel 73-74 And 75 Sloane Street, 17, 19 And 21 Pont Street SW1X 9SQ	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/14/04806	328		-328	Genevieve (Public House) - The Lonsdale 48 Lonsdale Road W11 2DE	Change of use from restaurant (Use Class A3) to single dwelling (Use Class C3) and formation of subterranean extension to existing property reconstruction of rear extensions with facade retention and replacement of existing roof with crown mansard
PP/14/05162		89	89	Unit 28 - 32 (Gloucester Road Arcade) 128 Gloucester Road SW7 4SF	Change of use and amalgamation of two units to create one Class A3 unit (restaurant).
PP/14/05173	74		-74	227 And 229 Old Brompton Road SW5 0EA	Change of use from existing A3 (food and drink) to mixed A1 (shops) & D1 (Non-residential institutions) use.
PP/14/05979	400	500	100	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06297	80		-80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/06886		47	47	Ellesmere House 9 Nightingale Place SW10 9NG	Partial change of use of ground floor from non residential institutional use (Class D1) to residential institutional use (Class C2) and flexible shop/restaurant use (Classes A1/A3). Alterations to elevations to internal courtyards/garden.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07698	120	68	-52	6 Portland Road W11 4LA	Replacement of pitched glazed conservatory roof over the existing restaurant (Class A3) mezzanine level with flat roof and clerestory timber windows to rear of property reduction of existing restaurant (Class A3) on the mezzanine and enlargement of existing single dwelling apartment (Class C3) to comprise mezzanine first and second floors repositioning of external air-conditioning units
PP/14/08198		27	27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08648		70	70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08830	100		-100	Ground Floor 237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
PP/14/08917	200	247	47	58 And 60 Notting Hill Gate W11 3HT	Single storey rear extension to restaurant
PP/15/00224	107		-107	65 Ifield Road SW10 9AU	Change of use of ground floor and basement from restaurant use (Class A3) to residential use (C3) to combine with existing first and second floor maisonette to form a single dwelling house. Also formation of lightwell at front elevational alterations at front and demolition of outbuildings in rear yard.
PP/15/00843	838	556	-282	27 To 31 Basil Street SW3 1BB	Change of use of part ground 1st and 2nd floor from ancillary restaurant use to residential use (Use Class C3) comprising 2no. 1 bedroom units and associated internal and external works including provision of plant equipment at 1st floor level and extension of the northern elevation at 1st and 2nd floor.
PP/15/00887	68		-68	184 Holland Park Avenue W11 4UJ	Demolition of modern rear extension and removal of external flue erection of minor rear extension basement conversion of basement to form a residential unit (Class C3) with associated alterations and a flexible use of the ground floor Class A1 Class A2 or Class A3.
PP/15/02674	598	299	-299	243 & 245 Old Brompton Road SW5 9HP	Dual/alternative use of ground and basement floors for either Class A3 (restaurant and cafes) use or Class A2 (financial and professional) use

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/02681		117	117	221 Brompton Road SW3 2EJ	Change of use of basement and ground floor of 221 Brompton Road from (Class A1) shop to (Class A3) restaurant (facilitated by a use swap with 223-225 Brompton Road)
PP/15/04323	81		-81	383 King's Road, And 1 Milman's Street SW10 0DA	Two-storey rear extension at first and second floor levels to create two self-contained two-bedroom dwellings with private terraces and associated alterations
PP/15/04396	219		-219	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works
PP/15/04405		345	345	The Kensington Hotel 109 To 113 Queen's Gate SW7 5LR	Change of use of ground floor and basement unit from vacant hotel events space (class C1) to restaurant (A3). Internal and external alterations to include removal of modern lightwell and reinstatement of front basement area and vaults and windows on Brompton Road facade with other associated alterations.
PP/15/04433		241	241	Cope House Cope Place W8 6AA	Change of use of ground floor from Use Class B1(a) (office) to Use Class A3 (restaurant) together with installation of ventilation grilles
Total	3,213	3,048	-165		

Appendix F: A3 floorspace m2 in permissions completed

Between 01/04/15 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/10/00066	66		-66	Garages At 8 Harriet Walk 8 Harriet Street SW1X 9JW	Erection of a three storey building on Harriet Walk at the rear of 43 Lowndes Square to provide a single dwelling; Change of use at basement level of No.8 Harriet Street from ancillary restaurant use (A3) to landlord's store - (ancillary residential use) (C3) and alterations.
PP/10/01539		100	100	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Outline planning permission: SCHOOL COMPONENT:- The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; plant & equipment and all necessary associated and ancillary works (MAJOR APPLICATION)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/11/02841		139	139	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/12/02109		61	61	82 Pembroke Road W8 6NX	Construction of ground floor rear extension with flat roof and roof lantern.
PP/12/04140		757	757	195-197 King's Road SW3 5ED	Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).
PP/13/06499		80	80	Ground Floor And Basement 233 Portobello Road W11 1LT	Change of use from A2 (betting shop) to A3 (restaurant) and alterations to front elevation and erection of rear extract duct.
PP/13/06966		120	120	Ground Floor Premises 106 Ladbroke Grove W11 1PY	Alterations including roof repair and change of use of ground floor premises from A1 to A3 at mezzanine level to be used in conjunction with retained A1 use at ground floor level.
PP/13/07159		100	100	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).
PP/14/00873		335	335	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01021	40	108	68	8 Exhibition Road SW7 2HF	Change of use from (Class A1/A3) shop/restaurant to a (Class A3) restaurant.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/01525	233	148	-85	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace all associated with the creation of three residential units at upper levels skylight to rear rooflight to rear roofslope revised fenestration and associated works
PP/14/01552		62	62	159 Earl's Court Road SW5 9RQ	Change of use from A1 (retail) to A3 (retail and restaurant/cafe).
PP/14/01567	122		-122	20 - 22 Old Brompton Road SW7 3DL	Installation of replacement shopfront relating to change of use from restaurant use class (A3) to bank use class (A2) ATM (automatic telling machine) and entrance ramp.
PP/14/01917		37	37	Basement Floor 189 Portobello Road W11 2ED	Change of use of the basement from retail (A1) to restaurant (A3) and associated amalgamation with the existing A3 use at ground floor level.
PP/14/02905	234	184	-50	151 Earl's Court Road SW5 9RQ	Construction of rear first and second floor extensions, extension of basement level at the rear, re-configuration of class A1/A3 floorspace at ground floor level and change of use of part of the class A1/A3 floorspace, all associated with the creation of three residential units at upper levels, skylight to rear, rooflight to rear roofslope, revised fenestration and associated works
PP/14/03629	118	166	48	Harrington Court Ground Floor And Basement Units 7, 7a, 11 And 11a, Harrington Road SW7 3ET	Change of use to create one Class A1 unit from cafe/restaurant to shop (amalgamation of 7 and 7A) and one Class A3 unit from shops to cafe/restaurant (amalgamation of 11 and 11A).
PP/14/03679	354		-354	Ground Floor 222 And 224 Fulham Road And Basement At 216-224 SW10 9NB	Change of use from restaurant (A3) and nightclub (Sui Generis) to gymnasium (D2) minor alterations to shopfront and installation of a/c units to roof.
PP/14/04106		87	87	81 Duke Of York Square SW3 4LY	Change of use from Use Class A1 to a dual Use Class A1 / Use Class A3 creation of 2 new vents to the rear southern elevation.
PP/14/04547		118	118	141 To 145 Westbourne Grove W11 2RS	Change of use of 145 Westbourne Grove at ground floor level from Class A1 retail to Class A3 restaurant to be incorporated into the existing restaurant at 141-143 Westbourne Grove together with associated ventilation and extraction plant

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/05979	400	500	100	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06297	80		-80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/07698	120	68	-52	6 Portland Road W11 4LA	Replacement of pitched glazed conservatory roof over the existing restaurant (Class A3) mezzanine level with flat roof and clerestory timber windows to rear of property reduction of existing restaurant (Class A3) on the mezzanine and enlargement of existing single dwelling apartment (Class C3) to comprise mezzanine first and second floors repositioning of external air-conditioning units
PP/14/08198		27	27	144 Gloucester Road SW7 4SZ	Change of use from A1 (dry cleaners) to mixed A1/A3 (coffee shop patisserie cafe).
PP/14/08648		70	70	154 Fulham Road SW10 9PR	Change of use from A1 to A3 to allow alcohol to be served at tables & ancillary to food.
PP/14/08830	100		-100	Ground Floor 237 Earl's Court Road SW5 9AH	Replacement shop front including painting navy blue increased glazing and replacement awning in connection with use of ground floor as Estate Agents premises (Class A2)
Total	1,867	3,267	1,400		

Appendix G: A4 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/00516	781	325	-160	The Mitre 40 Holland Park Avenue W11 3QY	Retention of public house (Use Class A4) at basement and ground floors with change of use of first and second floors from ancillary use to guest rooms (Sui Generis) including an extension of floorspace at ground and basement level and associated refurbishment works, with installation of air

					conditioning units.
PP/15/00071	122		-122	Public House (Number 10) 10 Golborne Road W10 5PE	Erection of a rear second floor extension and mansard roof extension at third floor level with roof terrace; alterations to ground level entrance openings and window positions in association with the change of use of the property from public house (Class A4) to private members' club (sui generis) at basement level; restaurant (Class A3) at ground and part first floor and single residential unit (Class C3) at part first, second and third floor levels.
Total	903	325	-282		

Appendix H: A4 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/10/00271	417		-417	The Cowshed (The Admiral Blake) , 355 Ladbroke Grove W10 5AA	Redevelopment to provide a part four, part six storey building (plus part basement) to provide 9 self contained residential units and a ground floor commercial unit (within Use Classes A1, A2 or D1).
PP/10/01539	220		-220	Charles House 375 Kensington High Street And The Radnor Arms, 247 Warwick Road W14 8QH	Outline planning permission SCHOOL COMPONENT:- The construction of a one form entry primary school (Use Class D1) of up to 4,800 sq m with matters reserved on appearance, landscaping, layout and scale RESIDENTIAL COMPONENT:- Development as set out in drawings for decision (approval sought for all matters): demolition of existing buildings and erection of 7 new buildings including buildings of up to 17 storeys in height; flexible Use Classes A1 (retail), A2 (financial and professional services), A3 (cafe/restaurant) and/or A4 (drinking establishment) up to 461 sqm; the provision of 467 market residential units and 63 affordable housing units; hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; plant & equipment and all necessary associated and ancillary works (MAJOR APPLICATION)
PP/10/02734	499		-499	Prince of Wales Public House, 14 Princedale Road W11 4NJ	Change of use of Public House within Class A4 (Drinking establishments) for the provision of two self-contained residential dwellings, including construction of basement and associated front and rear lightwells, provision of terrace located at main roof and front and rear elevational alterations
PP/12/04140	1,202		-1,202	Henry J Beans, 195-197 King's Road SW3 5ED	Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/13/02979	303		-303	Retro Pub 50 Bosworth Road W10 5EG	Change of use from public house with ancillary residential space (Use Class A4) to eight residential flats (Use Class C3) with associated amenity space refuse and recycling storage and bicycle storage; roof and first floor rear extensions.
PP/14/03576	477		-477	The Cross Keys Public House 1 Lawrence Street SW3 5NB	Change of use of 1st and 2nd floor to residential mansard extension rear extension retention of pub use at basement and ground floors.
Total	3,118		-3,118		

