



Planning and Place Monitoring Report 2018

January 2019



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1.0 Introduction

1.1 Under the Planning regulations¹ a local planning authority must publish a monitoring report. The issues that must be reported on is narrow, namely it must:

- set out the progress that is being made with regard the preparation of all its planning policy documents;
- set out the delivery of housing over time;
- provide up-to-date information on neighbourhood plans;
- report any activity relating to the duty to cooperate; and
- report on the level of contributions collected through the Community Infrastructure Levy.

1.2 This Monitoring report addresses these requirements. It also goes further. The Monitoring Report considers:

- the progress that is being made in achieving a number of the Local Plan's key strategic objectives;
- the level and nature of s106 contributions, both in terms of the contributions themselves, and the level of spend and
- planning and enforcement performance.

1.3 This report is a public document and is available on the planning pages of the Council's website at www.rbkc.gov.uk/planningpolicy.

¹ Regulation 34, Town and Country Planning (Local Plan) 2012 Regulations (as amended)

2.0 Methodology

- 2.1 Whilst the monitoring period for the purposes of this report runs to 30 September 2018, 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 2017 to 31 March 2018). Reports on s106 payments also include this time period.
- 2.2 Where relevant, and to provide more meaningful context, data is also normally provided for the years 2010/11 to 2017/18, 2010/11 being the year of the adoption of original Core Strategy.
- 2.3 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:
- [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, but is available to the public through the GLA's own website.
 - **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 2018 and looks at the permissions granted before the 31st March 2018.
 - **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. The 2018 survey was carried out in July/ August 2018.

3.0 Planning policy documents

- 3.1 Councils are required to publish a Local Development Scheme (LDS), a project plan where they set out the timescales for the planning documents they are producing. A LDS will change as and when documents are completed, or as the Council's priorities change. The [Council's current LDS](#) was published in May 2017.
- 3.2 One of the few statutory requirements of the Monitoring Report is to monitor the progress that the Council has made in the implementation of this LDS.

Title, subject matter and geographical area	Timetable for preparation and revision					Monitoring report 2018 progress update
	Issues and Options	Draft Policies	Publication Policies	Submission and examination	Adoption	
	Pre-Regulation 18	Regulation 18	Regulation 19	Regulations 22-25	Regulation 26	
<p>Local Plan Partial Review² Borough-wide</p> <ul style="list-style-type: none"> • Vision and strategic objectives • Places • Site allocations • Infrastructure and planning contributions • Shops and centres • Business uses • Hotels • Arts and cultural uses • Rail infrastructure • Housing (including housing target, affordable housing, housing standards) • Gypsy and Traveller accommodation • Flooding and drainage • Waste • Air quality • Impact assessments • Proposals Map 	<p>15 December 2015 – 9 February 2016</p> <p>Completed ✓</p>	<p>28 October 2016 – 11 December 2016</p> <p>Completed ✓</p>	<p>2 February 2017 – 16 March 2017</p> <p>Completed ✓</p>	<p>May – October 2017/2018</p> <p>Completed ✓</p>	<p>December 2017 – January 2018</p> <p>Pending</p> <p>The Council will adopt the changes to the Local Plan following consideration of the Inspector's recommendations following the examination.</p>	<p>The Council submitted the Local Plan to PINS in May 2017 as per the LDS.</p> <p>However, the tragic events of Grenfell meant it was not appropriate to hold the examination as planned in the Autumn of 2017. It was also appropriate to publish a set of further proposed modifications in October 2017. These reflected the suspension of the former estate generation projects.</p> <p>The examination was held in February and March 2018 and the proposed main modification consultation ran between July and September 2018.</p> <p>Adoption is expected early in 2019.</p>

Figure 3.1: Progress on preparation of Local Plan Documents 2017

² For the detailed topics and policies covered by the Local Plan Partial Review, see the full documents at www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan or www.rbkc.gov.uk/planningpolicy

Title, subject matter and geographical area	Timetable for preparation and revision			Monitoring report 2018 progress update
	First consultation	Second consultation	Adoption	
<u>Kensal Gasworks SPD</u> Kensal Canalside Opportunity Area SPD	Issues and Options Paper 12 June 2012 – 23 July 2012 Completed ✓	September 2017 Pending	December 2017 Pending	The work relating to the Kensal Gasworks site has been focused on the Local Plan Partial Review. The Council is now undertaking the evidence gathering before drafting an issues and options document for consultation in the Spring of 2019.
<u>Revised Planning Obligations SPD / Planning Contributions SPD</u> Borough-wide	June 2017 Completed ✓	September 2017 Pending	November 2017 Pending	<p>The purpose of the new SPD is to align with the LPPR. As explained above the delays to the LPPR timetable as a result of the tragic events of Grenfell meant it was not appropriate publish the SPD as originally planned in June 2017.</p> <p>The SPD was consulted on in Sept/Oct 2017.</p> <p>The second, and final, consultation started in November 2018 and will end in January 2019. It will be adopted early in 2019.</p>

Figure 3.2: Progress on preparation of other documents 2018

4.0 Partnership working and Duty to co-operate

Duty to co-operate

- 4.1 Under the Localism Act 2011, councils are required to “engage constructively, actively and on an ongoing basis” with other local planning authorities and with a number of ‘prescribed bodies’ in the preparation of development plans and other local development documents concerning matters of strategic significance.
- 4.2 Strategic matters are further defined by the NPPF as ‘planning issues that cross administrative boundaries, particularly those which relate to...strategic priorities’.³ Strategic priorities are defined as including policies to deliver:⁴
- 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.
- 4.3 The ‘prescribed bodies’ for the purposes of the Duty to Cooperate relevant to the Borough are:
- 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
- Local Enterprise Partnership
 - Local Nature Partnership

³ Para.178, NPPF.

⁴ Para.156, NPPF.

4.4 Preparation of the Local Plan continued throughout this period. On submission, in May 2017, we summarised the actions we have carried out under our duty to cooperate. We provided further details as an answer to the Inspector's Matters, Issues and Questions (February 2018).

4.5 In summary, the engagement has included (but is not restricted too):

- The Council has had regard to all the relevant strategies, plans and policies of the relevant prescribed bodies. This includes the LEAP and the relevant Local Nature Partnership;
- The Council has consulted all the prescribed bodies on the Issues and Options (December 2015 to February 2016); Regulation 18 Draft Policies (October to December 2016); Regulation 19 Publication Policies (February to March 2017);
- Regular liaison meetings with officers from the GLA on the Council's LPPR, on emerging SPG and the emerging London Plan;
- Ongoing contributions to the London Development Database;
- Liaison meetings with GLA to discuss draft housing policies;
- Quarterly liaison meetings with our colleagues at LBHF;
- Ongoing liaison meetings with LBHF to consider Joint Gypsy and Traveller Accommodation Needs Assessment and Site Appraisal Study;
- Interview with ORS to inform the Hillingdon Gypsy and Traveller Accommodation Needs Assessment;
- Response to LBHF about their Retail and Leisure Need Study;
- Responses to each of the Brent's, Wandsworth's and WCC's iterations/ consultations of their emerging Local Plans/DPDs/ Integrated Impact Assessments (as appropriate);
- Consultation with neighbouring boroughs (as well as Camden and Islington) on scope of RBKC Strategic Housing Market Assessment;
- Responses to each of the LBHF iterations/ consultations of their emerging Local Plan. The issues of particular interest have included flooding and water use, Sustainable Urban Drainage, Strategic Waste Management, Imperial Wharf, Crossrail station, links with the Old Oak Regeneration Area;
- Regular meetings with the OPDC Project team and with the ODPC alone;
- Response to the OPDC Integrated Water Management Strategy;
- Response to OPDC for Victoria Road Framework;
- Regular liaison with the GLA/TfL on the Kensal Canalside Opportunity Area and Crossrail 1 and 2 and associated stations;

- Discussions with the Mayor of London/TfL re South Kensington Station;
- Meetings with Historic England to mitigate the impact of the development of the Kensal Canalside OA on Kensal Green Cemetery;
- Drafting the Infrastructure Schedule and Infrastructure Delivery Plan updates with the West London CCG, NHS England, TFL and with shared services within LBHF and WCC;
- Discussions with GLA officers to discuss GLA Comparison Retail Need and Hotel Need study;
- Quarterly meeting with TfL and other central London Boroughs as part of the Central London Sub Regional Transport Partnership Panel Meetings;
- Monthly meetings with the Central London Grid Partnership Meetings concerned with delivery of cycle infrastructure;
- Quarterly meetings Drain London and with Central London North Flood Risk Partnership, Lead Local Flood Authorities to discuss the implementation of the Lead Local Flood Authority duties and planning policy on flood risk;
- Response to Marine Management Organisation to the MMO consultation on the South East Marine Plan Areas;
- Response to the Environment Agency regarding Thames Estuary 2100 Plan;
- Contact with GLA Officers to provide input and advice on Waste Technical Paper Brief in respect of determining maximum capacity at existing waste management sites, determining waste management capacity gap and application of the GLA kilo tonnes per hectare;
- Provide technical advice to Environment Agency into Waste Technical Paper;
- Regular meetings with the Western Riverside Waste Authority, OPDC and other relevant Waste Planning Authorities to agree joint waste evidence base;
- Attend quarterly London Waste Planning Forum;
- Response to Waste Planning Authorities is waste movements etc. These include on the North London Waste Plan, the South East London Authorities, Essex and Southend on Sea, Surrey County Council and Suffolk County Council; and
- Ongoing liaison meetings with LBHF concerning joint working on waste evidence base.

Neighbourhood Planning

- 4.6 Neighbourhood plans are planning documents, prepared by the community, supported by the Council, to influence the future of their area by setting out their vision and general planning policies to shape and direct development in their neighbourhood.
- 4.7 Neighbourhood plans have to be in line with the overall strategic approach in Kensington and Chelsea's existing adopted plans and national policy. Once communities interested in neighbourhood planning have both their area and forum designated by the Council they can start the process of preparing a neighbourhood plan for their area.
- 4.8 As of November 2018 there were three neighbourhood plans and/or neighbourhood forums. These are shown in figure 4.1 below.

The St Quintin and Woodlands Neighbourhood Plan

- 4.9 [The St Quintin and Woodlands Neighbourhood Plan](#) was drafted in 2015 by the SQW Neighbourhood Forum and passed a referendum early in 2016. Following an unsuccessful judicial review the plan was confirmed in July 2018.
- 4.10 The original designation of the forum expired in July 2018. This designation was remade in September 2018, and will last a further five years.

The Courtfield Neighbourhood Forum

- 4.11 In September 2017 the Council designated the Courtfield Neighbourhood Area and the associated Courtfield Neighbourhood Forum. The new Neighbourhood Forum is now the responsible body for bringing forward a neighbourhood plan for the Courtfield Neighbourhood Area.

The Norland Neighbourhood Plan

- 4.12 The Norland Neighbourhood Plan was made in March 2014 and is now used to help determine planning applications in the Norland area.
- 4.13 The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, chose not to apply for a re-designation once their initial designation had expired. The status of the Plan, as part of the area's development plan remains.



The Borough Neighbourhood areas

Figure 4.1: The Borough's Neighbourhood Areas

5.0 Development Management Statistics

Enforcement

- 5.1 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. Figure 5.1 shows the number of enforcement cases opened and closed in 2017/18 and for the previous year. Figure 5.2 sets out the nature of these enforcement cases.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed	Enforcement notices issued	+/-
2016/17	1,466	-2%	1,424	111	+5.4%
2017/18	1,434		1,276	117	

Figure 5.1: Enforcement cases 2016/17 and 2017/18

Complaint types	No. of cases (10/2016 – 09/2017)	% of cases (10/2016 – 09/2017)	No. of cases (10/2017 – 09/2018)	% of cases (10/2017 – 09/2018)
Building works	335	24%	246	22%
Breach of condition (including construction traffic management)	180	13%	140	12%
Change of use (including short-term lets)	164	11%	99	9%
Proactive licensing-related investigations	259	18%	196	17%
Listed building works	73	5%	82	7%
Advertisements	68	5%	121	10%
Deviation from approved plans	75	5%	117	10%
Miscellaneous (including correspondence)	215	15%	86	8%
Untidy sites	44	4%	57	5%
Total	1,413	100%	1,144	100%

Figure 5.2: Break down of Enforcement cases 2016/17 and 2017/18

- 5.2 2018 saw the introduction of the cross-departmental and pro-active monitoring of construction sites as a pilot scheme, initially operating in Chelsea, and expanded to borough-wide in the spring.
- 5.3 The aim of the pilots was for all the officers with responsibility for enforcing breaches relating to construction sites to work together in a much closer, more collaborative way, to deal with sites in the round, and to enable residents to report problems to one team. The emphasis was on pro-active working, with officers meeting the site manager at the commencement of works to ensure that they are fully aware of the requirements.
- 5.4 This has been successful in bringing over 150 construction sites under control and improving our response to residents, and the lessons learnt will be embedded in the revised Code of Construction Practice.

Development management

- 5.5 There are a number of performance indicators which can be used to benchmark the Council's performance against other local planning authorities. All this data relates to the period 1 October 2017 – 30 September 2018. This period saw 3,632 planning/ listed building applications being made, of a total of 6,202 applications or pre-applications. This continues a pattern of an ongoing reductions since 2013/14.

	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
2015/16	4714	1382	1142	823	8061
2016/17	4161	1323	979	887	7350
2017/18	3632	983	763	824	6202

Figure 5.3: Nature of applications/ advice 2008/19 to 2017/18

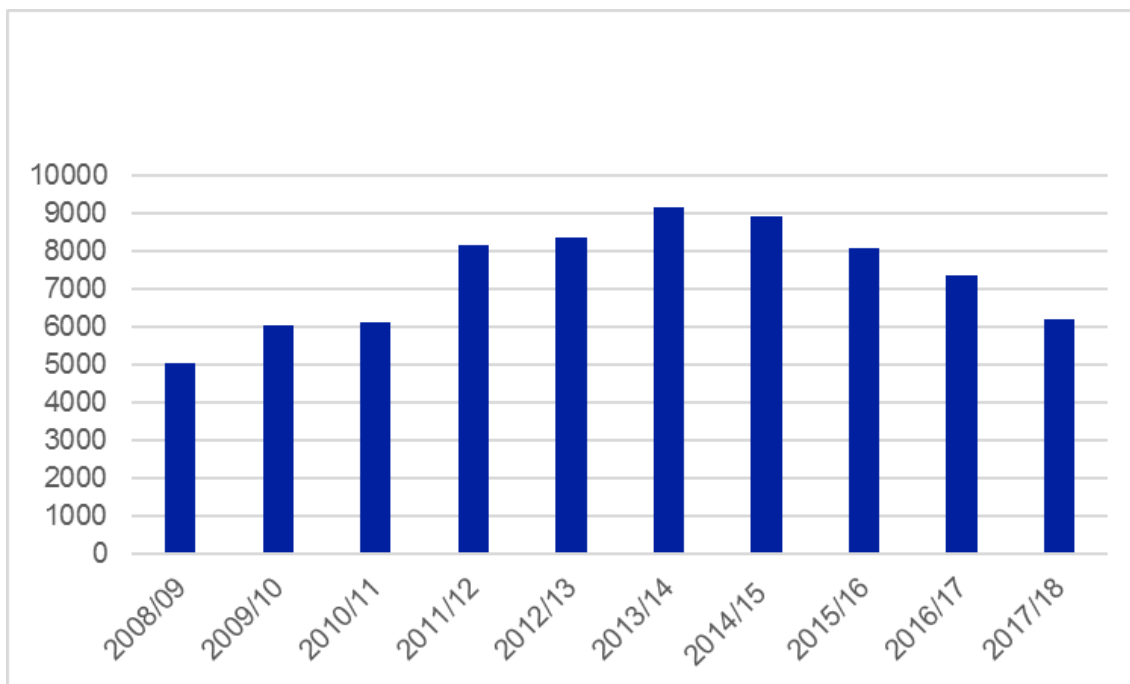


Figure 5.4: Total applications/ advice 2008/10 to 2017/18

5.6 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. 95% of all “minor” applications have been decided within 8 week. These make up the large majority of planning applications considered by the Council. This is an increase from 86% since last year, and the highest level since this data has been collected and monitored.

	Minors (8 weeks)	Majors (13 weeks)	Others (8 weeks)
2008/9	87	63	87
2009/10	75	45	78
2010/11	56	41	56
2011/12	61	28	59
2012/13	78	75	79
2013/14	73	95	73
2014/15	84	80	82
2015/16	85	68	82
2016/17	86	97	84
2017/18	95	61	81

Figure 5.5: Speed of determining applications 2008/10 to 2017/18

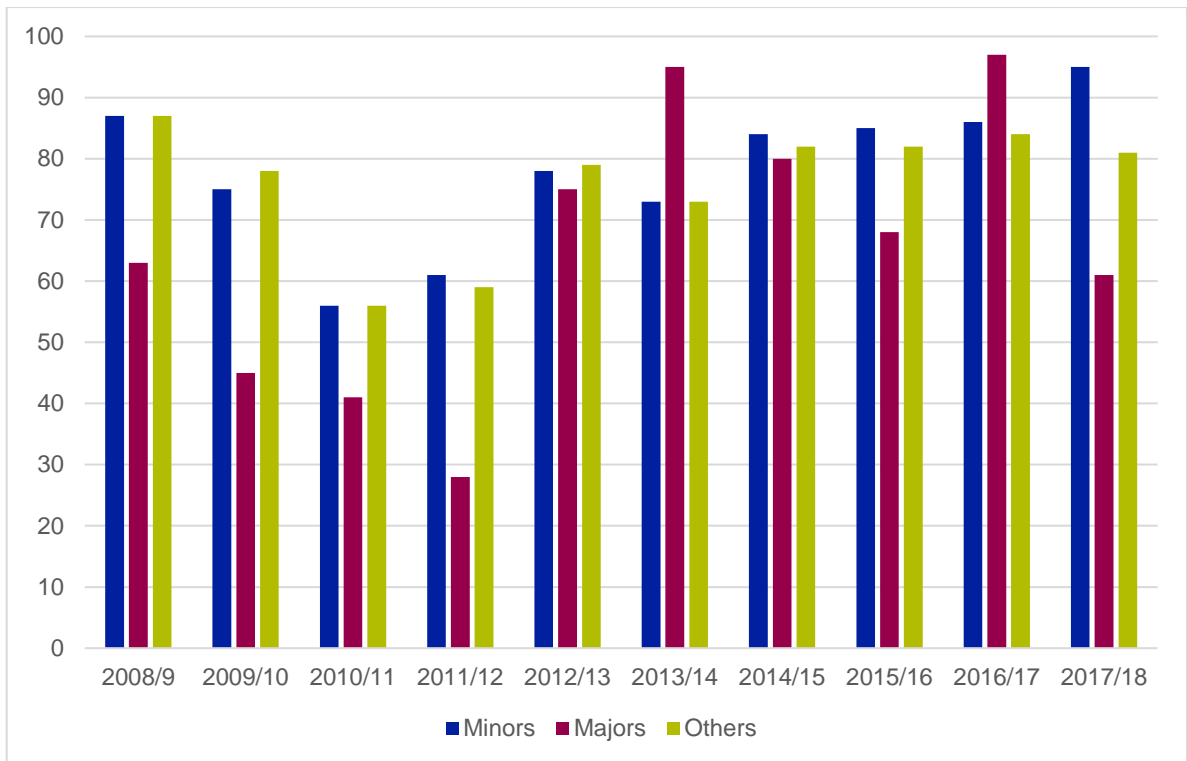


Figure 5.6: Speed of determining applications 2008/10 to 2017/18

5.7 The percentage on minor applications (where a decision was made) granted is 86%. This is a figure very similar to previous years, as set out in figure 5.7 below.

Year	Minor applications granted approval	Minor applications refused permission
2013/14	84%	17%
2014/15	79%	21%
2015/16	84%	16%
2016/17	84%	16%
2017/18	86%	14%

Figure 5.7: Approvals granted for minor applications

Year	Other applications granted approval	Other applications refused permission
2013/14	84%	17%
2014/15	75%	25%
2015/16	84%	16%
2016/17	79%	21%
2017/18	87%	13%

Figure 5.9: Approvals granted for other applications

- 5.8 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.
- 5.9 The Council received 167 appeals this year. 38% of appeals were allowed, 37% dismissed and 25% withdrawn. The relatively low figure for dismissed appeals is skewed by a large number for successful appeals against refusals relating to new telephone kiosks. In addition this figure reflects the inconsistent approach being taken by the Planning Inspectorate to decisions to refuse the amalgamation of residential units.

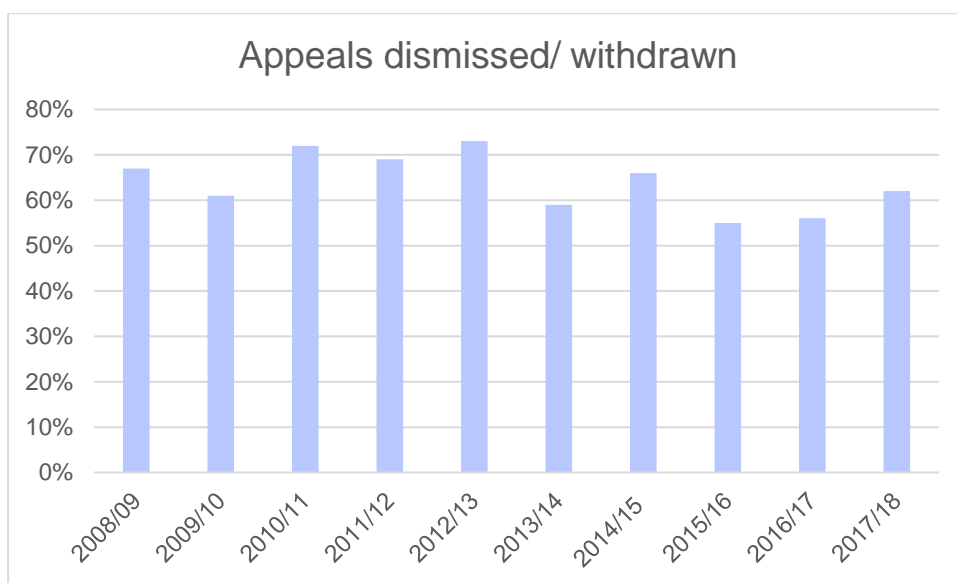


Figure 5.10: Approvals granted for other applications

6.0 Land Use Policies

Housing

- 6.1 The Local Plan seeks to make full use of Kensington and Chelsea's capacity for housing, to ensure that there is a diverse mix which will cater for a variety of housing needs.
- 6.2 Our housing targets are set out in our Local Plan Policy CH1. These are set by the Mayor of London through the London Plan. Whilst initially they were 600 dwellings a year, this increased in March 2015 to 733 dwellings per year through the adoption of the Further Alteration to the London Plan (FALP).
- 6.3 The New Draft London Plan proposes to reduce this target to 488 dwellings based on the latest evidence of capacity. If adopted it is likely to be the new target from 2020/21.

Objective:	To meet the housing needs of the Borough's population
Target	733 homes between 2015/16 and 2019/20 Expected to reduce to 488 homes between 2020/21 and 2028/29
Related Policies	CH1 Housing Targets CH2 Housing Diversity CH3 Protection of Residential Uses.

Net additional dwellings

- 6.4 Residential completions and permissions since 2010/11 are shown in figures 6.1 and 6.2. The full list of applications are included in Appendices A and B.
- 6.5 Since the Local Plan was adopted (as the Core Strategy) in 2010, 2,564 new homes have been built. This includes the 335 new homes (net) completed in the monitoring period 2017/18.

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
Target	600	600	600	600	600	733	733	733	4,599
Net residential completions	175	102	65	264	982	341	190	335	2,564
New residential approvals	783	860	244	1292	1303	252	459	177	5,370

Figure 6.1: Residential completions and approvals (net) 2010/11 to 2017/18

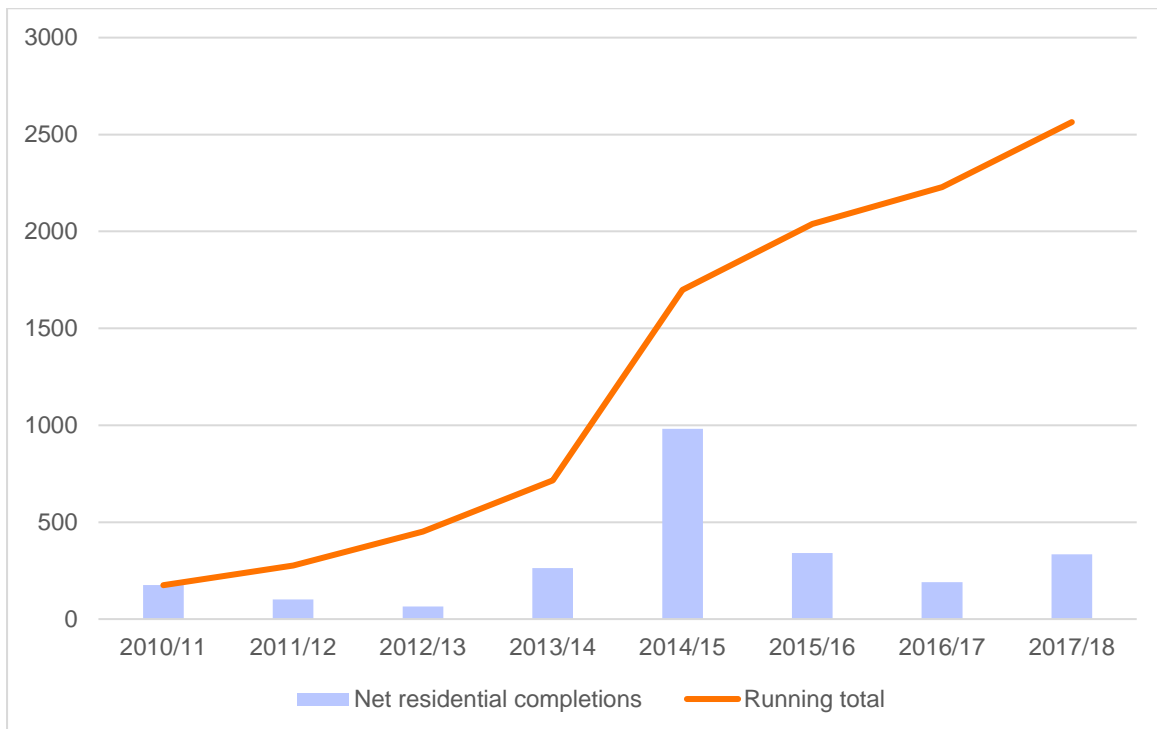


Figure 6.2: Residential completions and approvals (net) 2010/11 to 2017/18 running total

6.6 The delivery of new homes is dependent, as it is each year, on a relatively small number of larger schemes. In 2017/18 these include:

- The school site Middle Row. The creation of 41 additional new homes (PP/12/02862).
- The former Telephone Exchange Warwick Road. The creation of 160 new homes (PP/12/05112).
- 19-27 Young Street. The demolition of a car park to create 53 new homes (PP/13/04726).

6.7 The location of the new homes (completed and approved) is set out in figures 6.3 and 6.4 below. Whilst these are scattered throughout the borough there is a concentration in and around Kensington High Street and Warwick Road areas.

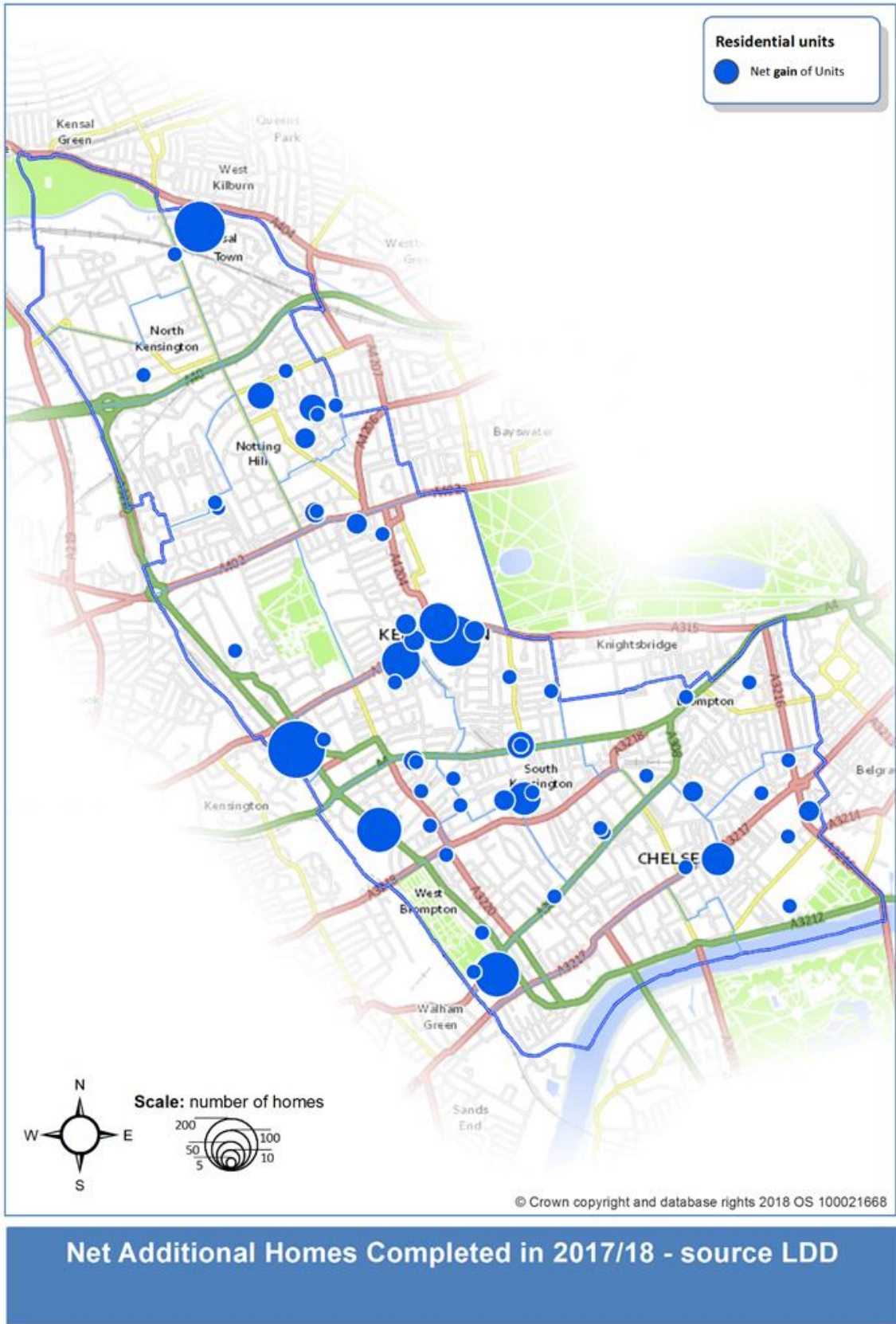


Figure 6.3: Residential completions 2017/18



Net Additional Dwellings Approvals in 2017/18 – Source LDD

Figure 6.4: Residential approvals 2017/18

Five years' housing supply

- 6.8 The revised National Planning Policy Framework (NPPF) (para 73) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies⁵, or against their local housing need where the strategic policies are more than five years old⁶.
- 6.9 The Borough's housing target of 300 units per annum rising to 600 as set out in Policy CH1 of the Local Plan has been superseded by the Further Alterations to the London Plan (2015) which raised the Borough's target to 733. This target is above the objectively assessed need for housing identified by the Borough's SHMA 2015 of 575 new homes each year. The target is expected to reduce to 488 dpa as set out in the Draft London Plan.
- 6.10 The NPPG on Housing and Economic Land Availability Assessment (para 34) sets out circumstances where a stepped trajectory will be appropriate. It states "*A stepped requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period.*" This is clearly the case for this borough with the current housing target of 733 dpa reducing to 488 dpa in the emerging London Plan. Therefore the Council has used a stepped trajectory in this AMR assuming that 488 dpa is the housing requirement from 2020/21.
- 6.11 The NPPF requires the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period). The buffer can be one of three depending on circumstances - 5% to ensure choice and competition, 10% where the LPA wishes to demonstrate a five year supply through an annual position statement or recently adopted plan or 20% where there has been significant under delivery over the previous three years⁷.
- 6.12 It is considered that a 5% buffer is appropriate for the borough's 5 year housing land supply calculations. This is on the basis that such an approach has provisionally been accepted by the Local Plan Inspector in his '[Interim Findings](#)' letter. The Inspector has also provisionally accepted use of the 'Liverpool' method i.e. spreading any undersupply in housing against targets in previous years over the Plan period rather than in the first five years. The Council is awaiting the Inspector's report into the Local Plan examination which will include the Inspector's view on the 5 year housing land supply. With regard to previous delivery, the [Housing Delivery Test Measurement Rulebook, July 2018](#) sets out transitional arrangements in paragraphs 21 and 22. These essentially make it clear that the delivery will be measured against household projections for the past three years (2015/16 to 2017/18). The

⁵ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁶ Unless these strategic policies have been reviewed and found not to require updating.

⁷ 39 From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

requirements based on household projections for these three years is 705 new homes. Based on the transitional arrangements in the Housing Delivery Test Measurement Rulebook, the Council is expected to exceed the required delivery rates in the last three years. This position will be confirmed when the Government publishes the HDT as the original intended date set out in the NPPF (footnote 39) of November 2018 has passed.

- 6.13 The definition of ‘deliverable’ is set out in the Glossary of the NPPF. It is defined as *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that **housing completions will begin** on site within five years.”*
- 6.14 The Council presented evidence of ‘deliverable’ sites as part of the examination hearings and all of these sites continue to be included in the first five years. The deliverability of sites was considered in detail during the hearing sessions and will be addressed in the anticipated Inspector’s Report.
- 6.15 The sites that make up the land supply for each year consist of the following components:
1. Units under construction (at 1 April 2018) 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 of 25 units or more, the best available information has been used to estimate completions. These sites are considered deliverable based on evidence presented at the Local Plan examination hearings.
 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 01/04/2018 and are therefore all included as completions within FY2019/20 and 2020/21. On sites of 25 units or more the best available information has been used to estimate the timing of completions. These sites are considered deliverable based on evidence presented at the Local Plan examination hearings.
 3. A small sites estimate was used to inform the land supply for the years 2021/22 and 2022/23. The figure of 120 pa has been taken from the London SHLAA 2017 (Table 6.4) based on average trends over 12

years (2004/05 to 2015/16). This is in recognition of the new target on adoption of the London Plan and the Council is using a stepped trajectory for the five year land supply calculation. The London SHLAA, 2017 further used a modelled approach which has a figure of 169 units for the borough. However, using a trend based approach is considered more realistic given the densely built up historic character of the borough and in-line with NPPG para 70 regarding historic windfall delivery rates.

4. An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA, 2013 is included for two years from 2018/19 to 2019/20 (also identified in Annex 4 of the London Plan). This is taken into account just for two of the five years as the methodology once the new target is in place on adoption of the London Plan and the Council is using a stepped trajectory for the five year land supply calculation.
5. The non-self-contained allowance for the borough is 0 units per annum (London SHLAA 2013 and 2017) so does not contribute to projections for this period, or to projections for the remaining plan period.

