



# Conservation and Design Basements Miscellaneous Matters

## Submission Planning Policy Monitoring Indicators

Partial Review of the Core Strategy



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## INTRODUCTION

This document sets out the monitoring indicators for the three elements of the Core Strategy Review: Basements, Conservation and Design and what the Council has called “Miscellaneous Matters”, or those remaining policies within the Unitary Development Plan which the Council has decided are to be taken forward.

Each includes the “target” or ultimate aim, and how the Council will assess whether this target will be met. The Council has also considered what an appropriate “trigger for review” may be. The trigger is useful in that it will highlight when the policy is not working as intended. However, the Council is not bound to this trigger, in that it may choose to review a policy at any time.

The principal vehicle for reporting the success or otherwise of the policies is the Authority’s Monitoring Report. This is published on an annual basis, and will be available to view on the Council’s website.

## MONITORING INDICATORS

### Conservation and Design policies (where amended): Monitoring Indicators

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
<b>Policy CR4 – Streetscape</b>					
CR4(c) and (d) Maintain and repair historic street furniture and ensure new street furniture relates well to character and	To provide attractive and pedestrian friendly streets within the Borough.	The proportion of appeals dismissed where CR4(c) or (d) is the reason for refusal.  The number of street improvement schemes carried out.  Number of environmental improvements secured within	Annually	Acolaid development management administration system.  CIL and s106 monitoring.	Review may be necessary if historic street furniture is lost.  Review may be necessary if analysis of appeals shows 40% which include provision of advertisements and

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
function of street.		S106 agreements.			street furniture are granted despite being considered by the Council to be contrary to CR4(e) or (f).
CR4(e) & (f). Hoardings, street furniture and advertising.	To maintain appearance of the street scene through resisting all inappropriate advertisement.	The proportion of appeals upheld where CR4(e) or (f) is the reason for refusal. The number of appeals where CR4(e) or (f) is the reason for refusal.  Number of enforcement investigations resulted in removal of unauthorised advertising and street furniture.  Number of incidents of removal of unauthorised street furniture on the highway.	Annually	Acolaid development management administration system.  Council's Highways Enforcement team.	
<b>Policy CR5 - Parks, Gardens, Open Spaces and Waterways</b>					
CR5(a), (b) & (d) Parks, gardens and open spaces.	To improve the quality of the Borough's parks, gardens, open spaces and waterways within the plan period.	The amount of completed new public open space created.  Number of parks and open spaces with an adopted Management Plan.	Annually	Acolaid development management administration system.  Monitoring from RBKC Parks and Leisure Department.	Review may be necessary if the quality of Borough's parks and gardens are shown to decline rather than improve.
CR5(c) Garden squares.	To protect the Borough's existing high quality garden squares.	Proportion of appeals dismissed where CR5(c) is cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
					being considered by the Council to be contrary to CR5(c).
CR5(e) Play space.	To deliver on site external play space.	<p>Proportion of appeals dismissed where CR5(e) is cited as the reason for refusal.</p> <p>Number of proposals which include the provision of external play space.</p> <p>Proportion of major residential developments which include the provision of external play space.</p>	Annually	<p>Acolaid development management administration system.</p> <p>S106 and CIL monitoring.</p>	<p>Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to CR5(e).</p> <p>Review may be necessary if more than 25% of major residential schemes (over a two year period) do not provide any external play space or an appropriate contribution to play space through the CIL or s106 process.</p>
CR5(g) Royal Hospital	To protect the open spaces bounding the Royal Hospital.	The proportion of Appeals dismissed where CR5(g) is cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 20% are granted despite being considered by the Council to be contrary to CR5(g).
CR5(h) and (j)	To improve access to all waterways within the	The number of additional waterside	Annually	Acolaid development	Review may be necessary if