Appendix I: B1 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/00243	84		-84	Flats 21 And 22 166 Notting Hill Gate W11 3QT	Change of use and refurbishment of Flats 21 and 22 from offices (B1) to Class C3 dwellinghouses
PP/14/02123	850	737	-113	3, 5, 6, 7-10 Kendrick Mews, And 15 Reece Mews SW7 3HG	Demolition of 7-10 Kendrick Mews and 15 Reece Mews. Construction of three storey buildings with two basement levels providing 5 houses; B1 office and D1 community space. Conversion and extension of 3 5 & 6 Kendrick Mews to create 1 house 1 x 3 bed flat and 1 x 1 bed flat with two levels of basement.
PP/14/02974	164		-164	24a Radley Mews W8 6JP	Change of use from Recording Studio to Personal Training Studio (Retrospective Application) with opening hours 6am - 10pm Monday - Friday 8am - 8:30pm Saturday, Sunday and Public holidays.
PP/14/05003	46	306	260	25 To 39 Thurloe Street SW7 2LQ	Demolition of mansard extensions to 25 and 29 Thurloe Street and all roof structures to 25-39 Thurloe Street erection of single storey mansard extension and associated works across terrace to provide additional (Class C3) residential and (Class B1) office floorspace.
PP/14/05979	195		-195	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06337	48		-48	Holmefield House Flat 116a Hazlewood Crescent W10 5DH	Change of use and conversion of office (old residents association room) into a 1 bedroom flat involving replacement of circular windows with row of rectangular windows
PP/14/06410		50	50	66 Royal Hospital Road SW3 4HS	Change of use of 1st floor from 2 bedroom flat to additional office accommodation
PP/14/07029		75	75	Basement Flat Front Colette Court 125 Sloane Street SW1X 9AU	Temporary change of use of lower ground floor residential accommodation (Class C3) to offices (Class B1) for a maximum period of 12 months.
PP/14/07400		97	97	83 To 97 King's Road SW3 4NX	Change of use of part 3rd floor from ancillary storage to office use (Use Class B1)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07451		150	150	Unit 3 The Westway Centre 69 St Mark's Road W10 6JG	Change of use of storage unit to music rehearsal space form side extension with external terrace filling disused space between building and railway provision of heat-rejection-units and metal sliding gate with side pedestrian gate
PP/14/07726	66		-66	146 And 148 Cromwell Road SW7 4EF	Change of use of part of the fourth floor level from office use (Use Class B1) to educational use (Use Class D1).
PP/14/08089	1,670		-1,670	Scorpio House 102 Sydney Street SW3 6NJ	Change of use of the building from Office (B1) to Sui Generis (Medical consulting and diagnostics and office space)
PP/14/08780		28	28	48 Beauchamp Place SW3 1NX	Change of use of 1st floor from A1 use (retail) to B1 use (office).
PP/15/00712	180	242	62	9 Ledbury Mews North W11 2AF	Formation of internal mezzanine floor in existing Class B1 office space (to create additional commercial space) and erection of 6 no. dormer windows to existing roof three on west facing roof slope and three on east facing roof slope
PP/15/00748	266		-266	'47-51 Brompton Road SW3 1DE	Change of use of first floor from office (B1) to retail (A1); associated works for amalgamation of units at basement ground and first floors to form a single unit; infill of lightwells at first and second floor
PP/15/02000		166	166	The Westway Centre (Units 2 - 3) 69 St Mark's Road W10 6JG	Change of use of industrial storage units to music rehearsal space with single storey extension roof terrace security gate and external signage.
PP/15/02345	168		-168	29 Fernshaw Road SW10 0TG	Construction of single storey basement extension; construction of single storey rear extension in connection with change of use from office to residential. Alterations to fenestration. Installation of replacement air conditioning units.
PP/15/02826		25	25	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)
PP/15/04311	200		-200	The Studios Hornton Place W8 4LZ	Removal of condition 3 (use class restriction) from planning permission ref. TP/86/02457 to allow flexible use of premises within Class B1.
PP/15/04433	241		-241	Cope House Cope Place W8 6AA	Change of use of ground floor from Use Class B1(a) (office) to Use Class A3 (restaurant) together with installation of ventilation grilles

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/04724	150		-150	The Chapel 459 Fulham Road SW10 9UZ	Variation of condition 2 (compliance with approved drawings) of planning permission 13/05016 for reduction in size of approved extension to north west corner of site at ground floor and basement level; relocation of approved external condenser; reduction in unit numbers from 3 to 2 and external alterations to extension landscaping and location of car parking refuse and cycle parking
PP/13/05948	86		-86	213 Westbourne Park Road W11 1EA	Change of use of the ground floor and lower ground floors from workshop (B1 use) to 1no self contained retail unit (A1 use) at ground floor and 1no residential apartment (C3 use) at lower ground floor together with creation of a lightwell, railings at street level around lightwell and a single storey rear extension.
PP/14/06476		300	300	4 Queen's Gate Mews SW7 5QJ	Removal of condition 1 (The use hereby permitted shall be retained for a limited period only until 20th December 2014 on or before which date the use shall be discontinued and the premises shall revert to use as a residential dwelling (C004)) following grant of planning permission 11/01808 (Change of use of premises from residential to offices (Use Class B1a))
PP/14/07864	256		-256	32 Hans Road SW3 1RW	Change of use from office use (Use Class B1a) to residential use (Use Class C3) at 2nd, 3rd and 4th floors, conversion of building to create three duplex residential units (Use Class C3), creation of a rear extension by raising roofline and associated alterations to rear elevation and rear garden area.
Total	4,670	2,176	-2,494		

Appendix J: B1 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/06/02821	1,419		-1,419	The Power House 73-79 Chelsea, Manor Street Alpha Place SW3 5QW	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.
PP/07/01049		952	952	Site At Bard Road Part Of Site At Rear Of 125-139 Freston Road W10 6TH	Erection of a seven storey mixed use building comprising 952sq.m. Class B1 business space and 14 residential units.
PP/08/00167		723	723	65 Sloane Street W1X 9SH	Change of use of the basement and second to fourth floor levels from Residential to Office Use and alterations. (This development is linked to applications PP/08/0165 - 21-22 Hans Place and PP/08/0168 - 173-176 Sloane Street).
PP/11/00969	311		-311	1st And 2nd Floors 229 Kensington High Street W8 6SA	Change of use from offices to hotel on 1st and 2nd floors to become extension of neighbouring Seraphine hotel at 225-227 Kensington High Street.
PP/11/01540	175		-175	1st And Part 2nd Floor 188-190 Earl's Court Road SW5 9QG	Change of use from Class B1 office to 4 self-contained flats at 1st floor and part 2nd floor.
PP/11/02841		24	24	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/11/03634		20	20	90 Notting Hill Gate W11 3HP	New facade works plus replacement of existing third floor to provide continued use Class B1 office floorspace and A2 use at ground floor.
PP/11/04061	201		-201	1st Floor 13-15 Brompton Road SW3 1ED	Change of Use from existing Employment Agency (not open B1 Use) at 1st floor to Retail (Use Class A1).
PP/12/00114	782		-782	90 Lots Road SW10 0QD	Temporary change of use of the east block of 90 Lots Road from offices within Class B1/B2 to use as a marketing suite (sui generis) together with landscaping to forecourt and alterations to elevations
PP/12/00646	72		-72	Silchester Garages Site Silchester Garages Site & Latymer Day Nursery, 154 Freston Road W10 6TR	Demolition of 1- 27 (odds) Shalfleet Drive, 45 Bramley Road, electricity sub-station, Latymer Day Centre and garages and redevelopment of the site by the erection of a 9 storey building to corner of Freston Road, a building of up to 4 storeys in height to Freston Road, 5 storeys in height facing the railway line, 6 storeys in height to the corner of Shalfleet Drive and Freston Road and 4 storeys in height to south side of Shalfleet Drive to provide 112 residential units (including affordable housing units), 600 sq m of floorspace (within Class D1) as a community facility in two units along Freston Road and to ground floor level of the existing Frinstead House tower, 315 sq m of floorspace (within Class A1 retail) to corner of Bramley Road and the railway line together with 24 basement level car parking spaces, landscaped private communal garden, re-landscaped public realm, works to integrate new buildings with existing Frinstead House tower at ground floor level, and associated works
PP/12/00673		227	227	123d Kensington High Street W8 5SF	Change of use of part of the first floor of 123d from Diplomatic Use (Sui Generis Use) to flexible use as either Use Class B1 (Office Use) or Use Class A1 (Retail Use).
PP/12/03392	362		-362	42-44 Clareville Street SW7 5AW	Demolition of existing building retaining first floor facade and erection of two family dwellings with basement and integral garages.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/03830	88		-88	27 Kensington Church Street W8 4LL	Change of use from A1 and B1 (retail and business) to D1 orthodontic practice.
PP/12/04079	344		-344	114 Cromwell Road SW7 4ET	Change of use of part of lower ground floor from Office Use (Class B1) to dual Office Use (Class B1) and Medical Use (Class D1) and provision of external plant at rear also at lower ground floor level.
PP/12/04959	467		-467	66 St Helen's Gardens W10 6LH	Change of use of vacant building (previously used as Class B1a offices) to C3 residential use comprising 5 units, involving erection of roofed side addition for bins and bicycles, provision of disabled person's parking bay, access ramp, replacement and additional windows, provision of balconies and dormer windows.
PP/13/00635		280	280	3rd Floor 188 Brompton Road SW3 1HQ	Change of use of the third floor residential studio to offices.
PP/13/01136	170		-170	47 Kensington Court W8 5DA	Change of use of first and second floors from Use Class B1 (office) to Use Class D1 (non-residential institutions) for educational purposes and erection of stair enclosure at side and glazed screen with entrance doors at front.
PP/13/02657	4,226		-4,226	Marlborough Interim School John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application).
PP/13/04318		49	49	11 Bassett Road W10 6LA	Use of two rooms at lower ground floor of single dwellinghouse as ancillary office space.
PP/14/00765		70	70	Basement Flat Front Colette Court 125 - 126 Sloane Street SW1X 9AU	Change of use of lower ground floor residential accommodation (Class C3) to offices (Class B1)
PP/14/01981	160		-160	16 Sloane Square SW1W 8ER	Change of use to first floor area from office space to retail space.
PP/14/02503	164		-164	24a Radley Mews W8 6JP	Renewal of planning permission PP/08/00861 for change of use from recording studio to personal training studio (Retrospective Application)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/02656	170		-170	Unit 8 The Westway Centre 69 St Mark's Road W10 6JG	Retrospective application for change of use of building from light industry (Use Class B1) to mixed use for food testing laboratory (Use Class B1) and educational establishment for cookery classes (Use Class D1).
PP/14/02950	334		-334	Olympic House 317 To 321 Latimer Road W10 6RA	Change of use from offices (Class B1) to flexible use (Class A1/B1/D2(e)) and associated ancillary (Class A1/A3/B1/D2(e)) use.
PP/14/03015	98		-98	43 Pembridge Road W11 3HG	Change of use of mixed use office (use class B1) and residential (use class C3), to create separate retail unit (use class A1) at lower ground floor and ground floor, and a flat (use class C3) at first floor with its own entrance at ground floor, associated new shopfront, entrance and window to ground floor, rear glazed infill extension at lower ground and ground floors.
PP/14/03123		74	74	32 Beauchamp Place SW3 1NU	Change of use of upper floors from residential (C3) to office (B1) alterations to balustrade details and terrace area at first floor rear.
PP/14/03232	28	116	88	Merevale House 1 Brompton Place SW3 1QE	Change of use of retail unit (part ground floor) to office reception space and alterations to front facade ground floor fenestration to create central office entrance.
PP/14/03307	24		-24	18 Notting Hill Gate W11 3JE	Change of use of front basement from office within Use Class B1 to use for fitness studio/personal training within Class D2.
PP/14/05979	195		-195	Macmillan House 96 Kensington High Street W8 4SG	Change of use to mixed Class A1 (Retail) / Class A3 (Cafe/Restaurant) / Class B1 (Office) Use (Sui-Generis) (Retrospective).
PP/14/06410		50	50	66 Royal Hospital Road SW3 4HS	Change of use of 1st floor from 2 bedroom flat to additional office accommodation
PP/14/07029		75	75	Basement Flat Front Colette Court 125 Sloane Street SW1X 9AU	Temporary change of use of lower ground floor residential accommodation (Class C3) to offices (Class B1) for a maximum period of 12 months.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07726	66		-66	146 And 148 Cromwell Road SW7 4EF	Change of use of part of the fourth floor level from office use (Use Class B1) to educational use (Use Class D1).
Total	9,856	2660	-7,196		