Five Year Housing Land Supply (2018/19 to 2022/23)

- 6.16 The housing supply requirement from 1 April 2018 to 31 March 2023 is 3,712 dwellings. This is made up of five years of the borough's annual supply target of 733 new homes for two years 2018/19 to 2019/20 and 488 new homes for the three years 2020/21 to 2022/23. It further includes a 3 year undersupply from 2015/16 to 2017/18 of 1,333 spread across the 11 years remaining Plan period (Liverpool approach) plus a 5% buffer moved forward from later in the plan period as explained in para 6.12 above. The current supply of deliverable sites during this period is expected to be 3,995 dwellings based on those sites assessed as deliverable in the housing trajectory. This information is provided in the table below. A detailed breakdown of the 5 year supply is included in Appendix D.

Estimated Year of Completion	Projected Completions	Small Sites Estimate (from SHLAA 2017)*	Vacant Units coming back to use (from SHLAA 2013)	Total from all Sources
FY 2018-19	220	0	46	266
FY 2019-20	356	0	46	402
FY 2020-21	1,038	0	0	1,038
FY 2021-22	1,064	120	0	1,184
FY 2022-23	986	120	0	1,106
Total	3,663	240	92	3,995

Table 6.4, based on average trends over 12 years

Figure 6.5: Sources of Five Year Housing Supply

Estimated Year of Completion	Site Allocations and Large Sites (25 units or more)	Small Sites (less than or equal to 24 units) with Planning Permission	Small Sites Estimate (from SHLAA 2017*)	Vacant Units coming back to use (from SHLAA 2013)	Total from all Sources
FY 2018-19	32	188	0	46	266
FY 2019-20	265	91	0	46	402
FY 2020-21	936	101.5	0	0	1,038
FY 2021-22	1,064	0	120	0	1,184
FY 2022-23	986	0	120	0	1,106
Total	3,283	380	240	92	3,995

*Table 6.4, based on average trends over 12 years

Figure 6.6: Sources of Five Year Housing Supply

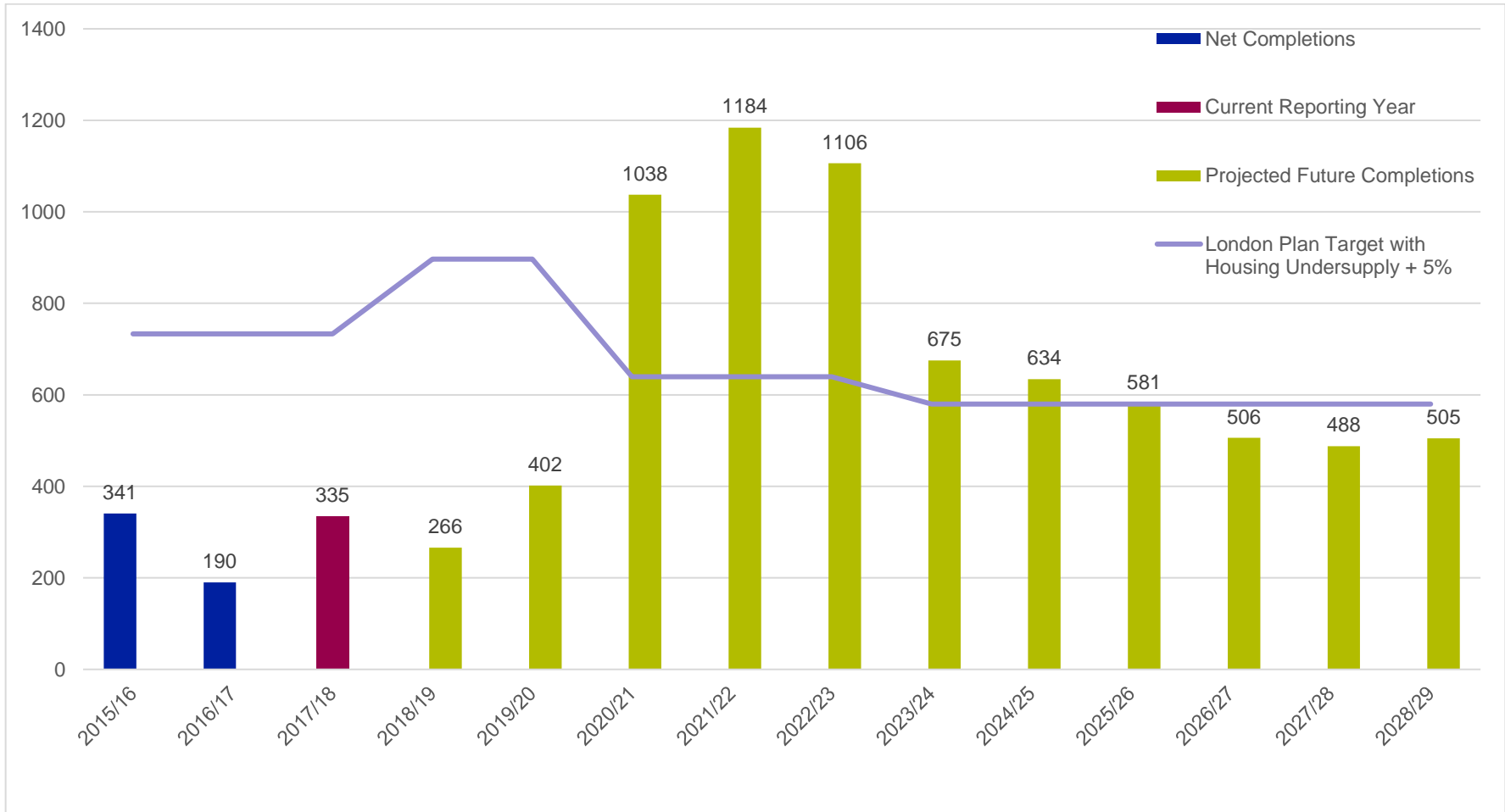


Figure 6.7 : Housing Trajectory 2017-18

Second five year period (2023/24- 2027/28) and Year 11 (2028/29)

- 6.17 The NPPF (para 67) requires planning policies to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. For completeness to demonstrate the Council's land supply position the housing trajectory has been updated to include years 6 to 10 and the last remaining Year 11 of the Plan period.
- 6.18 The sites which make up this element of supply are strategic sites allocated in the Local Plan (with and without planning permission) together with other sites the Council has become aware of but which are not progressed enough to include in the first five years.
- 6.19 The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.
- 6.20 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the plan period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements.
- 6.21 For years 6 to 10, the requirement is 2,899 new homes and the supply shown is 2,884 homes. This includes the 3 year undersupply from 2015/16 to 2017/18 of 1,333 spread across the 11 years remaining Plan period (Liverpool approach). For the last remaining year of the Plan (year 11) the requirement is 580 new homes (including the undersupply spread over the Plan period) and the anticipated supply is 505 new homes. The housing trajectory (figure 9.2) currently shows a total development pipeline of 7,384, net additional units for the total 11 year remaining Plan period 2018/19 to 2028/29. The total target over the same period is 7,191 units including 1,333 units undersupply. Therefore the total capacity is 193 units above the borough target over the remaining Plan period.

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11
CA1	Kensal Canalside	Further Alterations to the London Plan in 2015 increased the capacity of the site to 3,500 homes.	3,516*	0	1,718	385

Local Plan Ref	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11
CA3	Worlington Green Phases 2 and 3	Planning permission granted for Phase 2, Planning application expected for Phase 3	281	281	0	0
CA4	Land Adjacent to Trellick Tower	Supplementary Planning Document prepared for site	80	80	0	0
CA6	Earl's Court Exhibition Centre	Planning permission granted scheme will take 15 years to complete	930	580	350	0
CA7	Former Territorial Army site	Planning permission granted	255	185	70	0
CA7	Empress Telephone Exchange	Complete	163	0	0	0
CA7	Homebase Site	Planning permission granted – scheme under construction.	375	375	0	0
CA7	100/ 100A West Cromwell Road	Planning permission	450	450	0	0
CA9	Lots Road Power Station	Planning permission granted – under construction	420	420	0	0
CA10	Site at Lots Road	Site allocation in emerging Local Plan.	60	60	0	0
CA11	Harrington Road	Site allocation	50	0	50	0
CA12	Chelsea Farmer's Market	May be required for Crossrail 2 construction	50	0	0	50
	Total number of dwellings			2,431	2,188	385

*Some of the delivery will go beyond the Plan period

Figure 6.8: Housing Supply from Site Allocations in the LPPR

Affordable Housing

- 6.22 The Council recognises the prime importance of the provision of affordable housing. This section considers how much affordable housing is being delivered. This will take two forms; as actual homes, be these provided on the development site, or off- site; or through a financial contribution.
- 6.23 The policies within the current Local Plan set out the criteria to assess the nature and the level of affordable housing. The Council can only seek a contribution for affordable housing from schemes of a certain size.
- Where a development includes a net increase of 1,200 sq m of residential floorspace, the Council will expect the provision of affordable homes on the development site. A departure from on-site provision will be allowed in “exceptional circumstances”
 - Where a development is between 800 and 1,200 sq m the Council will require the affordable housing provision to be in the form of a financial contribution
- 6.24 The level of contribution is also set within the Local Plan.
- There is an expectation that for sites which include a net increase in 1,200 sq m of residential floorspace the contribution should be 50% of any net increase of residential floorspace over 800 sq m.
 - This 50% may be accepted where a developer can demonstrate that the level provided is the “maximum reasonable amount” through the provision of a financial viability assessment, where there are other exceptional site circumstances, or where the schemes have other public benefits.
 - The level of financial contribution for schemes between 800 sqm and 1,200 sqm is set out within the s106 SPD. This currently equates to £2,500 per sq foot over the 800 sqm.
- 6.25 As such when assessing the delivery of affordable housing it is important to note these limitations, and that the Council cannot require affordable housing for all schemes. It should also be noted that due to the nature of the borough a high proportion of housing completions are on sites below the threshold of 800 sq m GEA new residential floorspace which do not qualify for any affordable housing contribution. Indeed of the 54 completions which included the creation of any homes only five were of a scale that would have required any form of affordable housing contribution.

Permissions

- 6.26 Figure 6.9 sets out all those permissions for consented schemes which are of a size and nature which could have potentially have been expected to deliver affordable housing on the site.

- 6.27 No additional affordable homes have been granted permission in the monitoring period. This reflects the nature of housing development in the monitoring period. There were only four permissions of a size which could have potentially required the provision of affordable units. Of these, three related to changes of use from existing bed-sitting rooms to self-contained flats. The Council does not seek/has not sought affordable housing contribution for such proposals, as there is no increase in residential uses.
- 6.28 The fourth of the permissions relates to the Brompton Hospital. This is an application that did propose new homes of a scale that would ordinarily trigger the need for an affordable housing contribution. However, the Council took the view that the value associated with the provision of the housing should be used to support the expansion of the hospital rather than to provide the affordable housing. Indeed this was the premise of the proposal.
- 6.29 The [officers report for the permission](#) was explicit in this regard:

"The overarching purpose of this application (together with the development of the properties at 117-123 Sydney Street) is to maximise the value of the sites which are owned by the 'Trust' to fund the development of a new hospital wing at the main Royal Brompton Hospital Chelsea Campus...

In this case, the provision of the new facilities at the hospital is considered to represent a public benefit which would justify the use of a financial contribution in lieu of the provision of affordable housing. Therefore, the principle of the site disposal and cross subsidy to fund the hospital extension is in accordance with the requirements of Policies CH2 and CK1."

- 6.30 Furthermore, the Council was satisfied that the all of the money generated by the housing element was indeed required to support the hospital expansion. It was demonstrated that the cost of hospital expansion exceeded the residual land value of the housing sites.
- 6.31 The level of financial contributions to provide for affordable housing across the borough is set out in paras 6.38 and 6.39 below.

Completions

- 6.32 89 new affordable homes were completed in the monitoring period.
- 6.33 All those permissions completed that are of a scale and nature which could have potentially have been expected to deliver affordable housing on the site are set out in figure 6.10.
- 6.34 There are only four such developments. One, (the Telephone Exchange, Warwick Road provided 68 affordable homes. In another, (the Middle Row School site) the public benefit associated with the delivery of the new school was considered to outweigh the benefits associated with the provision of affordable housing. In the remaining two cases (Young Street and Hortensia Road) affordable housing was provided on a off-site location rather than the

site in question. Figure 6.10 includes further details of each of these developments.

- 6.35 The affordable housing required for the Young Street development was provided within “the Land south of the Carlyle Building,” Hortensia Road, a development completed in the last monitoring period. (PP/13/04726). The provision of the 12 affordable units was a requirement of the Young Street permission.
- 6.36 The affordable housing requirement for the Sloane Building, Hortensia Road, was provided at two donor sites, 45 Fernshaw Road and 42 Edith Grove. These permissions (PP/13/05207 and PP/13/05202) were completed during previous monitoring periods.
- 6.37 In addition the redevelopment of the Kensington Day Centre, Convent Gardens delivered a net increase of 13 affordable homes. This was a Council’s own development. (PP/13/02704).

Financial contributions

- 6.38 Between April 2017 and March 2018 £17,619,241 were received to contribute to affordable housing. Please note the time period considered. Figure 6.9 sets out all the permissions and/ or completions which have included a financial affordable housing contribution between April 2017 and September 2018. For “completions” this will relate to the date that the payment was made. For permissions this relates to the date that the s106 agreement was signed.
- 6.39 Figure 6.11 relates to affordable housing contributions only. The wider contributions generated by all schemes is set out in section 8.

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description	Comments
PP/17/01675	15	15	15	0	2 Queensberry Place	COU from HMO to residential	At the time of the application no affordable housing is sought for changes of use from an HMO to C3. The emerging policies take a different approach and will require a contribution to capture some of the uplift in value.
PP/16/04366	0	59	59	0	Chelsea Farmers market	Mixed use development including the provision of housing in connection with the expansion of the Brompton Hospital	The public benefits associated with the expansion of the hospital were considered to be of greater importance than the provision of affordable housing.
PP/17/03653	2	18	16	0	159 to 165 Old Brompton Road	Variation of condition, COU of HMO to residential	Original permission PP/15/03317. No affordable housing sought HMO to C3. We do not seek affordable housing for such changes of use - as the change of use is from one type of residential use to another.
PP/17/06842	0	10	10	0	18 West Cromwell Road	COU rom HMO to residential	No affordable housing sought HMO to C3

Figure 6.9: Planning approvals 2017/18 of a scale that could be expected to trigger an affordable housing contribution.

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description	Comment
PP/12/02862	1	42	41	0	Middle Row	Construction of three apartment buildings comprising 42 C3 class (residential) units in total and 226 sq.m of B1 class floorspace.	The delivery of the new school was dependent on the provision of market rather than affordable housing.
PP/12/04434	0	11	11	0	62 Kensington High Street	Change of use from vacant retail ancillary to retail and vacant office space to residential use as 11 self-contained flats (Class C3)	At 1,000 sq m the development was of a scale which required an affordable housing contribution rather than the provision of units.
PP/12/05112	0	160	160	68	Telephone Exchange, Warwick Road	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings.	The Council was satisfied that the 68 affordable units was the maximum reasonable amount.
PP/13/04726	0	53	53	0	19-27 Young Street	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking	This application was linked with the Hortensia Road application, with Hortensia Road being the off-site location for the affordable housing. This was completed in the last monitoring

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description	Comment
PP/13/07664	0	18	18	0	Sloane School, Hortensia Road	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking	<p>period, and included the provision of 12 affordable units. (PP/13/04728)</p> <p>The affordable housing on this site was provided at two donor sites, 45 Fernshaw Road (PP/13/05207) and 42 Edith Grove. (PP13/05202). Both of these developments were completed during previous monitoring periods.</p>

Figure 6.10: Housing completions 2017/18 of a scale that could be expected to trigger an affordable housing contribution.

Development Site	PP Reference	Date S106 Agreed	Date payment received	Amount Due	Amount received
Site K1, bounded by Brompton Road, Sloane Street, Basil Street	PP/16/00423	26/10/2016	01/06/2017	See amount received	£6,108,720
53-56 Hans Place & 7 Herbert Crescent	PP/14/06432	31/12/2014	12/07/2017	See amount received	£1,076,277
3-6 & 7-10 Kendrick Mews & 15 Reece Mews	PP/14/02123	07/10/2014	21/09/2017	See amount received	£570,026
Land at Pembridge Rd (rear of 28-32)	PP/14/01247	18/05/2015	16/11/2017	See amount received	£1,084,956
195 Warwick Road	PP/17/01973	22/03/2017	11/12/2017	See amount received	£750,000
220A, 222-224 Westbourne Grove	PP/12/04471	26/04/2013	10/01/2018	See amount received	£1,097,045
459A Fulham Road (Kings Chapel)	PP/15/04724	24/09/2015	01/02/2018	See amount received	£18,435
Dukes Lodge, Holland Park	PP/16/08625	24/03/2017	15/03/2018	See amount received	£6,913,780
49 Bassett Road	PP/16/01881	30/06/2017	N/A	£1,000,000	N/A
18-20 Chelsea Manor Street and 232 King's Road	PP/18/00189	14/06/2018	N/A	£8,020,000	N/A
			Totals	£9,020,000	£17,619,241

Figure 6.11: Affordable housing contributions agreed and or received between April 2017 and September 2018

Employment

Employment floorspace

Objective:	To provide the business floorspace necessary to meet the objectively assessed need
Target	The creation of 47,100 sq m of additional B class business floorspace by 2028
Related Policies	CF5 Location of Business uses CF6 Creative and Cultural Businesses

- 6.40 The Local Plan and this monitoring report consider business uses to be those within Class B of the Use Classes Order. It includes offices, light industrial and storage uses.
- 6.41 There is a net demand for additional B1(a) office floorspace between 2016 and 2028 of 47,118 sq m.
- 6.42 The monitoring period 2017/2018 has seen the completion of a net increase of 2,042 sq m of additional B1 floorspace.
- 6.43 The monitoring period has also seen permissions resulting in a net increase in 16,398 sq m of office floorspace. This data is summarised in figure 6.12 below. The full data set is included in Appendices L and M.

	Previous floorspace (sq m)	New floorspace (sq m)	Net floorspace (sq m)
Completions (April 2017 to March 2018)			
	5,130	7,172	2,042
Permissions (October 2017 to September 2018)			
	12,667	29,065	16,398

Figure 6.12: Business (B1) floorspace completions and permissions

- 6.44 Net change over time is included in figure 6.13. 2017/18 is the first occasion since before the adoption of the Core Strategy in 2010 where a net increase in office floorspace has occurred on the ground. Whilst modest this may suggest

that the objectively assessed need for B class floorspace is beginning to be met. The recent run of planning permissions for office development would suggest that this trend may continue into the future, however it should be noted that past permissions have not always translated into development on the ground.

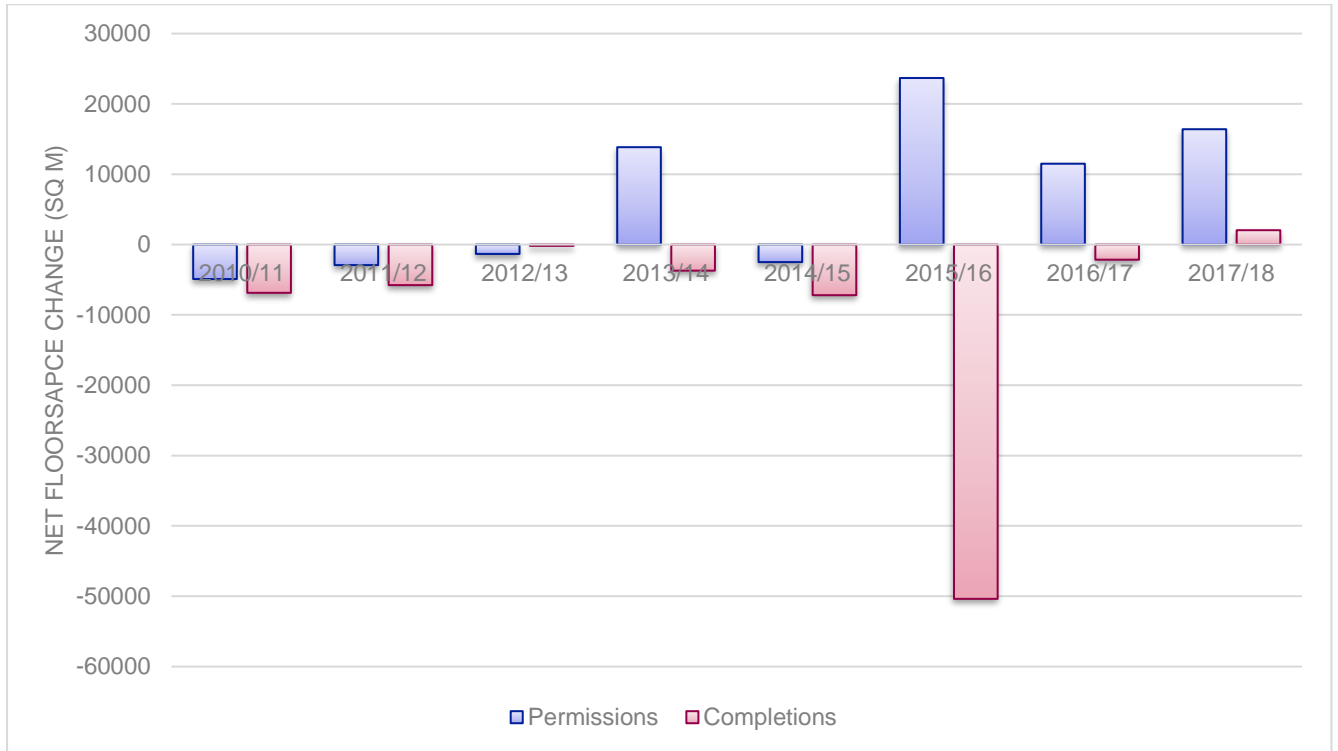


Figure 6.13: Net change in B1 floorspace permissions and completions, 2010/11 to 2017/18

- 6.45 Whilst the monitoring period has seen a net increase in both office completions and permissions, there will have been a number of losses to other uses. These are set out in figure 6.14 below.
- 6.46 Losses have been to a range of non-residential town centre uses, the uses seen to be appropriate within the Borough’s commercial areas

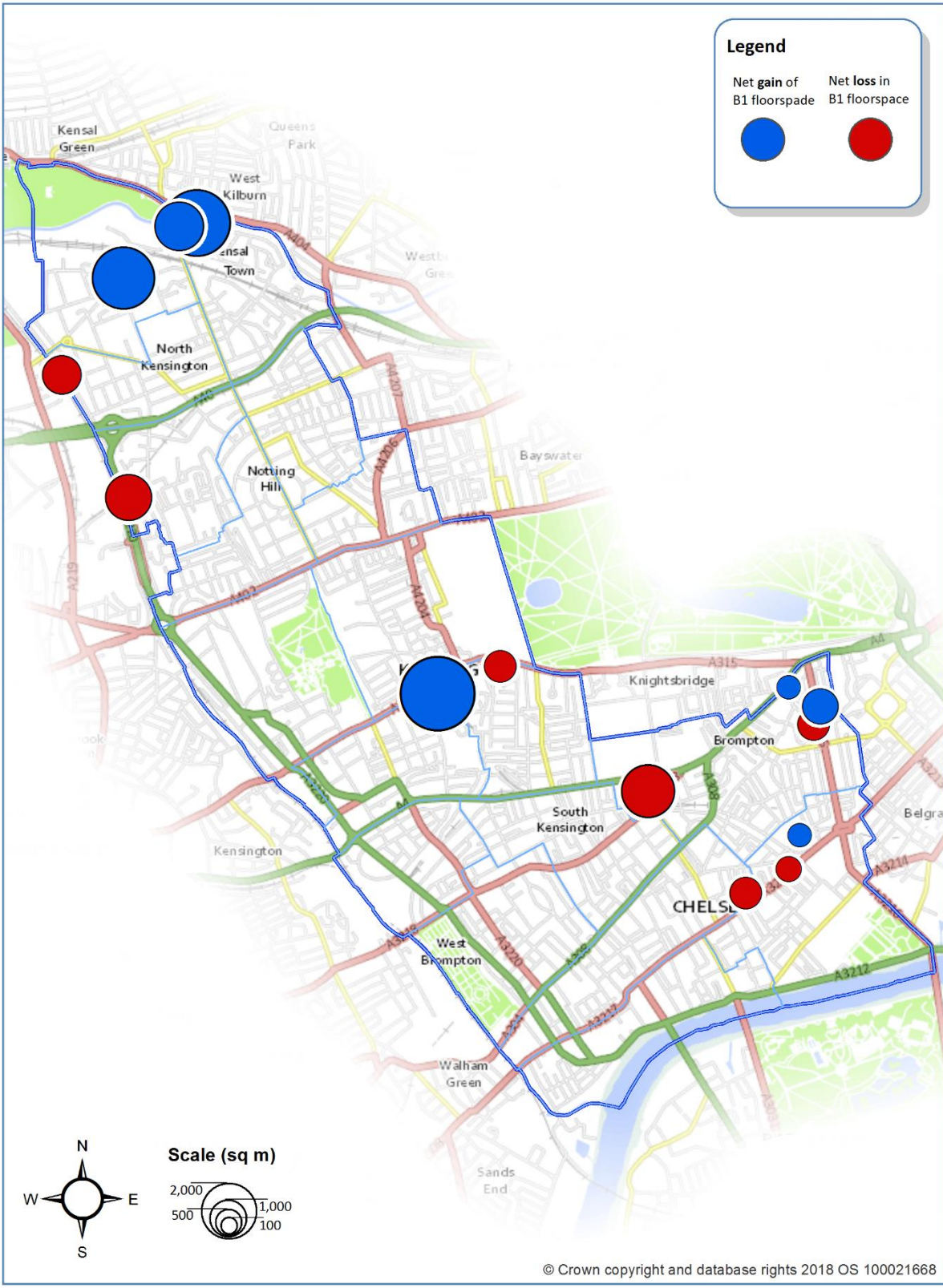
B1 Office Floorspace	
Approvals	sq m
Loss to	
C3 (Residential)	257
D1 (Non-residential institution)	2,057
Mixed use (including art gallery)	3,363

Gain from	
New floorspace	22,103
A1 (Shops)	20
C3 (Residential)	120
Completions	
<i>Loss too</i>	
B1/D1 (Office/ non-residential institution)	890
C3 (Residential)	1,692
D1 ((Non-residential institution)	428
<i>Gains from</i>	
New floorspace	3,260
C3 (Residential)	146
D1 (Non-residential institution)	1,294

Figure 6.14: Changes of B1(a) office floorspace

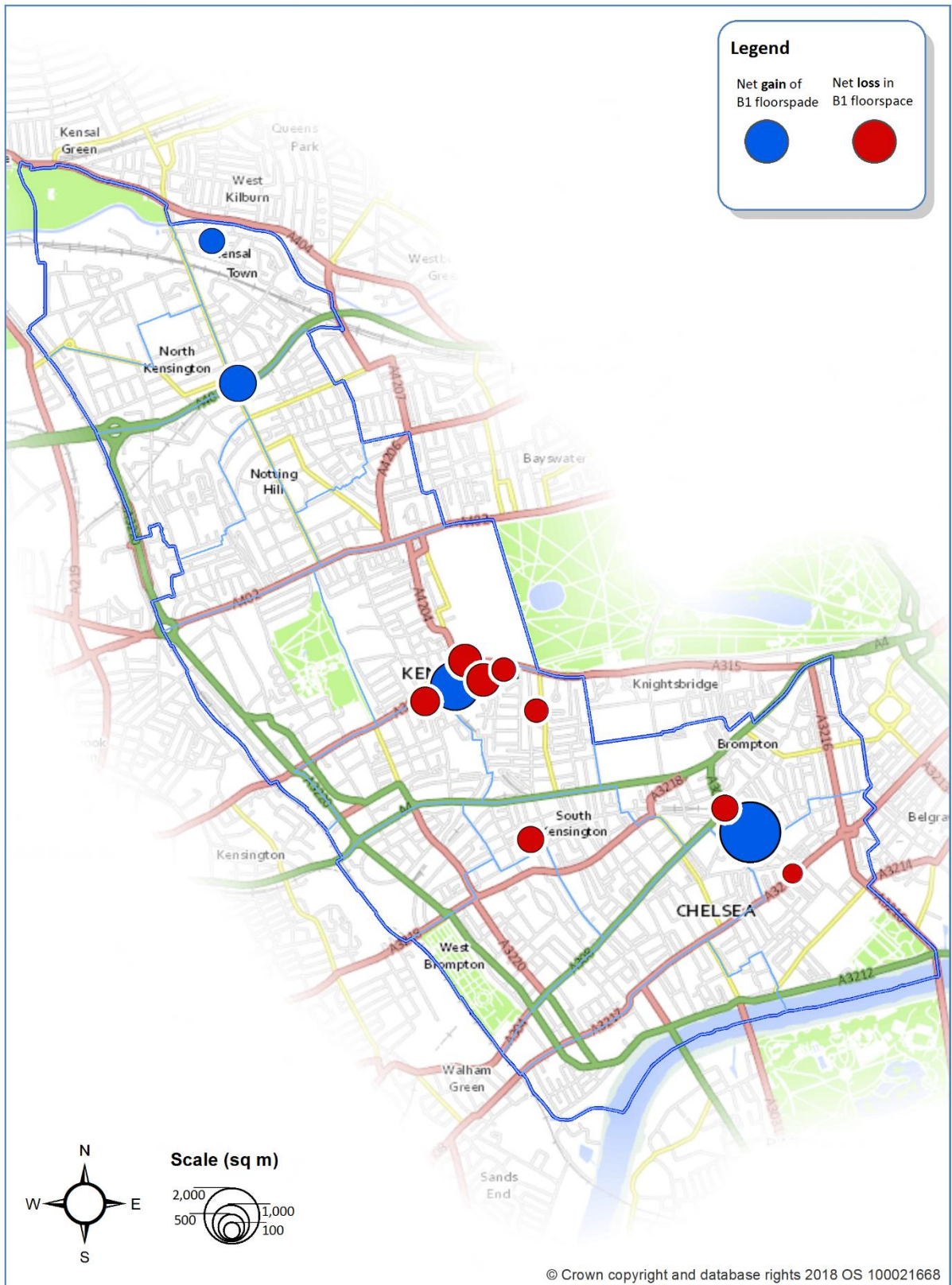
Location of approvals allowing the net change of B1 office floorspace

- 6.47 Figures 6.15 and 6.16 show the location of applications, both permitted and completed, where there has been a net change of at least 150 sq m of office floorspace. These changes are generally distributed throughout the borough, although do illustrate the strengthening position of the business market in the Kensal area. Figure 6.43 shows newly created office floorspace in relation to accessibility (as measured by Public Transport Accessibility) and in relation with the town centres.
- 6.48 New offices outside the Kensal area are centred on existing town centres.



B1 (Business use class) Approvals floorspace \geq 150 sq m net changes in 2017/18 - source LDD

Figure 6.15: B1 approvals 2017/18



B1 (Business use class) Completions floorspace \geq 150 sq m net changes in 2017/18 - source LDD

Figure 6.16: B1 completions 2017/18

Vacancy rates

- 6.49 Office vacancy rates across the Borough remain very low, at just 2.4%. For reference, the natural level of voids (a similar but not identical measure as vacancy) is normally considered 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.

Exemption from changes to the GPDO

- 6.50 The Council currently has an exemption from national permitted development rights which allow the change of use from office to residential uses through a system of prior approval. However, this exemption is due to expire in May 2019.
- 6.51 In order to ensure that planning permission will continue to be required from May 2019 the Council has made and confirmed a borough-wide Article 4 direction. The Direction was confirmed on 14 December 2018.
- 6.52 In October 2017 the Council confirmed an Article 4 direction intended to require planning permission for changes of use of B1(c) uses (light industrial) to residential. This related to the Borough's four northernmost wards as well as a small number of names car repair garages. (Figure 6.17)
- 6.53 No applications have been submitted for a change of use required by this Direction.

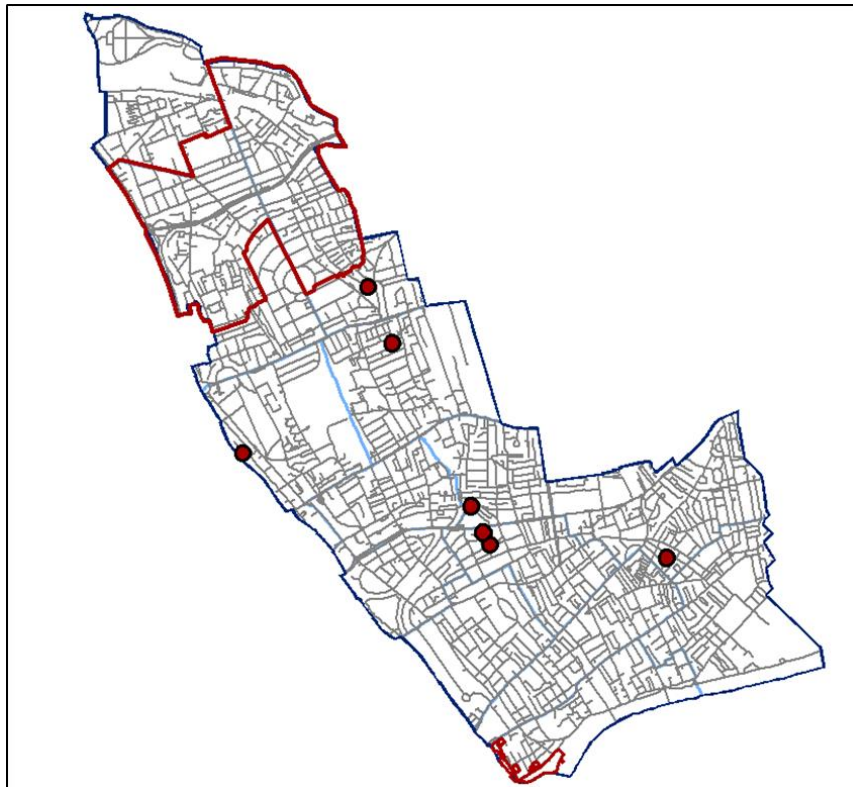


Figure 6..17: Areas and locations for Article 4 direction for B1(c) light industrial use

Retail and other Town Centres uses

Meeting the need for new retail and other A class floorspace

Objective:	To provide the retail and other A class floorspace necessary to meet the objectively assessed need
Target	The creation of 17,750 sq m of additional A class use floorspace across the borough by 2028
Related Policies	CK2 Local Shopping and other facilities which Keep Life Local CF1 Location of New Shop Uses CF2 Retail Development within Town Centres

- 6.54 There is an estimated demand for an additional 9,700 sq m of A1 retail floorspace between 2017 and 2023. There also an estimated demand for an additional 7,863 sqm of “food and beverage” floorspace. Taken together there is a need for 17,563⁸ A class floorspace. The Council intends to meet this need.
- 6.55 The Monitoring Report considers net changes in all A class floorspace permitted, and competed, for 2016/17. These are set out in tables 6.18 and 6.19 below.

Use	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	13,802	8,178	-5,624
A2	556	210	-246
A3	1,582	4,746	3,164
A4	953	621	-332

Figure 6.18: Retail (Class A1) floorspace permissions October 1 2017 to September 30 2018

⁸ RBKC, Update to Retail and Leisure Needs Study, NLP, (2016)

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1	9,567	4,860	-4,707
A2	655	665	10
A3	1,335	3,804	2,469
A4	0	0	0

Figure 6.19: Retail (Class A1) floorspace completions April 1 2017 to March 30 2018

6.56 There has been a net loss of 3,038 sq m of A class floorspace granted and of 5,624 sq m of A1 use. The net loss of A class uses completed is less at 2,228 sq m.