Appendix K: B8 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/07451	135		-135	Unit 3 The Westway Centre 69 St Mark's Road W10 6JG	Change of use of storage unit to music rehearsal space form side extension with external terrace filling disused space between building and railway provision of heat-rejection-units and metal sliding gate with side pedestrian gate
PP/14/08887	40		-40	15 Colville Mews W11 2DA	Change of use from B8 distribution and storage to residential including additional openings to rear of mews house new skylights and elevational alterations to front and rear
PP/15/02000	166		-166	The Westway Centre (Units 2 - 3) 69 St Mark's Road W10 6JG	Change of use of industrial storage units to music rehearsal space with single storey extension roof terrace security gate and external signage.
Total	341		-341		

Appendix L: B8 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing floorspace	Proposed floorspace	Net	Address	Description
PP/13/02657	14,724		-14,724	Marlborough Interim School - John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application). (limited period change of use conversion implemented June 2015)
PP/14/00352		1,800	1,800	Walnut Tree House (Basement Car Park) 58 Tregunter Road SW10 9HJ	Change of use of most of basement car park from ancillary residential car parking to a self-storage centre (Use Class B8). 10 car parking spaces to remain for ancilliary residential car parking. Also external alterations to existing ramps to car park the provision of a disabled staff parking space at ground floor level and cycle parking.
Total	14,724	1800	-12,924		

Appendix M: C1 hotel bedrooms in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/14/04754	10		-10	Cadogan Hotel 73-74 And 75 Sloane Street, 17, 19 And 21 Pont Street SW1X 9SQ	Partial demolition and reconstruction to provide a roof extension at 5th floor and infill at rear; associated basement excavation to create sub-basement; change of use at part ground and part basement levels to restaurant (Use Class A3); associated external works to facades; associated plant and equipment at roof and basement levels and all other ancillary works.
PP/14/05096	0	5	5	Seraphine Hotel Kensington Olympia 225 Kensington High Street W8 6SA	Creation of second floor extension to rear of 225-227 Kensington High Street
PP/15/00479	32		-32	Parke Hotel 41 To 43 Beaufort Gardens SW3 1PW	Demolition behind retained facade and redevelopment of former hotel building to create 9 flats over basement lower ground ground and 5 upper levels including the location of plant at roof level and creation of terraces at fifth floor level.
PP/15/03731	17		-17	Vicarage Gate Hotel 10 Vicarage Gate W8 4AG	Change of use from hotel (Use Class C1) to single residential dwelling (Use Class C3) and associated works including air-conditioning plant railings and timber screening at main roof level
PP/15/04097		9	9	Oxford Hote 28 And 32 Penywern Road SW5 9SU	Demolition of rear later date extensions together with the excavation and provision of a new double storey extension (part above ground and part subterranean) featuring six light-wells (concealed with metal grilles) adjacent to its rear/northern elevation at garden level so as to provide 9 additional hotel rooms.
Total	59	14	-45		

Appendix N: C1 hotel bedrooms in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Net C1 Hotel Bedrooms	Address	Description
PP/07/01784	65		-65	25-26 Pembridge Square W2 4DR	Change of use from Hotel (Use Class C1) to residential house (Use Class C3) involving addition of rear extension, deep basement, underground car stacker, internal facilities and plant, and associated alterations.
PP/09/01782	19		-19	55- 57 Pont Street SW1X 0BD	Retention of the front facades and rebuild of rear elevation and buildings' interiors to provide 5 new apartments together with underground car parking and leisure facilities.
PP/09/02539		16	16	11-13 Penywern Road SW5 9TT	Erection of infill side extensions at basement, ground and first floor levels together with erection of a single storey rear extension to rear of premises at basement level and a rear extension at third floor level to form additional hotel bedrooms.
PP/10/00364	79		-79	6-12 Cranley Gardens SW7 3DB	Change of use from Hotel (Class C1) to eleven residential flats and one house ; provision of a rear roof terrace at first/second floor level at No.12; provision of rear ground floor terraces at No.6, 8, 10 and 12 and elevational alterations at the front and rear. (MAJOR APPLICATION)
PP/10/01215	648		-648	Kensington Park Hotel, 16 De Vere Gardens, 2-8 De Vere Gardens And 5 Victoria Road W8 5AF	Demolition of existing buildings and structures with the exception of the facades of 2 to 8 and 16 (Even) De Vere Gardens (Including the Victoria Road frontage) and development of new building incorporating retained facades to provide 97 residential units, ancillary basement health and fitness facility, all necessary enabling works and associated hard and soft landscaping. Extension of time limit for planning permission PP/06/01691 granted 31 July 2007. (MAJOR APPLICATION)
PP/11/00969		13	13	1st And 2nd Floors, 229 Kensington High Street W8 6SA	Change of use from offices to hotel on 1st and 2nd floors to become extension of neighbouring Seraphine hotel at 225-227 Kensington High Street.

Ref	Existing C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Net C1 Hotel Bedrooms	Address	Description
PP/12/02144	35		-35	Philbeach Hotel, 30 - 31 Philbeach Gardens SW5 9EB	Change of use from hotel (Use Class C1) to 14 residential units (Use Class C3 incorporating 3 x studios 8 x one bedroom units 3 x two bedroom units) including rear extension and internal demolition and re-configuration with associated external alterations. (Major Application)
Total	846	29	-817		

Appendix O: Housing: List of Completed Units 2014/15

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/06/02821	0	4	4	1	Yes	Intermediate	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	0	6	6	2	No	Market	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	0	2	2	2	Yes	Intermediate	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	0	18	18	3	No	Market	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	0	7	7	3	Yes	Intermediate	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	0	2	2	4	No	Market	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/06/02821	4	0	-4		No	Market	73-79	Chelsea Manor Street	Alpha Place	SW3 5QW	ROYAL HOSPITAL
PP/07/01049	0	4	4	1	No	Market	Site At	Bard Road	Part Of Site At Rear Of 125-139 Freston Road	W10 6TH	NORLAND
PP/07/01049	0	8	8	2	No	Market	Site At	Bard Road	Part Of Site At Rear Of 125-139 Freston Road	W10 6TH	NORLAND
PP/07/01049	0	2	2	3	No	Market	Site At	Bard Road	Part Of Site At Rear Of 125-139 Freston Road	W10 6TH	NORLAND
PP/07/01784	0	1	1	10	No	Market	25-26	Pembridge Square		W2 4DR	PEMBRIDGE
PP/07/03495	0	1	1	1	No	Market	3	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/07/03495	0	1	1	1	No	Market	3	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/07/03495	0	5	5	2	No	Market	3	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/07/03495	8	0	-8		No	Market	3	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/08/00137	0	1	1	5	No	Market	37-39	Walton Street		SW3 2HT	HANS TOWN
PP/08/00137	2	0	-2		No	Market	37-39	Walton Street		SW3 2HT	HANS TOWN
PP/08/00167	4	0	-4		No	Market	65	Sloane Street		W1X 9SH	BROMPTON
PP/09/01782	0	1	1	2	No	Market	55- 57	Pont Street		SW1X 0BD	HANS TOWN
PP/09/01782	0	2	2	3	No	Market	55- 57	Pont Street		SW1X 0BD	HANS TOWN

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/09/01782	0	2	2	4	No	Market	55- 57	Pont Street		SW1X 0BD	HANS TOWN
PP/09/01782	6	0	-6		No	Market	55- 57	Pont Street		SW1X 0BD	HANS TOWN
PP/09/01814	0	1	1	4	No	Market	18	Tregunter Road		SW10 9LH	REDCLIFFE
PP/09/02616	0	3	3	1	No	Market	81	Lower Sloane Street		SW1W 8DA	ROYAL HOSPITAL
PP/09/02616	1	0	-1		No	Market	81	Lower Sloane Street		SW1W 8DA	ROYAL HOSPITAL
PP/09/02786	0	47	47	1	No	Market	Wornington Green Estate	Wornington Road	Munro Mews, Portobello Road	W10 5XY	GOLBORNE
PP/09/02786	0	67	67	2	No	Market	Wornington Green Estate	Wornington Road	Munro Mews, Portobello Road	W10 5XY	GOLBORNE
PP/09/02786	0	60	60	2	Yes	Social Rented	Wornington Green Estate	Wornington Road	Munro Mews, Portobello Road	W10 5XY	GOLBORNE
PP/09/02786	0	7	7	4	Yes	Social Rented	Wornington Green Estate	Wornington Road	Munro Mews, Portobello Road	W10 5XY	GOLBORNE
PP/10/00066	0	1	1	3	No	Market	Garages At 8	Harriet Walk	8 Harriet Street	SW1X 9JW	BROMPTON
PP/10/00192	0	1	1	2	No	Market	Kensington Heights, 91-95	Campden Hill Road		W8 7BD	CAMPDEN
PP/10/00271	0	4	4	1	No	Market	355	Ladbroke Grove		W10 5AA	ST. CHARLES
PP/10/00271	0	5	5	2	No	Market	355	Ladbroke Grove		W10 5AA	ST. CHARLES
PP/10/00364	0	2	2	1	Yes	Social Rented	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00364	0	1	1	2	No	Market	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00364	0	2	2	2	Yes	Social Rented	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00364	0	5	5	3	No	Market	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00364	0	1	1	3	Yes	Social Rented	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00364	0	1	1	6	No	Market	6-12	Cranley Gardens		SW7 3DB	COURTFIELD
PP/10/00639	0	1	1	5	No	Market	18	Queen's Gate Place		SW7 5NY	QUEEN'S GATE
PP/10/00639	10	0	-10		No	Market	18	Queen's Gate Place		SW7 5NY	QUEEN'S GATE
PP/10/00860	0	20	20	1	No	Market	12	Collingham Road		SW5 0LT	COURTFIELD
PP/10/00860	21	0	-21		No	Market	12	Collingham Road		SW5 0LT	COURTFIELD
PP/10/01034	0	1	1	4	No	Market	60b	Cadogan Square		SW1X 0EE	HANS TOWN

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/10/01034	1	0	-1		No	Market	60b	Cadogan Square		SW1X 0EE	HANS TOWN
PP/10/01215	0	5	5	1	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	2	2	1	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	38	38	2	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	31	31	3	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	18	18	4	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	1	1	5	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	1	1	6	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01215	0	1	1	8	No	Market	Kensington Park Hotel, 16	De Vere Gardens	2-8 De Vere Gardens And 5 Victoria Road	W8 5AF	QUEEN'S GATE
PP/10/01539	0	26	26	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	25	25	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	29	29	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	30	30	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	37	37	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	1	1	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/10/01539	0	47	47	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	6	6	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	30	30	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	50	50	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	23	23	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	42	42	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	3	3	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	26	26	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	16	16	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	23	23	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	16	16	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	5	5	4	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	3	3	5	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/01539	0	1	1	6	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/10/02209	0	1	1	3	No	Market	Rear Of 302 - 304	Fulham Road		SW10 9EP	REDCLIFFE