6.57 Figures 6.20 and 6.21 set out the net change in A1 floorspace which has occurred, on an annual bases since the adoption of the Core Strategy in 2010. The net loss over the nine years is 2,546 m. This compares with an estimated 399,250 sq m of town centres uses within the Borough's larger town centres.

6.58 This would appear to confirm that the retail sector continues to evolve, with the need for bricks and motor stores reducing. Whilst the Council has the policies in place which continue to maintain the core retail function of our larger centres the market is not delivering new class A1 shopping floorspace. Diversity of offer is essential if our centres are to continue to thrive.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Net change (A1)	2,870	-1,123	1,000	-2,442	-2,891	-769	6,613	-1,097	-4,707

Figure 6.20: Net change in A1 floorspace 2009/10 to 2017/18

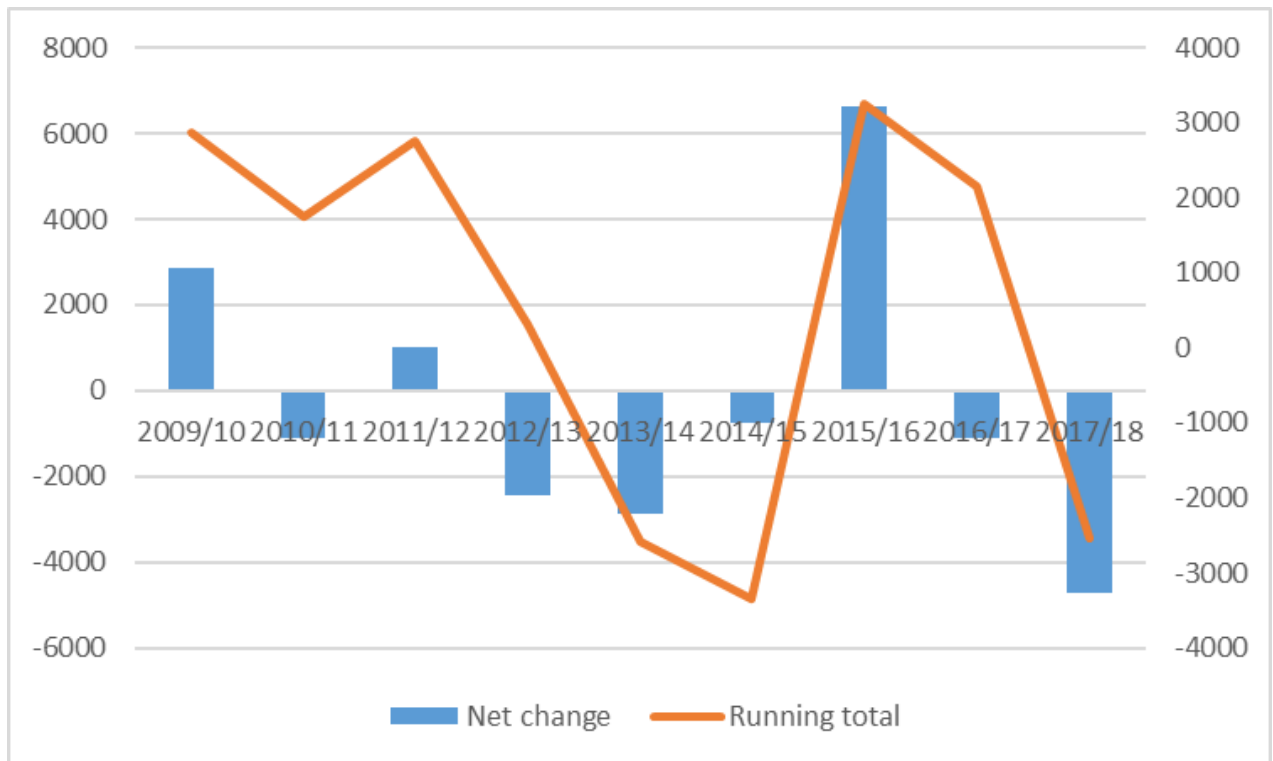


Figure 6.21: Net change in A1 floorspace with running total) 2009/10 to 2017/18

6.59 Figure 6.22 summarises these changes of use, for the A class uses both in terms of permissions and completions. These are gross rather than net figures. This confirms that:

- there has been some movement within the town centre uses. Town centres continue to be the home of a range of uses which benefit from highly accessible locations; and
- there has only been a limited loss of A class uses to residential.

6.60 Permissions and completions for the A class town centre uses are included in Appendices E to K.

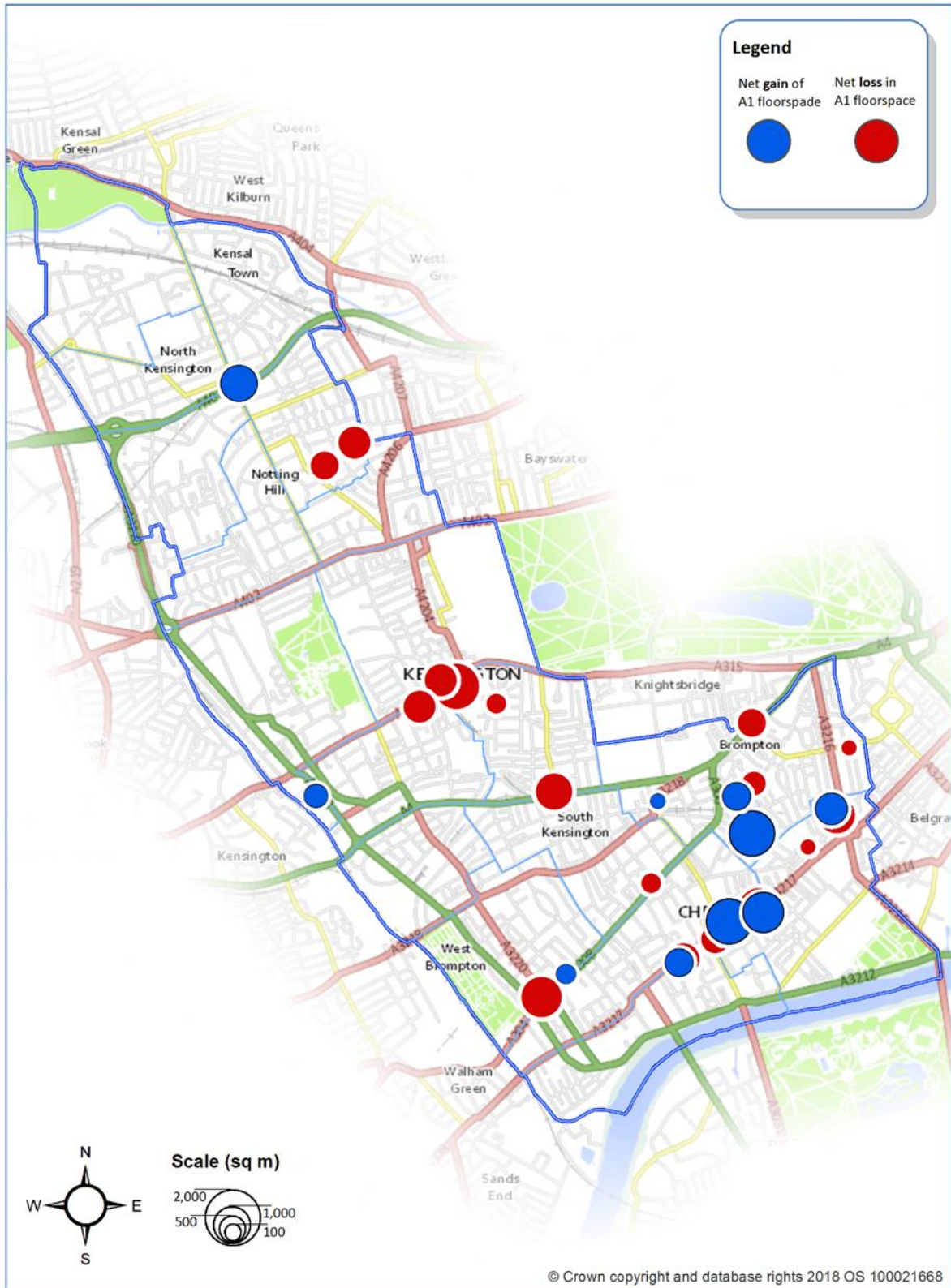
Original use	Going to (permissions)										
	A1	A2	A3	A1/A2/A3	A3/A4	B1	C3	D1	D2	SG	C1
A1	-	210	2,539	860	387	651	668	1,012		547	
A2	326	-	-	210	-	-	-	-	95	103	-
A3	176	-	-	-	-	301	426	-	-	113	-
A4	-	-	-	-	-	-	-	-	-	-	332
A5	-		-	-	80	-	-	-	-	-	-
	Going to (completions)										
A1	-	329	1,437	-	71	2,424	1,214	1,313		748	-
A2	-	-	-	586	-	-	-	-	-	-	-
A3	-	-	-	-	-	-	-	-	-	69	-
A4	None										
A5	None										

Figure 6.22: Change of the main town centre uses, permitted and completed 2017/18

Location of new town centre A class uses

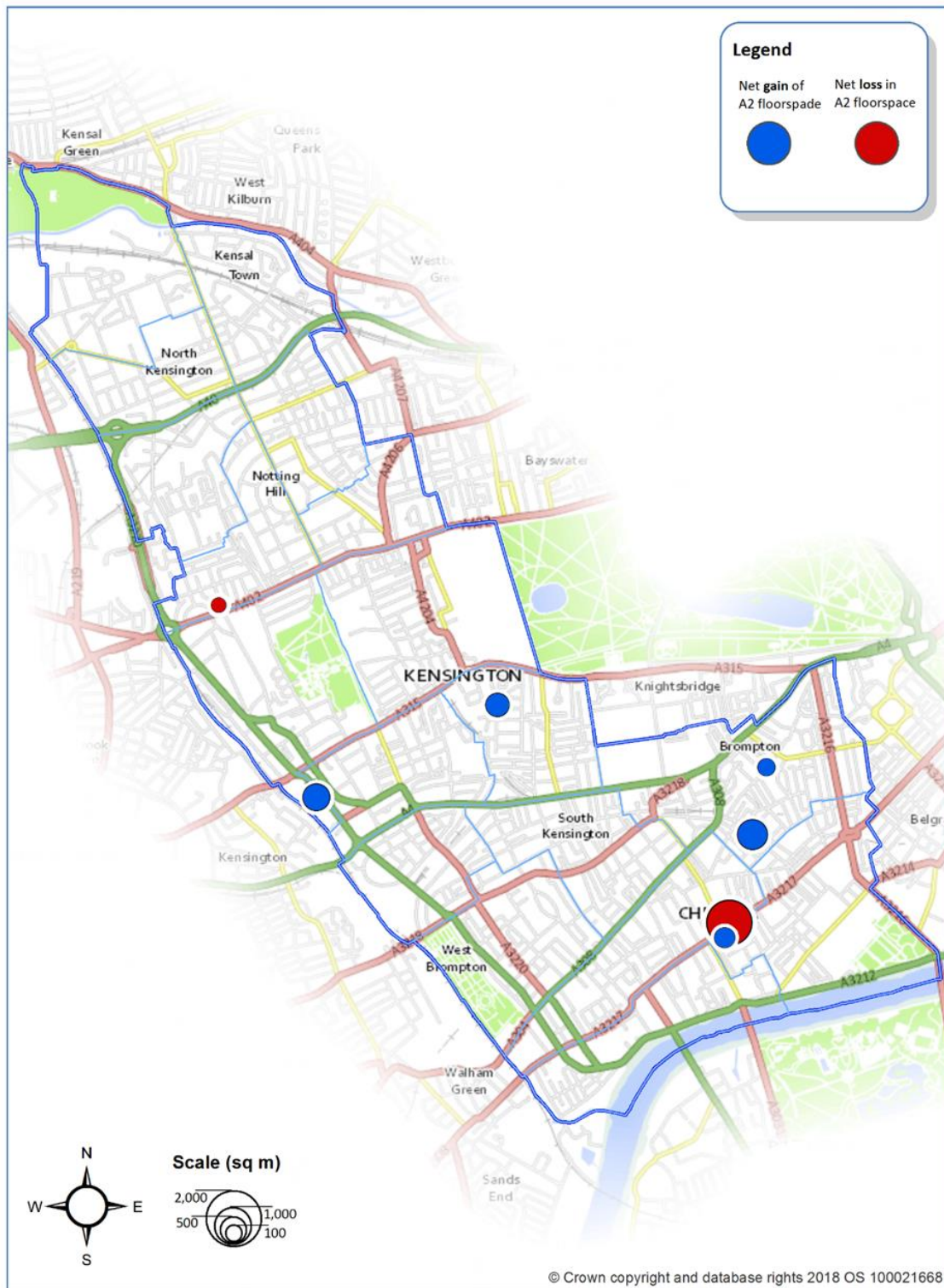
Objective:	To ensure vital and viable town centres through a town centre first approach to new retail floorspace
Target	None
Related Policies	CF1 Location of New Shop Uses

- 6.61 The location of the newly created floorspace of the A class town centre uses (completed) is shown in figures 6.23 to 6.25 below. These shows that, as expected, the majority of changes of A class uses is that within the town centres.
- 6.62 Figures 6.26 to 6.28 includes all permissions of the A class uses over the respective monitoring periods.



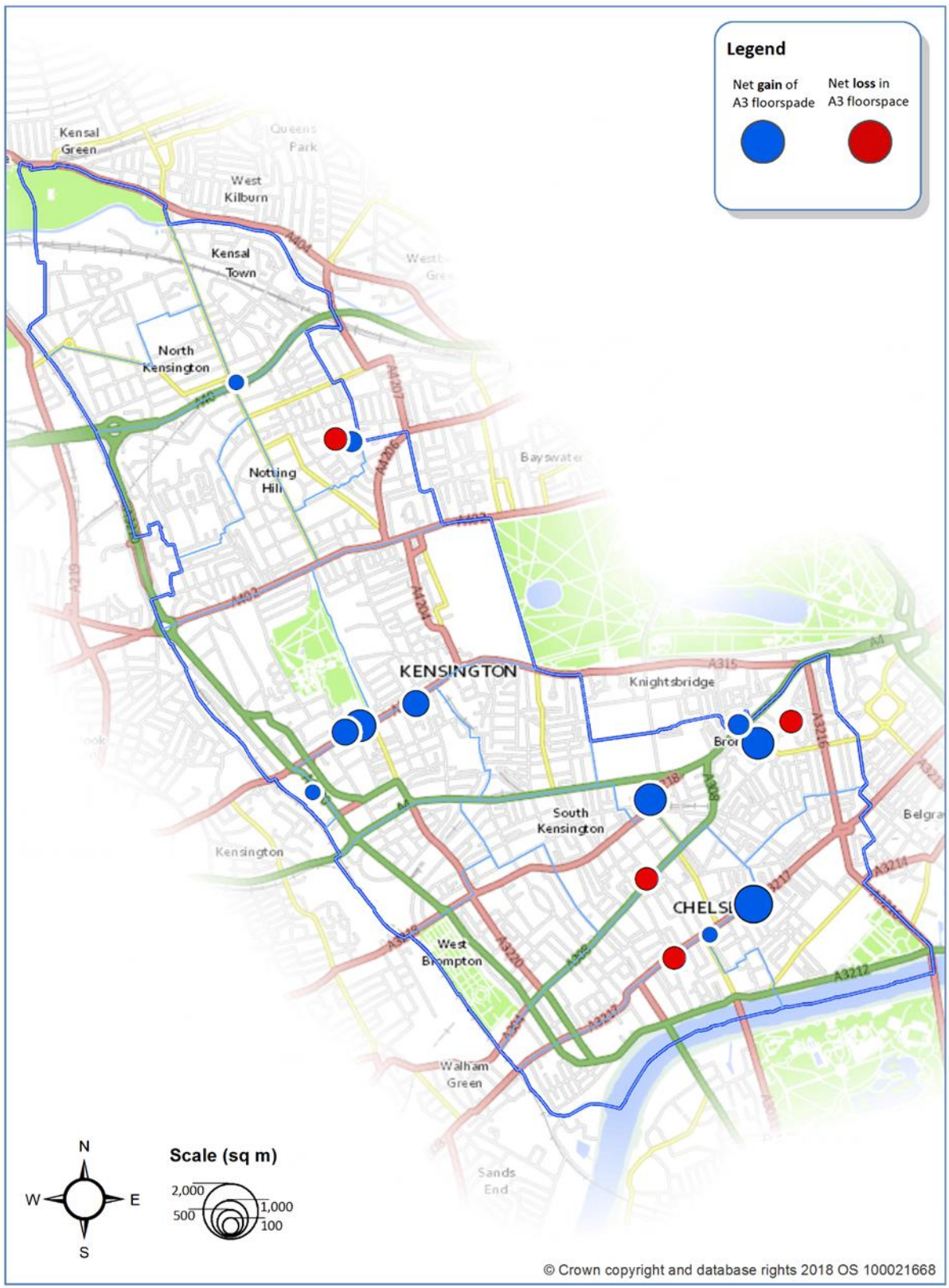
A1 (Retail) Completions - floorspace \geq 100 net changes in 2017/18

Figure 6.23 : A1 completions (2017/18)



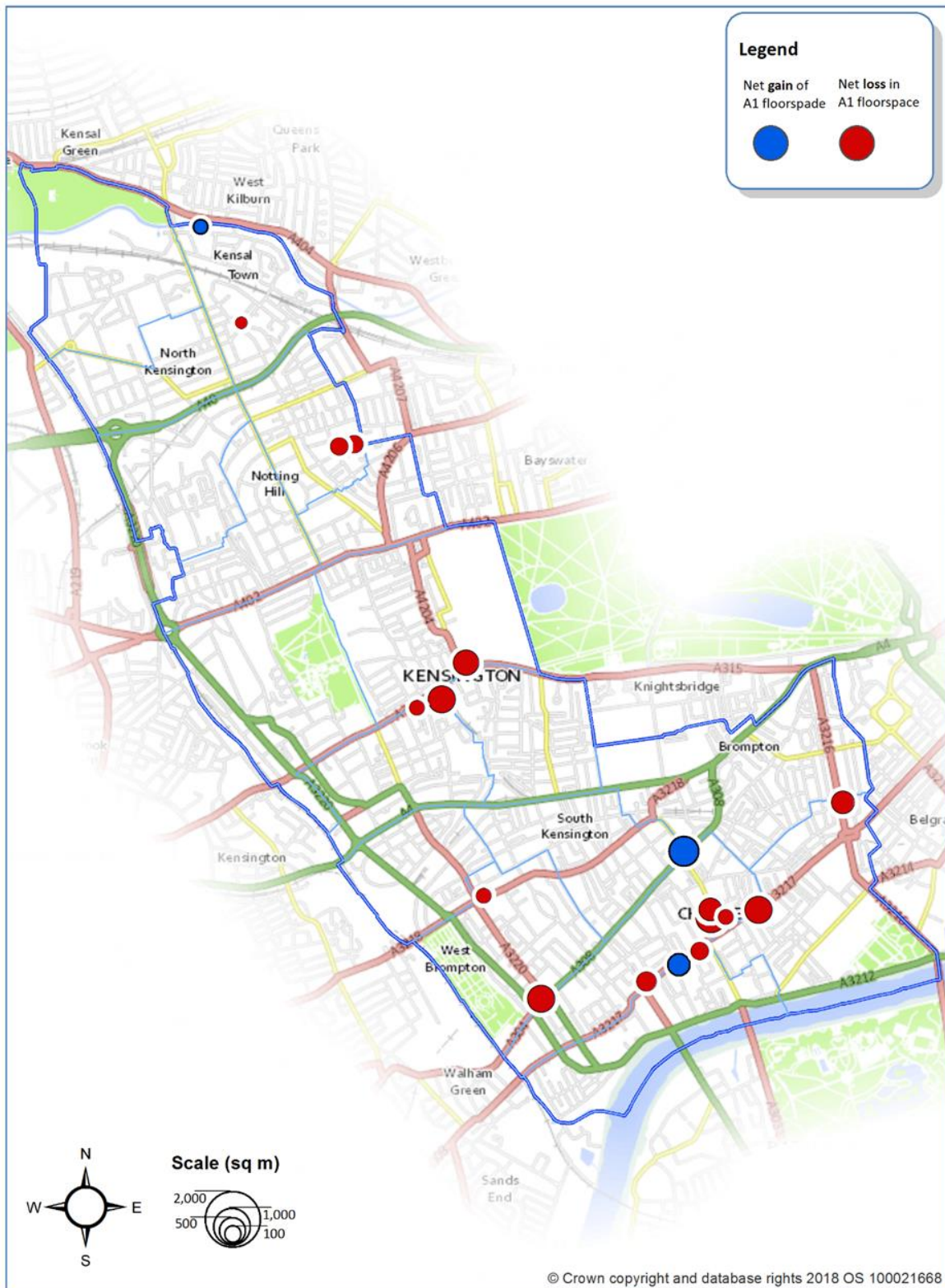
A2 Completions net changes in financial and professional services use floorspace 2017/18 - source LDD

Figure 6.24 : A2 completions (2017/18)



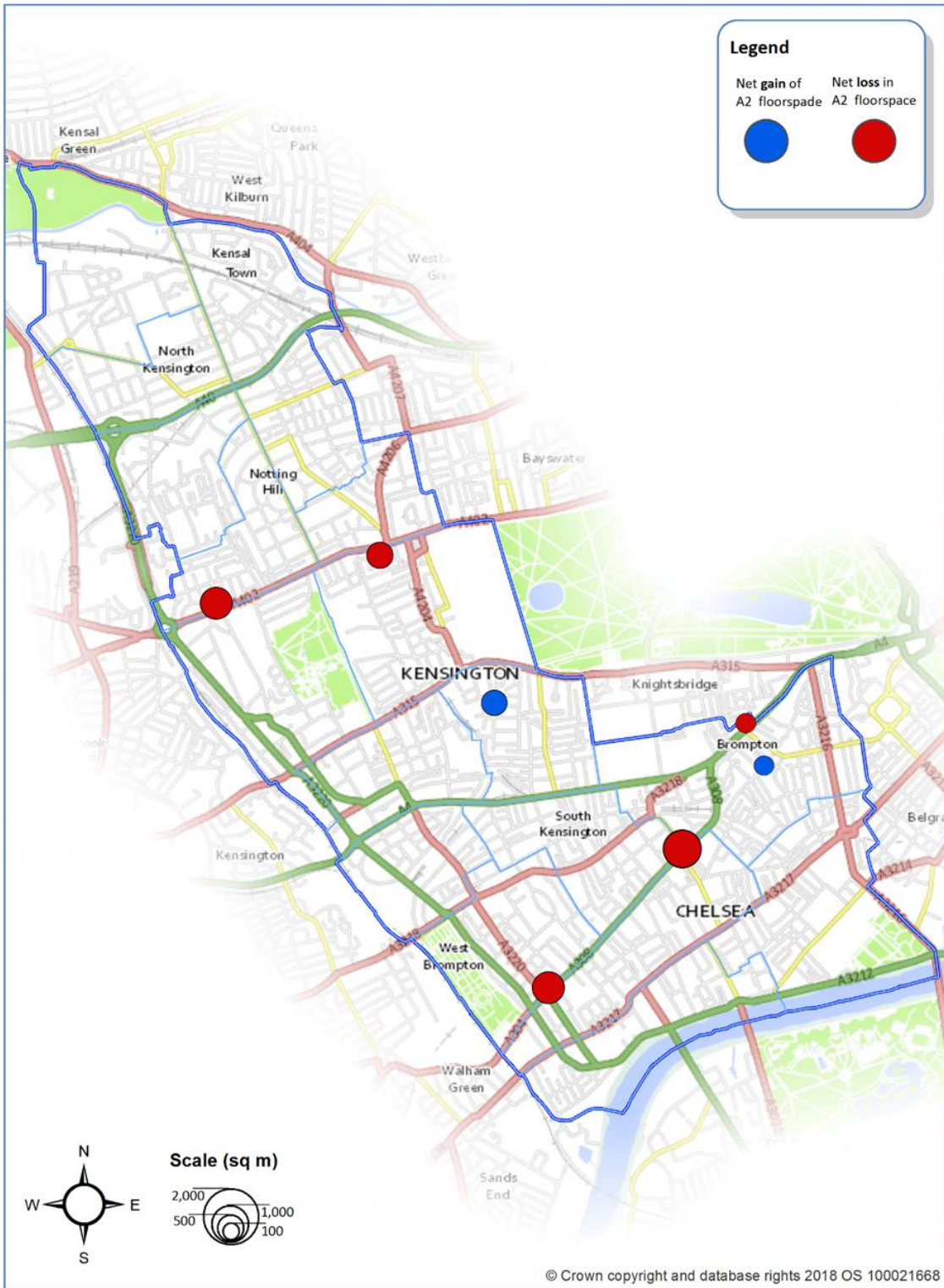
A3 (Restaurants and cafés) Completions floorspace \geq 100 net changes in 2017/18 - source LDD

Figure 6.25 : A3 completions (2017/18)



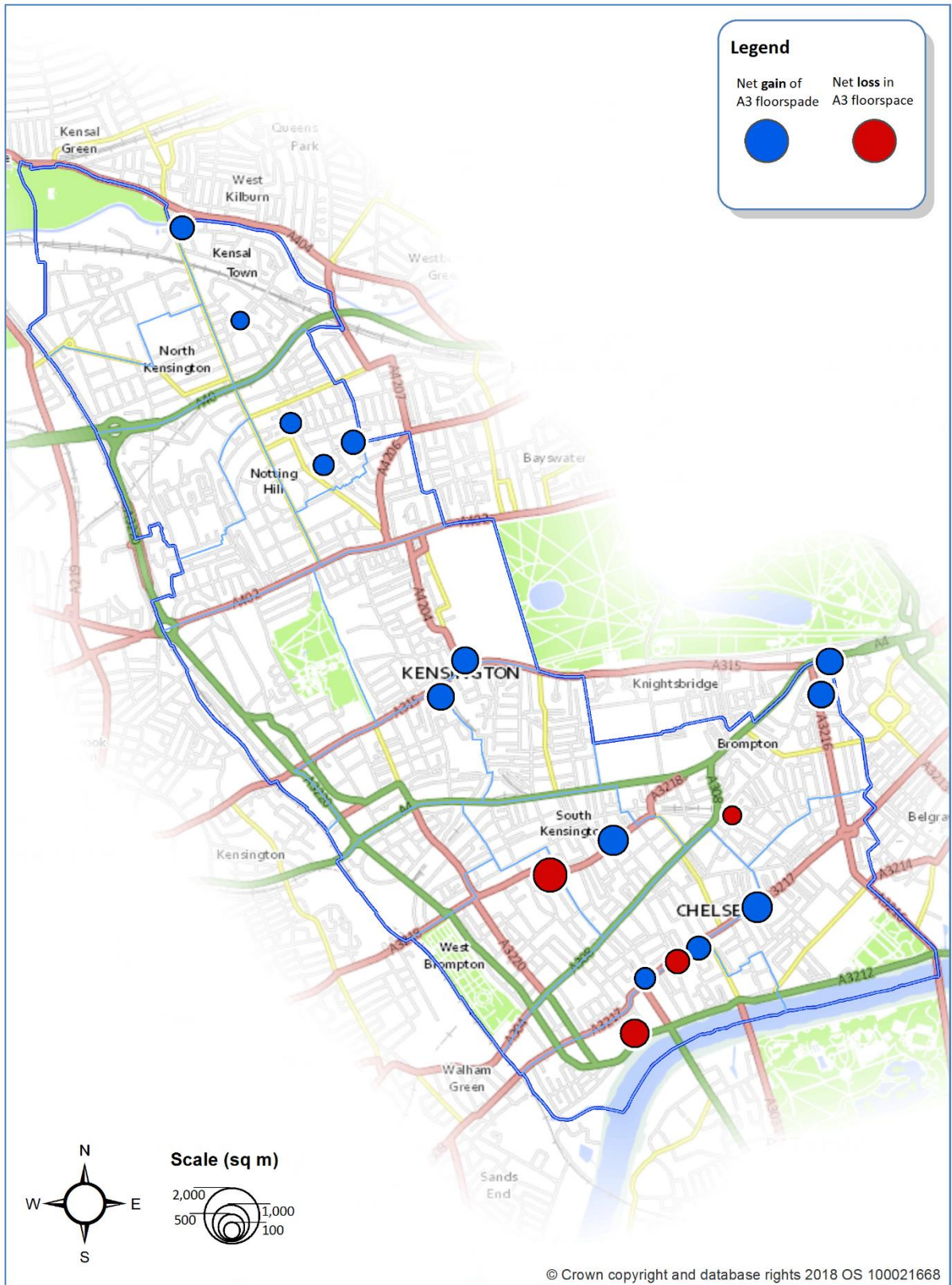
A1 (Retail) Approvals - floorspace \geq 100 net changes in 2017/18

Figure 6.26 : A1 approvals (2017/18)



A2 Approvals net changes in financial and professional services use floorspace 2017/18 - source LDD

Figure 6.27 : A2 approvals (2017/18)



A3 (Restaurants and cafés) Approvals floorspace \geq 100 net changes in 2017/18 - source LDD

Figure 6.28 : A3 approvals (2017/18)

Vitality of town centres

Objective:	To ensure that the Borough's town centres remain vital and viable, containing a diverse mix of town centre uses.
Target	None
Related Policies	CF3 Diversity of uses within town centres

6.63 The Local Plan recognises that the preservation of a vital and viable town centre is dependent on 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.

Vacancy rates

6.64 Vacancy rates are a useful indication of the health of a town centre. Figure 6.29 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres. The average vacancy rate for our larger centres is 7.4%.

6.65 The Council has taken a slightly different approach when recording vacancy rates for this period. In order to better reflect the health of a centre we have distinguished between vacant units in the traditional sense of the word and units which are currently under development. The former (when at higher levels) suggest a weakness in a centre. The latter does not. To the contrary active redevelopment suggests investment and growth.

Centre	2012	2013	2014	2015	2016	2017	2018
Brompton Cross	5.1%	7.1%	7.7%	12.3%	11.1%	15.9%	11.7%
Earl's Court Road	N/A	N/A	N/A	N/A	N/A	N/A	5.5%
Fulham Road (West)	4.3%	3.6%	2.7%	5.4%	2.7%	4.5%	7.1%
Kensington High Street	6.1%	6.7%	6.7%	9.7%	13.6%	10.8%	9.1%
King's Road (East)	4.7%	7.7%	8.3%	7.6%	6.7%	7.2%	3.7%
King's Road (West)	6.8%	7.7%	7.6%	8%	5%	7.9%	10.3%
Knightsbridge	3.4%	5.3%	7.2%	9%	9.4%	16.1%	10.1%

Notting Hill Gate	3.8%	5.9%	8.3%	5.6%	6.6%	9%	6.5%
Portobello	8.8%	6.2%	6.6%	3.6%	5%	5.8%	6.5%
South Kensington	3.7%	3.1%	5.4%	4.9%	4.4%	2.4%	5.3%
Westbourne Grove	5.4%	6.4%	7%	6.9%	7.1%	5%	4.6%
Average	5.2%	5.9%	7.1%	7.4%	7.8%	8.7%	7.4%

Figure 6.29: Vacancy rates in Higher Order Town Centres 2012-2018

6.66 Figure 6.30 sets out the vacancy rates for the Borough's neighbourhood centres. This table reflects the changes in the Neighbourhood Centres introduced within the emerging local Plan. The Ifield Road Neighbourhood Centre has been de-designated, and three new centres, Talbot Road, Latimer Road Station and High Street Kensington/Warwick Road have been created.

Neighbourhood Centre	Total Units	% Vacant units 2014	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018
All Saints' Road	41	8	3	3	2	5
Barlby Road	8	16	17	33	43	13
Chelsea Manor Street	10	0	20	10	0	0
Clarendon Cross	18	11	11	11	6	6
Cromwell Road Air Terminal	23	0	0	0	0	0
Earl's Court Road (North)	17	11	0	6	0	0
Elystan Street	45	4	9	7	4	4
Fulham Road (Brompton Cemetery)	18	15	10	5	11	6
Fulham Road (Old Church Street)	35	9	3	13	15	18
Gloucester Road (North)	61	3	3	2	2	3
Gloucester Road (South)	50	3	3	0	0	0
Golborne Road	107	9	10	12	12	11

Neighbourhood Centre	Total Units	% Vacant units 2014	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018
Golborne Road (North)	14	7	0	7	2	0
Holland Park Avenue	54	5	0	2	2	4
Holland Road	13	0	8	8	8	8
Kensington High Street (West)	6	17	17	0	0	0
Kensington High Street/ Warwick Road	6	-	-	-	-	0
Ladbroke Grove (North)	15	19	6	6	0	0
Ladbroke Grove Station	47	3	4	4	11	7
Latimer Road Station	13	-	-	-	-	23
Lower Sloane Street	31	6	6	9	14	10
Lowndes Street	12	0	8	0	0	0
Napier Road	7	13	0	0	0	0
North Pole Road	23	13	17	17	17	13
Old Brompton Road (East)	24	4	0	4	0	8
Old Brompton Road (West)	80	5	7	9	8	14
Pembroke Road	14	0	7	7	7	0
Pont Street	12	8	8	0	0	0
Sloane Avenue	11	9	8	0	8	0
St. Helen's Gardens	12	25	17	17	17	25
Stratford Road	19	0	0	5	11	11
Talbot Road	17	-	-	-	-	4
Thackery Street	24	5	5	0	8	4
The Billings	15	14	14	20	15	13
Walton Street	18	0	5	5	17	6

Neighbourhood Centre	Total Units	% Vacant units 2014	% Vacant units 2015	% Vacant units 2016	% Vacant units 2017	% Vacant units 2018
Westbourne Park Road	11	20	45	45	34	27
World's End	50	5	5	10	2	4
Total – Neighbourhood Centres	1061	6.0%	5.9%	7.2%	7.2%	6.6%

Figure 6.30: Vacancy rates in Neighbourhood Centres 2014- 2018

- 6.67 The national average for vacancy rates for 2018, within “high street centres” is 11.1%. London fares better with an overall vacancy rate of 7.9%.⁹
- 6.68 The Borough’s vacancy rates remain stable, the drop perhaps more of an indication of how these are measured, than any actual drop. Vacancies are at a level which is similar to other parts of London. This headline figure would suggest that the majority of our centres continue to compete successfully in a rapid changing sector.
- 6.69 Vacancy rates generally remain low in the smaller centres. This will in part reflect the wealthy hinterland of many of these centres, but is also a recognition that some flexibility is required if these centres are to remain relevant.
- 6.70 North Pole Road, St Helen’s Gardens and Barlby Road are centres which lie within the St Quintin and Woodlands Neighbourhood Plan area. As such any application within these centres will be assessed against StQW Policy S1. This policy allows a greater degree of flexibility and changes of use within the A1/A2/A3, B1 and D1 and D2 use classes. At 25% vacancy rates in St Helens Gardens remain stubbornly high. We will continue to carefully monitor the success of the policy, and see if it proves a useful model for other centres across the Borough in bringing down vacancy rates.

Mix of uses within town centres

- 6.71 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.
- 6.72 Figure 6.31 sets out the proportion of different A class uses by each of the Borough’s centres. Figure 6.32 compares this data (by level of centre) over time.

⁹ Local Data Company Retail and Leisure Market Update H1 2018,

	A1	A2	A3	A4	A5	B1	C1	C3	D1	D2	SG	Vacant
HOTC	55.4%	6.1%	15.0%	1.8%	0.9%	2.0%	0.3%	2.1%	1.5%	0.8%	4.9%	7.4%
International	57.5%	4.5%	13.8%	0.8%	0.4%	4.5%	0.4%	1.2%	0.0%	0.8%	4.0%	10.1%
Knightsbridge	57.5%	4.5%	13.8%	0.8%	0.4%	4.5%	0.4%	1.2%	0.0%	0.8%	4.0%	10.1%
Major	61.5%	6.3%	12.5%	0.8%	0.3%	2.3%	0.3%	1.8%	1.5%	0.3%	4.3%	6.6%
Kensington High Street	54.5%	8.5%	15.3%	0.9%	0.3%	1.7%	0.3%	1.7%	1.7%	0.6%	4.8%	9.1%
King's Road (East)	69.8%	3.7%	9.1%	0.7%	0.3%	3.0%	0.3%	2.0%	1.3%	0.0%	3.7%	3.7%
District	52.1%	6.3%	16.5%	2.5%	1.3%	1.4%	0.2%	2.4%	1.7%	1.0%	5.4%	7.3%
Brompton Cross	61.7%	2.8%	8.9%	2.8%	0.0%	2.8%	0.0%	4.4%	0.0%	1.1%	1.1%	11.7%
Earl's Court Road	33.6%	11.6%	18.5%	4.1%	4.8%	1.4%	0.7%	0.7%	4.1%	0.7%	14.4%	5.5%
Fulham Road (West)	45.1%	7.1%	18.6%	3.5%	0.0%	1.8%	0.0%	3.5%	2.7%	3.5%	7.1%	7.1%
King's Road (West)	57.1%	2.4%	17.5%	0.0%	0.0%	0.0%	0.0%	2.4%	0.8%	0.8%	5.6%	10.3%
Notting Hill Gate	49.1%	10.0%	12.2%	2.5%	1.4%	1.4%	0.0%	3.2%	3.2%	0.7%	5.0%	6.5%
Portobello Road	65.7%	3.3%	13.4%	2.9%	1.3%	0.7%	0.0%	0.7%	1.0%	0.7%	2.3%	6.5%
South Kensington	41.8%	6.3%	30.3%	1.4%	1.0%	1.9%	1.0%	2.9%	0.5%	0.5%	6.7%	5.3%
Neighbourhood Centre	54.2%	7.0%	12.5%	1.8%	1.8%	2.6%	0.2%	3.5%	3.4%	0.3%	5.8%	6.6%
All Saints Road	40.0%	2.5%	15.0%	2.5%	2.5%	7.5%	0.0%	12.5%	5.0%	2.5%	5.0%	5.0%
Barlby Road	25.0%	0.0%	0.0%	0.0%	37.5%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	12.5%
Chelsea Manor Street	70.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%
Clarendon Cross	76.5%	0.0%	0.0%	0.0%	0.0%	5.9%	0.0%	11.8%	0.0%	0.0%	0.0%	5.9%
Cromwell Road Air Terminal	21.7%	13.0%	26.1%	0.0%	0.0%	4.3%	0.0%	21.7%	4.3%	0.0%	8.7%	0.0%
Earl's Court Road (North)	58.8%	5.9%	11.8%	5.9%	0.0%	5.9%	0.0%	0.0%	5.9%	0.0%	5.9%	0.0%
Elystan Street	75.6%	6.7%	11.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	4.4%
Finborough Road	20.0%	0.0%	10.0%	10.0%	0.0%	0.0%	0.0%	60.0%	0.0%	0.0%	0.0%	0.0%

	A1	A2	A3	A4	A5	B1	C1	C3	D1	D2	SG	Vacant
Fulham Road (Brompton Cemetery)	38.9%	5.6%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	0.0%	22.2%	5.6%
Fulham Road (Old Church Street)	79.4%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.6%
Gloucester Road (North)	54.1%	9.8%	19.7%	1.6%	0.0%	0.0%	1.6%	1.6%	3.3%	0.0%	4.9%	3.3%
Gloucester Road (South)	38.8%	18.4%	24.5%	4.1%	4.1%	0.0%	2.0%	0.0%	4.1%	0.0%	4.1%	0.0%
Golborne Road	58.9%	0.9%	17.8%	0.0%	0.0%	3.7%	0.0%	0.0%	1.9%	0.0%	3.7%	11.2%
Golborne Road (North)	42.9%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	28.6%	0.0%	14.3%	0.0%
Holland Park Avenue	50.0%	13.0%	11.1%	1.9%	0.0%	9.3%	0.0%	9.3%	0.0%	0.0%	1.9%	3.7%
Holland Road	23.1%	0.0%	23.1%	0.0%	7.7%	0.0%	0.0%	0.0%	23.1%	0.0%	15.4%	7.7%
Kensington High Street/ Warwick Road	66.7%	16.7%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ladbroke Grove	46.7%	11.1%	13.3%	0.0%	11.1%	0.0%	0.0%	0.0%	4.4%	0.0%	6.7%	6.7%
Ladbroke Grove (North)	40.0%	6.7%	6.7%	0.0%	20.0%	0.0%	0.0%	0.0%	13.3%	0.0%	13.3%	0.0%
Ledbury Road	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lower Sloane Street	61.3%	3.2%	12.9%	3.2%	0.0%	0.0%	0.0%	6.5%	0.0%	0.0%	3.2%	9.7%
Lowndes Street	91.7%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Napier Road	57.1%	14.3%	0.0%	14.3%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
North Pole Road	47.8%	4.3%	4.3%	0.0%	8.7%	4.3%	0.0%	8.7%	0.0%	0.0%	8.7%	13.0%
Old Brompton Road (East)	25.0%	12.5%	25.0%	12.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%	8.3%
Old Brompton Road (West)	32.5%	10.0%	12.5%	2.5%	1.3%	6.3%	0.0%	6.3%	6.3%	1.3%	7.5%	13.8%
Pembroke Road	21.4%	42.9%	7.1%	0.0%	0.0%	7.1%	0.0%	0.0%	7.1%	7.1%	7.1%	0.0%
Pont Street	75.0%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sloane Avenue	45.5%	27.3%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18.2%	0.0%
St. Helens Gardens	50.0%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.3%	0.0%	0.0%	25.0%
Stratford Road	57.9%	10.5%	5.3%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	10.5%
Talbot Road	43.8%	0.0%	18.8%	0.0%	0.0%	6.3%	0.0%	6.3%	6.3%	0.0%	18.8%	0.0%

	A1	A2	A3	A4	A5	B1	C1	C3	D1	D2	SG	Vacant
Thackery Street	58.3%	12.5%	12.5%	0.0%	0.0%	4.2%	0.0%	8.3%	0.0%	0.0%	0.0%	4.2%
The Billings	46.7%	6.7%	0.0%	13.3%	0.0%	6.7%	0.0%	6.7%	6.7%	0.0%	0.0%	13.3%
Walton Street	61.1%	0.0%	11.1%	5.6%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	11.1%	5.6%
Westbourne Grove	85.1%	3.4%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	1.1%	4.6%
Westbourne Park Road	45.5%	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.1%	27.3%
World's End	74.0%	0.0%	8.0%	2.0%	2.0%	0.0%	0.0%	0.0%	4.0%	0.0%	6.0%	4.0%
Grand Total	55.0%	6.4%	14.2%	1.8%	1.2%	2.2%	0.2%	2.6%	2.1%	0.6%	5.2%	7.2%

Figure 6.31: Use class by town centre, 2018.

	2016	2017	2018
A1 Shops	57.7%	57.2%	55%
A2 Finance and professional services	8.2%	6%	6.4%
A3 Restaurants/ Cafes	14.5%	14.5%	14.2%
A4 Drinking Establishments	2%	1.6%	1.8%
A5 Hot Food take-away	1.3%	0.6%	1.2%

Figure 6.32: A class ground floor units within designated centres (2016 to 2018)

6.73 The mix of uses has not changed significantly over time. The retail core of the borough's centres remains.

6.74 The Council has mapped the ground floor uses of the units within the Borough's centres. These are based upon the Council's own survey of August 2018. These will be published on the Council's website.

Character and diversity

6.75 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to monitor the number of independent and multiple retailers within a given centre as this does give an indication of the particular character of that centre. Figure 6.33, 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..

6.76 This figure has remained broadly static over time.

Multiples (% of occupied ground floor units)								
Centre	2011	2012	2013	2014	2015	2016	2017	2018
Brompton Cross	22%	23%	24%	22%	19%	18%	18%	18%
Earl's Court	-	-	-	-	-	-	-	32%
Fulham Road (West)	28%	32%	33%	28%	28%	29%	27%	27%
Kensington High Street	50%	45%	53%	50%	49%	47%	45%	37%
Kings Road East	57%	56%	55%	47%	46%	47%	49%	52%
Kings Road West	29%	28%	30%	25%	24%	24%	22%	18%
Knightsbridge	41%	41%	41%	42%	38%	37%	34%	36%
Notting Hill Gate	30%	29%	30%	28%	26%	26%	23%	23%

Portobello Road	15%	14%	15%	15%	14%	14%	13%	12%
South Kensington	29%	29%	32%	30%	25%	25%	27%	25%
Westbourne Grove	-	-	-	-	31%	32%	33%	30%
Total	36%	33%	36%	35%	34%	32%	31%	30%

Figure 6.33: Multiple retailers by Higher Order Centre, 2011 to 2018

Estate Agents

- 6.77 The changes to planning regulations¹⁰ made in April 2015 mean that planning permission is no longer required for a shop to be used as an estate agent or any other A2 use. As such it is no longer possible to use the London Development Database to determine the net change of estate agents across the borough.
- 6.78 However, the Council's town centre survey indicates that there are 138 estate agents within the Borough's designated centres, an increase of four since 2016. This is modest and does not suggest a rapid growth of estate agents to the detriment of A1 retail uses.

Type of centre	Estate agents
<i>District</i>	52
<i>International</i>	7
<i>Major</i>	19
<i>Neighbourhood Centre</i>	60
Grand Total	138

Figure 6.34: Distribution of estate agents, by type of centre

Maintain the shops and other uses which meet the day-to-day needs of local residents

Objective:	To maintain walkable neighbourhoods, whereby residents have easy access to the range of shops and services needed to meet their daily needs.
Target	None
Related Policies	CK2 Local Shopping and other facilities CK3 Walkable neighbourhoods CF3 Diversity of uses within town centres

- 6.79 The primary function of the borough's Neighbourhood Centres is to meet the day-to-day needs of those living and working in the Borough. An important

¹⁰ Class D, Part 3, Schedule 2 of the TCP (GPD) Order 2015.

element of meetings these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/ magazines and confectionery.

- 6.80 Figure 6.35 sets out the proportion of units within each level centre which serve a local convenience function. The town centre wide figure is 7.7%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	5.9%
Neighbourhood	11.5%
Total	7.7%

Figure 6.35: Convenience function of the Borough's centres. (2018)

Protection of shops outside of centres

- 6.81 Shops outside of town centres can serve a function in providing for the day-to-day needs of local people. As such the Council was concerned when the planning regulations changed in 2013, replacing the need for planning permission with prior approval for shops outside of conservation areas. The way the prior approval was drafted we were concerned that it would be very difficult to resist such changes of use.
- 6.82 This concern continues to be unfounded as there have been no applications for this loss under prior approval for 2016, 2017 and 2018.

Protection of public houses

- 6.83 The Council recognises that many of our pubs are valued community facilities. As such they will be protected unless it can be established that they are no longer valued.
- 6.84 No planning permission of completions have occurred in the monitoring period which have resulted in the loss of any pubs.

Hotels

- 6.85 The Borough's hotel sector is important for two reasons. It both helps provide for the needs of those visiting the capital and is an important economic generator. According to data produced on behalf of the GLA the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.
- 6.86 The GLA have attempted to predict need for new hotels over time. This is not an exact science, particularly given the uncertainty over Brexit. However, the GLA are of the opinion that the supply and demand for hotel bedrooms in the Borough is in balance. This is reflected by the policies within the CLP which seek to continue to protect hotels.
- 6.87 Figures 6.36 and 6.37 set out the net change in hotel bedrooms both permitted and completed. The full data set is included in Appendices O and P.

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	53	57	4

Figure 6.36: Class C1 (Hotel) bedrooms permissions October 2017 to September 2018

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	31	0	-31

Figure 6.37: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2017 – 30 March 2018

- 6.88 The losses completed relate to two proposals. One is part of a larger land use swap of bedspaces and homes, the other is regularisation of a change of uses that had occurred some years previously.

Social and community uses

Change of uses of the D classes

Objective:	Ensure that social and community uses are protected and enhanced throughout the borough.
Target	None
Related Policies	CK1 Social and Community Uses

- 6.89 Social and community uses fall principally into two parts of the use classes order; D1 'non-residential institutions' and D2, 'assembly and leisure'. Figures 6.38 and 6.39 set out the changes in D class uses both permitted and completed over the monitoring period. The full dataset is included as Appendices S, T, U and V. There is an increase in 18,873 sq m of D1 uses (permitted). This largely relates to two proposals, the extension of the Royal Brompton Hospital and the remodelling of the Barlby Road Primary School.

	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - approvals	30,636	49,509	18,873
D2 Assembly and Leisure - approvals	831	2,705	1,874

Figure 6.38: D1 and D2 floorspace permissions 1 October 2017 to 30 September 2018

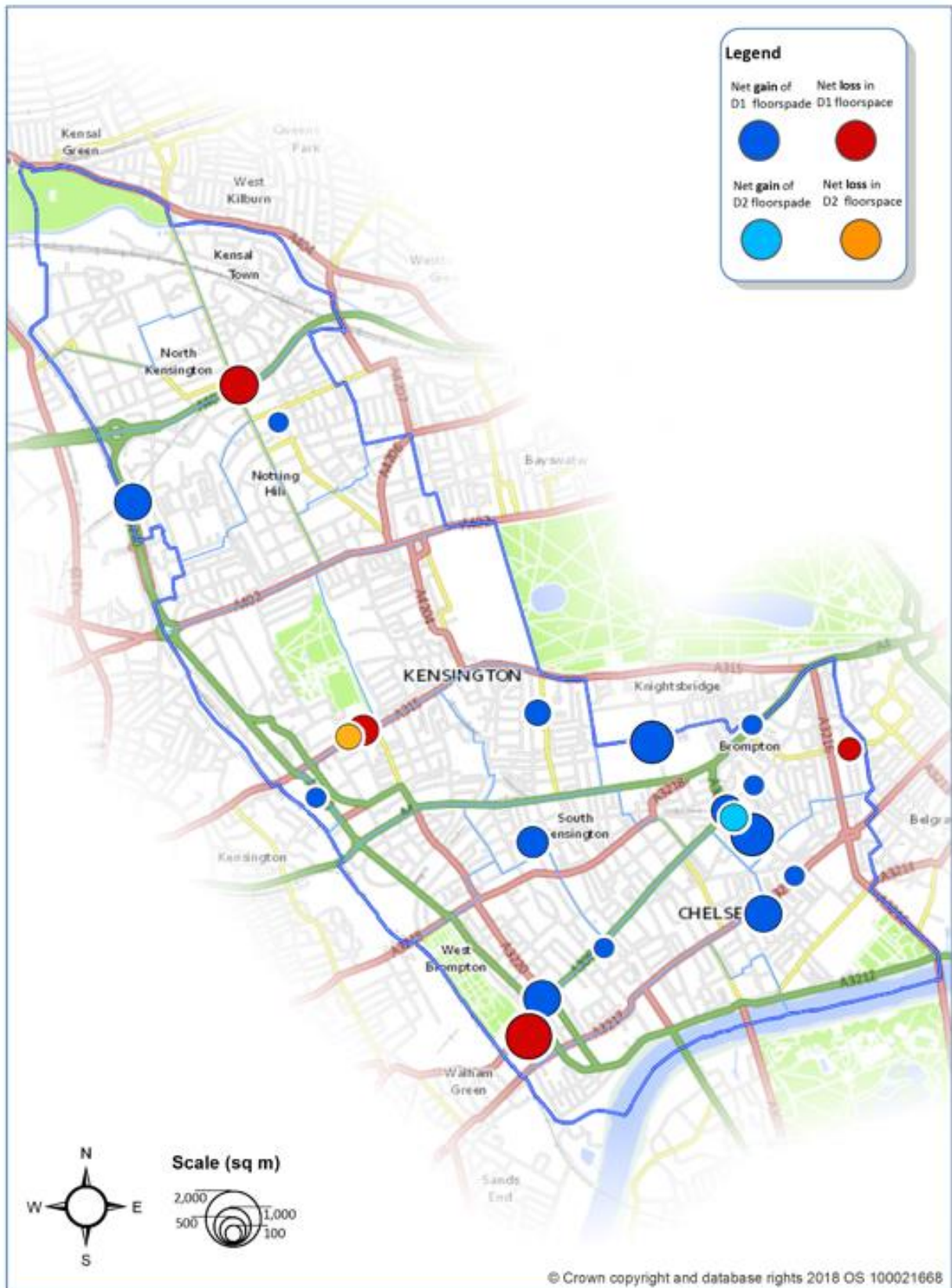
	Existing floorspace (sq m)	Proposed floorspace (sq m)	Net floorspace (sq m)
D1 Non-residential institutions - completions	11,152	12,087	935
D2 Assembly and Leisure – completions	389	108	-281

Figure 6.39: D1 and D2 floorspace completions 1 April 2017 to 30 March 2018

6.90 The location of D1 and D2 permissions and completions are shown in figures 6.40 and 6.41 below. These are spread across the borough.



Figure 6.40: D1 and D2 approvals (2017/18)



D1 & D2 (social and community) Completions floorspace \geq 100 net changes in 2017/18 - source LDD

Figure 6.41: D1 and D2 completions (2017/18)

Assets of Community Value

- 6.91 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.
- 6.92 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.
- 6.93 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection will expire.
- 6.94 The Borough’s list of Assets of Community Value (as of 1st December 2018) is set out in figure 6.42 below.

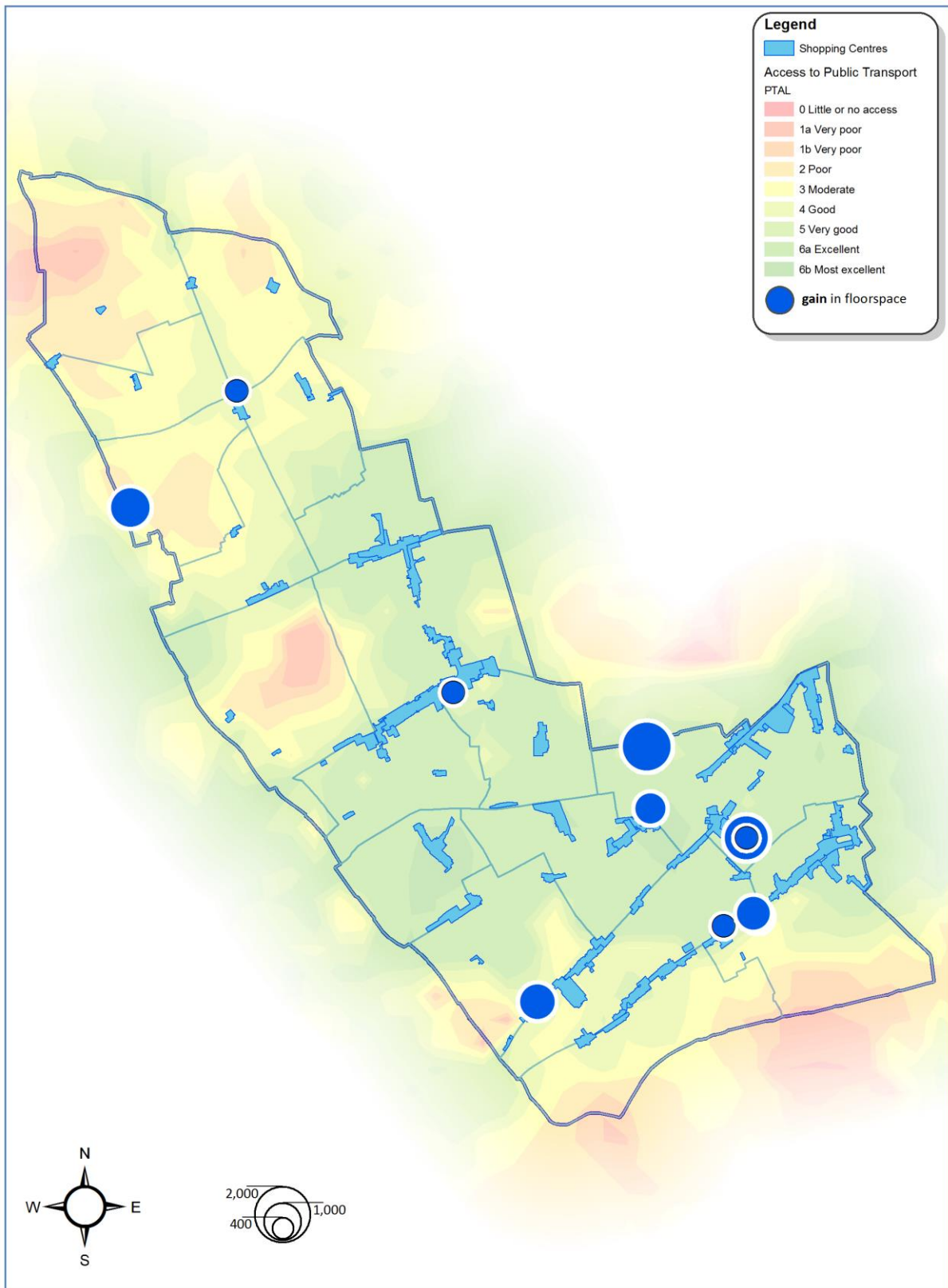
Name of property	Address	Nominating Community Interest Group	Date added to list
Ground floor community rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	02/10/13
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	06/02/14
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
Queen's Head	25-27 Tryon Street, London, SW3 3LG	Save Queen's Head Group	10/11/16
North Kensington Library	108 Ladbroke Grove, W11 1PZ	Supporters of North Kensington Library as an asset of community value	16/02/17
Kensington and Chelsea College	Wornington Road, W10 5QQ	Supporters of Kensington and Chelsea College	26/06/17
Notting Hill Police Station	101 Ladbroke Road, W11 3PN	The Kensington Society	08/11/17

Figure 6.42 : List of Assets of Community Value

Transport

Objective:	To reduce the reliance of the private car and to offer people living within and visiting the borough choices as to how they wish to travel.
Target	None
Related Policies	CT1 Improving alternatives to car use CT2 New and enhanced rail infrastructure

- 6.95 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.
- 6.96 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.
- 6.97 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). Figure 6.43 shows the location of the principle trip generating uses (completed), in relation to public transport accessibility and to the borough’s larger town centres. This includes the A Class town centre uses, B class business uses as well as the D class social and community uses.
- 6.98 TfL produces annual statistics for the modes of transport used by the Borough. This is set out in figure 6.44 below. The figure refers to trips per person per day.



High trip generating town centre uses completed floorspace \geq 400 sq m in 2017/18 - source LDD

Figure 6.43: Location of completed high trip generating uses.

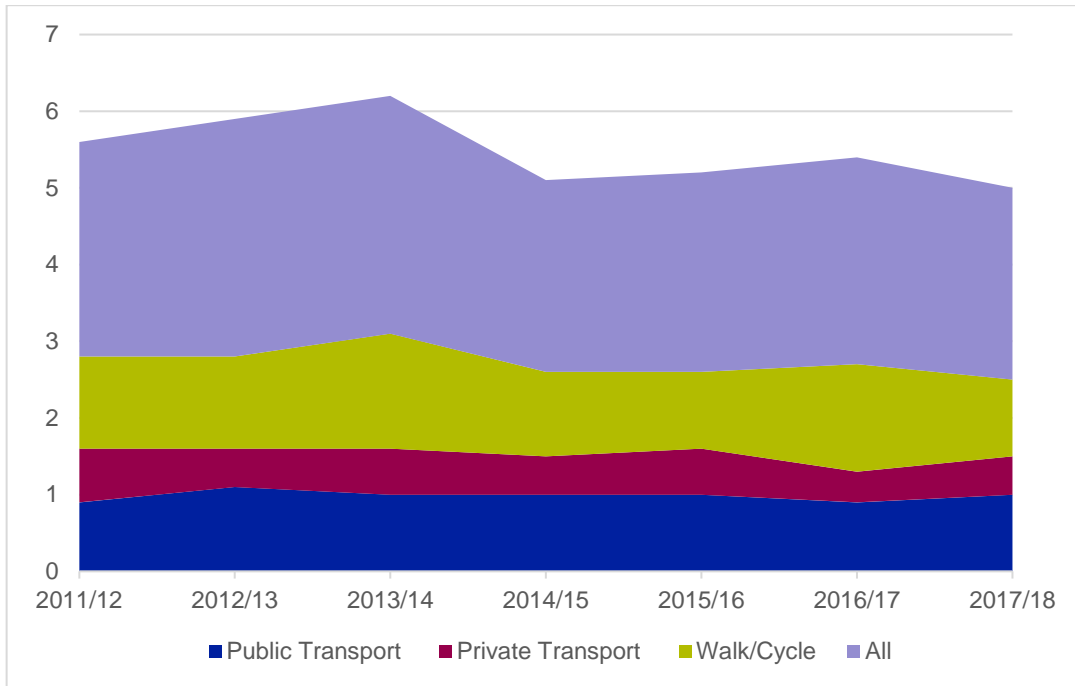


Figure 6.44: Modes of transport RBKC (2017/18)

Basements

Objective:	To ensure that basement development does not cause unacceptable harm to residential living conditions including from construction, drainage, trees and heritage assets..
Target	None
Related Policies	CL7 Basements

6.99 Basement development in the Borough was significantly on the rise with 46 planning applications in 2001, rising to a peak of 450 in 2013. 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.

6.100 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 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.

Basements Development Data

6.101 The monitoring period for basements for the purposes of this report is from 1 January 2018 until 31 October 2018. 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.

6.102 This is the fourth year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 6.45 and 6.46 presents time series data since 2008 of the number of planning applications registered, granted and refused. Since the adoption of the policy it is evident that the numbers of planning applications registered, and those granted, have both seen a year on year fall at just 67 and 61 respectively. This is the lowest number of cases registered since at least 2008.

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 (Jan to Nov)
Cases Registered	186	129	182	181	307	450	393	252	153	75	67
Permissions Granted	204	121	150	132	242	259	295	158	128	51	61
Applications Refused	17	10	14	25	53	73	111	95	32	6	6

Figure 6.45: Planning applications with a basement element, 2008 –Nov 2018

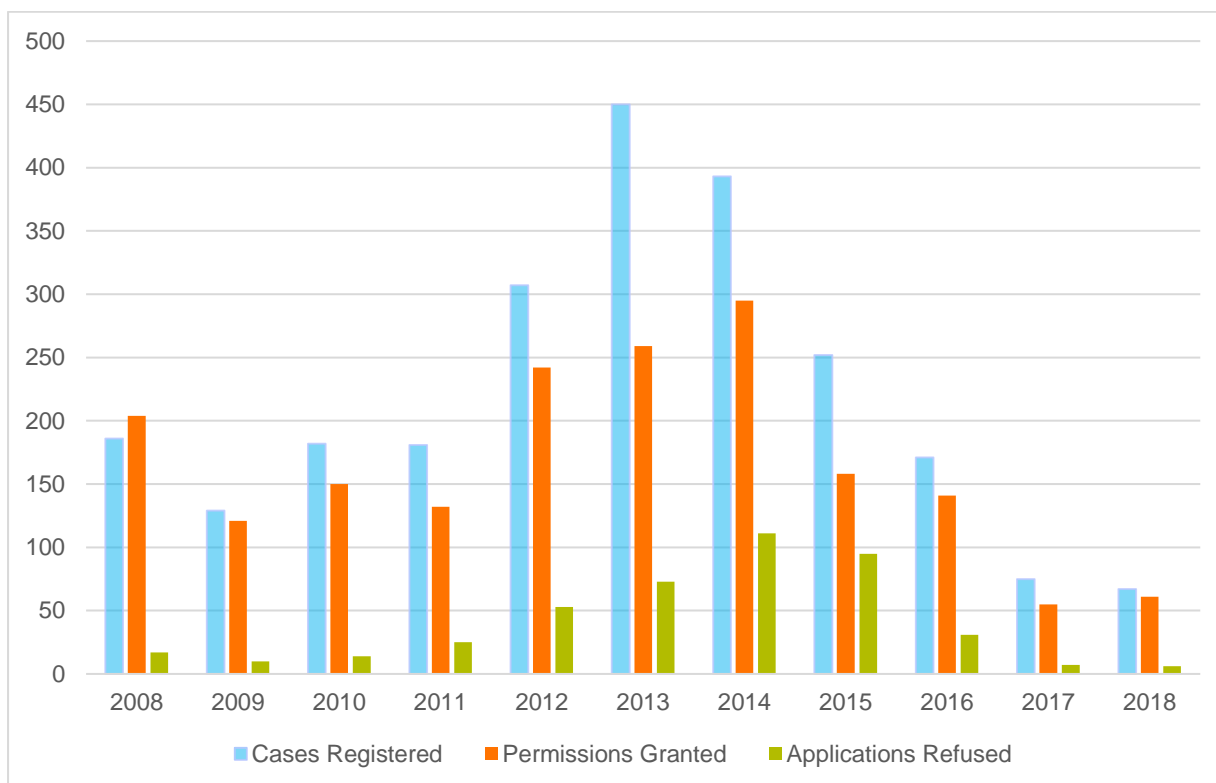


Figure 6.46: Planning applications with a basement element, 2008 – Nov 2018

6.103 There were no applications in the monitoring period for any two storey basements.

6.104 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 6.47 shows the density of applications on a street block basis, and figure 6.48 shows all applications. 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.

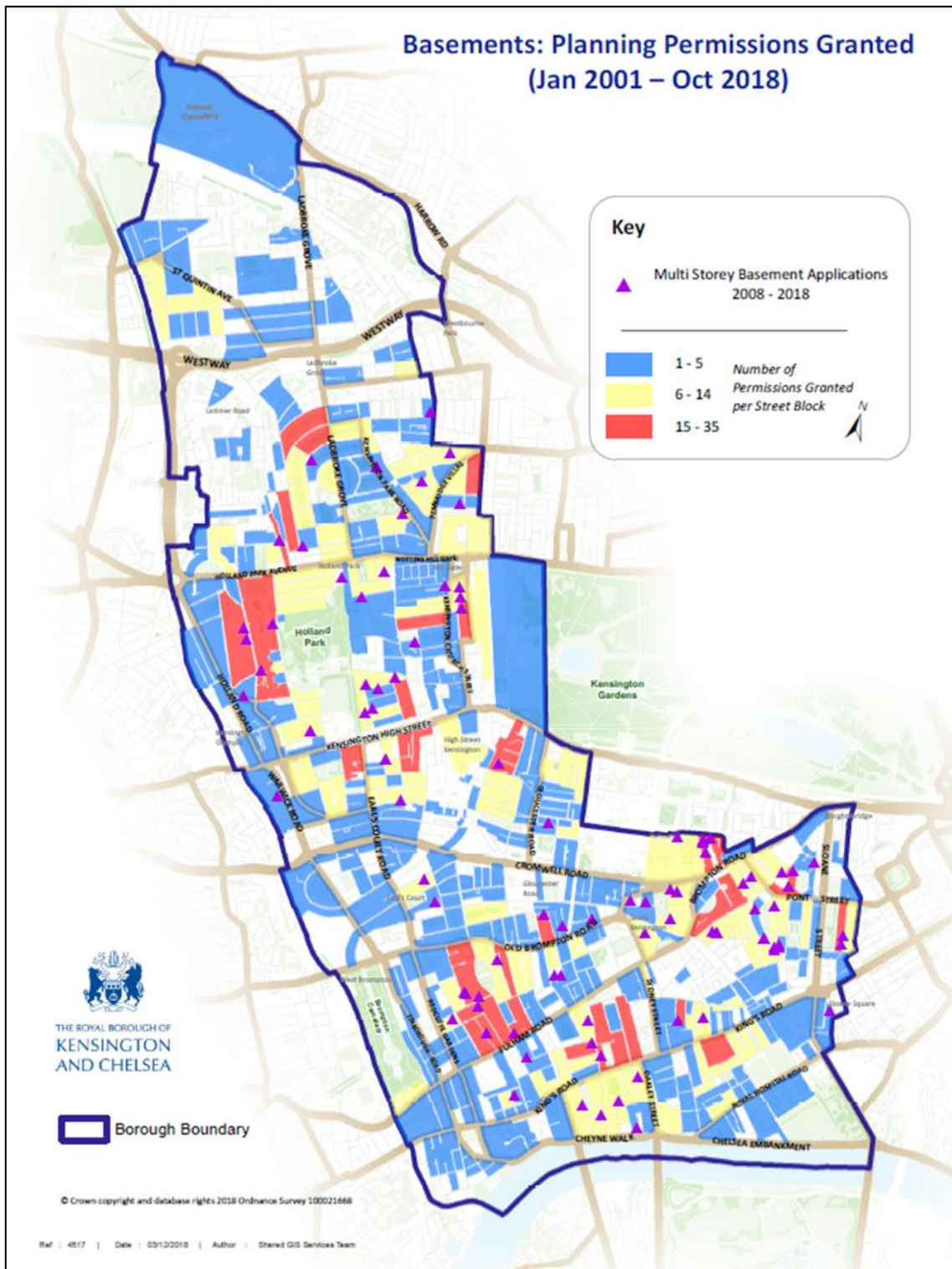


Figure 6.47: Basement planning permissions (density) 2001 to 2018

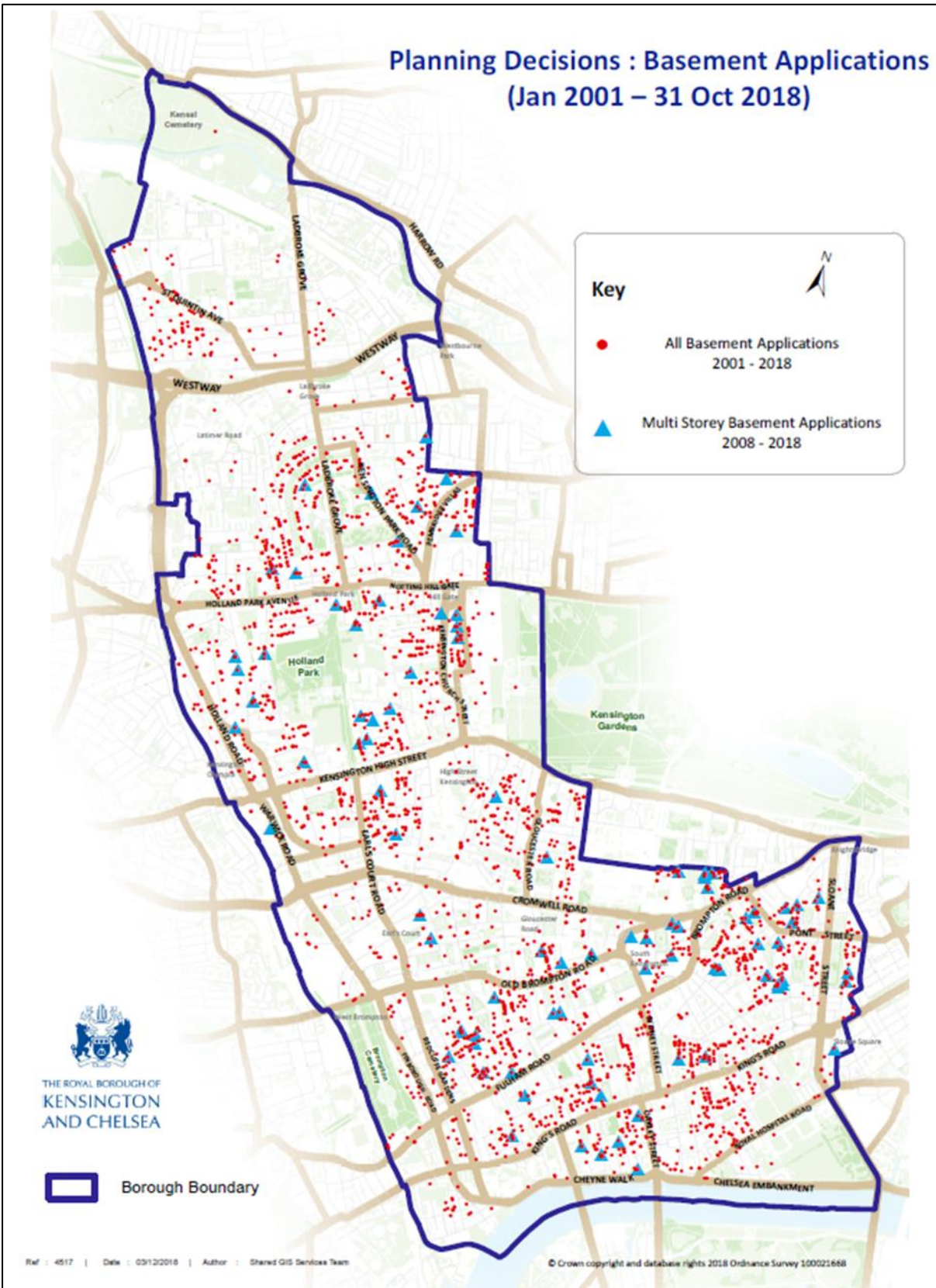


Figure 6.48: Basement planning permissions 2001 to 2018

Basement Appeals

- 6.105 Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development.
- 6.106 There were four appeals. Two allowed and two dismissed. Three of the four related to a single property.
- 6.107 In both approvals, the Inspector recognised the Council's ambitions, and the provisions of CL7, but was of the view that the development did not have a negative impact. A brief summary of the issues are set out in figure 6.49 below.