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/10/02397	0	1	1	3	No	Market	259	King's Road		SW3 5EL	CREMORNE
PP/10/02397	2	0	-2		No	Market	259	King's Road		SW3 5EL	CREMORNE
PP/10/02426	0	1	1	3	No	Market	31	Elystan Place		SW3 3JY	HANS TOWN
PP/10/02426	1	0	-1		No	Market	31	Elystan Place		SW3 3JY	HANS TOWN
PP/10/02601	0	1	1	5	No	Market	8	Cranley Place		SW7 3AB	BROMPTON
PP/10/02601	4	0	-4		No	Market	8	Cranley Place		SW7 3AB	BROMPTON
PP/10/02734	0	2	2	4	No	Market	14	Princedale Road		W11 4NJ	NORLAND
PP/10/03600	0	3	3	1	Yes	Intermediate	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	6	6	2	No	Market	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	6	6	2	Yes	Intermediate	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	3	3	3	No	Market	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	3	3	3	Yes	Social Rented	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	4	4	4	Yes	Social Rented	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	11	11	5	No	Market	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	0	1	1	6	Yes	Social Rented	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/03600	1	0	-1		No	Market	Princess Louise Hospital	Pangbourne Avenue		W10 6DL	ST. CHARLES
PP/10/04052	0	1	1	1	No	Market	Draycott House, 10	Draycott Avenue	50 Draycott Place	SW3 3AA	HANS TOWN
PP/10/04052	0	6	6	2	No	Market	Draycott House, 10	Draycott Avenue	50 Draycott Place	SW3 3AA	HANS TOWN
PP/10/04052	0	3	3	3	No	Market	Draycott House, 10	Draycott Avenue	50 Draycott Place	SW3 3AA	HANS TOWN
PP/11/00208	0	1	1	5	No	Market	37	Burnsall Street		SW3 3SR	STANLEY
PP/11/00208	1	0	-1		No	Market	37	Burnsall Street		SW3 3SR	STANLEY

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/11/00565	3	0	-3		No	Market	64	Sloane Street		SW1X 9SH	BROMPTON
PP/11/00570	0	2	2	1	No	Market	90	Sloane Street		SW1X 9PQ	HANS TOWN
PP/11/00570	0	1	1	2	No	Market	90	Sloane Street		SW1X 9PQ	HANS TOWN
PP/11/01113	0	2	2	1	No	Market	39	Onslow Gardens		SW7 3PY	BROMPTON
PP/11/01113	0	6	6	1	No	Market	39	Onslow Gardens		SW7 3PY	BROMPTON
PP/11/01113	0	1	1	2	No	Market	39	Onslow Gardens		SW7 3PY	BROMPTON
PP/11/01113	1	0	-1		No	Market	39	Onslow Gardens		SW7 3PY	BROMPTON
PP/11/01540	0	1	1	1	No	Market	188-190	Earl's Court Road		SW5 9QG	EARL'S COURT
PP/11/01540	0	3	3	1	No	Market	188-190	Earl's Court Road		SW5 9QG	EARL'S COURT
PP/11/01697	0	4	4	2	Yes	Social Rented	120	Campden Hill Road		W8 7AR	CAMPDEN
PP/11/01697	0	4	4	3	Yes	Social Rented	120	Campden Hill Road		W8 7AR	CAMPDEN
PP/11/01697	0	3	3	4	Yes	Social Rented	120	Campden Hill Road		W8 7AR	CAMPDEN
PP/11/01697	8	0	-8		No	Market	120	Campden Hill Road		W8 7AR	CAMPDEN
PP/11/01883	0	1	1	2	No	Market	75	Queen's Gate		SW7 5JT	COURTFIELD
PP/11/02137	0	1	1	2	No	Market	8	Pembridge Crescent		W11 3DT	PEMBRIDGE
PP/11/02137	2	0	-2		No	Market	8	Pembridge Crescent		W11 3DT	PEMBRIDGE
PP/11/02823	0	1	1	3	No	Market	Chatsworth Court	Pembroke Road		W8 6DG	ABINGDON
PP/11/02841	1	0	-1		No	Market	309-315	Fulham Road		SW10 9QH	STANLEY
PP/11/03204	0	1	1	3	No	Market	1 & 2	Holland Place		W8 4LR	CAMPDEN
PP/11/03204	2	0	-2		No	Market	1 & 2	Holland Place		W8 4LR	CAMPDEN
PP/11/03473	0	3	3	1	No	Market	Wentworth House, 12	Chelsea Embankment		SW3 4LE	ROYAL HOSPITAL
PP/11/03473	0	1	1	1	No	Market	Wentworth House, 12	Chelsea Embankment		SW3 4LE	ROYAL HOSPITAL
PP/11/03473	0	3	3	2	No	Market	Wentworth House, 12	Chelsea Embankment		SW3 4LE	ROYAL HOSPITAL
PP/11/03473	0	1	1	3	No	Market	Wentworth House, 12	Chelsea Embankment		SW3 4LE	ROYAL HOSPITAL

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/11/03473	9	0	-9		No	Market	Wentworth House, 12	Chelsea Embankment		SW3 4LE	ROYAL HOSPITAL
PP/11/03816	0	1	1	4	No	Market	405	Fulham Road		SW10 9TU	STANLEY
PP/11/03816	2	0	-2		No	Market	405	Fulham Road		SW10 9TU	STANLEY
PP/11/03900	0	1	1	4	No	Market	54	Cadogan Square		SW1X 0JW	HANS TOWN
PP/11/03900	2	0	-2		No	Market	54	Cadogan Square		SW1X 0JW	HANS TOWN
PP/11/04015	0	1	1	6	No	Market	27	Pembridge Square		W2 4DS	PEMBRIDGE
PP/11/04015	5	0	-5		No	Market	27	Pembridge Square		W2 4DS	PEMBRIDGE
PP/12/00135	0	1	1	3	No	Market	304	Westbourne Grove		W11 2PS	COLVILLE
PP/12/00305	0	1	1	2	No	Market	4	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/12/00305	0	3	3	3	No	Market	4	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/12/00305	2	0	-2		No	Market	4	Courtfield Gardens		SW5 0PA	COURTFIELD
PP/12/00412	0	1	1	6	No	Market	17 And 18	Wetherby Gardens		SW5 0JP	COURTFIELD
PP/12/00412	2	0	-2		No	Market	17 And 18	Wetherby Gardens		SW5 0JP	COURTFIELD
PP/12/00608	0	1	1	2	No	Market	5	Norland Place		W11 4QG	NORLAND
PP/12/00608	1	0	-1		No	Market	5	Norland Place		W11 4QG	NORLAND
PP/12/00646	0	14	14	1	No	Market	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	20	20	1	Yes	Intermediate	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	9	9	1	Yes	Social Rented	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	13	13	2	No	Market	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/12/00646	0	18	18	2	Yes	Intermediate	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	2	2	2	Yes	Social Rented	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	1	1	3	No	Market	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	1	1	3	Yes	Intermediate	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	21	21	3	Yes	Social Rented	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	10	10	4	Yes	Social Rented	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	0	3	3	5	Yes	Social Rented	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00646	14	0	-14		No	Market	Silchester Garages Site & Latymer Day Nursery, 154	Freston Road		W10 6TR	NOTTING BARNES
PP/12/00735	0	1	1	1	No	Market	76	Cornwall Gardens		SW7 4AZ	QUEEN'S GATE
PP/12/00735	0	1	1	1	No	Market	76	Cornwall Gardens		SW7 4AZ	QUEEN'S GATE
PP/12/00735	0	1	1	2	No	Market	76	Cornwall Gardens		SW7 4AZ	QUEEN'S GATE
PP/12/00735	0	2	2	3	No	Market	76	Cornwall Gardens		SW7 4AZ	QUEEN'S GATE

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/12/00735	7	0	-7		No	Market	76	Cornwall Gardens		SW7 4AZ	QUEEN'S GATE
PP/12/00938	0	1	1	1	No	Market	104	Golborne Road		W10 5PS	GOLBORNE
PP/12/00938	0	1	1	2	No	Market	104	Golborne Road		W10 5PS	GOLBORNE
PP/12/00938	1	0	-1		No	Market	104	Golborne Road		W10 5PS	GOLBORNE
PP/12/00982	0	1	1	3	No	Market	42	Pont Street		SW1X 0AD	BROMPTON
PP/12/00982	2	0	-2		No	Market	42	Pont Street		SW1X 0AD	BROMPTON
PP/12/01370	0	1	1	2	No	Market	80/82	Onslow Gardens		SW7 3BS	COURTFIELD
PP/12/01370	2	0	-2		No	Market	80/82	Onslow Gardens		SW7 3BS	COURTFIELD
PP/12/01554	0	1	1	3	No	Market	6	Petersham Place		SW7 5PX	QUEEN'S GATE
PP/12/01554	1	0	-1		No	Market	6	Petersham Place		SW7 5PX	QUEEN'S GATE
PP/12/01700	0	1	1	2	No	Market	7	Edith Grove		SW10 0JZ	STANLEY
PP/12/01700	0	1	1	4	No	Market	7	Edith Grove		SW10 0JZ	STANLEY
PP/12/01700	1	0	-1		No	Market	7	Edith Grove		SW10 0JZ	STANLEY
PP/12/01774	0	1	1	1	No	Market	Rear Of 324	Portobello Road		W10 5RU	GOLBORNE
PP/12/01833	0	5	5	1	No	Market	Land At Lancaster Green	Silchester Road	Bounded By Grenfell Road And Bomore Road	W11 4PQ	NOTTING BARNES
PP/12/01833	0	19	19	2	No	Market	Land At Lancaster Green	Silchester Road	Bounded By Grenfell Road And Bomore Road	W11 4PQ	NOTTING BARNES
PP/12/01833	0	8	8	3	No	Market	Land At Lancaster Green	Silchester Road	Bounded By Grenfell Road And Bomore Road	W11 4PQ	NOTTING BARNES
PP/12/01833	3	0	-3		No	Market	Land At Lancaster Green	Silchester Road	Bounded By Grenfell Road And Bomore Road	W11 4PQ	NOTTING BARNES
PP/12/01965	1	0	-1		No	Market	11	Collingham Road		SW5 0NT	COURTFIELD
PP/12/02144	0	8	8	1	No	Market	Philbeach Hotel, 30 - 31	Philbeach Gardens		SW5 9EB	EARL'S COURT
PP/12/02144	0	3	3	1	No	Market	Philbeach Hotel, 30 - 31	Philbeach Gardens		SW5 9EB	EARL'S COURT
PP/12/02144	0	3	3	2	No	Market	Philbeach Hotel, 30 - 31	Philbeach Gardens		SW5 9EB	EARL'S COURT
PP/12/02200	0	1	1	4	No	Market	47	Emperor's Gate		SW7 4HJ	QUEEN'S GATE
PP/12/02200	3	0	-3		No	Market	47	Emperor's Gate		SW7 4HJ	QUEEN'S GATE