Planning Ref	Address	Appeal Outcome	Description	Reason for Inspector's decision
PP/17/05788	23 Ormonde Gate, SW3	Allowed	Basement beneath footprint	<p>The main issue did not relate to the principal of the basement itself, but to the need for a permeable base of the newly created lightwells. The appeal was to remove the condition.</p> <p>Permeable bases to the newly created lightwells were not necessary as would not materially affect flooding in the vicinity.</p>
PP/17/05885	60 Hornton Street	Allowed	Basement beneath footprint and part garden	The proposal was designed in such a way as to ensure that it would not harm the existing well established tree.
PP/17/03804	60 Hornton Street. W8	Dismissed	Basement beneath footprint and part garden	The proposal would have a detrimental impact upon the previously approved planting scheme.

PP/17/03850	60 Hornton Street, W8	Dismissed	Basement beneath footprint and part garden	The proposal would have a detrimental impact upon the previously approved planting scheme.
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Figure 6.49: Basement appeals 2018

Flooding and Sustainable Drainage Systems

6.108 Policy CE2 aims to reduce both the risk of flooding and its consequences by requiring development to adapt to flooding and mitigate its effects. Policy CL7 deals with sewer flooding, and addresses the effect of basements on surface water run-off.

6.109 As a Lead Local Flood Authority (LLFA), the Council has a Local Flood Risk Management Strategy (LFRMS) in place to manage all sources of flood risk. The Strategy has a series of objectives to address flood risk and an action plan. Figure 6.50 below shows the progress made in those objectives.

6.110 The Council has been working with Thames Water to address sewer flooding. Thames Water's proposal to solve this problem includes the following elements (the storm relief sewer was been withdrawn):

- 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.

6.111 The nine flooding events reported to Thames Water. These were at:

- Holland Villas Road
- Lamont Road
- Ifield Road
- Billing Road
- Gloucester Road
- Astwood Mews
- Colville Mews
- Pembridge Road
- Stratford Road

6.112 The Council is currently reviewing the evidence submitted by Thames Water regarding the withdrawal of the storm relief sewer.

Flooding				
Flooding events reported to the Council		Flooding events reported to Thames Water		
0		9		
LLFA: Local Flood Risk Management Strategy Objectives				
1. Coordinated management of flooding	2. Communicate flood risk effectively	3. Reduce flood risk and its consequences	4. Gather information and undertake research about flood risk	5. Undertake a review of policies to ensure flood risk is fully addressed
Ongoing cooperation with relevant parties: EA, GLA, TfL neighbouring boroughs, Thames Water	<p>The flood risk asset register is up-to date and available on the website</p> <p>No flooding events reported to the Council</p>	<p>Arundel SuDS project finalised</p> <p>LLFA statutory consultee role: 37 full responses to Planning, 1 Freedom of Information request and 12 pre-planning applications</p> <p>The Council is reviewing Thames Water's evidence about the Counters Creek</p> <p>FLIPS are included in new basements. Flood Risk Assessments are submitted with planning applications in flood risk areas.</p>	A detailed study on SuDS in CDA1 and 2 undertaken. Funding is being sought.	The draft Local Plan includes an updated flooding policy CE2 which has been divided in 3 sections to focus on flood risk, surface water run-off management (SuDS) and infrastructure projects.

		The LLFA spent £0 on flood defences. Maintenance of road gullies occurs twice a year.		
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Figure 6.50: Process in meeting Local Flood Risk Strategy objectives

Sustainable Drainage Systems (SuDS)

6.113 The LLFA became a statutory consultee on planning applications in April 2015. For the October 2017- September 2018 period, the LLFA has responded to 28 major planning applications and provided pre-application advice to a number of other applications.

Thames Tideway Tunnel Project

6.114 The Secretary of State’s 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 Foreshore. The construction phase at Cremorne Wharf is likely to start November 2019 and at Chelsea Embankment Foreshore the construction phase is likely to start in March 2018. Construction will run for approximately 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 around 2022/2023). A dedicated webpage¹¹ has been created to increase transparency and keep interested parties informed.

¹¹ <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/flooding/thames-tideway-tunnel-project>)

7.0 Community Infrastructure Levy (CIL)

- 7.1 Regulation 34(5)¹² 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)¹³ of those Regulations.’
- 7.2 The Council became a CIL charging authority on the 6 April 2015 following approval by Full Council in January 2015, the total amount of Borough CIL collected since 1st April 2015 to 31st March 2018 is £6,111,187. For the reporting year 1st April to 31st March 2018 the total amount of Borough CIL collected is £4,948,148.
- 7.3 The Council has been a collecting authority for the Mayor of London’s CIL since 1 April 2012; however, Mayoral CIL receipts are not reported in the Council’s 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.
- 7.4 This report has been drafted in accordance with Regulation 62 (4) of the Community Infrastructure Levy Regulations 2010 (as amended). Progress is being made in relation to the future allocation of CIL on infrastructure. A corporate process is being set up to run alongside the Council’s capital programme for spending Borough CIL. Details on how the ‘Neighbourhood’ proportion of CIL will be spent are also being developed. The Council has made a conscious choice to leave a gap between start of Borough CIL collection in 2015 to setting up the governance processes for spending. This reflects the generally small scale nature of development in the borough to allow collection of a sizeable sum to spend on infrastructure projects.

Regulation	Community Infrastructure Levy (CIL) Report 2017/18	
62(4) (a)	(a) The total CIL receipts for the reported year	£4,948,148
62(4) (b)	(b) The total CIL expenditure for the reported year	£247,407*
62(4) (c)	Summary of CIL expenditure during the reported year (other than in relation to CIL to which regulation 59E or 59F applied)	
	(i) The items of infrastructure to which CIL (including land payments) has been applied	n/a
	(ii) The amount of CIL expenditure on each item	n/a

¹² Town and Country Planning (Local Plan) 2012 Regulations (as amended)

¹³ <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/62>

	(iii) The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part),	n/a
	(iv) The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£247,407 (5%)
62(4)(ca)	The amount of 15% CIL passed to: -	
	(i) Any local Council under regulation 59A or 59B	n/a
	(ii) Any person under regulation 59(4)	n/a
62(4)(cb)	Summary details of the receipt & expenditure of the Neighbourhood portion CIL to which regulation 59E or 59F applied during the reported year including:-	
	(i) The total Neighbourhood portion CIL receipts that regulations 59E & 59F applied to	£755,159.95
	(ii) The items to which the 15% CIL receipts to which regulations 59E & 59F applied have been applied to	nil
	(iii) The amount of expenditure on each item	nil
62(4)(cc)	Summary details of any notices served in accordance with regulation 59E, including:-	
	(i) The total value of 15% CIL receipts requested from each local council	n/a
	(ii) Any funds not yet recovered from each local council at the end of the reported year.	n/a
62(4)(d)	The total amount of:-	
	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 5F applied	£4,700,741
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 5F applied	£1,131,820
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	n/a
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	n/a
62(4)(e)	In relation to any infrastructure payments accepted by the charging authority:-	
	(i) The items of infrastructure to which the infrastructure payments relate;	n/a
	(ii) The amount of CIL to which each item of infrastructure relates.	n/a

8.0 Section 106 and Planning agreements

- 8.1 The Council adopted its Planning Obligations Supplementary Planning Document (SPD) in August 2010. This provides a formula-based approach to secure contributions consistently and transparently from all major planning permissions.
- 8.2 These are contributions that are considered necessary to ensure that that planning permission which would otherwise be unacceptable, is acceptable. So for example, a contribution would include that which is necessary to remodel a traffic junction, where the remodelling is necessary to increase the capacity of that junction as a direct result of the increase in car traffic resulting from the development.
- 8.3 Figures 8.1 and 8.2 break up the contributions by a number of categories. The specific clause within the s106 agreement may restrict the use to which that contribution can be put to. 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.
- 8.4 Table 8.1 sets out the amount of money agreed and received over time. This includes:

- *“Amounts agreed between April and March 2017/18, but not yet received.”* This column sets out the financial contributions that have been secured through legal agreements for the monitoring period.

Given the nature of the proposals which will require contributions there will usually be a time lag between the contribution being formally agreed and the payment actually being made. Payment is often only required once the development is started, although it may also be due at some other “trigger point” as set out within the relevant legal agreement.

- *“Amounts agreed between April and March 2017/18 and received.”* This column sets out those payments that have been both agreed and paid in the monitoring period
- *“Amount received between April and March 2017/18”*. This column includes all payments received by the Council during the monitoring period, irrespective of when the payment was agreed. This column will include all payments agreed and received in the monitoring period (see bullet above), but also many more. As noted above there is often a considerable time lag between agreement and the actual payment. As such this column will include payments which were agreed in the last few years but where the associated development is only now at a stage where the need for the developer to pay the contribution has been triggered.

Main Category	Amounts agreed between Apr-Mar 17/18 but not yet received	Amounts agreed between Apr-Mar 17/18 and received	Amount received between Apr-Mar 17/18
Affordable Housing	£1,000,000.00	£0.00	£17,619,241.97+
Air Quality	£29,755.00	£573.08	£60,346.34
Carbon Offset	£18,395.11	£107,006.00	£107,006.00
Facilities for Local Community Groups & Young People	£2,975.50	£2,204.05	£150,177.66
Employment & Training Initiatives	£169,620.26	£162,500.00	£338,661.22
Education Contributions	£0.00	£7,984.07	£1,094,195.82
Transport	£945,800.00	£66,000.00	£675,058.92
Libraries	£7,015.92	£2,798.48	£25,824.51
Parks & Open Spaces / Children & Young person's Play	£30,193.49	£12,903.66	£122,759.79
Health Care	£0.00	£10,229.27	£161,034.63
Public Realm/ Streetscape	£6,919.35	£101,863.45	£28,470.55
Sports & Leisure Facilities	£22,739.08	£9,069.77	£83,326.26
Public Art	£39,000.00	£5,730.83	£5,730.83
Waste Management	£0.00	£0.00	£0.00
Trees	£0.00	£0.00	£0.00
Total	£2,272,413.71	£488,862.67	£20,471,834.51

+ See Table 8.3 below for a break down by scheme

Figure 8.1: Total contributions agreed and received between April 2017 to March 2018.

8.5 Table 8.2 looks at the same categories and looks at the amount received, spent or allocated, or the amount of money which remains to be spent. These figures are all correct as of 31 March 2018 (the end of the financial year 2017/18). They are all total figures up to 31 March 2018 not just those for 2017/18.

- *Received*: This includes all money set out within legal agreements that has been paid to the Council.
- *Allocated*: Once money has been paid to (or received by) the Council, it needs to be allocated to a project before it can be spent. The money is however ring fenced to be spent in accordance with associated legal agreement. There will be a lag between allocation and the actual spending
- *Spent*: Money which is paid to the Council in accordance with the agreement, which has been allocated to a project and which has been spent.
- *Remaining*: This relates to the money that has been paid to the Council but has yet to have been allocated or spent.

Main Category	Total Received as at 31 March 2018*	Total Spent or Allocated to projects as at 31 March 2018**	Remaining Balance as at 31 March 2018***
Affordable Housing	£44,984,862.87	£36,589,849.56	£10,034,489.13
Air Quality	£207,052.82	£0.00	£208,102.28
Carbon Offset	£107,006.00	£0.00	£107,006.00
Facilities for Local Community Groups & Young People	£699,466.31	£294,556.15	£417,688.76
Employment & Training Initiatives	£3,070,275.09	£643,425.82	£2,474,875.88
Education Contributions	£26,852,307.36	£21,369,889.79	£3,878,770.45
Transport	£3,939,535.23	£2,406,876.28	£1,618,473.01
Libraries	£213,463.29	£0.00	£215,268.32
Parks & Open Spaces / Children & Young person's Play	£1,010,211.16	£326,562.93	£690,219.79
Public Art	£1,033,702.77	£551,575.21	£512,005.33
Health Care	£1,075,413.51	£0.00	£1,083,840.86
Public Realm/ Streetscape	£801,246.51	£643,868.53	£241,575.75
Sports & Leisure	£661,030.85	£19,457.06	£646,711.29
Waste Management	£0.00	£0.00	£0.00
Trees	£95,840.66	£4,697.51	£92,635.67
Total	£84,751,414.42	£62,850,758.84	£22,221,662.51

* figures are index linked

** this includes £40,942 repaid

*** figures include accrued interest on remaining balance

Figure 8.2: Total contributions received, allocated and spent in all years up to 31 March 2018

- 8.6 Monitoring of the agreement, receipt and spend of contributions ensures payments are received and monies spent in accordance with the requirements. They will be spent via the Council's departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists.
- 8.7 Figure 8.3 details the financial contributions for affordable housing. This does not include the on-site affordable housing as outlined in section 6.

Development Site	PP Reference	Date S106 Agreed	Date payment received	Amount Due	Amount received	Amount spent	Amount Allocated to projects	Details of expenditure
Site K1, bounded by Brompton Road, Sloane Street, Basil Street	PP/16/00423	26/10/2016	01/06/2017	See amount received	£6,108,720.27	£1,119,504.69	N/A	Acquisition of Street Properties
53-56 Hans Place & 7 Herbert Crescent	PP/14/06432	31/12/2014	12/07/2017	See amount received	£1,076,277.47	£0.00	£0.00	N/A
3-6 & 7-10 Kendrick Mews & 15 Reece Mews	PP/14/02123	07/10/2014	21/09/2017	See amount received	£570,026.45	£570,933.86	N/A	Acquisition of Street Properties
Land at Pembridge Rd (rear of 28-32)	PP/14/01247	18/05/2015	16/11/2017	See amount received	£1,084,956.05	£0.00	£0.00	N/A
195 Warwick Road	PP/17/01973	22/03/2017	11/12/2017	See amount received	£750,000.00	£750,675.89	N/A	Acquisition of Street Properties
220A, 222-224 Westbourne Grove	PP/12/04471	26/04/2013	10/01/2018	See amount received	£1,097,045.82	£1,097,706.71	N/A	Acquisition of Street Properties
459A Fulham Road (Kings Chapel)	PP/15/04724	24/09/2015	01/02/2018	See amount received	£18,435.82	£0.00	£0.00	N/A
Dukes Lodge, Holland Park (1-28 Dukes Lodge and 80 Holland Park	PP/16/08625	24/03/2017	15/03/2018	See amount received	£6,913,780.09	£6,913,780.09	N/A	Acquisition of Street Properties
49 Bassett Road	PP/16/01881	30/06/2017	N/A	£1,000,000.00	N/A	N/A	N/A	N/A
18-20 Chelsea Manor Street and 232 King's Road	PP/18/00189	14/06/2018	N/A	£8,020,000.00	N/A	N/A	N/A	N/A
			Totals	£9,020,000.00	£17,619,241.97	£10,452,601.24	£0.00	

*The amount due is amounts contained in s106 agreements, these have not been received

**The Amount received is the amount contained in the s106 agreement which has been index linked

Figure 8.3: Affordable housing contributions agreed and/ or received between April 2017 to September 2018

Appendices

Appendix A: Housing - Planning Permissions

Between 01/04/2017 – 31/03/2018

Ref	Existing units	Proposed units	Net	Affordable Units	Address	Description
CL/17/00315	1	2	1	0	Basement Flat 185 Cromwell Road SW5 0SE	Confirmation that the property has been divided into two 1 bedroom flats for more than 4 years.(Certificate of Lawful Existing Use / Development)
CL/17/01700		18	18	0	1 Philbeach Gardens SW3 6HW	Confirmation that 18 self-contained flats (Use Class C3) have been the use of the site for in excess of four years (Certificate of Lawful Existing Use)
CL/17/01911	2	1	-1	0	Flat 3 Avenue Studios Sydney Close SW3 6HW	Confirmation that the use of Flat 3 as a dwelling house is lawful. (Certificate of Lawful Existing Use/Development)
CL/17/01931	2	1	-1	0	Maisonett 3 4 Arundel Gardens W11 2LA	Confirmation that the use of Flats 2 and 3 have been in use as a single dwelling, known as Flat 3, for more than ten years. (Certificate of Lawful Existing Use)
CL/17/02275	2	1	-1	0	13 Fernshaw Road SW10 0TG	Confirmation that the use of the ground floor, first floor and south-eastern half of the basement as a single dwellinghouse is lawful (Certificate of Existing Use).

CL/17/03375		1	1	0	100 Redcliffe Gardens SW10 9HH	Confirmation that studio flat 7 units has been in continuous use for 4 years prior to date of this application. (Certificate of Lawful Existing Use).
CL/17/05334		1	1	0	First And Second Floor Flat 98 Golborne Road W10 5PS	Conversion of ground floor from A1 to A1 and one studio flat. (Certificate of Lawful Proposed Development/Use)
CL/17/06505	3		-3	0	38 Emperor's Gate SW7 4HJ	Confirmation that the use is as short term lets (Sui Generis). (Certificate of Lawful Existing Use/Development)
CL/17/06665	1	3	2	0	75 Ladbroke Road W11 3PJ	Confirmation that the property is lawfully divided into three self-contained dwellings (Certificate of Lawful Existing Use)
CL/18/00100		1	1	0	Lion House 1 Kensington Place W8 7PP	Confirmation that the existing residential use of that half of the building which fronts onto Edge Street (W8 7PN) is lawful (Certificate of Lawful Existing Use)
PP/16/01121	2	1	-1	0	15 And 17 Palace Gardens Terrace W8 4SA	Amalgamation of two residential units to form a single family dwellings together with internal works comprising the construction of an internal opening at upper ground floor level
PP/16/01881	1	6	5	0	49 Bassett Road W10 6JR	Change of use to provide 6 residential units creation of single storey basement and associated lightwells and courtyard redevelopment of carriage house including side and rear extension rear extension to main building various alterations to the fenestration and alterations to the treatment of the front of the property including refuse storage new boundary treatment and three parking spaces.

PP/16/02222	3	5	2	0	White Eagle Lodge 9 St Mary Abbot's Place W8 6LS	Demolition of the majority of the existing building (with rear and southern existing exterior walls retained) and replacement with a residential building comprising 5 flats (MAJOR APPLICATION).
PP/16/02457	2	1	-1	0	Flats 74 And 80 St Mary Abbots Court Warwick Gardens W14 8RA	Change of use from two residential flats to one single residential flat (amalgamation of units)
PP/16/03010	2	1	-1	0	Flat 6 And Flat 7 15 Pembridge Square W2 4EH	Amalgamation of flats 6 and 7 to provide a single four-bedroom residential unit with associated internal alterations
PP/16/03116	3	4	1	0	9 Seymour Walk SW10 9NE	Demolition of derelict property whilst retaining portion of flying freehold over neighbouring property. Rebuilding 2 bedroom residence with basement, light well and parking at ground floor level.
PP/16/03553	1	1		0	60 Hornton Street W8 4NU	Erection of replacement dwelling house following demolition of existing building; raise height of brick boundary wall; and new landscaping and tree planting scheme
PP/16/04267	2	1	-1	0	Flat 11a & 11b Empire House Thurloe Place SW7 2RU	To recombine 11a and 11b into one unit, internal alterations and refurbishment at Empire House
PP/16/04269	1	4	3	0	117 - 123 Sydney Street SW3 6NR	Conversion and alterations to four Grade II listed buildings at 117-123 Sydney Street for use as 4 residential units at part ground first and second floors with retail Class A1 A2 A3 at ground and lower ground levels
PP/16/04366		59	59	0	Chelsea Farmers Market 125-135 Sydney Street SW3 6NR	Demolition of existing buildings and erection of part 5 part 6 storey buildings with part 1 part 2 storeys of basement to provide a mixed use development

						comprising 59 residential units and flexible retail uses (Class A1 A2 A3) and the creation of new publically accessible landscape spaces associated car cycle parking landscaping and amenity and all necessary enabling works (MAJOR APPLICAT
PP/16/04908	2	1	-1	0	Flats 2 And 3 15 Cheyne Place SW3 4HH	Amalgamation of Flats 2 and 3 into one residential unit
PP/16/06497	2	1	-1	0	81 Onslow Gardens SW7 3BU	Conversion of two flats (at lower ground, ground, first floor and mezzanine) into one single dwelling unit involving internal alterations to reinstate single flight of stairs between ground and lower ground floors in original position, reinstate two fireplaces in original positions, replace modern mouldings with traditional detail, install two ensuite bathrooms, external alterations to reclad external stairs and replace terracotta tiles in front lightwell with stone floor tiles
PP/16/06932	2	2		0	15 And 16 Douro Place W8 5PH	Demolition of 15 and 16 Douro Place behind front facade and replacement including extension to rear building line, alteration to roof and associated external alterations to provide 2 x 4 bed units.
PP/16/06957	3	1	-2	0	26 Lansdowne Road W11 3LL	Amalgamation of three flats into a single dwellinghouse
PP/16/08044	1	2	1	0	36 Adam And Eve Mews W8 6UJ	Sub-division of dwelling into two self-contained dwellings
PP/16/08080	2	1	-1	0	Ground And Lower Ground Floor Flats 119 Beaufort Street SW3 6BS	Amalgamation of ground and lower ground floor flats to form a single residential unit

PP/16/08497	1	6	5	0	26 Redcliffe Gardens SW10 9HA	Internal refurbishment works and creation of basement to a single dwelling house to create six apartments.
PP/16/08563	1	2	1	0	17 Abingdon Road W8 6AH	Construction of single storey rear extension at first floor level and conversion of maisonette into two self-contained flats
PP/16/08634		1	1	0	1 Neville Street SW7 3AR	Change of use from house in multiple occupation (Use Class Sui Generis) to single residential dwelling (Use Class C3) alterations to fenestration and associated internal alterations
PP/16/08731	1	1		0	15 St Mary's Place W8 5UE	Demolition of existing dwelling and construction of replacement dwelling with single storey basement beneath property and part of rear garden with light wells to the front and rear gardens and roof lights adjacent to rear garden wall; addition of new storey over existing garage extension; addition of ground floor extension with new windows at ground floor side elevation to replace blank windows. Air conditioning units within acoustic enclosure to rear garden and rebuilt garden wall
PP/17/00802	1	4	3	0	330 Ladbrooke Grove W10 5AD	Conversion into four apartments including rear extension as well as widening of mansard roof; relocation of front door from Ladbrooke Grove to Southern Row at rear.
PP/17/01137		2	2	0	Flat 1 36 And 41 Draycott Place SW3 2SA	Change the use of Flat 1 36 Draycott Place from office (use class B1) to residential (use class C3) and 41 Draycott Place from temporary sleeping accommodation (Sui generis) to C3 (Residential).

PP/17/01337		1	1	0	158 Old Brompton Road SW5 0BA	Infill roof extension including increasing height of ridgeline to front and rear roof slopes; first floor rear extension; installation of rooflights to front and rear roof slopes; relocation/removal of plant to rear at first floor level and creation of studio flat at third floor level
PP/17/01548		1	1	0	St Luke's Chapel Rose Square Fulham Road SW3 6RS	Conversion from chapel to a single residential unit (Class C3) with associated internal works single storey rear extension landscaping new roof lights replacement roof tiling and removal and relocation of selected internal fixtures and fittings.
PP/17/01663	2	1	-1	0	19 And 19a Ansdell Street W8 5BN	Amalgamation of Nos. 19 and 19a Ansdell Street to create one single family dwellinghouse (as approved by PP/15/00658); demolition rebuild and extension to rear of No.19a over courtyard at basement level; removal of emergency staircase in rear courtyard of No.19a; alterations to main facade and extension to basement underneath No.19
PP/17/01675		15	15	0	2 Queensberry Place SW7 2EA	Change of use from HMO (sui generis) to residential (Use Class C3); addition of residential accommodation at fifth floor with flat-topped mansard by converting unused loft space; rear and side extensions; and replacement of all windows with double glazing units
PP/17/01826	1	2	1	0	81 To 83 Cromwell Road SW7 5BW	Formation of fourth floor storey and roof extension to provide additional office accommodation. Reinstatement of lower ground floor party wall between nos. 81 and 83. Creation of one 1-bedroom and one 2-bedroom apartments on ground and lower ground floor of No. 83 Cromwell Road with associated internal and external alterations.

PP/17/01871		1	1	0	16 Beauchamp Place SW3 1NQ	Change of use of first and second floors and associated first floor rear extension to provide self-contained flat (C3) at first floor level and office space (B1) at second floor level
PP/17/01903	2	1	-1	0	60 Onslow Gardens SW7 3QA	Amalgamation of two flats; the lower ground and ground floor flat, and the first-floor flat to provide one larger unit. Installation of lift. Associated internal alterations.
PP/17/02033		6	6	0	7 To 9 Harriet Street, 47 Lowndes Square SW1X 9JS	Change of use and associated refurbishment of basement and ground floor levels of 47 Lowndes Square from golf school (Use Class Sui Generis) to provide 6 x 1 bed residential units (Use Class C3) along with associated external alterations including rebuilding of Harriet Walk elevation; change of use and refurbishment of basement and ground floor levels of 7-7A Harriet Street from retail (Use Class
PP/17/02065		5	5	0	605 And 609 Harrow Road W10 4RA	Demolition and reconstruction of section of boundary wall on new foundations; demolition of storage sheds 1-5, and construction of part 3-storey, part 1 storey building with basement comprising 1 commercial unit (Class A1/Sui generis Showroom) at ground floor and 5 residential dwellings (Class C3) at basement to second floor (4 x 2 bed & 1 x 4 bed) together with associated bicycle storage, refuse and recycling storage, and alterations to pedestrian access and removal of vehicle access.
PP/17/02153		1	1	0	144 Lexham Gardens W8 6JE	Material Change of Use to single dwellinghouse (Class C3)

PP/17/02427	2		-2	0	Units 14 And 15 92 Lots Road SW10 0QD	Change of use from residential (Use Class C3) to commercial (Use Class B1)
PP/17/02527	2	1	-1	0	12 And 13 Powis Mews W11 1JN	Removal of ancillary status with 15 Powis Mews and the amalgamation of 12 Powis Mews to 13 Powis Mews by means of internal link. Replace front doorway with window to match existing building fenestration.
PP/17/02588	1	1		0	17 Ladbroke Walk W11 3PW	Demolition of 2 storey mews building and construction of 3 storey house.
PP/17/02709	2	1	-1	0	Basement Flats A And B 17 Cromwell Road SW7 2JB	Amalgamation of lower ground floor/ basement flats A and B (to form one single Class C3 residential unit) involving internal alterations addition of glass link corridor.
PP/17/02831	1		-1	0	1 And 1a Kensington High Street W8 5NP	Change of use of ground floor rear apartment at 1a Kensington High Street to form private dining room for Zaika restaurant at 1 Kensington High Street. Internal alterations to create doorway between 1 and 1a at rear ground floor level.
PP/17/03024		1	1	0	15 Onslow Square SW7 3NJ	Alterations to basement fenestration from access doors to window; change of use from Sub-station (Sui generis) to habitable accommodation (C3) to be incorporated as part of flat. Internal alterations at basement level.
PP/17/03376	4	2	-2	0	51 Sydney Street SW3 6PX	Renovation of property and internal works to ground first second and third floors to revert to historic form as one dwelling from three residential flats with single residential flat to remain at basement level. Rear alterations to remove modern extension and reinstate historic closet wing plan form

PP/17/03391		1	1	0	74 King's Road SW3 4TZ	Change of use of first floor from office accommodation (Class B1) to residential (Class C3) to create a two-bedroom flat from 1st to 3rd floor. Replacement of shop front at ground floor level associated internal and external alterations to building and roof.
PP/17/03408	1		-1	0	Colette Court 125-126 Sloane Street SW1X 9AU	Change of use of basement level residential (class C3) to office (class B1)
PP/17/03442	4	7	3	0	76-86 Sloane Avenue SW3 3DZ	Refurbishment of buildings at 76-86 Sloane Avenue comprising up to 6 retail units (A1/A3) and 7 x residential apartments (C3) including consolidation of basement floor upper floor and rear extensions and associated works
PP/17/03450		1	1	0	114 Ladbroke Grove W10 5NE	Demolition of ground floor rear extension erection of rear extension at basement level and internal alterations to allow for change of use of basement floor from ancillary storage space for ground floor A1 chemist to a self-contained residential studio flat unit
PP/17/03460		6	6	0	6 Hyde Park Gate SW7 5EW	Conversion and extension of former Algerian Consulate into 6 residential units.
PP/17/03494	1	2	1	0	24 Powis Terrace W11 1JH	Replacement of roof extension with mansard style roof and rebuilding of rear addition to provide two residential apartments; works include provision of balustrading to rear roof terrace area at first floor level, Juliet balcony at rear ground floor level, and excavation of lower rear part of basement floor/ garden.

PP/17/03495	1	1		0	10 Queensdale Walk W11 4QQ	Demolition reconstruction and extension of building excavation and construction of basement storey below house with light well to rear.
PP/17/03653	2	18	16	0	159 To 165 Old Brompton Road SW5 0LJ	Variation of condition 2 (Accordance with details shown on submitted plans) of planning permission 16/00850 to provide amended layout and residential mix of 15 studio units, 1x one bed, 1 x two bed and 1x 3 bed (Demolition of infill building and development of infill extension to Cresswell Gardens elevation; mansard roof extension to No. 165; remodelling of existing mansard roof (159 to 163); alterations to front parapet wall; alteration to shopfronts at 159 165 Old Brompton Road; change of use from House in Multiple Occupation (HMO) and two flats to fourteen studio units and four flats, together with internal works to the layout. Amendment to planning permission PP/15/03317. (MAJOR APPLICATION) for drawings to be replaced in connection with amended works.
PP/17/03757		2	2	0	Cumberland House Unit 1f & 2 Kensington Road W8 5NX	Change of use from commercial (Use Class B1) to residential (Use Class C3) of units 1F & 2 of Cumberland House at ground floor level to provide two self-contained flats (comprising 1 x 2 bedroom flat and 1 x 4 bedroom flat)
PP/17/03955		1	1	0	7 Radnor Walk SW3 4BP	Change of use from D1 medical use to C3 residential use with excavation of single storey basement and extensions to rear with associated alterations to terrace building
PP/17/03968		8	8	0	31 Longridge Road SW5 9SD	Conversion of bedsitting room accommodation on ground first second and third floors to eight self-contained studio flats

PP/17/04032		1	1	0	Ground Floor 54 Pembroke Road W8 6NX	Raising of parpet including creation of mansard loft extension to create 1 bedroom flat.
PP/17/04223		5	5	0	30 Queen's Gate Terrace SW7 5PH	Restoration of property including internal and external alterations to create four self-contained flats (Use Class C3) and one mews house (Use Class C3) fronting onto Queens Gate Mews.
PP/17/04264	3	3		0	25 Wetherby Gardens SW5 0JR	Reconfiguration of Flat 1 2 and 3 at lower ground ground first second and third floors to create 2 no. one bedroom 1 no. six bedroom residential unit together with addition of skylight to the roof
PP/17/04286	1	2	1	0	23a Elvaston Place And 19 Elvaston Mews SW7 5NL	Amalgamation of 23A Elvaston Place and 19 Elvaston Mews to create one five bedroom house (Use Class C3) including demolition and reconstruction of roof and interior of 23A Elvaston Place behind retained facades excavation of lower ground floor with light well at front and alterations to fenestration; reconstruction of roof of 19 Elvaston Mews along with alterations to fenestration
PP/17/04660	5	4	-1	0	44a Pembridge Villas W11 3EG	Construction of rear ground floor extension and half width 4 storey rear closet wing extension construction of mansard roof extension forming 4th floor and refurbishment to front elevation together with internal reconfiguration to reduce to 4 flats from 5 (amended description).
PP/17/04694	4	2	-2	0	237 King's Road SW3 5EJ	Amalgamation of four dwellings to provide two consolidated units at first and second floors
PP/17/04879	1	2	1	0	28 Ifield Road SW10 9AA	Reinstatement of self-contained one bedroom flat in basement

PP/17/05010	1	1		0	12 Boyne Terrace Mews W11 3LR	Demolition of dwellinghouse and erection of three storey mews house with basement.
PP/17/05132	7	5	-2	0	Plexus House 1 To 5 Cromwell Place 35-36 Thurloe Place And 3, 4, 4a And 20 Thurloe Place Mews SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/17/05230	1	1		0	2 Napier Place W14 8LG	Demolition of mews house and erection of one single dwellinghouse comprising ground first and second (mansard) floors.
PP/17/05319	2	1	-1	0	43 Lansdowne Road W11 2LQ	Alterations to building involving the amalgamation of two units to provide one dwellinghouse front extension at lower ground floor rear conservatory at lower ground floor excavation of a rear basement demolition of the existing garages reinstatement of the original boundary treatment and associated internal alterations.
PP/17/05346	2	1	-1	0	5 Mulberry Walk SW3 6DZ	Reinstatement as a single residential dwelling from established use as two flats involving replacement of internal doors and window to front elevation. Repairs to rear window.