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/12/02340	0	1	1	3	No	Market	71	Elm Park Gardens		SW10 9QE	STANLEY
PP/12/02340	2	0	-2		No	Market	71	Elm Park Gardens		SW10 9QE	STANLEY
PP/12/02546	0	1	1	2	No	Market	63	Eardley Crescent		SW5 9JT	EARL'S COURT
PP/12/03189	0	2	2	1	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/12/03189	0	1	1	2	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/12/03189	1	0	-1		No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/12/03271	0	1	1	1	No	Market	216	Portobello Road		W11 1LJ	COLVILLE
PP/12/03271	0	1	1	2	No	Market	216	Portobello Road		W11 1LJ	COLVILLE
PP/12/03271	1	0	-1		No	Market	216	Portobello Road		W11 1LJ	COLVILLE
PP/12/03336	0	1	1	4	No	Market	3-4 & 4a	Albert Place		W8 5PD	QUEEN'S GATE
PP/12/03336	1	0	-1		No	Market	3-4 & 4a	Albert Place		W8 5PD	QUEEN'S GATE
PP/12/03336	2	0	-2		No	Market	3-4 & 4a	Albert Place		W8 5PD	QUEEN'S GATE
PP/12/03392	0	2	2	3	No	Market	42-44	Clareville Street		SW7 5AW	COURTFIELD
PP/12/04085	0	2	2	1	No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/12/04085	0	13	13	1	No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/12/04085	2	0	-2		No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/12/04085	16	0	-16		No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/12/04133	0	1	1	3	No	Market	19	Clareville Grove		SW7 5AU	COURTFIELD
PP/12/04133	2	0	-2		No	Market	19	Clareville Grove		SW7 5AU	COURTFIELD
PP/12/04140	0	5	5	1	No	Market	195-197	King's Road		SW3 5ED	ROYAL HOSPITAL
PP/12/04140	0	1	1	1	No	Market	195-197	King's Road		SW3 5ED	ROYAL HOSPITAL
PP/12/04206	0	1	1	1	No	Market	4	Elm Park Gardens		SW10 9NY	STANLEY
PP/12/04206	0	1	1	1	No	Market	4	Elm Park Gardens		SW10 9NY	STANLEY
PP/12/04206	1	0	-1		No	Market	4	Elm Park Gardens		SW10 9NY	STANLEY
PP/12/04294	0	1	1	2	No	Market	28	Clabon Mews		SW1X 0EH	HANS TOWN
PP/12/04294	1	0	-1		No	Market	28	Clabon Mews		SW1X 0EH	HANS TOWN
PP/12/04586	0	1	1	4	No	Market	8	Royal Avenue		SW3 4QF	ROYAL HOSPITAL
PP/12/04586	2	0	-2		No	Market	8	Royal Avenue		SW3 4QF	ROYAL HOSPITAL

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/12/04592	0	1	1	3	No	Market	8	Shafto Mews		SW1X 0JT	HANS TOWN
PP/12/04592	1	0	-1		No	Market	8	Shafto Mews		SW1X 0JT	HANS TOWN
PP/12/04721	0	1	1	2	No	Market	Drayton Court, 1-13	Drayton Gardens		SW10 9RQ	REDCLIFFE
PP/12/04794	0	1	1	1	No	Market	32	Barkston Gardens		SW5 0EN	EARL'S COURT
PP/12/04794	0	2	2	2	No	Market	32	Barkston Gardens		SW5 0EN	EARL'S COURT
PP/12/04810	0	3	3	2	No	Market	14	Hogarth Road		SW5 0PT	EARL'S COURT
PP/12/04810	1	0	-1		Yes	Social Rented	14	Hogarth Road		SW5 0PT	EARL'S COURT
PP/12/04959	0	2	2	1	No	Market	66	St Helen's Gardens		W10 6LH	ST. CHARLES
PP/12/04959	0	1	1	2	No	Market	66	St Helen's Gardens		W10 6LH	ST. CHARLES
PP/12/04959	0	2	2	3	No	Market	66	St Helen's Gardens		W10 6LH	ST. CHARLES
PP/12/05069	0	1	1	3	No	Market	11	Cadogan Square		SW1X 0HT	HANS TOWN
PP/12/05069	2	0	-2		No	Market	11	Cadogan Square		SW1X 0HT	HANS TOWN
PP/12/05109	0	2	2	3	No	Market	22	Queen's Gate Terrace		SW7 5PH	QUEEN'S GATE
PP/12/05109	3	0	-3		No	Market	22	Queen's Gate Terrace		SW7 5PH	QUEEN'S GATE
PP/12/05194	0	3	3	2	No	Market	37	Cadogan Square		SW1X 0HU	HANS TOWN
PP/12/05194	0	1	1	4	No	Market	37	Cadogan Square		SW1X 0HU	HANS TOWN
PP/12/05194	5	0	-5		No	Market	37	Cadogan Square		SW1X 0HU	HANS TOWN
PP/13/00002	0	1	1	1	No	Market	Rear Garden Of 65	Clarendon Road		W11 4JE	NORLAND
PP/13/00340	0	1	1	3	No	Market	21	Earl's Court Gardens		SW5 0SZ	EARL'S COURT
PP/13/00340	2	0	-2		No	Market	21	Earl's Court Gardens		SW5 0SZ	EARL'S COURT
PP/13/00635	1	0	-1		No	Market	188	Brompton Road		SW3 1HQ	BROMPTON
PP/13/00840	0	3	3	3	No	Market	5 & 6	Ashburn Gardens		SW7 4DG	COURTFIELD
PP/13/00840	5	0	-5		No	Market	5 & 6	Ashburn Gardens		SW7 4DG	COURTFIELD
PP/13/00865	0	1	1	4	No	Market	3	Hans Crescent		SW1X 0LN	BROMPTON
PP/13/00973	1	0	-1	2	No	Market	19	Thurloe Place Mews		SW7 2HL	BROMPTON
PP/13/00973	0	1	1	2	No	Market	19	Thurloe Place Mews		SW7 2HL	BROMPTON
PP/13/01154	0	1	1	1	No	Market	30	Courtfield Gardens		SW5 0PH	COURTFIELD
PP/13/01154	0	2	2	2	No	Market	30	Courtfield Gardens		SW5 0PH	COURTFIELD
PP/13/01154	0	2	2	3	No	Market	30	Courtfield Gardens		SW5 0PH	COURTFIELD

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/13/01154	9	0	-9		No	Market	30	Courtfield Gardens		SW5 0PH	COURTFIELD
PP/13/01374	0	1	1	3	No	Market	4	Godfrey Street		SW3 3TA	STANLEY
PP/13/01374	1	0	-1		No	Market	4	Godfrey Street		SW3 3TA	STANLEY
PP/13/01391	0	1	1	1	No	Market	6	Clarendon Road		W11 3AA	NORLAND
PP/13/01391	1	0	-1		No	Market	6	Clarendon Road		W11 3AA	NORLAND
PP/13/01747	0	1	1	4	No	Market	15	Ashburnham Road		SW10 0PG	CREMORNE
PP/13/01747	1	0	-1		No	Market	15	Ashburnham Road		SW10 0PG	CREMORNE
PP/13/01747	1	0	-1		No	Market	15	Ashburnham Road		SW10 0PG	CREMORNE
PP/13/02432	0	1	1	4	No	Market	6&7	Carmel Court	18 Holland Street	W8 4LU	CAMPDEN
PP/13/02432	2	0	-2		No	Market	6&7	Carmel Court	18 Holland Street	W8 4LU	CAMPDEN
PP/13/02513	0	1	1	1	No	Market	159	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/13/02625	0	1	1	3	No	Market	10-12	Cadogan Square		SW1X 0JU	HANS TOWN
PP/13/02625	2	0	-2		No	Market	10-12	Cadogan Square		SW1X 0JU	HANS TOWN
PP/13/02827	0	1	1	4	No	Market	122 A	Cheyne Walk		SW10 0ES	CREMORNE
PP/13/02827	1	0	-1		No	Market	122 A	Cheyne Walk		SW10 0ES	CREMORNE
PP/13/02848	0	1	1	1	No	Market	105	Finborough Road		SW10 9DU	REDCLIFFE
PP/13/02848	0	3	3	2	No	Market	105	Finborough Road		SW10 9DU	REDCLIFFE
PP/13/02848	1	0	-1		No	Market	105	Finborough Road		SW10 9DU	REDCLIFFE
PP/13/02920	0	2	2	4	No	Market	3	Netherton Grove		SW10 9TQ	STANLEY
PP/13/02920	1	0	-1		No	Market	3	Netherton Grove		SW10 9TQ	STANLEY
PP/13/02979	0	3	3	1	No	Market	50	Bosworth Road		W10 5EG	GOLBORNE
PP/13/02979	0	3	3	1	No	Market	50	Bosworth Road		W10 5EG	GOLBORNE
PP/13/02979	0	1	1	2	No	Market	50	Bosworth Road		W10 5EG	GOLBORNE
PP/13/02979	0	1	1	2	No	Market	50	Bosworth Road		W10 5EG	GOLBORNE
PP/13/02979	1	0	-1		No	Market	50	Bosworth Road		W10 5EG	GOLBORNE
PP/13/04314	0	2	2	1	No	Market	9	Russell Gardens		W14 8EZ	HOLLAND
PP/13/04314	3	0	-3		No	Market	9	Russell Gardens		W14 8EZ	HOLLAND
PP/13/04521	0	2	2	2	No	Market	348	Fulham Road		SW10 9UH	REDCLIFFE

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/13/04521	3	0	-3		No	Market	348	Fulham Road		SW10 9UH	REDCLIFFE
PP/13/04666	0	2	2	2	No	Market	34	Gunter Grove		SW10 0UJ	STANLEY
PP/13/04666	1	0	-1		No	Market	34	Gunter Grove		SW10 0UJ	STANLEY
PP/13/04912	2	0	-2	2	No	Market	88	Abingdon Road		W8 6QT	ABINGDON
PP/13/04912	0	1	1	5	No	Market	88	Abingdon Road		W8 6QT	ABINGDON
PP/13/05222	0	1	1	3	No	Market	15	Basing Street		W11 1EN	COLVILLE
PP/13/05222	3	0	-3		No	Market	15	Basing Street		W11 1EN	COLVILLE
PP/13/05256	0	1	1	2	No	Market	12	Pembroke Square		W8 6PA	ABINGDON
PP/13/05256	0	1	1	4	No	Market	12	Pembroke Square		W8 6PA	ABINGDON
PP/13/05256	1	0	-1		No	Market	12	Pembroke Square		W8 6PA	ABINGDON
PP/13/05906	0	1	1	1	No	Market	12	St Ann's Road		W11 4SR	NORLAND
PP/13/05906	0	1	1	2	No	Market	12	St Ann's Road		W11 4SR	NORLAND
PP/13/05906	1	0	-1		No	Market	12	St Ann's Road		W11 4SR	NORLAND
PP/13/05930	0	1	1	3	No	Market	6	Hillgate Street		W8 7SR	CAMPDEN
PP/13/05961	0	1	1	1	No	Market	1	Kensington Church Walk		W8 4NB	CAMPDEN
PP/13/07283	0	1	1	1	No	Market	38	Draycott Place		SW3 2SA	HANS TOWN
PP/13/07283	2	0	-2		No	Market	38	Draycott Place		SW3 2SA	HANS TOWN
PP/13/07312	0	1	1	4	No	Market	18	Princedale Road	3 Pottery Lane	W11 4NJ	NORLAND
PP/13/07312	1	0	-1		No	Market	18	Princedale Road	3 Pottery Lane	W11 4NJ	NORLAND
PP/13/07312	1	0	-1		No	Market	18	Princedale Road	3 Pottery Lane	W11 4NJ	NORLAND
PP/13/07753	0	1	1	3	No	Market	9	Coleherne Mews		SW10 9DZ	REDCLIFFE
PP/13/07753	2	0	-2		No	Market	9	Coleherne Mews		SW10 9DZ	REDCLIFFE
PP/14/00741	1	0	-1	2	No	Market	15	Blantyre Street		SW10 0DT	CREMORNE
PP/14/00765	1	0	-1		No	Market	125 - 126	Sloane Street		SW1X 9AU	HANS TOWN
PP/14/00798	0	1	1	4	No	Market	135	Highlever Road		W10 6PH	ST. CHARLES
PP/14/00798	3	0	-3		No	Market	135	Highlever Road		W10 6PH	ST. CHARLES
PP/14/01048	0	1	1	1	No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/14/01048	2	0	-2		No	Market	55	Courtfield Gardens		SW5 0NF	COURTFIELD
PP/14/01397	0	1	1	1	No	Market	20	Gordon Place		W8 4JE	CAMPDEN
PP/14/01397	0	2	2	2	No	Market	20	Gordon Place		W8 4JE	CAMPDEN
PP/14/01397	0	1	1	3	No	Market	20	Gordon Place		W8 4JE	CAMPDEN

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/14/01397	1	0	-1		No	Market	20	Gordon Place		W8 4JE	CAMPDEN
PP/14/01397	7	0	-7		No	Market	20	Gordon Place		W8 4JE	CAMPDEN
PP/14/01525	0	1	1	1	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/14/01525	1	0	-1	2	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/14/01525	0	2	2	2	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/14/01615	1	0	-1	1	No	Market	104	Elm Park Gardens		SW10 9PE	STANLEY
PP/14/01615	1	0	-1	1	No	Market	104	Elm Park Gardens		SW10 9PE	STANLEY
PP/14/01615	0	1	1	3	No	Market	104	Elm Park Gardens		SW10 9PE	STANLEY
PP/14/01914	4	0	-4	2	No	Market	27	Sirdar Road		W11 4EF	NORLAND
PP/14/01914	0	3	3	3	No	Market	27	Sirdar Road		W11 4EF	NORLAND
PP/14/02163	1	0	-1	3	No	Market	5	Cornwall Mews West		SW7 4BH	ABINGDON
PP/14/02163	0	1	1	3	No	Market	5	Cornwall Mews West		SW7 4BH	ABINGDON
PP/14/02439	1	0	-1	1	No	Market	57 To 59	Clabon Mews		SW1X 0EQ	HANS TOWN
PP/14/02439	1	0	-1	2	No	Market	57 To 59	Clabon Mews		SW1X 0EQ	HANS TOWN
PP/14/02439	0	1	1	3	No	Market	57 To 59	Clabon Mews		SW1X 0EQ	HANS TOWN
PP/14/02448	0	5	5	1	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/14/02448	0	9	9	2	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/14/02448	0	1	1	3	No	Market	375	Kensington High Street	And The Radnor Arms, 247 Warwick Road	W14 8QH	ABINGDON
PP/14/02530	2	0	-2	1	No	Market	27	St Quintin Avenue		W10 6NX	NOTTING BARNES
PP/14/02530	0	1	1	4	No	Market	27	St Quintin Avenue		W10 6NX	NOTTING BARNES
PP/14/02624	3	0	-3	1	No	Market	79	Portland Road		W11 4LJ	NORLAND
PP/14/02624	0	1	1	3	No	Market	79	Portland Road		W11 4LJ	NORLAND
PP/14/02874	0	2	2	2	No	Market	147	King's Road		SW3 5TX	ROYAL HOSPITAL
PP/14/02874	1	0	-1	3	No	Market	147	King's Road		SW3 5TX	ROYAL HOSPITAL
PP/14/02892	1	0	-1	2	No	Market	90	Sloane Street		SW1X 9PQ	HANS TOWN

Borough Reference	Existing units	Proposed units	Net unit level	Number of bedrooms	Affordable (Yes/No)	Unit Tenure	Site Name/ Number	Primary Street Name	Secondary Street(s)	Post Code	Ward
PP/14/02905	0	3	3	1	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/14/02905	1	0	-1	2	No	Market	151	Earl's Court Road		SW5 9RQ	EARL'S COURT
PP/14/03117	0	1	1	1	No	Market	91 To 95	Campden Hill Road		W8 7BD	CAMPDEN
PP/14/03123	1	0	-1	2	No	Market	32	Beauchamp Place		SW3 1NU	BROMPTON
PP/14/03293	2	0	-2	2	No	Market	144	Oxford Gardens		W10 6LZ	NOTTING BARNES
PP/14/03293	0	1	1	3	No	Market	144	Oxford Gardens		W10 6LZ	NOTTING BARNES
PP/14/03576	0	4	4	2	No	Market	1	Lawrence Street		SW3 5NB	CREMORNE
PP/14/04048	0	1	1	1	No	Market	11	Hewer Street		W10 6DU	ST. CHARLES
PP/14/04384	1	0	-1	1	No	Market	62	Cadogan Square		SW1X 0EA	HANS TOWN
PP/14/04384	1	0	-1	2	No	Market	62	Cadogan Square		SW1X 0EA	HANS TOWN
PP/14/04384	0	1	1	3	No	Market	62	Cadogan Square		SW1X 0EA	HANS TOWN
PP/14/06410	2	0	-2	1	No	Market	66	Royal Hospital Road		SW3 4HS	ROYAL HOSPITAL
PP/14/07406	2	0	-2	1	No	Market	42	Pont Street		SW1X 0AD	BROMPTON
PP/14/07406	0	1	1	2	No	Market	42	Pont Street		SW1X 0AD	BROMPTON
PP/14/07486	1	0	-1	3	No	Market		Walmer Road		W11 4PQ	NORLAND
Total:	277	1260	983								

Appendix P: Housing Trajectory – Summary Table

Year	Net Completions	Current Reporting Year	Projected Future Completions	London Plan Target	Cumulative Target	Cumulative Completions
2009/10	324			350	350	324
2010/11	175			600	950	499
2011/12	102			600	1550	601
2012/13	65			600	2150	666
2013/14	264			600	2750	930
2014/15		983		600	3350	1913
2015/16			377	880	4230	2290
2016/17			304	880	5110	2594
2017/18			627	880	5989	3221
2018/19			1243	880	6869	4464
2019/20			1119	880	7748	5583
2020/21			1123	733	8481	6706
2021/22			846	733	9214	7552
2022/23			700	733	9947	8252
2023/24			700	733	10680	8952
2024/25			705	733	11413	9657
2025/26			598	733	12146	10255
2026/27			598	733	12879	10853
2027/28			598	733	13612	11451
2028/29			598	733	14345	12049
2029/30			598	733	15078	12647

Appendix Q: Housing Trajectory – First Five Year Period

2015/16 – 2019/20

Units on Schemes Under construction

Small Sites (<24 units)

Estimated Year of Completion	No. of units
FY 2015	62
FY2016	102

Large Sites (>25 units)

Borough Reference	Existing Total Residential Units	Proposed Total Residential Units	Net Residential Gain	Units In Pipeline	Started FY	Estimated Year of Completion						Site Name/Number	Primary Street Name
						FY2015	FY2016	FY2017	FY2018	FY2019	FY2020		
PP/02/01324	0	420	420	420	FY2009			140	140	140		Lots Road Power Station And Chelsea Creek	Lots Road
PP/07/01345	0	145	145	145	FY2013	100	45					Site B At 321-337	Kensal Road
PP/09/00839	0	62	62	62	FY2012	62						Commonwealth Institute, 224-238	Kensington High Street
PP/09/02786	538	919	381	57	FY2011	57						Wornington Green Estate	Wornington Road
PP/10/02817	0	251	251	251	FY2013			80	80	91		Homebase Site, 195	Warwick Road
PP/10/03018	0	69	69	69	FY2014		69					Holland Park School Southern Site	Campden Hill
PP/10/03130	0	50	50	50	FY2012	50						205	Holland Park Avenue
PP/11/01937	0	930	930	344	FY2014				114	114		Earls Court Exhibition Centre And Land Bounded By	Warwick Road
PP/12/02862	1	42	41	41	FY2012			41				East And North West Part Of Site, Middle Row Primary School	Middle Row

Borough Reference	Existing Total Residential Units	Proposed Total Residential Units	Net Residential Gain	Units In Pipeline	Started FY	Estimated Year of Completion						Site Name/Number	Primary Street Name
						FY2015	FY2016	FY2017	FY2018	FY2019	FY2020		
PP/12/05112	0	160	160	160	FY2013			80	80			213-215	Warwick Road
PP/13/02659	0	69	69	69	FY2014				69			Clearings 1 & 2	Draycott Avenue
PP/13/04728	0	31	31	31	FY2014		31					Land South Of Carlyle Building	Hortensia Road
PP/13/07062	0	586	586	586	FY2014				147	147		Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road
PP/14/01234	0	255	255	255	FY2014			85	85	85		245	Warwick Road
PP/14/02582	0	11	11	11	FY2014		11					16	Collingham Place
						269	156	426	715	577			

Units on Schemes Not Started

Small Sites (<24 units)

Sites with planning permission where construction has not started

Estimated Year of Completion	No. of units
FY 2017	51

Sites where planning permission is subject to the signing of a S106

Planning Ref	Address	Postcode	Scheme Description	Existing Units	Proposed Units	Start Year	Completion Year
PP/15/00369	Land comprising of 348-350 Old Brompton Road		Mixed use redevelopment	5	16	FY2016	FY2018
PP/15/01154	4 Glendower Place		Redevelopment of former hotel to flats	0	9	FY2016	FY2018
PP/15/03188	54 Russell Gardens	W14 8EZ		2	13	FY2016	FY2018

Large Sites (>25 units)

Sites with planning permission where construction has not started

Borough Reference	Site Name/Number	Subdivision of Building	Primary Street Name	Post Code	Ward	Permission Date	Permission FY	Proposed Total Residential Units	Estimated Year of Completion		
									FY2017	FY2018	FY2019
PP/13/04726	Multi-Storey Car Park (Npc), 19-27		Young Street	W8 5EH	QUEEN'S GATE	21/03/2014	FY2013	53	53		
PP/14/01242		Wornington Green Estate	Wornington Road	W10 5XY	GOLBORNE	25/07/2014	FY2014	321			160
PP/13/05341	2 - 18 Lancer Square And 10-14		Old Court Place	W8 4EP	CAMPDEN	16/06/2014	FY2014	51	51		
TOTAL									104	0	160

Sites where planning permission is subject to the signing of a S106

PP	Address	Postcode	Scheme Description	Existing Units	Proposed Units	Start year	Estimated Year of Completion
PP/15/02618	257-265 Kensington High Street		Mixed use redevelopment	0	62	FY2016	FY2019

Sites which have been subject to Pre-application or Planning Performance Agreements which have been assessed as acceptable in principle

	Estimated Year of Completion	
	2018/19	2019/20
Pre-Apps/PPAs acceptable with changes		
Edenham	50	50
Saga Centre	33	0
28 Pavilion Road (Car park)	24	0
Newcombe House	46	0
Knightsbridge Estate	31	0
66-74 Notting Hill Gate	15	0
Thamesbrook	33	34
	232	84

STQW NP Allocations		
Crowthorne Road	20	
St Quintin Garage	10	
1-14 Latimer	37	38
	67	38

Second and Third Five Year Period (2020/21 to 2029/30)

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	Total
Strategic Sites with PP											
Worlington Phase 2	161										
Earls Court 1	116										
Earls Court 2	146	146									
Strategic Sites (without pp)											
Kensal Gasworks	350	350	350	350	350	350	350	350	350	350	3500
Estate Regeneration											
Barlby/ Treverton	57	57	57	57	58						
Pembroke Road Depot	45	45	45	45	49						229
Latimer	50	50	50	50	50	50	50	50	50	50	500
TOTAL	925	648	502	502	507	400	400	400	400	400	