PP/17/05395	1	2	1	0	255 Kensington High Street W8 6NA	Extend the third floor level, and add dormers, reconfigure the existing residential accommodation (at first, second & third floor levels) into two flats comprising a triplex apartment and a one bed apartment (latter at part third floor level); creation of roof terrace area at rear third floor level; at ground and basement level works to provide independent separate access to air-conditioning units connected to the Building Society premises with associated enclosure of access stair to rear flat roof.
PP/17/05416		9	9	0	1 To 4 Munro Terrace And 111-112 Cheyne Walk SW10 0DL	Part demolition and extension to basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk for reconfiguration of existing buildings and associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels; retail accommodation (Class A1) at part basement and part ground floor levels; and residential accommodation (Class C3) at part first, second, third and fourth floor levels (9 new flats to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.
PP/17/05443		2	2	0	17 To 23 Gloucester Road And 51 Queen's Gate Terrace SW7 4PL	Removal of false mansard and replacement with natural slate mansard roof extension with 2no. dormer sash windows on Queen's Gate Terrace elevation and 9no. dormer sash windows on Gloucester Road elevation to house 2no. residential units. Full height windows and glazed doors on rear elevation with terrace and black painted metal balustrade.
PP/17/05655		2	2	0	38-40 Penywern Road SW5 9SX	Erection of mansard extension across No.38-40 to accommodate a one bedroom and a two bedroom self-contained flat.

PP/17/06008	2		-2	0	4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels
PP/17/06106	1	1		0	The Studio House 6a Edith Grove SW10 0NW	Demolition of existing building and replacement with four storey building with basement comprising a four bedroom dwelling house
PP/17/06178	1		-1	0	64 Pavilion Road SW1X 0ES	Conversion of first floor residential flat at rear of club into three guest bedrooms for use by visiting members of Private Members Club.
PP/17/06237	1	1		0	10 Boyne Terrace Mews W11 3LR	Demolition of building (above ground) and erection of traditionally designed replacement mews dwelling including full width mansard extension alterations to party wall and associated external alterations.
PP/17/06298	1	1		0	41 Bury Walk SW3 6QD	Demolition and reconstruction of house with lower ground ground and first floor levels.
PP/17/06485	5		-5	0	20 Cadogan Gardens SW3 2RP	Formation of a roof extension and associated works and change of use to a hotel (Class C1).
PP/17/06597	2	1	-1	0	19 Redburn Street SW3 4DA	Change of use from two flats to one family dwelling
PP/17/06683	1	2	1	0	First And Second Floor Flat 98 Golborne Road W10 5PS	Conversion of first and second floor flat into two flats with roof terrace
PP/17/06705		1	1	0	40 Holland Park Avenue W11 3QY	Extension of public house floorspace at ground and basement levels along with change of use of first and second floors from ancillary use (staff accommodation)

						to guest rooms including associated refurbishment works including installation of air conditioning units.
PP/17/06798	2	2		0	30 Redfield Lane SW5 0RQ	Formation of two 4-bedroom units including alterations at ground floor entrance area and creation of basement floor.
PP/17/06842		10	10	0	18 West Cromwell Road SW5 9QJ	Internal alterations and extension of closet wing to create 10 self-contained studio bedsits replacing 11 units that are a mix between self-contained and houses of multiple occupation (HMO) occupied as bedsits; replacement of all windows with timber sash windows and new door and steps to ground floor rear to provide access to a proposed communal garden.
PP/17/06844		1	1	0	40 Lexham Gardens W8 5JE	Proposed demolition of single storey garage & redevelopment with lower ground (basement) level to provide one bedroom flat
PP/17/06971	2	4	2	0	137 Notting Hill Gate W11 3LB	Change of use from commercial (Class B1) to residential accommodation (Class C3) on first floor to previously approved extension (PP/16/01341) at 137-139 with changes to internal arrangements and amendments to first and second floors.
PP/17/07049	1	2	1	0	Lower Ground And Ground Floor Maisonette 53 Elgin Crescent W11 2JU	Re-subdivision of garden maisonette back into two separate flats.
PP/17/07098	2		-2	0	73 St Helen's Gardens W10 6LL	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new

						entrance porch replacement windows and internal alterations.
PP/17/07295	2	4	2	0	Embassy Of The Slovak Republic 25 Kensington Palace Gardens W8 4QY	Change of use of third floor from office to 4 residential dwellings and second floor from 2 dwellings into offices. Alterations including fitting double glazed window units removal of front gas meter and creation of utility mains connections via Kensington Palace Gardens.
PP/17/07403		1	1	0	274 Portobello Road W10 5TE	Creation of A3/A4/A5 unit at ground and basement level forming a residential unit at first and second floor level; lowering of basement by up to 1.1m erection of ground to second floor rear extension and raising of artwork on side elevation to first floor level.
PP/17/07608	2	1	-1	0	Flat 24 And 33, Viscount Court 1 Pembridge Villas W2 4XA	Amalgamation of two properties 3 bed apartment at 33 and bedsit at 24 Viscount Court to form single dwelling.
PP/17/07612		1	1	0	Flat A 66 Elm Park Road SW3 6AU	Formation of extension at lower ground floor and infill extension at upper ground level to create a 3 bedroom and 4 bathroom apartment
PP/17/07768	3	3		0	22 Cheyne Place SW3 4HJ	Demolition of a 3 storey building and erection of a replacement five storey building to provide 3 residential units (1 x 5 bedroom 1 x 4 bedroom 1 x 3 bedroom)
PP/17/07782	1		-1	0	Second/Third Floor Flat 130 Draycott Avenue SW3 3AH	Change of use of second & third floors of 130 Draycott Avenue from residential to retail use and creation of internal door opening at second floor to adjoining building 190-206 Walton Street & 122 Draycott Avenue

PP/17/07908		1	1	0	111 Oxford Gardens W10 6NF	Change of use from bed and breakfast (use class C1) to residential single dwelling (Retrospective application)
PP/18/00039		1	1	0	25 Oakley Gardens SW3 5QH	Demolition of garage and erection of a two storey side extension with basement level below footprint of building to create a 1x bedroom residential dwelling; formation of bathroom window at North-West elevation lower ground floor; lowering of lower ground floor slab; installation of external staircase; reconfigured rear elevation and access steps and level in rear garden; insertion of decking.
PP/18/00068	1		-1	0	Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios including demolition and rebuilding of studio 9 re-paving of courtyard replacement bin store and perimeter fence. Revised servicing strategy.
PP/18/00609	1	2	1	0	6 & 7 Carmel Court W8 4LU	Amendments to PP/13/02432 & LB/13/02435 reducing the basement excavation to single storey under 6 & 7 Carmel Court and part of garden, infill of lightwell to 18 Holland Street, amendment to conservatory roof, alterations to rear façade of 6 Carmel Court, separation of 7 Carmel Court to provide self-contained residential unit and associated external and internal alterations
PP/18/00747	1	1		0	17 Victoria Gardens W11 3PE	Demolition of end of terrace house and rebuilding to match existing with ground and first floor rear extensions.

Appendix B: Housing - Completions

Between 01/04/2017 – 31/03/2018

Ref	Existing Units	Proposed Units	Net	Affordable Units	Address	Description
CL/16/03844		2	2		100 Kensington High Street W8 4SG	Change of use of upper floors of building from class A1 (shops) to class C3 (residential) use of up to 2 flats (Certificate of Proposed Development/Use)
CL/17/00315	1	2	1		185 Cromwell Road SW5 0SE	Confirmation that the property has been divided into two 1 bedroom flats for more than 4 years.(Certificate of Lawful Existing Use / Development)
CL/17/01700		18	18		1 Philbeach Gardens SW3 6HW	Confirmation that 18 self-contained flats (Use Class C3) have been the use of the site for in excess of four years (Certificate of Lawful Existing Use)
CL/17/01931	2	1	-1		4 Arundel Gardens W11 2LA	Confirmation that the use of Flats 2 and 3 have been in use as a single dwelling, known as Flat 3, for more than ten years. (Certificate of Lawful Existing Use)
CL/17/02275	2	1	-1		Fernshaw Road SW10 0TG	Confirmation that the use of the ground floor, first floor and south-eastern half of the basement as a single dwellinghouse is lawful (Certificate of Existing Use).
CL/17/03375		1	1		100 Redcliffe Gardens SW10 9HH	Confirmation that studio flat 7 units has been in continuous use for 4 years prior to date of this application. (Certificate of Lawful Existing Use).
CL/17/06505	3		-3		38 Emperor's Gate SW7 4HJ	Confirmation that the use is as short term lets (Sui Generis). (Certificate of Lawful Existing Use/Development)

CL/17/06665	1	3	2		75 Ladbrooke Road W11 3PJ	Confirmation that the property is lawfully divided into three self-contained dwellings (Certificate of Lawful Existing Use)
CL/18/00100		1	1		Lion House, 1 Kensington Place W8 7PP	Confirmation that the existing residential use of that half of the building which fronts onto Edge Street (W8 7PN) is lawful (Certificate of Lawful Existing Use)
PP/08/00277		1	1		15 Albert Mews W8 5RU	Erection of a single dwelling with 3/4 bedrooms arranged around a central patio/lightwell, on ground, first and basement floors.
PP/11/00312	1	3	2		11 Wetherby Gardens SW5 0JW	Refurbishment of existing building to provide 3 family sized duplex apartments.
PP/11/00433	1	1			60 Draycott Place SW3 3BP	Erection of replacement Single Family Dwelling House with integral garage comprising basement, ground, first, second, and third floors, with roof terrace, roof access housing, and plant room all at 4th floor level.
PP/11/00726	4	1	-3		10 Douro Place W8 5PH	Construction of two storey sub-basement beneath part of house and rear garden, with associated roof light.
PP/11/00860		1	1		1c Addison Crescent W14 8JP	Erection of self-contained dwelling with part basement and subterranean development including swimming pool and associated garden access. Replacement of brick pillars and gates to existing driveway.
PP/11/01582	5	1	-4		7 Sloane Gardens SW1W 8EA	Excavation and construction of a double basement below the footprint of the existing building including front vaults and rear patio, new timber sash windows within front lightwell, new timber framed French doors within rear lightwell, replacement sash window at upper ground floor level, one rooflight and new timber framed door at ground floor level to facilitate the use of

						rear patio as a terrace, in connection with the amalgamation of five self-contained flats into one single dwelling.
PP/11/01717		1	1		57 Brompton Square SW3 2AG	Construction of additional storey for ancillary bedsit above existing rear garage.
PP/11/02387		1	1		Hereford House, 24-26 Hereford Square SW7 4TS	Erection of additional storey at 4th floor level to provide one additional self-contained two bedroom flat.
PP/12/02862	1	42	41		East And North West Part Of Site, Middle Row Primary School Middle Row W10 5AT	Construction of three apartment buildings comprising 42 C3 class (residential) units in total and 226 sq.m of B1 class (commercial) floorspace with 3 car parking spaces and amended access to Middle Row including associated landscaping and site works (Council's Own Development - MAJOR APPLICATION).
PP/12/04434		11	11		62 Kensington High Street W8 4PE	Change of use from vacant retail ancillary to retail and vacant office space to residential use as 11 self-contained flats (Class C3) as set out in the plans referred to in this permission. (MAJOR APPLICATION)
PP/12/04818	1	1			17 Cadogan Place SW1X 9SA	Redevelopment of existing town house and mews house involving substantial demolition behind the retained front part of the house and excavation to form new basement sub-level together with erection of two additional storeys above the main house and rebuilding of the mews building (amendment to planning permission PP/08/01683 dated 11/3/2009 involving additional internal and rear demolition
PP/12/05112		160	160	68	Telephone Exchange, 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with

						the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.
PP/13/01064	5	14	9		151-161 Kensington High Street W8 6SU	Variation of condition 2 (drawings) of planning permission PP/12/03067 (Change of use of B1 (business) use & D1 (non-residential institutions) use at 1st floor to create 5 no. Class C3 residential units. Change of use of 1 B1 (business) unit and reconfiguration of 5 no. existing Class C3 residential units at 2nd floor to create 5 no. residential units. Alterations to entrances at ground floor)
PP/13/01507	16	13	-3		53-56 Hans Place 7 Herbert Crescent SW1X 0LA	Redevelopment to provide 13 (2 x studio 3x1 bed 8x3 bed) flats over four basements lower ground ground first second third fourth and fifth floor levels following demolition of 54 & 56 Hans Place demolition of 7 Herbert Crescent and demolition behind the front facade of 53 & 55 Hans Place. (Major Application)
PP/13/01921	2	1	-1		60 Campden Street 62 Bedford Gardens W8 7EH	Use of 62 Bedford Gardens and 60 Campden Street as a single dwelling, construction of basement and external lightwells
PP/13/02242	11	9	-2		38-62 Yeoman's Row SW3 2AH	Construction of new 4 storey building comprising 5 houses and 4 flats with parking at basement level
PP/13/02704	8	13	5	13	Kensington Day Centre, Andridge House, 24-28 Convent Gardens W11 1NH	Erection of four storey building containing 575sqm Day Care Centre at ground and first floors with 13 x 1 bed flats for elderly persons at 1st 2nd and 3rd floors together with off street parking for 1 car cycle wheelchair and mobility scooter storage facilities and courtyard garden. (Major Application)

PP/13/03953	1	1			3 Palace Green W8 4QA	Demolition & rebuilding of new dwellinghouse.
PP/13/03968		1	1		Gordon House, The Orangery And Creek Lodge West Road SW3 4NL	Change of use of Gordon House the Orangery and Creek Lodge to a single family dwelling house with ancillary accommodation internal and external alterations erection of new wall and railings dismantling and re-erection of existing boundary wall including reinstatement of railings and landscaping; construction of new annex building with basement landscaping and associated works.
PP/13/04510		2	2		100 Portobello Road W11 2QB	Demolition of building and erection of building consisting of basement and ground floor retail space and two floors including conversion to provide residential accommodation (two maisonettes) and formation of rear roof terrace.
PP/13/04726		53	53		Multi-Storey Car Park (Npc), 19-27 Young Street W8 5EH	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking (MAJOR APPLICATION)
PP/13/05108		7	7		3 To 5 Radnor Walk 111-115 King's Road And Land Behind 7, 9 And 13 Radnor Walk SW3 4BP	Demolition of buildings and erection of four-storey mixed use building (Class A1/C3) 4 x three storey townhouses (Class C3) and three-storey building (Class D1) plant and associated works (MAJOR APPLICATION)
PP/13/05995		1	1		25 Elvaston Mews SW7 5HZ	Creation of a single bedroom residential unit and a basement from a garage.
PP/13/07664		18	18		Sloane School Hortensia Road SW10 0QS	Internal and external alterations basement and rear extensions in connection with the conversion and

						refurbishment of the existing building to create 18 new residential dwellings (Major Application)
PP/14/00075		4	4		116 And 118 Gloucester Road 90-92 Cromwell Road SW7 4SP	Loss and re-configuration of retail floorspace to lower ground floor and ground floor levels formation of four residential apartments at ground and lower ground floor levels new lightwell to lower ground floor rear extension new entrance steps revised fenestration installation of platform lift for disabled access and associated works
PP/14/00326	1	1			16a St Luke's Street SW3 3RS	Demolition of building and replacement with 4 bedroom property with 3 floors above street level and provision of lower ground floor and basement.
PP/14/00403	3	1	-2		31 Cornwall Crescent W11 1PH	Conversion into a single 5-bed dwelling including change of use of ground floor from Class A1 (Retail) to Class C3 (Residential) with erection of mansard roof rear extension and restoration of main facades.
PP/14/00638	1	1			16 Pembridge Place W2 4XB	Works behind front elevation including partial demolition extensions and alterations to the property with the addition of lower ground and basement levels and front and rear lightwells.
PP/14/00895		1	1		Adjacent Garages, 3a Earl's Court Square SW5 9BY	Demolition of three single storey garages and erection of a dwelling house with bedrooms part above and part below ground.
PP/14/01543		1	1		22 Neville Street SW7 3AS	Change of use from house in multiple occupation use class (sui generis) to residential dwelling use class (C3). Erection of lower ground floor and ground floor extensions. Creation of ground floor terrace.

						Alterations to fenestration. Extensions to closet wing. New mansard roof extension. Internal alterations.
PP/14/01545		1	1		16 Neville Street SW7 3AS	Change of use from house in multiple occupation use class (sui generis) to residential dwelling use class (C3). Erection of lower ground floor and ground floor extensions. Creation of ground floor terrace. Alterations to fenestration. Internal alterations.
PP/14/01938	8	4	-4		34-35 Brompton Square SW3 2AE	Demolition of rear lift shaft and additional storey to No 35; erection of rear closet wing extensions and mansards to No. 34 & 35; elevational alterations to front and rear; excavation under part of rear garden to provide additional accommodation; formation of car port at rear with access/egress from Ennismore Street; rear brick boundary wall with timber gates and garden design; and internal alter
PP/14/02350		1	1		116 - 118 Gloucester Road 90-92 Cromwell Road SW7 4SP	Construction of mansard roof extension to create an additional self-contained residential apartment and associated works
PP/14/02374	2	1	-1		11 Upper Phillimore Gardens And 15 Duchess Of Bedford's Walk W8 7HF	Conversion of 2 dwellings to a single dwelling; partial demolition and part-reconstruction of former 'artist's studio dwelling' building part; rear development of lower ground floor and construction of new link basement level; external adaptations to main accommodation.
PP/14/02634	2	1	-1		13 - 16 Cadogan Place SW1X 9RZ	Amalgamation of Flats 19 and 20 on third floor into a single dwelling
PP/14/02636	2	1	-1		Lowndes Lodge 13 - 16 Cadogan Place SW1X 9RZ	Amalgamation of Flats 8 (third floor) and 21 (fourth floor) into a single dwelling

PP/14/02876	9	8	-1		28 & 30 Cadogan Place SW1X 9RX	Use of basement and ground floor of 29 Cadogan Place as residential (class c3), erection of additional storey at fourth floor at 28 Cadogan Place. Rear extension at first, second and third floor levels at 29 Cadogan Place. Installation of roof terraces to 29 Cadogan Place above ground floor return and addition above first and second floors, internal and external alterations at 30 Cadogan Place.(This application is linked to PP/14/2892 at 90 Sloane St, PP/14/2872 and LB/14/02873 at 64 Sloane Street and PP/14/2874 at 147 King's Road)
PP/14/03752	1	2	1		26 And 27 Pembroke Gardens W8 6HU	Conversion of buildings into two self-contained residential units.
PP/14/04046	2	1	-1		31 Chepstow Villas W11 3DR	Erection of an additional storey in the form of mansard and amalgamation of two residential properties into one.
PP/14/04411		3	3		Willet Hotel, 32 Sloane Gardens SW1W 8DJ	Variation of condition 2 (works in accordance with submitted plans) of PP/11/02562 (Change of use from hotel accommodation (Use Class C1) to residential accommodation (Use Class C3) to provide 3 no. flats and other associated works).
PP/14/04806		1	1		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/14/05163	5	6	1		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/14/08554	2	1	-1		1 And 2 Pont Street Mews SW1X 0AF	Amalgamation of 1 and 2 Pont Street Mews to form a single four-bed dwellinghouse including alterations to doors, fenestration, rooflights, dormer window to front and creation of a courtyard to rear
PP/14/08855	2	1	-1		174 Redcliffe Gardens And Flat 155 Coleherne Court SW5 0DX	Combining of 2 flats into 1 x 4 bedroom flat.
PP/15/00048	2	1	-1		22 Elm Park Gardens SW10 9NY	Amalgamation of basement unit and ground floor unit to form a maisonette with alterations and extensions to ground and basement floors
PP/15/00554	1	1			47 Princes Gate Mews SW7 2PR	Demolition of two storey mews house and construction of four storey dwelling behind retained front facade. Construction of new mansard and basement storey with associated alterations to front elevation.
PP/15/00770	2	1	-1		105 Onslow Square SW7 3LU	Amalgamation of flats 7 and 8 to create a 3 bed residential unit with associated internal and external alterations.
PP/15/00817		1	1		71 Ladbroke Road W11 3PJ	Change of use from nil use to Class C3 residential use.
PP/15/00843		1	1		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/15/00886	2	3	1		250 Westbourne Park Road W11 1EL	Convert existing property comprising 1 no. basement flat and upper residential accommodation to provide 3 no. self-contained flats, form rear infill extension at lower ground and upper ground floor levels, form rear roof terrace at first floor level (wit
PP/15/00997	1	1			29 Clabon Mews SW1X 0EG	Demolition and replacement of building; excavation of single storey basement under footprint of property and to the rear
PP/15/01051	5	4	-1		180 Finborough Road SW10 9AH	Construction of a two storey rear extension (first and second floor), a lower ground rear extension, replacement of windows on a like for like basis, installation of roof terraces at each level and internal alterations to create 1no. studio, 2no. one bed
PP/15/01631	1	1			52 Clabon Mews SW1X 0EH	Demolition and rebuild of existing two storey mews property with the creation of a single storey basement under the footprint of the main house and mansard roof extension
PP/15/01647	2	1	-1		Flat 11 Jubilee Place SW3 3TH	Amalgamation of Flat 14 and Flat 11 into one single apartment.
PP/15/01746	2	2			15 And 16 Albert Mews W8 5RU	Retention of two dwellings at 15 and 16 Albert Mews with alterations to be made from existing unauthorised appearance (part retrospective).
PP/15/02328	2	1	-1		84 To 86 Sloane Avenue SW3 3DZ	Construction of new residential unit by extending the property at roof level to create mansard extension
PP/15/03401	2		-2		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/15/03789	4	5	1		15-17 Draycott Place SW3 2SE	Internal reconfiguration of 15 Draycott Place and upper two floors of 17 Draycott Place to create five residential units with associated alterations including reconfiguration of lower ground floor extension to 15 Draycott Place.
PP/15/04328	1	2	1		1-3 Hesper Mews SW5 0HH	Conversion of single dwelling house back into two single dwellings with the excavation and construction of a basement extension beneath the footprint of the site including the addition of two open basement light wells replacement of rear pitched roof with a flat roof installation of roof lights at main roof level plus general alterations to external doors and windows.
PP/15/04498	1	1			44 Clabon Mews SW1X 0EH	Demolition and redevelopment of building including replacement facades at front and rear elevation reduction in size of garage and mansard roof extension.
PP/15/04734	1	1			58 Campden Street W8 7EL	Demolition of building and construction of replacement two storey mews building with basement level and associated alterations. Installation of air conditioning unit at basement level.
PP/15/05087	3	2	-1		59 And 61 Blenheim Crescent W11 2EG	Change of use of three flats back to the two original dwellinghouses
PP/15/05109	1	2	1		Colette Court, 125-126 Sloane Street SW1X 9AU	Conversion of 6 bedroom flat at basement ground and first floor level into 2 bedroom flats and 1 bedsit to create two additional residential units with associated internal alterations. Window replacements at front north and south facade. Extension to rear closet wings

						including widening north closet wing rear infill extension on all floors removal of first floor conservatory and creation of a
PP/15/05226	4	1	-3		13 Holland Park W11 3TH	Amalgamation of four residential units to single dwelling with associated internal and external alterations.
PP/15/05315	3	1	-2		32 Evelyn Gardens SW7 3BJ	Amalgamation of flats 6 7 and 8 to create four bedroom maisonette unit; erection of 6 dormer windows at roof level; creation of two roof terraces with railings; and alterations to fenestration to rear.
PP/15/05539	2	1	-1		22 - 24 Lennox Gardens SW1X 0DQ	Amalgamation of first floor flat 22 Lennox Gardens and flat 4 24 Lennox Gardens to use as a single dwelling; and enlargement of two sash windows at rear first floor level
PP/15/05782	2	1	-1		5 Penywern Road SW5 9TT	Erection of a lower ground floor rear extension and amalgamation of Flats A and B to create a single dwelling.
PP/15/05995	1		-1		182 Walton Street SW3 2JL	Combining two ground floor commercial units and first floor studio flat into one commercial unit with associated shopfront.
PP/15/06209	1	1			34 Chepstow Place W2 4TA	Demolition of existing property and construction of single family dwelling house comprising 4 bedrooms arranged over three storeys plus basement level with widening of vehicle crossover.
PP/15/06856		1	1		355 Ladbroke Grove W10 5AA	Conversion of ground floor storage room into a self-contained one bedroomed flat

PP/15/07281	1	2	1		30 Courtfield Gardens SW5 0PH	Sub-division of Flat 3 30 Courtfield Gardens to form two separate 2 bedroom apartments
PP/15/07489	8	10	2		3-10, 12 And 20 Drayson Mews W8 4LY	Change of use from car dealership and associated repair and servicing (sui generis) to residential (Use Class C3) in relation to 3-10 12 and 20 Drayson Mews.
PP/15/07717	3	2	-1		5 Earl's Court Square SW5 9BY	Construction of extension to rear at lower and raised ground floor level; reduction from three residential units to two.
PP/15/07744	2	3	1		96-98 Princedale Road And 61-63 Pottery Lane W11 4NH	Refurbishment and alterations to 96-98 Princedale Road to be retained as single family dwellings and development of two storey two bed mews house to 61 - 63 Pottery Lane.
PP/15/08081	1	2	1		178 Fulham Road SW10 9PR	Construction of roof extension and rear infill extension with associated alterations to elevations resulting in addition of a new dwelling.
PP/16/00243		6	6		39 Rosary Gardens SW7 4NQ	Change of use of building from Sui Generis to provide six Class C3 residential units, together with associated external alterations including installation of plant.
PP/16/00950		1	1		15 And 17/19 Pelham Place SW7 2NQ	Blocking of doors in party wall between Nos. 15 and 17/19; removal of garden gates and blocking of garden wall between Nos. 15 and 17/19 in order to re-establish No. 15 Pelham Place as a separate dwelling.
PP/16/01129		4	4		18 Colville Road W11 2BS	Change of use from house of multiple occupancy to residential (Class C3) comprising four studio residential units and external alterations including a tiled pitch roof to front elevation bicycle store tiled

						pitch roof with dormer windows and extension of fourth floor
PP/16/01784		1	1		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 internal alterations
PP/16/03179	1	2	1		8 Hogarth Road SW5 0PT	Conversion of maisonette flat into two separate dwellings; construction of single storey rear extension and partial mansard extension; creation of partial roof terrace to rear.
PP/16/03457		1	1		Burton Court Franklin's Row SW3 4TA	Conversion of residential storage space in Northern corner of basement into a one-bedroom porter's flat; and formation of new window openings on North West and North East elevtions
PP/16/03591	1		-1		36 Draycott Place SW3 2SA	Change of use from residential flat to office (use class B1) (Retrospective Application)
PP/16/04215	5	5			1 -3 Rawlings Street Orford Studio, Rosemoor Street SW3 2LR	Demolition of Orford Studio building and construction of replacement building on Rosemoor Street to provide 2 x 2 bedroom flats and 2 x 1 bedroom flats. Demolition of Rawlings Street building (excluding retained section of Party Wall with 33 Cadogan Street) and construction of replacement building to deliver one new residential house (1 x 4 bedroom). Extension of single storey basement; installati
PP/16/04359		1	1		112 Princedale Road W11 4NH	Change of use of vacant doctor's surgery (use class D1) into a 1 bed flat (use class C3)

PP/16/04747		2	2		Chelsea Cloisters Sloane Avenue SW3 3DZ	Conversion of 10th floor north and south tank rooms to create two 2-bedroom residential dwellings with alterations to frontages on Sloane Avenue and Lucan Place for new and enlarged windows; installation of side windows and rooflights.
PP/16/04997	1	2	1		9, 10 And 11 Billing Road SW10 9UJ	Conversion of one dwelling into two with 4 doorways blocked off. (Retrospective Application)
PP/16/05740	1	1			5 Glebe Place SW3 5LB	Demolition and rebuilding of dwelling behind front facade.
PP/16/05931	2	1	-1		16 Pont Street Mews SW1X 0AF	Amalgamation of two properties to create a two bedroom dwelling with a court yard garden and associated alterations
PP/16/06426	1	2	1		45 Ifield Road SW10 9AX	Formation of one self-contained residential unit and internal alterations
PP/16/06497	2	1	-1		81 Onslow Gardens SW7 3BU	Conversion of two flats (at lower ground, ground, first floor and mezzanine) into one single dwelling unit involving internal alterations to reinstate single flight of stairs between ground and lower ground floors in original position, reinstate two fireplaces in original positions, replace modern mouldings with traditional detail, install two ensuite bathrooms, external alterations to reclad external stairs and replace terracotta tiles in front lightwell with stone floor tiles
PP/16/08044	1	2	1		36 Adam And Eve Mews W8 6UJ	Sub-division of dwelling into two self-contained dwellings

PP/16/08303	6	8	2	8	187 Cromwell Road SW5 0SE	Creation of 2 self-contained flats. Construction of single-storey side extension at basement level. Construction of rear extension at 2nd floor level.
PP/16/08509	1	3	2		26 Uxbridge Street W8 7TA	Retention of front facade and rebuilding of elevation above 2nd floor; demolition to rear elevation and roof (and part of front elevation above 2nd floor); extension and replacement of rear elevation at basement ground 1st and 2nd floors and a single storey roof extension to provide 3 flats (1x 1 bed and 2 x 2 bed flats) together with other external alterations; excavation of basement by circa 500mm; landscaping works and 1 car parking space.
PP/17/00364	4	1	-3		118 Portland Road W11 4LX	Amalgamation of four separate flats within house into one family home demolition of rear extension and building of two storey replacement rear extension at ground and lower ground floor levels alterations to fenestration on front and rear elevations and repair of railings at frontage.
PP/17/01903	2	1	-1		60 Onslow Gardens SW7 3QA	Amalgamation of two flats; the lower ground and ground floor flat, and the first-floor flat to provide one larger unit. Installation of lift. Associated internal alterations.
PP/17/02527	2	1	-1		12 And 13 Powis Mews W11 1JN	Removal of ancillary status with 15 Powis Mews and the amalgamation of 12 Powis Mews to 13 Powis Mews by means of internal link. Replace front doorway with window to match existing building fenestration.
PP/17/03408	1		-1		125-126 Sloane Street SW1X 9AU	Change of use of basement level residential (class C3) to office (class B1)

PP/17/03757		2	2		Unit 1f & 2 Kensington Road W8 5NX	Change of use from commercial (Use Class B1) to residential (Use Class C3) of units 1F & 2 of Cumberland House at ground floor level to provide two self-contained flats (comprising 1 x 2 bedroom flat and 1 x 4 bedroom flat)
PP/17/07908		1	1		111 Oxford Gardens W10 6NF	Change of use from bed and breakfast (use class C1) to residential single dwelling (Retrospective application)

Appendix C: Housing Trajectory – Summary Table

Year	Net Completions	Current Reporting Year	Projected Future Completions	London Plan Target	London Plan Target with Housing Undersupply+5% buffer	Cumulative Target	Cumulative Completions	Surplus/Deficit
2015/16	341			733	392	733	341	-392
2016/17	190			733	935	1466	531	-935
2017/18		335		733	1333	2199	866	-1333
2018/19			266	733	897	2932	1132	-1800
2019/20			402	733	897	3665	1534	-2132
2020/21			1038	488	639	4153	2571	-1582
2021/22			1184	488	639	4641	3755	-886

2022/23			1106	488	639	5129	4861	-268
2023/24			675	488	580	5617	5536	-81
2024/25			634	488	580	6105	6170	65
2025/26			581	488	580	6593	6751	158
2026/27			506	488	580	7081	7257	176
2027/28			488	488	580	7569	7745	176
2028/29			505	488	580	8057	8250	193
11 year			7,384	5,858	7,191			

Appendix D: Future Housing Supply

Five Year Supply

	Supply from	No. of Net Units
1	Site Allocations (including sites in St Quintin and Woodland Neighbourhood Plan) and Large Sites (25 units or more)	3,283
2	Small Sites (with planning permission) (0-24 units)	380
3	Small Sites Estimate (2020/21 and 2021/22) (SHLAA 2017* assumption of 120 units pa)	240
4	Vacant Units Assumption (46 units pa from SHLAA 2013) (2019/20 and 2020/21)	92
	Total	3,995

*Table 6.4, based on average trends over 12 years

The detailed breakdown of housing supply from sources 1 and 2 above is provided in the tables below.