Appendix R: D1 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/00661		710	710	Royal Brompton Hospital Sydney Street SW3 6PY	Erection of a two storey extension to the Sydney wing along Cale Street to allow for approximately 710sqm of new D1 floorspace.
PP/14/00741		75	75	15 Blantyre Street SW10 0DT	Retrospective change of use of caretakers bungalow at Ashburnham School form residential Class (C3a) to an education facility Class (D1)
PP/14/02123	189	207	18	3, 5, 6, 7-10 Kendrick Mews, And 15 Reece Mews SW7 3HG	Demolition of 7-10 Kendrick Mews and 15 Reece Mews. Construction of three storey buildings with two basement levels providing 5 houses; B1 office and D1 community space. Conversion and extension of 3 5 & 6 Kendrick Mews to create 1 house 1 x 3 bed flat and 1 x 1 bed flat with two levels of basement.
PP/14/02974		164	164	24a Radley Mews W8 6JP	Change of use from Recording Studio to Personal Training Studio (Retrospective Application) with opening hours 6am - 10pm Monday - Friday 8am - 8:30pm Saturday, Sunday and Public holidays.
PP/14/05173		36	36	227 And 229 Old Brompton Road SW5 0EA	Change of use from existing A3 (food and drink) to mixed A1(shops) & D1(Non-residential institutions) use.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/06886	716		-716	Ellesmere House 9 Nightingale Place SW10 9NG	Partial change of use of ground floor from non residential institutional use (Class D1) to residential institutional use (Class C2) and flexible shop/restaurant use (Classes A1/A3). Alterations to elevations to internal courtyards/garden.
PP/14/07486		178	178	Avondale Park Lodge Walmer Road W11 4PQ	Change of use from Class C3 dwellinghouse to Class D1 non-residential nursery school
PP/14/07726		66	66	146 And 148 Cromwell Road SW7 4EF	Change of use of part of the fourth floor level from office use (Use Class B1) to educational use (Use Class D1).
PP/14/08089		1,670	1,670	Scorpio House 102 Sydney Street SW3 6NJ	Change of use of the building from Office (B1) to Sui Generis (Medical consulting and diagnostics and office space)
PP/14/08800		121	121	Basement And Ground Floor 117 Kensington Church Street W8 7LN	Change of use of Ground Floor and Basement from Class A1 use (last used as A1 gallery) to either any use falling within Use Class A1 or as a Dental Surgery within Use Class D1 as a flexible permission.
PP/15/00069		25	25	Hawkesdown House School 27 Edge Street W8 7PN	Form two-storey infill extension in lightwell to side of building at mezzanine and first floor levels (to provide additional teaching space) and addition of 5 roof-lights to main roof
PP/15/00783		36	36	Flat A 170 Holland Park Avenue W11 4UH	Change of use of part of Flat A to D1 for the purposes of installing a Dental Treatment Room and Decontamination Room.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/02008	86	336	250	Avondale Park Primary School Sirdar Road W11 4EE	Demolition of nursery extension to provide a one storey extension to accommodate an enlarged nursery provision at Avondale Park Primary School (following the merging of St. Anne's and Avondale Park nurseries).
PP/15/02829		33	33	153 Notting Hill Gate W11 3LF	Change of use from A2 (property agent) to A1 (retail) & D1 (consulting/therapy service)
PP/15/02869		30	30	4 South Kensington Station Arcade SW7 2NA	Change of use to rooms 4 & 5 1st Floor South Kensington Station from an A1 (Shops) to D1 (health services)
PP/15/04311		200	200	The Studios Hornton Place W8 4LZ	Removal of condition 3 (use class restriction) from planning permission ref. TP/86/02457 to allow flexible use of premises within Class B1.
PP/15/04396		131	131	104 Draycott Avenue SW3 3AE	Demolition and redevelopment of three storey mixed-use building comprising basement and ground floor levels with retail use (A1/A3) first and second floor levels with non-residential institutions use (D1) together with other associated and enabling works
PP/15/04569		150	150	Basement To First Floor 134 Brompton Road, And 5 Cheval Place SW3 1HY	Change of use of part of the premises from Class A1 (hairdressing salon) to class D1 (Hair Science Institute)
Total	991	4,168	3,177		

Appendix S: D1 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/10/03600		440	440	Princess Louise Hospital Pangbourne Avenue W10 6DL	Erection of 37 residential units (including affordable housing), Class D1 (non-residential institution) uses including educational and community use, associated access, car-parking and landscaping, and reconfiguration of adjacent nursing home car-park layout (Amendments to planning permission dated 30th September 2009 ref. PP/08/01798 - granted on appeal)
PP/11/00565		277	277	3rd To 5th Floors 64 Sloane Street SW1X 9SH	Change of use of 3rd, 4th and 5th floors from residential use (Use Class C3) to medical use (Use Class D1) and associated internal and external works including creation of lift over-run and escape staircase at roof level
PP/11/00570	225		-225	Ground To 2nd Floors 90 Sloane Street SW1X 9PQ	Change of use of basement, ground, first and second floors from medical use (Use Class D1) to residential use (Use Class C3) to provide 3 additional dwelling units and associated works [This application is linked to current application PP/11/00565 re 64 Sloane Street]
PP/11/01883	137		-137	1st Floor 75 Queen's Gate SW7 5JT	Change of use of dental surgery (D1 Use Class) at 1st floor level to 1 x 2 bedroom flat (C3 Use Class).
PP/11/03464		48	48	114 Cromwell Road SW7 4ES	Alterations to main roof including installation of three roof lights to west side of roof pitch with installation of new staircase from fourth floor to fifth floor level and new stud walls at fifth floor level.
PP/12/00135	316		-316	304 Westbourne Grove W11 2PS	Change of use of the existing building from use class D1 to flexible A1/A2 uses on the ground floor and lower ground floor with a three bedroom self-contained flat on the first, second and third floors incorporating alterations to the front elevation and the formation of a roof terrace at main roof level.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/00646	470	600	130	Silchester Garages Site Silchester Garages Site & Latymer Day Nursery, 154 Freston Road W10 6TR	Demolition of 1- 27 (odds) Shalfleet Drive, 45 Bramley Road, electricity sub-station, Latymer Day Centre and garages and redevelopment of the site by the erection of a 9 storey building to corner of Freston Road, a building of up to 4 storeys in height to Freston Road, 5 storeys in height facing the railway line, 6 storeys in height to the corner of Shalfleet Drive and Freston Road and 4 storeys in height to south side of Shalfleet Drive to provide 112 residential units (including affordable housing units), 600 sq m of floorspace (within Class D1) as a community facility in two units along Freston Road and to ground floor level of the existing Frinstead House tower, 315 sq m of floorspace (within Class A1 retail) to corner of Bramley Road and the railway line together with 24 basement level car parking spaces, landscaped private communal garden, re-landscaped public realm, works to integrate new buildings with existing Frinstead House tower at ground floor level, and associated works
PP/12/01833		12,749	12,749	KALC Land At Lancaster Green Silchester Road, Bounded By Grenfell Road And Bomore Road W11 4PQ	Demolition of existing leisure centre and associated sports pitch facilities to facilitate redevelopment to provide a new Leisure Centre of 9,570 sqm (within use class D2), the construction of a new Academy of 12,749 sqm (within use class D1) with associated facilities, the construction of a new residential block to provide 32 units (use class C3) with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided. (Major Application)
PP/12/03830		160	160	27 Kensington Church Street W8 4LL	Change of use from A1 and B1 (retail and business) to D1 orthodontic practice.
PP/12/03971		460	460	19 Lansdowne Walk W11 3AH	Change of use to encompass both residential C3(a) and D1 uses overlapping common floorspace. House be made open generally by appointment between 09.30 and 17.00 on Mondays to Fridays only for specialist visits to Post Modern archive located there and to building itself.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/04079		344	344	114 Cromwell Road SW7 4ET	Change of use of part of lower ground floor from Office Use (Class B1) to dual Office Use (Class B1) and Medical Use (Class D1) and provision of external plant at rear also at lower ground floor level.
PP/13/01136		170	170	47 Kensington Court W8 5DA	Change of use of first and second floors from Use Class B1 (office) to Use Class D1 (non-residential institutions) for educational purposes and erection of stair enclosure at side and glazed screen with entrance doors at front.
PP/13/01340		240	240	32 Clabon Mews SW1X 0EH	Change of use of basement to medical clinic.
PP/13/02657		5,400	5,400	Marlborough Interim School - John Lewis Warehouse Clearings Clearing 1 Draycott Avenue SW3 2NA	Demolition of Clearings 2 and use of cleared site incorporating Leverett Street together with part of Clearings 1 as an interim school for Marlborough Primary School for a period of up to 4 years (Major Application).
PP/13/03532		65	65	Sainsburys 158 A Cromwell Road SW7 4EJ	Change of use of concessionary unit within existing supermarket from retail use (Use Class A1) to dental surgery (Use Class D1).
PP/13/06800	77	183	106	The Hut (Christ Church French Nursery) Alpha Place SW3 5SZ	Demolition of building and erection of a two storey building for community use with revised access arrangements and other associated works.
PP/14/00427		270	270	38 - 42 & 44 Harrington Road, And 17 Queensberry Mews West SW7 3ND	Replacement of windows and entrance door to cafe (A1 use) at 44 Harrington Road. Excavation of subterranean level under 17 Queensberry Mews West alterations to fenestration in association and change of use of property from pilates (D2 use) to health club (D1 use). Alterations to fenestration at first floor level at 38-44 Harrington Road for insertion of timber framed french doors. Insertion of a
PP/14/00741		75	75	15 Blantyre Street SW10 0DT	Retrospective change of use of caretakers bungalow at Ashburnham School form residential Class (C3a) to an education facility Class (D1)
PP/14/02656		170	170	Unit 8 The Westway Centre 69 St Mark's Road W10 6JG	Retrospective application for change of use of building from light industry (Use Class B1) to mixed use for food testing laboratory (Use Class B1) and educational establishment for cookery classes (Use Class D1).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/02715		36	36	Unit 2 3 Montpelier Street SW7 1EX	Change of use of basement from A1 shop to D1 non-residential institution use (to accommodate new GP surgery and aesthetic clinician) to provide (in conjunction with ground floor pharmacy) a medical centre
PP/14/02874	239	167	-72	147 King's Road SW3 5TX	Change of use of first floor from dentists (Use Class D1) to residential (Use Class C3) to allow creation of 2 x two-bedroom flats on floors 1 to 4 of the property and associated internal works.
PP/14/02892		406	406	90 Sloane Street SW1X 9PQ	Change of use of 3rd and 4th floors from residential maisonette (Class C3) to medical (Class D1) and associated internal and external alterations, roof alterations including erection of lift overrun and installation of plant equipment. (This application is linked to PP/14/2876 and LB/14/02878 at 28-30 Cadogan Place, PP/14/02874 at 147 King's Road and PP/14/2872 and LB/14/02873 at 64 Sloane Street)
PP/14/02925		42	42	125 To 127 Earl's Court Road SW5 9RH	Change of use of 127 Earls Court Road from shop (use class A1) to mixed use (retail and beauty salon).
PP/14/04115	120		-120	27 Kensington Park Road W11 2EU	Use of ground floor and basement for flexible Class A1 retail / Class A2 financial and professional services use
PP/14/07486		178	178	Avondale Park Lodge Walmer Road W11 4PQ	Change of use from Class C3 dwellinghouse to Class D1 non-residential nursery school
PP/14/07726		66	66	146 And 148 Cromwell Road SW7 4EF	Change of use of part of the fourth floor level from office use (Use Class B1) to educational use (Use Class D1).
PP/14/08800		121	121	Basement And Ground Floor 117 Kensington Church Street W8 7LN	Change of use of Ground Floor and Basement from Class A1 use (last used as A1 gallery) to either any use falling within Use Class A1 or as a Dental Surgery within Use Class D1 as a flexible permission.
	1,584	22,667	21,083		