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Site Allocation	Kensal Canalside	Kensal Canalside	0	0	0	0	0
PP/14/01242	Site Allocation	Wornington Green Estate Phase 2	Wornington Road	0	60	60	0	0
PP/14/01242	Site Allocation	Wornington Green Estate Phase 3-5	Wornington Road	0	0	0	61	100
	Site Allocation	Land adjacent to Trellick Tower		0	0	40	40	
PP/11/01937	Site Allocation	Earls Court Exhibition Centre And Land Bounded By	Warwick Road	0	0	100	100	50
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	0	0	115	115	100
PP/14/01234	Site Allocation	245 (Former Territorial Army)	Warwick Road	0	0	0	95	90
PP/10/02817	Site Allocation	Homebase Site, 195	Warwick Road	0	0	135	130	110
	Site Allocation (100A – Proposed Site Allocation)	100/100A Cromwell Road	Cromwell Road	0	0	150	150	150
PP/02/01324	Site Allocation	Lots Road Power Station	Lots Road	0	100	100	100	120
	Proposed Site Allocation	Site at Lots Road (Extra Care replacement scheme)	Lots Road	0	0	0	0	60

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
PP/16/01795	Large Site	Clearings 1 & 2	Draycott Avenue	0	0	30	48	0
PP/13/05341	Large Site	2-18	Lancer Square	0	24	24	0	0
PP/15/02618	Large Site	257-265 (Odeon Cinema)	Kensington High Street	0	0	0	62	0
PP/15/04338	Large Site	196 To 222	King's Road and 7 Friese Green House Chelsea Manor Street	0	19	20	0	0
PP/15/05474	Large Site	232	King's Road (Chelsea Delivery Office) and 18-20 Chelsea Manor Street	0	0	0	21	0
PP/16/01354		Kensington Sports Centre	Walmer Road, Phase 4 of KALC	32	0	0	0	0
PP/15/05730	Large Site	66-70 And 72-74	Notting Hill Gate	0	4	5	0	0

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
PP/16/00423	Large Site	K1 Site bounded by	Brompton Road, Sloane Street, Basil Street and Hoopers Court, London SW3	0	24	0	0	0
PP/16/02357	Large Site	Car Park, 20-28	Pavilion Road	0	34	0	0	0
PP/16/03878	Large Site	60	Sloane Avenue	0	0	23	24	0
PP/15/07602	Large Site	Newcombe House		0	0	35	0	0
	Large Site	Thamesbrook Extra Care Scheme		0	0	30	25	0
	Large Site	South Kensington Underground Station	Pelham Street	0	0	0	0	10
	Site Allocation	St Quintin Garage	142A Highlever Road	0	0	0	0	10
	Site Allocation	1 to 14	Latimer Road	0	0	37	38	0
PP/15/08132	Site Allocation	3 to 5	Crowthorne Road	0	0	8	0	0
		Chelsea Police Station	Lucan Place	0	0	0	15	0
		Heythrop College	Kensington Square	0	0	0	0	106
	Council's Home Building Programme	Kensal Road		0	0	0	40	0

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
	Council's Home Building Programme	Acklam Road		0	0	24	0	0
	Council's Home Building Programme	Barlby Infill		0	0	0	0	80
				32	265	936	1,064	986
Total				3,283				

Small Sites (less than or equal to 24 units)

Estimated Year of Completion	No. of Units
FY 2018-19	188
FY 2019-20	91
FY 2020-21	102
Total	380

Housing Supply Years 6 to 10 (Second Five Year Period) (2023/24 to 2027/28) and Year 11 (2028/29)

Site Allocations and Large Sites

Borough Reference	Status	Site Name/Number	Primary Street Name	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
	Site Allocation	Kensal Canalside	Kensal Canalside	335	335	340	340	368	385
PP/13/07062	Site Allocation	Earls Court Exhibition Centre (Parcels Wv04 And Wv06)	Warwick Road	150	154	46	0	0	0
PP/14/01234	Site Allocation	245 (Former Territorial Army)	Warwick Road	70	0	0	0	0	0
	Site Allocation	Harrington Road		0	0	50	0	0	0
		Holiday Inn Forum Hotel	97 Cromwell Road	0	0	0	46	0	0
		1-31	Elkstone Road	0	25	25	0	0	0
				555	514	461	386	368	385
Total				2,284					

Summary of 6 to 11 Year Supply by Source

Estimated Year of Completion	Site Allocations and other large sites	Small Sites Estimate (120 units pa from SHLAA 2017*)	Vacant Units coming back to use (46 units pa from SHLAA 2013)	Total from all Sources
Years 6 to 10	2,284	600	0	2,884
Years 11	385	120	0	505
Total	2,669	720	0	3,389

*Table 6.4, based on average trends over 12 years

Appendix E: A1 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/05188	130		-130	16 Kensington Court Place W8 5BJ	Change of use from A1 to A2 for use as an Estate Agency. (Certificate of Lawful Proposed Use/Development)
CL/17/05334	200	100	-100	First And Second Floor Flat 98 Golborne Road W10 5PS	Conversion of ground floor from A1 to A1 and one studio flat. (Certificate of Lawful Proposed Development/Use)
PP/16/04269	688	351	-337	117 - 123 Sydney Street SW3 6NR	Conversion and alterations to four Grade II listed buildings at 117-123 Sydney Street for use as 4 residential units at part ground first and second floors with retail Class A1 A2 A3 at ground and lower ground levels
PP/16/04366	2,315	1,455	-860	Chelsea Farmers Market 125-135 Sydney Street SW3 6NR	Demolition of existing buildings and erection of part 5 part 6 storey buildings with part 1 part 2 storeys of basement to provide a mixed use development comprising 59 residential units and flexible retail uses (Class A1 A2 A3) and the creation of new publically accessible landscape spaces associated car cycle parking landscaping and amenity and all necessary enabling works (MAJOR APPLICAT
PP/16/07153	644		-644	113- And 115 King's Roa And 1 Radnor Walk SW3 4PA	The change of use of the basement, ground and first floor of 113-115 King's Road from retail (use class

					A1) to restaurant (use class A3), associated plant and alterations (Resubmission).
PP/17/01901	3,449	2,853	-596	127 Kensington High Street And 15 Wright's Lane W8 5SF	Demolition of Café Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)
PP/17/05132	371	371		Plexus House 1 To 5 Cromwell Place 35-36 Thurloe Place And 3, 4, 4a And 20 Thurloe Place Mews SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building (MAJOR APPLICATION)
PP/17/05259	220		-220	194 Westbourne Grove W11 2RH	Change of use of ground and lower ground floor only from A1 (shops) to A3 (food and drink).
PP/17/05378	78		-78	Basement And Ground Floor Rear 3 Kensington High Street W8 5NP	Change of use of basement area from A1 retail use to sui generis massage and special treatments (rear ground floor parts to remain as A1 retail use)

PP/17/05416	122	157	35	1 To 4 Munro Terrace And 111-112 Cheyne Walk SW10 0DL	Part demolition and extension to basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk for reconfiguration of existing buildings and associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels; retail accommodation (Class A1) at part basement and part ground floor levels; and residential accommodation (Class C3) at part first, second, third and fourth floor levels (9 new flats to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.
PP/17/05431	20		-20	Ground Floor 150 Ladbroke Grove W10 5NE	Change of use of retail (A1) storage space at rear of property into office space
PP/17/05448		112	112	Gramophone Works 326 Kensal Road W10 5BZ	Refurbishment and extension of the Old Gramophone Works including demolition of the Rhythm Studio to the south and two storey extension along the Canal, to provide 8,155 sqm (GIA) of office floorspace (B1) with flexible ancillary cafe;/bar/office use (A1/A4/B1); associated provision of servicing and refuse areas, plant, car and cycle parking together with landscaping and all other associated works (MAJOR APPLICATION)
PP/17/05493	725		-725	272 Fulham Road SW10 9EW	Change of use from A1 (retail) to a mixed use of A1 / D1 (medical consultation rooms) for ground floor and basement
PP/17/05579	45		-45	187 Westbourne Grove W11 2SB	Change of use of ground and basement floors from retail shop (Class A1) to mixed retail shop (Class A1) and Sui Generis (treatment rooms) use (Retrospective Application)

PP/17/05586	134	116	-18	Basement And Ground Floors 32 Beauchamp Place SW3 1NU	Change of use (for limited period of 10 years) from Use Class A1 (shop) to D1 (non -residential institutions) in part of basement with retained A1 use at ground floor and part of basement.
PP/17/06008	90		-90	4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels
PP/17/06427		91	91	Ground Floor 220 Portobello Road W11 1LJ	Change of use of vacant ground and basement floors (previously used as amusement arcade) to Class A1 retail shop use
PP/17/06789	302		-302	162b Sloane Street SW1X 9BS	Change of use at basement and ground floor from shop use (A1) to mixed shop/restaurant use (A1/A3)
PP/17/06955	71		-71	164 Pavilion Road SW1X 0AW	Change of use of 164 Pavilion Road at ground floor level from (Class A1) retail use to (Class A3/A4) restaurant/bar use as part of extension to restaurant at 11 Cadogan Gardens. Associated alterations to 164 Pavilion Road shopfront including installation of low stall riser and fascia board with signage and retaining bi-fold shutters.
PP/17/07098	71		-71	73 St Helen's Gardens W10 6LL	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new entrance porch replacement windows and internal alterations.

PP/17/07100	80		-80	Ground Floor 48 Walton Street SW3 1RB	Change of Use from A1 (shops) to A2 (professional and financial services) to form estate agency.
PP/17/07179	217		-217	219 King's Road SW3 5EJ	Change of use of basement and ground floors of 219 King's Road from shop (Class A1) to restaurant/cafe (Class A3) use in association with a land use swap with 273 King's Road
PP/17/07181		176	176	273 King's Road SW3 5EN	Change of use of basement and ground floors of 273 King's Road from restaurant/cafe (Class A3) to shop (Class A1) use in association with land use swap with 219 King's Road
PP/17/07335		326	326	Ground And Lower Ground Floors 1 Sydney Place SW7 3NW	Change of use of lower ground floor and ground floor from Class A2 Use (financial & professional services) to Class A1 Use (shops) to use former banking hall as a showroom
PP/17/07499	80		-80	Ground Floor 8 Yeoman's Row SW3 2AH	Change of use from shop (Class A1) to restaurant (Class A3) forming extension to adjoining restaurant at 6 Yeoman's Row
PP/17/07680	85		-85	155 Westbourne Grove W11 2RS	Change of use of ground floor from retail (Use Class A1) to mixed use retail/cafe (Use Class A1/A3).
PP/17/07782		96	96	Second/Third Floor Flat 130 Draycott Avenue SW3 3AH	Change of use of second & third floors of 130 Draycott Avenue from residential to retail use and creation of internal door opening at second floor to adjoining building 190-206 Walton Street & 122 Draycott Avenue
PP/17/07878	1,270	1,272	2	Knowsley House 173-176 Sloane Street W1X 9QG	Demolition of building and redevelopment, providing mixed use building comprising retail floorspace (Class A1) at basement, ground and mezzanine floors and

					office floorspace (Class B1) at first to fifth floors, together with ancillary works. (Major Application)
PP/17/07897	37		-37	202 Portobello Road W11 1LA	Change of use of first floor from Class A1 retail use to Class D1 (non-residential institutions) to provide space for podiatry/ chiropody clinic and sport therapy massage (amended description)
PP/18/00189	539	359	-180	Chelsea Delivery Office 232 King's Road 18-20 Chelsea Manor Street SW3 3UH	Demolition of buildings with retention and alteration of projecting historic front facade of No. 18. Construction of 5-storey plus lower ground block comprising No22 self-contained apartments and basement level for car parking accessed from Sydney Street; redevelopment of 232 King's Road to provide No4 self-contained apartments with lower ground floor and ground floor retail.
PP/18/01124	177	114	-63	Good Fairy 100 Portobello Road W11 2QB	Alterations to commercial space to create A1 unit at ground floor and A3 unit at basement level with associated plant to rear.
PP/18/01261		55	55	53 Brompton Road SW3 1DP	Provision of replacement shopfront erection of rear lantern roof-light and change of use of first floor office to retail floorspace alongside associated works including metal balustrading
PP/18/01706	262		-262	350 King's Road SW3 5UU	Change of use of part of ground floor from retail (Class A1) to cafe (Class A3) to be used in association with the existing cafe; and installation of internal partition
PP/18/01851	405		-405	62-64 Kensington High Street W8 4PE	Change of use of ground floor of 62-64 from Class A1 retail to Class A3 restaurant use

PP/18/01942	214		-214	Ground And Lower Ground Floors 228 Westbourne Grove W11 2RH	Change of use of lower ground and ground floor to Retail (class A1) or Retail (class A1) and Beauty Salon (Sui Generis)
PP/18/02582	166		-166	Basement And Ground Floor Shop 171 Kensington High Street W8 6SH	Change of use from Retail (A1 use) to Beauty Salon (Sui Generis)
PP/18/02685	44		-44	180 Earl's Court Road SW5 9QG	Change of use from A1-Retail shop into Sui Generis nail salon.
PP/18/03696	60	100	40	257 Pavilion Road SW1X 0BP	Change of use of part of first floor of 257 Pavilion Road from retail storage space to A1/Sui Generis skincare treatments
PP/18/03897	70		-70	9 Blenheim Crescent W11 2EE	Construction of basement beneath footprint of property in connection with change of use of ground floor from retail (Use Class A1) to restaurant (Use Class A3); provision of extract duct to rear elevation terminating within terrace at second floor level; and installation of timber shopfront
PP/18/03898	35		-35	195 Fulham Road SW3 6JL	Change of use of basement and ground floor from retail (A1) to ancillary office space (C2). Creation of main entrance to charity fundraising office for public use. Installation of advertisement signage to upper portion of glass frontage and restoration of canopy.
PP/18/03954	161		-161	232 Old Brompton Road SW5 0EA	Change of use of shop premises from A1 retail to D1 physiotherapy practices
PP/18/03976	100		-100	108 Golborne Road W10 5PS	Permanent change of use from Class A1 cafe to Class A3 restaurant
PP/18/04185	125	74	-51	8 North Pole Road W10 6QL	Conversion of part rear ground floor storage area and part first floor into a two-bed residential unit involving

					introduction of light well and rebuilding of ground floor roof at higher level (with two skylights) provision of window to rear passage elevation repair work to shopfront and refurbishment of basement area to enable storage for ground floor retail unit; creation of three-bed residential unit.
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Appendix F: A1 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	address	Description
CL/16/03844	280		-280	100 Kensington High Street W8 4SG	Change of use of upper floors of building from class A1 (shops) to class C3 (residential) use of up to 2 flats (Certificate of Proposed Development/Use)
CL/17/05188	130		-130	16 Kensington Court Place W8 5BJ	Change of use from A1 to A2 for use as an Estate Agency. (Certificate of Lawful Proposed Use/Development)
PP/12/05112		136	136	Telephone Exchange 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.
PP/13/02652		500	500	Marlborough Primary School Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between

					Draycott Avenue and Sloane Avenue (Major Application).
PP/13/04510	340	170	-170	Good Fairy Market (Antiques) 100 Portobello Road W11 2QB	Demolition of building and erection of building consisting of basement and ground floor retail space and two floors including conversion to provide residential accommodation (two maisonettes) and formation of rear roof terrace.
PP/13/05108	359	773	414	3 To 5 Radnor Walk, 111-115 King's Road And Land Behind 7, 9 And 13 Radnor Walk SW3 4BP	Demolition of buildings and erection of four-storey mixed use building (Class A1/C3) 4 x three storey townhouses (Class C3) and three-storey building (Class D1) plant and associated works (MAJOR APPLICATION)
PP/14/00075	682	156	-526	Post Office 116 And 118 Gloucester Road, 90-92 Cromwell Road SW7 4SP	Loss and re-configuration of retail floorspace to lower ground floor and ground floor levels formation of four residential apartments at ground and lower ground floor levels new lightwell to lower ground floor rear extension new entrance steps revised fenestration installation of platform lift for disabled access and associated works
PP/14/00403	55		-55	31 Cornwall Crescent W11 1PH	Conversion into a single 5-bed dwelling including change of use of ground floor from Class A1 (Retail) to Class C3 (Residential) with erection of mansard roof rear extension and restoration of main facades.
PP/14/02876	347	232	-115	28 & 30 Cadogan Place SW1X 9RX	Use of basement and ground floor of 29 Cadogan Place as residential (class c3), erection of additional storey at fourth floor at 28 Cadogan Place. Rear extension at first, second and third floor levels at 29 Cadogan Place. Installation of roof terraces to 29 Cadogan Place above ground floor return and addition above first and second floors, internal and external alterations at 30 Cadogan Place.(This application is linked to PP/14/2892 at 90 Sloane St, PP/14/2872 and

					LB/14/02873 at 64 Sloane Street and PP/14/2874 at 147 King's Road)
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 Str
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/14/06693	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/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/15/02235	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/15/03401	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/15/03816	2,424		-2424	99 To 121 Kensington High Street W8 5SA	Change of use of 2,424sqm ancillary retail floorspace to office floorspace at second floor level internal re-configuration of eastern and central retail units refurbishment of entrance shop front installation of shop fronts to eastern elevation internal alterations to goods lifts and staircases plus associated works including relocation of cycle parking and provision of changing facilities
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/15/04852		245	245	Westway Information And Aid Centre, 140 Ladbroke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/15/05995		45	45	182 Walton Street SW3 2JL	Combining two ground floor commercial units and first floor studio flat into one commercial unit with associated shopfront.
PP/15/06360	25		-25	1b Coleherne Road SW10 9BS	Change the use from A1 to Beauty salon "sui generis".
PP/16/00339	153		-153	Basement And Ground Floors 199 King's Road SW3 5ED	Change of use of ground and basement floors from Use Class A1 (shops) to Use Class A3 (restaurants and cafes) as an extension to restaurant at 197 King's Road and replacement fascia lights.
PP/16/01241	31		-31	34c Kensington Church Street W8 4HA	Change of use from A1 (retail) to Sui Generis (nail salon)

PP/16/01464		108	108	236 - D Fulham Road SW10 9NB	Installation of 2 air conditioning units on roof of No. 236A-C and refrigerator unit on roof of 236D. Change of use of basement of 236D from Sui Generis to Retail (Class A1)
PP/16/01784	162	94	-68	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 internal alterations
PP/16/03085	255		-255	165 Kensington High Street W8 6SH	Change of use from A1 (Shop) to A3 (coffee shop) replacement shopfront installation of externally illuminated projecting sign 3 internally illuminated fascia signs and a window vinyl. Placement of tables & chairs.
PP/16/03272	45		-45	15a Harrington Road SW7 3ES	Change of use from Hairdressers/Beauty Salon (A1) to Beauty Salon (sui generis)
PP/16/03463	161	187	26	1 - 3 Thackeray Street W8 5ET	Two storey rear extension to shop at basement and ground floor levels
PP/16/04073		68	68	55 Brompton Road SW3 1DP	Change of use of first floor from Class B1 office to Class A1 retail use
PP/16/05397		80	80	Basement And Ground Floor 496 King's Road SW10 0LE	Change of use for basement and ground floor to its original A1 classification
PP/16/05543		207	207	158, 160, 162, 166, 168 And 170 Pavilion Road SW1X 0AW	Change of use of ancillary hotel (Class C1) storage of nos. 164-170 Pavilion Road to retail (Class A1) with associated external works
PP/16/05898		62	62	14 Holland Street W8 4LT	Continued use of ground floor shop for A1 retail use purposes (Retrospective Application)

PP/16/06943		103	103	Basement And Ground Floors 37 Thurloe Street SW7 2LQ	Change of use of the lower ground and ground floor from an office use (Class B1) to a flexible retail (Class A1) and/or office use (Class B1)
PP/16/07153	644		-644	113- And 115 King's Road, And 1 Radnor Walk SW3 4PA	The change of use of the basement, ground and first floor of 113-115 King's Road from retail (use class A1) to restaurant (use class A3), associated plant and alterations (Resubmission).
PP/16/08514	127		-127	86-88 Fulham Road SW3 6HR	Change of use of upper floors from ancillary and storage floorspace to flats in multiple occupation (Use Class Sui Generis) with lateral connection between two buildings and a new access created at ground floor level in No.86. Alterations to fenestration including new double glazing.
PP/16/08734	80		-80	Ground Floor Lucerne Chambers 8 Kensington Mall W8 4EA	Change of use from shop (Use Class A1) to beauty clinic (Sui Generis)
PP/17/02063	24		-24	118 Dalgarno Gardens W10 6AA	Change of use of premises from hairdressers (Use Class A1) to Tanning and Beauty shop (sui generis)
PP/17/02319	135		-135	25 Walton Street SW3 2HU	Change of use of existing retail (Class A1) unit (at basement and ground floor levels) to a mix of retail (Class A1) and non-residential institution (Class D1) use and installation of two air-conditioning units within side basement lightwell
PP/17/03793	609	219	-390	241a Pavilion Road SW1X 0BP	Change of use of 241A Pavilion Road (lower ground and basement levels) from Class A1 retail to Class A1/D1 flexible retail/health and medical use
PP/17/04440	63		-63	307 Fulham Road SW10 9QH	Change of use of ground floor (Class A1 - retail) and basement (Class D1 - medical) to a single mixed use (A1 and D1) unit over ground and basement level

PP/17/05259	220		-220	194 Westbourne Grove W11 2RH	Change of use of ground and lower ground floor only from A1 (shops) to A3 (food and drink).
PP/17/05378	78		-78	Basement And Ground Floor Rear 3 Kensington High Street W8 5NP	Change of use of basement area from A1 retail use to sui generis massage and special treatments (rear ground floor parts to remain as A1 retail use)
PP/17/05493	725		-725	272 Fulham Road SW10 9EW	Change of use from A1 (retail) to a mixed use of A1 / D1 (medical consultation rooms) for ground floor and basement
PP/17/05579	45		-45	187 Westbourne Grove W11 2SB	Change of use of ground and basement floors from retail shop (Class A1) to mixed retail shop (Class A1) and Sui Generis (treatment rooms) use (Retrospective Application)
PP/17/05586	134	116	-18	Basement And Ground Floors 32 Beauchamp Place SW3 1NU	Change of use (for limited period of 10 years) from Use Class A1 (shop) to D1 (non -residential institutions) in part of basement with retained A1 use at ground floor and part of basement.
PP/17/06955	71		-71	164 Pavilion Road SW1X 0AW	Change of use of 164 Pavilion Road at ground floor level from (Class A1) retail use to (Class A3/A4) restaurant/bar use as part of extension to restaurant at 11 Cadogan Gardens. Associated alterations to 164 Pavilion Road shopfront including installation of low stall riser and fascia board with signage and retaining bi-fold shutters.
PP/17/07100	80		-80	Ground Floor 48 Walton Street SW3 1RB	Change of Use from A1 (shops) to A2 (professional and financial services) to form estate agency.
PP/17/07181		176	176	273 King's Road SW3 5EN	Change of use of basement and ground floors of 273 King's Road from restaurant/cafe (Class A3) to shop (Class A1) use in association with land use swap with 219 King's Road

PP/17/07499	80		-80	Ground Floor 8 Yeoman's Row SW3 2AH	Change of use from shop (Class A1) to restaurant (Class A3) forming extension to adjoining restaurant at 6 Yeoman's Row
PP/17/07680	85		-85	155 Westbourne Grove W11 2RS	Change of use of ground floor from retail (Use Class A1) to mixed use retail/cafe (Use Class A1/A3).

Appendix G: A2 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/05188		130	130	16 Kensington Court Place W8 5BJ	Change of use from A1 to A2 for use as an Estate Agency. (Certificate of Lawful Proposed Use/Development)
PP/17/07100		80	80	48 Walton Street SW3 1RB	Change of Use from A1 (shops) to A2 (professional and financial services) to form estate agency.
PP/17/07335	326		-326	1 Sydney Place SW7 3NW	Change of use of lower ground floor and ground floor from Class A2 Use (financial & professional services) to Class A1 Use (shops) to use former banking hall as a showroom
PP/17/07766	69		-69	5 Addison Avenue W11 4QS	Change of use from A2 (estate agent) to nail bar sui generis. Installation of 1 x non illuminated fascia sign
PP/18/00634	34		-34	32 Uxbridge Street W8 7TA	Change of use from Estate Agents (Class A2) to Sui Generis for use as Beauty and Hair Removal Salon.

					Alterations to internal layout and ground floor shopfront.
PP/18/00657	95		-95	262 Fulham Road SW10 9EL	Change of use of part A2 premises (Estate Agent) to increase accommodation for Early Intervention Therapy Centre for children with autism. The estate agent will retract into ancillary area.
PP/18/00690	32		-32	142 And 146 Brompton Road SW3 1HY	Change of use by way of land swap between no. 142 Brompton Road from Class A2 to Class A3 and no. 146 Brompton Road from Class A3 to Class A1.

Appendix H: A2 floorspace m2 in permissions completed

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/05188		130	130	16 Kensington Court Place W8 5BJ	Change of use from A1 to A2 for use as an Estate Agency. (Certificate of Lawful Proposed Use/Development)
PP/12/05112		136	136	Telephone Exchange, 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.

PP/13/02652		200	200	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
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/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/17/07100		80	80	48 Walton Street SW3 1RB	Change of Use from A1 (shops) to A2 (professional and financial services) to form estate agency.
PP/17/07766	69		-69	5 Addison Avenue W11 4QS	Change of use from A2 (estate agent) to nail bar sui generis. Installation of 1 x non illuminated fascia sign

Appendix I: A3 floorspace m in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing A3 Floorspace	Proposed A3 Floorspace	Net A3 Approved	Address	Description
PP/16/07153		644	644	113- And 115 King's Road, And 1 Radnor Walk SW3 4PA	The change of use of the basement, ground and first floor of 113-115 King's Road from retail (use class A1) to restaurant (use class A3), associated plant and alterations (Resubmission).
PP/17/01901	166	590	424	127 Kensington High Street, And 15 Wright's Lane W8 5SF	Demolition of Café Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)
PP/17/03653	484	58	-426	159 To 165 Old Brompton Road SW5 0LJ	Variation of condition 2 (Accordance with details shown on submitted plans) of planning permission 16/00850 to provide amended layout and residential mix of 15 studio units, 1x one bed, 1 x two bed and 1x 3 bed (Demolition of infill building and development of infill extension to Cresswell Gardens elevation; mansard roof extension to No. 165; remodelling of existing mansard roof (159 to 163); alterations to front parapet wall; alteration to shopfronts at 159 165 Old Brompton Road; change of use from House in Multiple

					Occupation (HMO) and two flats to fourteen studio units and four flats, together with internal works to the layout. Amendment to planning permission PP/15/03317. (MAJOR APPLICATION) for drawings to be replaced in connection with amended works.
PP/17/05259		220	220	194 Westbourne Grove W11 2RH	Change of use of ground and lower ground floor only from A1 (shops) to A3 (food and drink).
PP/17/05416	301		-301	1 To 4 , And 111-112 Cheyne Walk Munro Terrace SW10 0DL	Part demolition and extension to basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk for reconfiguration of existing buildings and associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels; retail accommodation (Class A1) at part basement and part ground floor levels; and residential accommodation (Class C3) at part first, second, third and fourth floor levels (9 new flats to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.
PP/17/05819	113		-113	104 Draycott Avenue SW3 3AE	Change of use of Basement Floor from flexible A1/A3 to health and beauty/spa (Class D1/Sui Generis) use in association with retail(A1)/D1 use of rest of building
PP/17/06008		362	362	4 Harriet Street SW1X 9JR	Change of use from retail (Class A1) use at lower ground and ground floor levels one residential unit (Class C3) use at first floor level and one caretaker's flat (Class C3) use at lower ground floor level to create restaurant (Class A3) use installation of shop front installation of plant at roof level associated external alterations at ground first and roof levels

PP/17/06955		54	54	164 Pavilion Road SW1X 0AW	Change of use of 164 Pavilion Road at ground floor level from (Class A1) retail use to (Class A3/A4) restaurant/bar use as part of extension to restaurant at 11 Cadogan Gardens. Associated alterations to 164 Pavilion Road shopfront including installation of low stall riser and fascia board with signage and retaining bi-fold shutters.
PP/17/07170	215	429	214	The Wharf Building, 344 Ladbroke Grove W10 5BU	Erection of two-storey building comprising flexible Class B1 use at ground floor and Class A3 restaurant at part ground and first floor including associated outdoor terraces and bridge link; change of use of the Wharf Building to Class B1 office use; erection of hut to west of existing bridge for Class B1 office use; installation of plant; installation of lighting to north elevation of Wharf Build
PP/17/07179		217	217	219 King's Road SW3 5EJ	Change of use of basement and ground floors of 219 King's Road from shop (Class A1) to restaurant/cafe (Class A3) use in association with a land use swap with 273 King's Road
PP/17/07181	176		-176	273 King's Road SW3 5EN	Change of use of basement and ground floors of 273 King's Road from restaurant/cafe (Class A3) to shop (Class A1) use in association with land use swap with 219 King's Road
PP/17/07499		80	80	Ground Floor, 8 Yeoman's Row SW3 2AH	Change of use from shop (Class A1) to restaurant (Class A3) forming extension to adjoining restaurant at 6 Yeoman's Row
PP/17/07910		341	341	Hotel Sheraton Park Tower, 101 Knightsbridge SW1X 7RN	Change of use of part of ground floor from ancillary hotel restaurant (Use Class C1) use to stand alone restaurant (Use Class A3)

PP/18/00690		32	32	142 And 146 Brompton Road SW3 1HY	Change of use by way of land swap between no. 142 Brompton Road from Class A2 to Class A3 and no. 146 Brompton Road from Class A3 to Class A1.
PP/18/00912		567	567	The Kensington Hotel, 108 And 109-113 Queen's Gate SW7 5LR	Change of use of ground floor and basement unit from vacant hotel events space (Class C1) to restaurant (Class A3) internal and external alterations including removal of modern lightwell installation of metal lightweight infill and other associated alterations
PP/18/01124		145	145	Good Fairy, 100 Portobello Road W11 2QB	Alterations to commercial space to create A1 unit at ground floor and A3 unit at basement level with associated plant to rear.
PP/18/01706	127	262	135	350 King's Road SW3 5UU	Change of use of part of ground floor from retail (Class A1) to cafe (Class A3) to be used in association with the existing cafe; and installation of internal partition
PP/18/01851		405	405	62-64 Kensington High Street W8 4PE	Change of use of ground floor of 62-64 from Class A1 retail to Class A3 restaurant use
PP/18/03897		140	140	9 Blenheim Crescent W11 2EE	Construction of basement beneath footprint of property in connection with change of use of ground floor from retail (Use Class A1) to restaurant (Use Class A3); provision of extract duct to rear elevation terminating within terrace at second floor level; and installation of timber shopfront
PP/18/03976		100	100	108 Golborne Road W10 5PS	Permanent change of use from Class A1 cafe to Class A3 restaurant

Appendix J: A3 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/02050		200	200	Basement And Ground Floor,150-152 Brompton Road SW3 1HX	Confirmation use of part ground floor and part basement of No.150-152 as a restaurant is lawful. (Certificate of Lawful Existing Use)
PP/12/05112		135	135	Telephone Exchange, 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.
PP/13/02652		77	77	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/14/04806	328		-328	Genevieve (Public House), 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/14/05173	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/15/00843	182		-182	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/15/04852		163	163	Westway Information And Aid Centre, 140 Ladbroke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/16/00339		153	153	Basement And Ground Floors, 199 King's Road SW3 5ED	Change of use of ground and basement floors from Use Class A1 (shops) to Use Class A3 (restaurants and cafes) as an extension to restaurant at 197 King's Road and replacement fascia lights.
PP/16/01879	320	666	346	43 - 44 Beauchamp Place SW3 1NX	Re-building of rear ground floor extension installation of two roof-lights; alterations to front and rear elevations; re-siting of extract duct on rear elevation and relocation of air conditioning units to roof level; the lowering of basement floor level to provide extra headroom and excavation to provide additional basement floorspace
PP/16/03085		261	261	165 Kensington High Street W8 6SH	Change of use from A1 (Shop) to A3 (coffee shop) replacement shopfront installation of externally illuminated projecting sign 3 internally illuminated fascia signs and a window vinyl. Placement of tables & chairs.
PP/16/05437		416	416	43 Thurloe Street SW7 2LQ	Change of use from nightclub (sui generis) to restaurant (Class A3) with ancillary takeaway and associated installation of ventilation system and condenser units

PP/16/05546		315	315	276-280 Kensington High Street W8 6NG	Change of use of the ground and basement of 276-280 Kensington High Street from Class D2 (beauty spa) to Class A3 (restaurant) use installation of air conditioning unit at rear of property and installation of louvres into side elevation windows.
PP/16/06725		346	346	240-244 Kensington High Street W8 6ND	Change of use from dentist (Class D1) to restaurant (Class A3) use amalgamation of ground and basement 240/242 and 244 to create a single restaurant (Class A3) unit; the installation of a new shopfront to 244 and external alterations comprising alterations to rear windows and replacement a/c units within the rear lightwell.
PP/16/07153		644	644	113- And 115 King's Road, And 1 Radnor Walk SW3 4PA	The change of use of the basement, ground and first floor of 113-115 King's Road from retail (use class A1) to restaurant (use class A3), associated plant and alterations (Resubmission).
PP/16/07769		74	74	14-15 Beauchamp Place SW3 1NQ	Formalise use of second floor level as Class A3 (restaurant and cafes) purposes to facilitate creation of lounge bar customer WC facilities and other associated restaurant facilities (boiler area and storage)
PP/16/08514	255		-255	86-88 Fulham Road SW3 6HR	Change of use of upper floors from ancillary and storage floorspace to flats in multiple occupation (Use Class Sui Generis) with lateral connection between two buildings and a new access created at ground floor level in No.86. Alterations to fenestration including new double glazing.
PP/17/05259		220	220	194 Westbourne Grove W11 2RH	Change of use of ground and lower ground floor only from A1 (shops) to A3 (food and drink).
PP/17/06955		54	54	164 Pavilion Road SW1X 0AW	Change of use of 164 Pavilion Road at ground floor level from (Class A1) retail use to (Class A3/A4)

					restaurant/bar use as part of extension to restaurant at 11 Cadogan Gardens. Associated alterations to 164 Pavilion Road shopfront including installation of low stall riser and fascia board with signage and retaining bi-fold shutters.
PP/17/07181	176		-176	273 King's Road SW3 5EN	Change of use of basement and ground floors of 273 King's Road from restaurant/cafe (Class A3) to shop (Class A1) use in association with land use swap with 219 King's Road
PP/17/07499		80	80	Ground Floor, 8 Yeoman's Row SW3 2AH	Change of use from shop (Class A1) to restaurant (Class A3) forming extension to adjoining restaurant at 6 Yeoman's Row

Appendix K: A4 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing A4 Floorspace	Proposed A4 Floorspace	Net A4 floorspace	Address	Description
PP/17/06652	172		-172	Black Bird - Public House, 209 To 211, Earl's Court Road SW5 9AN	Rear extension and alterations to upper floors of public house. Conversion of ancillary staff accommodation to ancillary guest accommodation. Ground floor extension to extend dining area.
PP/17/06705	781	621	-160	40 Holland Park Avenue W11 3QY	Extension of public house floorspace at ground and basement levels along with change of use of first and second floors from ancillary use (staff accommodation) to guest rooms including associated refurbishment works including installation of air conditioning units.

Note: No A4 schemes completed in 2017/18

Appendix L: B1 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/18/00100	80		-80	Lion House 1 Kensington Place W8 7PP	Confirmation that the existing residential use of that half of the building which fronts onto Edge Street (W8 7PN) is lawful (Certificate of Lawful Existing Use)
PP/17/01901		11,526	11,526	127 Kensington High Street, And 15 Wright's Lane W8 5SF	Demolition of Café Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)
PP/17/03757	257		-257	Cumberland House Unit 1f & 2 Kensington Road W8 5NX	Change of use from commercial (Use Class B1) to residential (Use Class C3) of units 1F & 2 of Cumberland House at ground floor level to provide two self-contained flats (comprising 1 x 2 bedroom flat and 1 x 4 bedroom flat)
PP/17/05095		182	182	63 - 65 Brompton Road SW3 1DB	Conversion of first floor internal terrace into office showroom area. Construction of third floor flat roof above finished in grass/high spec imitation with glass openings. Construction of second floor to include

					mezzanine to 25% of space. Construction of third floor walkway/link to connect two separate rooms.
PP/17/05132	3,363		-3,363	Plexus House 1 To 5 Cromwell Place, 35-36 Thurloe Place And 3, 4, 4a And 20 Thurloe Place Mews SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/17/05416	558	576	18	1 To 4 Munro Terrace, And 111-112 Cheyne Walk SW10 0DL	Part demolition and extension to basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk for reconfiguration of existing buildings and associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels; retail accommodation (Class A1) at part basement and part ground floor levels; and residential accommodation (Class C3) at part first, second, third and fourth floor levels (9 new flats to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.
PP/17/05431		20	20	Ground Floor 150 Ladbrooke Grove W10 5NE	Change of use of retail (A1) storage space at rear of property into office space

PP/17/05448	3,025	8,043	5,018	Gramophone Works 326 Kensal Road W10 5BZ	Refurbishment and extension of the Old Gramophone Works including demolition of the Rhythm Studio to the south and two storey extension along the Canal, to provide 8,155 sqm (GIA) of office floorspace (B1) with flexible ancillary cafe;/bar/office use (A1/A4/B1); associated provision of servicing and refuse areas, plant, car and cycle parking together with landscaping and all other associated works (MAJOR APPLICATION)
PP/17/06024	293		-293	Ground Floor 77 Pavilion Road SW1X 0ET	Change of use from Metropolitan Police Safer Neighbourhood Unit office (Class B1) use to medical (Class D1) use.
PP/17/06333	890		-890	Cian House 10 Bard Road W10 6TP	Change of use of ground first and second floors to mixed use within classes B1 and D1 of the Use Classes Order 1987 (as amended) for temporary period with D1 use exclusive to period of time RBKC are in occupation being 5 years from 19/12/2017.
PP/17/07170		841	841	The Wharf Building 344 Ladbroke Grove W10 5BU	Erection of two-storey building comprising flexible Class B1 use at ground floor and Class A3 restaurant at part ground and first floor including associated outdoor terraces and bridge link; change of use of the Wharf Building to Class B1 office use; erection of hut to west of existing bridge for Class B1 office use; installation of plant; installation of lighting to north elevation of Wharf Build
PP/17/07878	1,495	1,759	264	Knowsley House 173-176 Sloane Street W1X 9QG	Demolition of building and redevelopment, providing mixed use building comprising retail floorspace (Class A1) at basement, ground and mezzanine floors and office floorspace (Class B1) at first to fifth floors, together with ancillary works. (Major Application)

PP/18/00216	1,672	5,874	4,202	Shaftesbury Centre 85 Barlby Road W10 6AZ	Demolition of existing building at 85 Barlby Road and construction of new office building (Use Class B1) landscaping and ancillary works (MAJOR APPLICATION)
PP/18/00591	160		-160	Second Floor 110 - 112 King's Road SW3 4TX	Change of use of second floor from a B1 use to a permanent D1 use with ancillary office use. (Retrospective Application)
PP/18/01261	55		-55	53 Brompton Road SW3 1DP	Provision of replacement shopfront erection of rear lantern roof-light and change of use of first floor office to retail floorspace alongside associated works including metal balustrading
PP/18/01765	107	54	-53	Ground Floor 11 Elvaston Place SW7 5NN	Change of use of ground floor unit from Use Class B1a (Office) to a dual use for Use Class B1a (Office) and Use Class D1 (Health Services) to enable a well-being clinic to occupy the unit.
PP/18/02021	236		-236	5 Jubilee Place SW3 3TD	Change of use of lower ground floor level from offices (Class B1) to dual use of offices (Class B1) and/or physiotherapy clinic (Class D1) with general waste and recycling located at lower ground floor (under class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015))
PP/18/02446	425		-425	Unit 12 Latimer Industrial Estate 343-453 Latimer Road W10 6RQ	Change of use from B1 use (business) to dual use B1 use (business) and D1 use (non-residential institutions)
PP/18/02791	51		-51	3a Hillgate Street W8 7SP	Change of Use from Use Class B1(b) (Sushi Fish School and Fish preparation area) - to Use Class A1/Sui Generis (Dog Grooming Parlour)

PP/18/02861		120	120	Vice Chancellors Flat 18 Draycott Place SW3 2SB	Change of use from residential use (Use Class C3) to office use (Use Class B1)
PP/18/03464		70	70	335 Latimer Road W10 6RA	Single storey rear extension at 1st floor level for additional B1 office space

Appendix M: B1 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/02321		48	48	Second Floor Flat 14 Addison Crescent W14 8JR	Confirmation that the use of the second floor flat as an operating centre for a private tour operator is lawful (Certificate of Existing Use)
CL/17/03764	380		-380	43 Harrington Gardens SW7 4JU	Confirmation that the use of the second and third floor as D1 (non-residential institutions) is lawful. (Certificate of Existing Use)
CL/18/00100	80		-80	Lion House 1 Kensington Place W8 7PP	Confirmation that the existing residential use of that half of the building which fronts onto Edge Street (W8 7PN) is lawful (Certificate of Lawful Existing Use)
PP/08/00277	110		-110	15 Albert Mews W8 5RU	Erection of a single dwelling with 3/4 bedrooms arranged around a central patio/lightwell, on ground, first and basement floors.

PP/12/02862		226	226	East And North West Part Of Site, Middle Row Primary School Middle Row W10 5AT	Construction of three apartment buildings comprising 42 C3 class (residential) units in total and 226 sq.m of B1 class (commercial) floorspace with 3 car parking spaces and amended access to Middle Row including associated landscaping and site works (Council's Own Development - MAJOR APPLICATION).
PP/12/04434	1,005		-1,005	62 Kensington High Street W8 4PE	Change of use from vacant retail ancillary to retail and vacant office space to residential use as 11 self-contained flats (Class C3) as set out in the plans referred to in this permission. (MAJOR APPLICATION)
PP/13/01064	577		-577	151-161 Kensington High Street W8 6SU	Variation of condition 2 (drawings) of planning permission PP/12/03067 (Change of use of B1 (business) use & D1 (non-residential institutions) use at 1st floor to create 5 no. Class C3 residential units. Change of use of 1 B1 (business) unit and reconfiguration of 5 no. existing Class C3 residential units at 2nd floor to create 5 no. residential units. Alterations to entrances at ground floor)
PP/13/02652		3,034	3,034	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/04726	972		-972	Multi-Storey Car Park (Npc), 19-27 Young Street W8 5EH	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking (MAJOR APPLICATION)
PP/15/03816		2,424	2,424	99 To 121 Kensington High Street W8 5SA	Change of use of 2,424sqm ancillary retail floorspace to office floorspace at second floor level internal re-

					configuration of eastern and central retail units refurbishment of entrance shop front installation of shop fronts to eastern elevation internal alterations to goods lifts and staircases plus associated works including relocation of cycle parking and provision of changing facilities
PP/15/04852		1,294	1,294	Westway Information And Aid Centre, 140 Ladbroke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/16/03591		72	72	Flat 1 36 Draycott Place SW3 2SA	Change of use from residential flat to office (use class B1) (Retrospective Application)
PP/16/03925	318		-318	Second Floor 13 Crescent Place SW3 2EA	Change of use of the second floor to D1 (medical use) from B1 (office use)
PP/16/04073	68		-68	55 Brompton Road SW3 1DP	Change of use of first floor from Class B1 office to Class A1 retail use
PP/16/06943	103		-103	Basement And Ground Floors 37 Thurloe Street SW7 2LQ	Change of use of the lower ground and ground floor from an office use (Class B1) to a flexible retail (Class A1) and/or office use (Class B1)
PP/17/03355	210		-210	Cogent House 20 Canning Place W8 5AD	Change of use from B1 commercial to D1 Medical: internal alterations including installation of partition walls
PP/17/03408		74	74	Colette Court 125-126 Sloane Street SW1X 9AU	Change of use of basement level residential (class C3) to office (class B1)

PP/17/03757	257		-257	Cumberland House Unit 1f & 2 Kensington Road W8 5NX	Change of use from commercial (Use Class B1) to residential (Use Class C3) of units 1F & 2 of Cumberland House at ground floor level to provide two self-contained flats (comprising 1 x 2 bedroom flat and 1 x 4 bedroom flat)
PP/17/06333	890		-890	Cian House 10 Bard Road W10 6TP	Change of use of ground first and second floors to mixed use within classes B1 and D1 of the Use Classes Order 1987 (as amended) for temporary period with D1 use exclusive to period of time RBKC are in occupation being 5 years from 19/12/2017.
PP/18/00591	160		-160	Second Floor 110 - 112 King's Road SW3 4TX	Change of use of second floor from a B1 use to a permanent D1 use with ancillary office use. (Retrospective Application)

Appendix N: B8 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/17/07569	451		-451	23 Pavilion Road, SW1X 0HD	Change of use of basement and ground floor from storage (Class B8) to gym (Class D2); widening of shopfront and entrance doors; installation of air conditioning units on ground floor rear roof with two ventilation grilles; installation of No1 externally illuminated fascia sign and No1 non-illuminated hanging sign

Appendix K: B8 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/15/06840	100		-100	307 Fulham Road, SW10 9QH	Change of use of basement from storage (Class B8) to medical (Class D1) use.

Appendix O: C1 hotel bedrooms in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/17/06485		9	9	20 Cadogan Gardens SW3 2RP	Formation of a roof extension and associated works and change of use to a hotel (Class C1).
PP/17/06652		9	9	Upper Floors, Black Bird - Public House, 209 To 211 Earl's Court Road SW5 9AN	Rear extension and alterations to upper floors of public house. Conversion of ancillary staff accommodation to ancillary guest accommodation. Ground floor extension to extend dining area.

PP/17/07908	12		-12	111 Oxford Gardens W10 6NF	Change of use from bed and breakfast (use class C1) to residential single dwelling (Retrospective application)
PP/18/01471	41	39	-2	20-22 Hogarth Road SW5 0PT	Erection of two storey rear extension (at lower ground & ground floor levels) erection of mansard roof (to form fourth floor level) and refurbishment of hotel

Appendix P: C1 hotel bedrooms in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Hotel Bedrooms	Proposed Hotel Bedrooms	Net	Address	Description
PP/14/04411	19		-19	Willet Hotel, 32 Sloane Gardens SW1W 8DJ	Variation of condition 2 (works in accordance with submitted plans) of PP/11/02562 (Change of use from hotel accommodation (Use Class C1) to residential accommodation (Use Class C3) to provide 3 no. flats and other associated works).
PP/17/07908	12		-12	111 Oxford Gardens W10 6NF	Change of use from bed and breakfast (use class C1) to residential single dwelling (Retrospective application)

Appendix Q: C2 bedrooms in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing C2 Bedrooms	Proposed C2 Bedrooms	Net C2 Bedrooms	Address	Description
PP/16/07740		3	3	Block 01a - Homebase Site 195 Warwick Road W14 8PU	<p>Construction of two new residential blocks (blocks 4 and 5) at 195 Warwick Road to provide up to 132 units (Use Class C3) comprising 11 storeys; Construction of one new block (block 2) to provide up to 92 units (Use Class C2) comprising 11 storeys with associated plant and works to amend parts of the permitted development PP/16/03238.(MAJOR DEVELOPMENT) (EIA development).</p> <p>Amendment of 2016 permission to create 3 additional extra care units created at block 2.</p>

Appendix R: D1 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/18/02985		240	240	Shelley House 1 Chelsea Embankment SW3 4LG	Certificate of Lawful Proposed Use for the building as an educational use (Use Class D1)
PP/16/04357	26,176	36,393	10,217	Royal Brompton Hospital Sydney Street SW3 6PY	Demolition of 30 Britten Street and the Imatron building (adjacent Dovehouse Street) to facilitate the extension to the existing Sydney Street Hospital to provide a ground plus 5 storey consolidated healthcare building with 2 storeys of basement and a ground plus 2 basement level imaging centre together with the formation of new pedestrian entrance on Sydney Street reconfigured vehicular access.
PP/17/01901	513		-513	127 Kensington High Street, And 15 Wright's Lane W8 5SF	Demolition of Caffe Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)

PP/17/04757		1,126	1,126	Science Museum Supporters' Centre, Royal Mail South Kensington Delivery Office 25 Exhibition Road SW7 2DB	Change of use of former Post Office Block from 'Sui Generis' Use to D1 Use (museum including exhibitions meetings lectures performance and corporate events hiring) together with demolition of existing service building and re-provision of linking space and necessary external alterations
PP/17/05493		725	725	272 Fulham Road SW10 9EW	Change of use from A1 (retail) to a mixed use of A1 / D1 (medical consultation rooms) for ground floor and basement
PP/17/05586		18	18	Basement And Ground Floors 32 Beauchamp Place SW3 1NU	Change of use (for limited period of 10 years) from Use Class A1 (shop) to D1 (non -residential institutions) in part of basement with retained A1 use at ground floor and part of basement.
PP/17/05657		112	112	Commercial Unit 4a 375 Kensington High Street W14 8QH	Change of use from flexible retail (Class A1/A2/A3/A4) and Sui Generis use to medical (Class D1) use at ground floor.
PP/17/06024		293	293	Ground Floor 77 Pavilion Road SW1X 0ET	Change of use from Metropolitan Police Safer Neighbourhood Unit office (Class B1) use to medical (Class D1) use.
PP/17/06244		460	460	19 Lansdowne Walk W11 3AH	Change of use to encompass both residential C3(a) and D1 uses overlapping within common floorspace. Museum open by appointment between 12:30 - 17:00 on Mondays to Fridays only during the months of April to December for specialist visits to Post Modern archive and visits to building itself.
PP/17/06333		890	890	Cian House 10 Bard Road W10 6TP	Change of use of ground first and second floors to mixed use within classes B1 and D1 of the Use Classes Order 1987 (as amended) for temporary

					period with D1 use exclusive to period of time RBKC are in occupation being 5 years from 19/12/2017.
PP/17/07098		404	404	73 St Helen's Gardens W10 6LL	Change of use to D1 educational use with shopfront to be retained in retail use addition of a loft extension with rear dormer window basement extension to front rear lower ground floor side extension addition of new entrance porch replacement windows and internal alterations.
PP/17/07345	108		-108	Development Site At 104 Draycott Avenue SW3 3AE	Proposed use of first and second floors for D1 and D2 use including yoga meditation and wellness consultations
PP/17/07897		37	37	202 Portobello Road W11 1LA	Change of use of first floor from Class A1 retail use to Class D1 (non-residential institutions) to provide space for podiatry/ chiropody clinic and sport therapy massage (amended description)
PP/18/00364	788	1,658	870	Royal Hospital Royal Hospital Road SW3 4SR	Demolition of 1960's prefabricated buildings in Workshop Yard and replacement with new building for hospital accommodation (Uses Class D1). Refurbishment of Bakehouse to be used for patient accommodation (Uses Class D1) Guardhouse to be used as office (Uses Class D1) Soane Stable Block for ancillary uses for the Royal Hospital such as storage office and visitor centre (Uses Class B1/D1) (MAJOR)
PP/18/00504		344	344	Bay 20 71 Maxilla Walk W10 6NQ	Erection of two storey community building and single storey boxing club with mezzanine.

PP/18/00591		160	160	Second Floor 110 - 112 King's Road SW3 4TX	Change of use of second floor from a B1 use to a permanent D1 use with ancillary office use. (Retrospective Application)
PP/18/00657		95	95	262 Fulham Road SW10 9EL	Change of use of part A2 premises (Estate Agent) to increase accommodation for Early Intervention Therapy Centre for children with autism. The estate agent will retract into ancillary area.
PP/18/01168	3,051	5,981	2,930	Barlby Primary School Barlby Road W10 6BH	Demolition of school buildings and erection of part 3 and part 4 storey school buildings comprising a Primary School and Special Education Needs School (Use Class D1) associated landscaping erection of boundary walls formation of vehicular and pedestrian accesses and provision of car parking and ancillary works
PP/18/01765		53	53	Ground Floor 11 Elvaston Place SW7 5NN	Change of use of ground floor unit from Use Class B1a (Office) to a dual use for Use Class B1a (Office) and Use Class D1 (Health Services) to enable a well-being clinic to occupy the unit.
PP/18/03219		324	324	Glendower School 87 Queen's Gate, And 86 Queen's Gate SW7 5JX	Change of use of three flats (Use Class C3) at second third and fourth floors of No 86 Queen's Gate to educational use (Use Class D1) form extension at lower ground floor level glazed bridge link at second floor level external refurbishment internal alterations including creation of internal glazed lateral links at lower ground to first floor levels.
PP/18/03898		35	35	195 Fulham Road SW3 6JL	Change of use of basement and ground floor from retail (A1) to ancillary office space (C2). Creation of main entrance to charity fundraising office for public

					use. Installation of advertisement signage to upper portion of glass frontage and restoration of canopy.
PP/18/03954		161	161	232 Old Brompton Road SW5 0EA	Change of use of shop premises from A1 retail to D1 physiotherapy practices

Appendix S: D1 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/03764		380	380	43 Harrington Gardens SW7 4JU	Confirmation that the use of the second and third floor as D1 (non-residential institutions) is lawful. (Certificate of Existing Use)
PP/12/05112		135	135	Telephone Exchange 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.
PP/13/01064	92		-92	151-161 Kensington High Street W8 6SU	Variation of condition 2 (drawings) of planning permission PP/12/03067 (Change of use of B1 (business) use & D1 (non-residential institutions) use at 1st floor to create 5 no. Class C3 residential units.

					Change of use of 1 B1 (business) unit and reconfiguration of 5 no. existing Class C3 residential units at 2nd floor to create 5 no. residential units. Alterations to entrances at ground floor)
PP/13/02652	4,376	5,668	1,292	Marlborough Primary School Draycott Avenue SW3 3AP	Demolition of building and redevelopment to provide two form entry primary school with associated play facilities and a mixed retail (A1/A2/A3) and office building separated by pedestrian link between Draycott Avenue and Sloane Avenue (Major Application).
PP/13/02704	450	575	125	Kensington Day Centre Andridge House, 24-28 Convent Gardens W11 1NH	Erection of four storey building containing 575sqm Day Care Centre at ground and first floors with 13 x 1 bed flats for elderly persons at 1st 2nd and 3rd floors together with off street parking for 1 car cycle wheelchair and mobility scooter storage facilities and courtyard garden. (Major Application)
PP/13/05108		684	684	3 To 5 Radnor Walk, 111-115 King's Road And Land Behind 7, 9 And 13 Radnor Walk SW3 4BP	Demolition of buildings and erection of four-storey mixed use building (Class A1/C3) 4 x three storey townhouses (Class C3) and three-storey building (Class D1) plant and associated works (MAJOR APPLICATION)
PP/13/07664	4,009		-4,009	Sloane School, Sloane Building Hortensia Road SW10 0QS	Internal and external alterations basement and rear extensions in connection with the conversion and refurbishment of the existing building to create 18 new residential dwellings (Major Application)
PP/14/02876	173		-173	28 & 30 Cadogan Place SW1X 9RX	Use of basement and ground floor of 29 Cadogan Place as residential (class c3), erection of additional storey at fourth floor at 28 Cadogan Place. Rear extension at first, second and third floor levels at 29 Cadogan Place. Installation of roof terraces to 29

					Cadogan Place above ground floor return and addition above first and second floors, internal and external alterations at 30 Cadogan Place.(This application is linked to PP/14/2892 at 90 Sloane St, PP/14/2872 and LB/14/02873 at 64 Sloane Street and PP/14/2874 at 147 King's Road)
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.
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)
PP/15/04852	1,494	200	-1,294	Westway Information And Aid Centre, 140 Ladbrooke Grove W10 5NE	Change of use of ground and first floor from Use Class D1 to three flexible commercial units comprising Class A1 A3 B1 or D1 use for Units 1 & 2 and Class B1 or D1 for Unit 3. External alterations including re cladding and insertion of new windows alterations to cycle parking and service arrangements.
PP/15/06840		100	100	307 Fulham Road SW10 9QH	Change of use of basement from storage (Class B8) to medical (Class D1) use.
PP/16/03404		1,503	1,503	Former South Kensington Sort(Royal Mail) 25 Exhibition Road, Imperial College Road SW7 2DB	Change of use of former South Kensington post office building to D1 (non-residential) use construction of roof top enclosure installation of five extract flues and new pedestrian entrance associated with development of the Dyson School of design engineering at Imperial College. (MAJOR APPLICATION)

PP/16/03925		318	318	Second Floor 13 Crescent Place SW3 2EA	Change of use of the second floor to D1 (medical use) from B1 (office use)
PP/16/04359	72		-72	112 Princedale Road W11 4NH	Change of use of vacant doctor's surgery (use class D1) into a 1 bed flat (use class C3)
PP/16/06088	32	60	28	57 Markham Street SW3 3NR	Change of use of two apartments (lower ground and second floor) and Class D1 uses (ground and first floor) to Class D1 dental surgery (lower ground and ground floor) and two residential apartments (first and second floors); replacement of front elevation lower ground floor door with a window; demolition and replacement of rear closet block to serve both apartments at first and second floors
PP/16/06725	346		-346	240-244 Kensington High Street W8 6ND	Change of use from dentist (Class D1) to restaurant (Class A3) use amalgamation of ground and basement 240/242 and 244 to create a single restaurant (Class A3) unit; the installation of a new shopfront to 244 and external alterations comprising alterations to rear windows and replacement a/c units within the rear lightwell.
PP/17/02319		135	135	25 Walton Street SW3 2HU	Change of use of existing retail (Class A1) unit (at basement and ground floor levels) to a mix of retail (Class A1) and non-residential institution (Class D1) use and installation of two air-conditioning units within side basement lightwell
PP/17/03355		210	210	Cogent House 20 Canning Place W8 5AD	Change of use from B1 commercial to D1 Medical: internal alterations including installation of partition walls

PP/17/04181		74	74	62 Pembroke Road W8 6NX	Change of use from Class D2 leisure to Class D1 day nursery.
PP/17/04440		66	66	307 Fulham Road SW10 9QH	Change of use of ground floor (Class A1 - retail) and basement (Class D1 - medical) to a single mixed use (A1 and D1) unit over ground and basement level
PP/17/05493		725	725	272 Fulham Road SW10 9EW	Change of use from A1 (retail) to a mixed use of A1 / D1 (medical consultation rooms) for ground floor and basement
PP/17/05586		18	18	Basement And Ground Floors 32 Beauchamp Place SW3 1NU	Change of use (for limited period of 10 years) from Use Class A1 (shop) to D1 (non -residential institutions) in part of basement with retained A1 use at ground floor and part of basement.
PP/17/06333		890	890	Cian House 10 Bard Road W10 6TP	Change of use of ground first and second floors to mixed use within classes B1 and D1 of the Use Classes Order 1987 (as amended) for temporary period with D1 use exclusive to period of time RBKC are in occupation being 5 years from 19/12/2017.
PP/17/07345	108		-108	Development Site At 104 Draycott Avenue SW3 3AE	Proposed use of first and second floors for D1 and D2 use including yoga meditation and wellness consultations
PP/18/00591		160	160	Second Floor 110 - 112 King's Road SW3 4TX	Change of use of second floor from a B1 use to a permanent D1 use with ancillary office use. (Retrospective Application)

Appendix T: D2 floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/17/01901	831		-831	127 Kensington High Street, And 15 Wright's Lane W8 5SF	Demolition of Café Nero Pavilion; alteration, extension and refurbishment of 127 Kensington High Street and 15 Wrights Lane to form 5-storey building (retained basement /sub-basement) comprising anchor retail unit (Use Class A1) at basement and ground levels; 5 retail/cafe units (Use Class A1/A3) at ground and mezzanine levels; offices (Use Class B1(a)) at ground to 5th floor; new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works (MAJOR APPLICATION)
PP/17/05108		726	726	107 King's Road SW3 4PA	Change of use from nightclub (sui generis) use to gym/ leisure (D2) use with associated internal and external alterations
PP/17/07345		108	108	Development Site At 104 Draycott Avenue SW3 3AE	Proposed use of first and second floors for D1 and D2 use including yoga meditation and wellness consultations
PP/17/07569		451	451	23 Pavilion Road SW1X 0HD	Change of use of basement and ground floor from storage (Class B8) to gym (Class D2); widening of shopfront and entrance doors; installation of air conditioning units on ground floor rear roof with two ventilation grilles; installation of No1 externally

					illuminated fascia sign and No1 non-illuminated hanging sign
PP/18/00504		290	290	Bay 20 71 Maxilla Walk W10 6NQ	Erection of two storey community building and single storey boxing club with mezzanine.
PP/18/01668		800	800	20 Stable Way W10 6QX	Reinstatement of equestrian centre comprising 10 new stables ancillary accommodation landscaping external lighting and recycling facilities.
PP/18/02021		236	236	5 Jubilee Place SW3 3TD	Change of use of lower ground floor level from offices (Class B1) to dual use of offices (Class B1) and/or physiotherapy clinic (Class D1) with general waste and recycling located at lower ground floor (under class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015))
PP/18/02187		94	94	Holland Park School Airlie Gardens W8 7AF	Restoration and extension of Thorpe Lodge for educational and community use including infill extension to form Porter's Lodge re positioning of school gate and art studio extension to rear.

Appendix U: D2 floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
PP/16/05546	315		-315	276-280 Kensington High Street W8 6NG	Change of use of the ground and basement of 276-280 Kensington High Street from Class D2 (beauty spa) to Class A3 (restaurant) use installation of air conditioning unit at rear of property and installation of louvres into side elevation windows.
PP/17/04181	74		-74	62 Pembroke Road W8 6NX	Change of use from Class D2 leisure to Class D1 day nursery.
PP/17/07345		108	108	Development Site At 104 Draycott Avenue SW3 3AE	Proposed use of first and second floors for D1 and D2 use including yoga meditation and wellness consultations

Appendix V: Sui Generis floorspace m2 in permissions granted

Between 01/10/2017 – 30/09/2018

Ref	Existing SG Floorspace	Proposed SG Floorspace	Net SG Floorspace	Address	Description
PP/17/03460	499		-499	6 Hyde Park Gate SW7 5EW	Conversion and extension of former Algerian Consulate into 6 residential units.
PP/17/04223	658		-658	30 Queen's Gate Terrace SW7 5PH	Restoration of property including internal and external alterations to create four self-contained flats (Use Class C3) and one mews house (Use Class C3) fronting onto Queens Gate Mews.
PP/17/04757	1,073		-1,073	Science Museum Supporters' Centre, Royal Mail South Kensington Delivery Office 25 Exhibition Road SW7 2DB	Change of use of former Post Office Block from 'Sui Generis' Use to D1 Use (museum including exhibitions meetings lectures performance and corporate events hiring) together with demolition of existing service building and re-provision of linking space and necessary external alterations
PP/17/05108	726		-726	107 King's Road SW3 4PA	Change of use from nightclub (sui generis) use to gym/leisure (D2) use with associated internal and external alterations
PP/17/05132		4,190	4,190	Plexus House 1 To 5 Cromwell Place, 35-36 Thurloe Place And 3, 4, 4a And 20 Thurloe Place Mews SW7 2JE	External and internal alterations to No. 1-5 Cromwell Place for art gallery / office / members' facilities (sui generis) at lower ground to fourth floor including demolition of extensions, erection of glazed links, and creation of lightwells, erection of a "pavilion" building with ground, lower ground and basement, creation of secondary entrance from Thurloe Place, replacement of garden wall and provision of landscaping and

					associated works. Partial demolition and rebuild of No. 3 Thurloe Place Mews to create access to basement of "pavilion" building; erection of single storey mansard extension to No. 35-36 Thurloe Place and No. 3 Thurloe Place Mews to create three residential units at first and second floors. (MAJOR APPLICATION)
PP/17/05378		78	78	Basement And Ground Floor Rear 3 Kensington High Street W8 5NP	Change of use of basement area from A1 retail use to sui generis massage and special treatments (rear ground floor parts to remain as A1 retail use)
PP/17/05579		45	45	187 Westbourne Grove W11 2SB	Change of use of ground and basement floors from retail shop (Class A1) to mixed retail shop (Class A1) and Sui Generis (treatment rooms) use (Retrospective Application)
PP/17/05657	112		-112	Commercial Unit 4a 375 Kensington High Street W14 8QH	Change of use from flexible retail (Class A1/A2/A3/A4) and Sui Generis use to medical (Class D1) use at ground floor.
PP/17/05819		113	113	Development Site At 104 Draycott Avenue SW3 3AE	Change of use of Basement Floor from flexible A1/A3 to health and beauty/spa (Class D1/Sui Generis) use in association with retail(A1)/D1 use of rest of building
PP/17/06178		56	56	64 Pavilion Road SW1X 0ES	Conversion of first floor residential flat at rear of club into three guest bedrooms for use by visiting members of Private Members Club.
PP/17/06427	91		-91	Ground Floor 220 Portobello Road W11 1LJ	Change of use of vacant ground and basement floors (previously used as amusement arcade) to Class A1 retail shop use
PP/17/06789		302	302	162b Sloane Street SW1X 9BS	Change of use at basement and ground floor from shop use (A1) to mixed shop/restaurant use (A1/A3)

PP/17/07170	615		-615	The Wharf Building 344 Ladbroke Grove W10 5BU	Erection of two-storey building comprising flexible Class B1 use at ground floor and Class A3 restaurant at part ground and first floor including associated outdoor terraces and bridge link; change of use of the Wharf Building to Class B1 office use; erection of hut to west of existing bridge for Class B1 office use; installation of plant; installation of lighting to north elevation of Wharf Build
PP/17/07295		212	212	Embassy Of The Slovak Republic 25 Kensington Palace Gardens W8 4QY	Change of use of third floor from office to 4 residential dwellings and second floor from 2 dwellings into offices. Alterations including fitting double glazed window units removal of front gas meter and creation of utility mains connections via Kensington Palace Gardens.
PP/17/07403		80	80	274 Portobello Road W10 5TE	Creation of A3/A4/A5 unit at ground and basement level forming a residential unit at first and second floor level; lowering of basement by up to 1.1m erection of ground to second floor rear extension and raising of artwork on side elevation to first floor level.
PP/17/07536		1,129	1,129	The White House 2 And 4 Hans Crescent SW1X 0LH	Temporary change of use from single residential use (Class C3) to Wellbeing Centre (Sui Generis) for the period up to July 2023
PP/17/07680		85	85	155 Westbourne Grove W11 2RS	Change of use of ground floor from retail (Use Class A1) to mixed use retail/cafe (Use Class A1/A3).
PP/17/07766		69	69	Ground Floor 5 Addison Avenue W11 4QS	Change of use from A2 (estate agent) to nail bar sui generis. Installation of 1 x non illuminated fascia sign
PP/18/00068		380	380	Rossetti Studios Flood Street SW3 5TF	Extension refurbishment and reconfiguration of Rossetti Studios including demolition and rebuilding of

					studio 9 re-paving of courtyard replacement bin store and perimeter fence. Revised servicing strategy.
PP/18/00189	2,194		-2,194	Chelsea Delivery Office 232 King's Road, 18-20 Chelsea Manor Street SW3 3UH	Demolition of buildings with retention and alteration of projecting historic front facade of No. 18. Construction of 5-storey plus lower ground block comprising No22 self-contained apartments and basement level for car parking accessed from Sydney Street; redevelopment of 232 King's Road to provide No4 self-contained apartments with lower ground floor and ground floor retail.
PP/18/00634		34	34	Ground Floor 32 Uxbridge Street W8 7TA	Change of use from Estate Agents (Class A2) to Sui Generis for use as Beauty and Hair Removal Salon. Alterations to internal layout and ground floor shopfront.
PP/18/01814		960	960	66 Holland Park W11 3SJ	DOCUMENTS AND DRAWINGS ARE NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION. PLEASE CALL THE CASE OFFICER - Convert basement ground first and second floor from residential to diplomatic use by Embassy of Azerbaijan; retain third floor of four units for residential use; general full internal refurbishment and reinstatement works; decorate outside with matching paint and installation of 4 externa
PP/18/01942		214	214	Ground And Lower Ground Floors 228 Westbourne Grove W11 2RH	Change of use of lower ground and ground floor to Retail (class A1) or Retail (class A1) and Beauty Salon (Sui Generis)
PP/18/02008		45	45	Lycee Francais Charles De Gaulle School 35 Cromwell Road SW7 2DG	Erection of two-storey extension to link Link building to Chateaubriand Building with remodelling to provide teaching staff facilities and improved accessibility; refurbishment of Link Building to provide staff hub

					plant room staff showers and sports changing rooms; provision of canopy over eastern external staircase to Link Building and formation of staff terrace space.
PP/18/02446		425	425	Unit 12 Latimer Industrial Estate 343-453 Latimer Road W10 6RQ	Change of use from B1 use (business) to dual use B1 use (business) and D1 use (non-residential institutions)
PP/18/02582		166	166	Basement And Ground Floor Shop 171 Kensington High Street W8 6SH	Change of use from Retail (A1 use) to Beauty Salon (Sui Generis)
PP/18/02685		44	44	180 Earl's Court Road SW5 9QG	Change of use from A1-Retail shop into Sui Generis nail salon.
PP/18/02791		51	51	3a Hillgate Street W8 7SP	Change of Use from Use Class B1(b) (Sushi Fish School and Fish preparation area) - to Use Class A1/Sui Generis (Dog Grooming Parlour)

Appendix X: Sui Generis floorspace m2 in permissions completed

Between 01/04/2017 – 31/03/2018

Ref	Existing Floorspace	Proposed Floorspace	Net	Address	Description
CL/17/02322		4,800	4,800	Highlever Depot 1 Highlever Road W10 6QD	Confirmation that site has been used for the purposes of a nursery, and for storage of goods and materials, ancillary to the business of garden centre operators and landscape contractors for a period in excess of the last ten years (a sui generis mixed use).
PP/12/05112	5,500		-5,500	Telephone Exchange 213-215 Warwick Road W14 8PU	Redevelopment of the site to provide 99 market residential units and 59 affordable housing units, 542 square metres of Class A1, A2, A3 or D1 use within four buildings of 7 - 17 storeys in height together with the provision of public and private open space, new access road, basement car parking and associated hard and soft landscaping.
PP/13/04726	3,910		-3,910	Multi-Storey Car Park (Npc), 19-27 Young Street W8 5EH	Demolition of car park and construction of part 5 storey and part 8 storey residential building comprising 53 units with ancillary landscaping and basement car parking (MAJOR APPLICATION)
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/14/06693		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/15/06360		25	25	1b Coleherne Road SW10 9BS	Change the use from A1 to Beauty salon "sui generis".
PP/15/07489	1,352		-1,352	3-10, 12 And 20 Drayson Mews W8 4LY	Change of use from car dealership and associated repair and servicing (sui generis) to residential (Use Class C3) in relation to 3-10 12 and 20 Drayson Mews.
PP/15/07923	146	112	-34	1d Kensington Church Walk W8 4NB	Change of use of rear parts of beauty salon (sui generis) to residential (Class C3) to form extension to existing studio flat at ground floor level
PP/16/01241		31	31	34c Kensington Church Street W8 4HA	Change of use from A1 (retail) to Sui Generis (nail salon)
PP/16/01464	108		-108	236 - D Fulham Road SW10 9NB	Installation of 2 air conditioning units on roof of No. 236A-C and refrigerator unit on roof of 236D. Change of use of basement of 236D from Sui Generis to Retail (Class A1)
PP/16/03272		45	45	15a Harrington Road SW7 3ES	Change of use from Hairdressers/Beauty Salon (A1) to Beauty Salon (sui generis)
PP/16/03404	570		-570	Former South Kensington Sort(Royal Mail) 25 Exhibition Road, Imperial College Road SW7 2DB	Change of use of former South Kensington post office building to D1 (non-residential) use construction of roof top enclosure installation of five extract flues and new pedestrian entrance associated with development of the Dyson School of design engineering at Imperial College. (MAJOR APPLICATION)
PP/16/05437	416		-416	43 Thurloe Street SW7 2LQ	Change of use from nightclub (sui generis) to restaurant (Class A3) with ancillary takeaway and

					associated installation of ventilation system and condenser units
PP/16/05898	62		-62	14 Holland Street W8 4LT	Continued use of ground floor shop for A1 retail use purposes (Retrospective Application)
PP/16/07769	74		-74	14-15 Beauchamp Place SW3 1NQ	Formalise use of second floor level as Class A3 (restaurant and cafes) purposes to facilitate creation of lounge bar customer WC facilities and other associated restaurant facilities (boiler area and storage)
PP/16/08734		80	80	Ground Floor Lucerne Chambers 8 Kensington Mall W8 4EA	Change of use from shop (Use Class A1) to beauty clinic (Sui Generis)
PP/17/02063		24	24	118 Dalgarno Gardens W10 6AA	Change of use of premises from hairdressers (Use Class A1) to Tanning and Beauty shop (sui generis)
PP/17/03793		390	390	241a Pavilion Road SW1X 0BP	Change of use of 241A Pavilion Road (lower ground and basement levels) from Class A1 retail to Class A1/D1 flexible retail/health and medical use
PP/17/05378		78	78	Basement And Ground Floor Rear 3 Kensington High Street W8 5NP	Change of use of basement area from A1 retail use to sui generis massage and special treatments (rear ground floor parts to remain as A1 retail use)
PP/17/05579		45	45	187 Westbourne Grove W11 2SB	Change of use of ground and basement floors from retail shop (Class A1) to mixed retail shop (Class A1) and Sui Generis (treatment rooms) use (Retrospective Application)
PP/17/07680		85	85	155 Westbourne Grove W11 2RS	Change of use of ground floor from retail (Use Class A1) to mixed use retail/cafe (Use Class A1/A3).

PP/17/07766		69	69	Ground Floor 5 Addison Avenue W11 4QS	Change of use from A2 (estate agent) to nail bar sui generis. Installation of 1 x non illuminated fascia sign
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