Appendix T: D2 floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/06469		132	132	18 Kensington Church Street W8 4EP	Change of use of part of ground floor and basement floor levels for use as Pilates Studio (Use Class D2).
PP/15/01295		200	200	222 And 224 Westbourne Grove W11 2RH	Change of use of retail unit (Use Class A1) to retail and fitness studio (Use Class A1/D2) at basement and ground floor levels
PP/15/01468		58	58	Basement And Ground Floor, 77 And 97 Lonsdale Road W11 2DF	Change of use of basement from Class A1(retail) to flexible Class A1/ D2 (retail/assembly and leisure) in onnection with the occupation by a pilates personal training studio.
PP/15/03682		547	547	Unit 11 Ground Floor, Kings Walk Shopping Centre, 122 King's Road SW3 4TR	Temporary change of use of Unit G8/G10 and G11 to flexible leisure use (Class D2) or retail (Class A1) for a period of 3 years.
Total		937	937		

Appendix U: D2 floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/12/01833	6,695	9,750	3,055	KALC Land At Lancaster Green Silchester Road, Bounded By Grenfell Road And Bomore Road W11 4PQ	Demolition of existing leisure centre and associated sports pitch facilities to facilitate redevelopment to provide a new Leisure Centre of 9,570 sqm (within use class D2), the construction of a new Academy of 12,749 sqm (within use class D1) with associated facilities, the construction of a new residential block to provide 32 units (use class C3) with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided. (Major Application)
PP/12/04674	220		-220	Basement Store Nell Gwynn House Sloane Avenue SW3 3AX	Change of use of part south west basement from D2 (assembly and leisure use) to create of 7 serviced rooms (C1 hotel use)
PP/13/03950		523	523	Marriott Hotel 147c Cromwell Road SW5 0TH	Change of use of part of lower ground floor and part ground floor from ancillary hotel use (class C1) to leisure facility (class D2) and associated replacement entrance doors to front elevation
PP/14/00427	192		-192	38 - 42 & 44 Harrington Road, And 17 Queensberry Mews West SW7 3ND	Replacement of windows and entrance door to cafe (A1 use) at 44 Harrington Road. Excavation of subterranean level under 17 Queensberry Mews West alterations to fenestration in association and change of use of property from pilates (D2 use) to health club (D1 use). Alterations to fenestration at first floor level at 38-44 Harrington Road for insertion of timber framed french doors. Insertion of a
PP/14/02260		100	100	1 All Saints Road W11 1HA	Change of use to mixed Use Class (A1 and D2)
PP/14/02503		164	164	24a Radley Mews W8 6JP	Renewal of planning permission PP/08/00861 for change of use from recording studio to personal training studio (Retrospective Application)
PP/14/02950		334	334	Olympic House 317 To 321 Latimer Road W10 6RA	Change of use from offices (Class B1) to flexible use (Class A1/B1/D2(e)) and associated ancillary (Class A1/A3/B1/D2(e)) use.
PP/14/03307		24	24	18 Notting Hill Gate W11 3JE	Change of use of front basement from office within Use Class B1 to use for fitness studio/personal training within Class D2.

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/03679		354	354	Ground Floor 222 And 224 Fulham Road, And Basement At 216-224 SW10 9NB	Change of use from restaurant (A3) and nightclub (Sui Generis) to gymnasium (D2) minor alterations to shopfront and installation of a/c units to roof.
PP/14/04441		43	43	77 To 79 Lonsdale Road W11 2DF	Change of use from Use Class A1 to flexible A1/D2 use and re- introduction of door to front elevation.
PP/14/06469		132	132	18 Kensington Church Street W8 4EP	Change of use of part of ground floor and basement floor levels for use as Pilates Studio (Use Class D2).
Total	7,107	11,424	4,317		

Appendix V: SG floorspace m2 in permissions granted

Between 01/10/14 – 30/09/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/05909		118	118	18 Culford Gardens SW3 2ST	Change of use of first floor from ancillary A1 shop use to use for treatments (rooms for specialist skincare services) ancillary to proposed new A1 use on the ground floor
PP/14/06297		80	80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/06469	132		-132	18 Kensington Church Street W8 4EP	Change of use of part of ground floor and basement floor levels for use as Pilates Studio (Use Class D2).
PP/14/06693		220	220	261 King's Road SW3 5EL	Change of use from A1 Hairdressers to Sui Generis for use as Waxing Hair Removal Salon. Alterations to internal layout to form a number of Treatment rooms.
PP/14/07542		260	260	47 De Vere Gardens W8 5AW	Change of use from residential (use class C3) to embassy (Sui generis)
PP/14/08004		160	160	259 Pavilion Road SW1X 0BP	Change of use from retail (Use Class A1) to retail/skin treatments (Use Class A1/Sue Generis) on the first floor
PP/14/08311		80	80	150 Old Brompton Road SW5 0BE	Change of use from interior design (Class A1 use) to nail spa (sui generis)
PP/14/08805	86		-86	34 Harrington Road SW7 3ND	Change of use from Laundrette (Use Class Sui Generis) to Retail (Use Class A1)
PP/14/08970		93	93	Ground Floor 56 Kenway Road SW5 0RA	Change of use from A1 (Retail) to Sui generis (treatment rooms)
PP/15/00218		120	120	275 Kensington High Street W8 6NA	Change of use from A1 (hairdressing) to include sui generis (nail and beauty salon)
PP/15/00541		36	36	327 King's Road SW3 5ES	Change of use from a beauty shop A1 to Sui generis.
PP/15/00655		80	80	Basement And Ground Floor 167 Earl's Court Road SW5 9RF	Change of use from A1 use to mixed use of A1 and sui generis use (herbs retail acupuncture and massage)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/00979		78	78	174 Walton Street SW3 2JL	Change of use from A1 Retail to mixed use comprising A1 retail and Sui Generis. Alterations to shop front.
PP/15/01668	104		-104	4 Ivory Place, 20a Treadgold Street W11 4BP	Change of use from part live-work (sui generis) unit to a single family dwelling (Class C3)
PP/15/02024	54	190	136	Chelsea Arts Club, 143 To 145 Old Church Street SW3 6EB	Demolition and rebuilding of first floor accommodation to south of building and erection of a two storey extension with a basement. External works to provide level access and internal alterations.
PP/15/02826		155	155	330 King's Road SW3 5UR	Change of use from Class A1 (retail) to Class A3 /Sui Generis (beauty treatments)
PP/15/04250	36		-36	Ground Floor 48 Lots Road SW10 0QD	Change of use from vacant building (nil use) to shop (A1 use)
PP/15/04574		48	48	315 King's Road SW3 5EP	Change of Use from A1 Beauty Retail to Hand & Foot Spa (Sui Generis). Painted Stiffkey Blue existing sign board with a black plate and white text.
Total	412	1,718	1,306		

Appendix W: SG floorspace m2 in permissions completed

Between 01/04/14 – 31/03/15

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/06/02821	2,839		-2,839	Development Site At Alpha Place, The Power House 73-79 Chelsea Manor Street, Alpha Place SW3 5QW	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.
PP/12/00114		878	878	90 Lots Road SW10 0QD	Temporary change of use of the east block of 90 Lots Road from offices within Class B1/B2 to use as a marketing suite (sui generis) together with landscaping to forecourt and alterations to elevations
PP/12/00608	175		-175	5 Norland Place W11 4QG	Demolition of building with retention of front facade, erection of new two storey mews house with basement level and courtyard garden, together with fenestration alterations to front facade.
PP/12/00673	227		-227	123d Kensington High Street W8 5SF	Change of use of part of the first floor of 123d from Diplomatic Use (Sui Generis Use) to flexible use as either Use Class B1 (Office Use) or Use Class A1 (Retail Use).
PP/12/04794	215		-215	32 Barkston Gardens SW5 0EN	Change of use of basement and ground floor of building from bridge club (Sui Generis) to 3 no. residential apartments (1 x studio apartment and 2 x two bedroom apartments) with minor external alterations.
PP/13/00865	360		-360	Suite 4 3 Hans Crescent SW1X 0LN	Change of use from diplomatic use (sui generis) to use as 1 residential unit
PP/13/07159		220	220	Charles House 375 Kensington High Street, And The Radnor Arms, 247 Warwick Road W14 8QH	Redevelopment of site to provide a single form entry primary school on Warwick Road; hard and soft landscaping works; highway and infrastructure works; engineering works including extended basement excavation works; plant and equipment and associated ancillary works (MAJOR APPLICATION).

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/00352	2,300	500	-1,800	Walnut Tree House (Basement Car Park) 58 Tregunter Road SW10 9HJ	Change of use of most of basement car park from ancillary residential car parking to a self-storage centre (Use Class B8). 10 car parking spaces to remain for ancilliary residential car parking. Also external alterations to existing ramps to car park the provision of a disabled staff parking space at ground floor level and cycle parking.
PP/14/00550		203	203	20 Powis Terrace W11 1JH	Change of use from shop to beauty salon (tanning/nail bar).
PP/14/00699		67	67	115 Earl's Court Road SW5 9RL	Change of use from retail shop to beauty salon
PP/14/00873	1,005		-1,005	Basement 531 King's Road SW10 0TZ	Change of use from nightclub (sui generis) to restaurant/bar (A3/A4) (retrospective)
PP/14/01412		69	69	24a Earl's Court Gardens SW5 0GT	Change of use from Class Use A1: (Shops) to Sui Generis Chinese health spa
PP/14/01498		24	24	101b Kensington Church Street W8 7LN	Change of use from retail (use class A1) to a Beauty Salon (sui generis).
PP/14/01807		60	60	61b Lancaster Road W11 1QG	Change of Use from A1 to Sui Generis (Nail Bar and Beauty)
PP/14/03208		110	110	10 Earl's Court Road W8 6EA	Change of use from sandwich shop (use class A1) to nail bar and beauty (Sui Generis) and new projecting fascia sign
PP/14/03481	55		-55	48 To 50 Kensington Church Street W8 4DG	Change of use from Sui Generis to A2 (Financial and Professional Services) and amalgamation into one unit
PP/14/04620		94	94	311 King's Road SW3 5EP	Change of use from retail unit (A1) to hairdresser and spa (Sue Generis).
PP/14/06297		80	80	233 Portobello Road W11 1LT	Change of use from A3 to Sui Generis A3/A5 Installation of glazed painted timber shopfront and projecting canvas awning
PP/14/06469	132		-132	18 Kensington Church Street W8 4EP	Change of use of part of ground floor and basement floor levels for use as Pilates Studio (Use Class D2).
PP/14/08004		160	160	259 Pavilion Road SW1X 0BP	Change of use from retail (Use Class A1) to retail/skin treatments (Use Class A1/Sue Generis) on the first floor
PP/14/08311		80	80	150 Old Brompton Road SW5 0BE	Change of use from interior design (Class A1 use) to nail spa (sui generis)

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/14/08970		93	93	Ground Floor 56 Kenway Road SW5 0RA	Change of use from A1 (Retail) to Sui generis (treatment rooms)
PP/15/00541		36	36	327 King's Road SW3 5ES	Change of use from a beauty shop A1 to Sui generis.
Total	7,308	2,674	-4,634		