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
Waterways	Borough.  Resist residential moorings on the Thames and Grand Union Canal where have a detrimental effect on character of area.	walks, cycle ways and new access points created through development.  Has the Cremorne Wharf been maintained as a "Safeguarded Wharf"?  Thames Estuary Partnership Action Plan Annual Review shows update on implementation process of Action Plan.  Proportion of appeals dismissed where CR5(j) or (k) is cited as the reason for refusal.  Number of new residential moorings permitted.		management administration system.  Biodiversity of tidal stretch of the River Thames monitored through the Thames Tidal Thames Habitat Action Plan by the Thames Estuary Partnership Biodiversity Action Group.	development is allowed which jeopardises the future functioning of Cremorne Wharf as a wharf.  Review may be necessary if biodiversity of the stretch of the Thames running past RBKC is shown to decline over a two year period.  Review may be necessary if analysis of appeals for new moorings are granted despite being considered by the Council to be contrary to CR5(h) or (j).
<b>Policy CL1 - Context and Character</b>					
CL1(a), (b), (f), (g), (h), (i) Character of development.	All development will be designed to respect context and character of the Royal Borough within the plan period.	Percentage of appeals dismissed where CL1(a), (b), (f), (g), (h) or (i) is the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the
CL1(c) Density of development.	All development optimises development.	Percentage of appeals dismissed where CL1(c) is the reason for refusal.	Annually	Acolaid development management	

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
				administration system.	relevant provisions of CL1.
CL1(d) & (e) Development by Thames and Grand Union Canal.	To improve the Borough's riverside and canal side environments.	The number of developments approved that include waterside improvements.	Annually	Acolaid development management administration system.	
<b>Policy CL3 Heritage Assets - Conservation Areas and Historic Spaces</b>					
CL3 (b) Uses contributing to character of conservation areas.	To ensure that uses which contribute to the character of conservation areas is protected.	Loss of non-residential uses within conservation areas where these uses are considered to contribute to the character of that area.  Percentage of appeals dismissed where CL3(a), (b) or (c) is the reason for refusal.	Annually	Acolaid development management administration system for applications and for prior approval notifications.  RBKC out of centre land use surveys.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL3(b).
<b>Policy CL 4 Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology</b>					
CL4(a) Preservation of significance of heritage assets.	The Borough's heritage assets will be preserved or enhanced throughout the plan period.	The number of listed buildings in the Borough  The number of buildings on the 'Buildings at Risk' register.	Annually	English Heritage listed Buildings register.  English Heritage buildings at risk register.	A review may be necessary the number of buildings on the buildings at risk register increases by more than 10%. This will not include monuments within the Kensal Green Cemetery which will skew the overall picture.

<b>Policy</b>	<b>Target</b>	<b>Monitoring Indicator</b>	<b>Measured When</b>	<b>Measured How</b>	<b>Trigger for review</b>
CL4(c) Preservation of listed buildings.	Preserve special architectural features and plan form of listed buildings	Percentage of appeals dismissed where CL4(c) or (d) cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL4(a).
<b>Policy CL5 – Living Conditions</b>					
CL5	To ensure that residential amenity is protected and that new housing developments include external amenity space (private open space, communal open space, balconies and roof gardens).	Percentage of appeals dismissed where CL5 cited as a reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL5.
<b>Policy CL6 Small-scale Alterations and Additions</b>					
CL6(a), (b), (c)	To ensure that all alterations and additions maintain the existing quality and character of the Borough's buildings.	Percentage of appeals dismissed where CL6 cited as a reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL6.

Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
<b>Policy CL8 Existing Buildings – Roof Alterations/Additional Storeys</b>					
CL8(a), (b)	<p>All roof alterations will respect the architectural style and character of the building.</p> <p>All roof alterations will have a positive impact on the Borough's skyline.</p>	Percentage of appeals dismissed where CL8 cited as the reason for refusal.	Annually	Acolaid development management administration system.	<p>Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL8.</p> <p>Review may be necessary when CAPS review indicate significant number of roof additions granted despite being contrary to roof line policy in relevant CAPS.</p>
<b>Policy CL9 Existing Buildings – Extensions and Modifications</b>					
CL9 (j) Conservatories	New conservatories will respect the architectural style and character of the building.	Percentage of appeals dismissed where CL9 cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL9.
<b>Policy CL10 Shopfronts</b>					
CL10	All new shopfronts and alterations will have a	Percentage of appeals dismissed where CL10 cited	Annually	Acolaid development	Review may be necessary if



Policy	Target	Monitoring Indicator	Measured When	Measured How	Trigger for review
	positive impact on the street scene.	as the reason for refusal.		management administration system.	analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL10.
<b>Policy CL11 Views</b>					
CL11	All new buildings and extensions heights will have a positive impact on the Borough's skyline	Percentage of appeals dismissed where CL11 cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL11.
<b>Policy CL12 Building Heights</b>					
CL12(c)	That new buildings respect the setting of the Borough's townscape.  That 100% of application for tall buildings are full planning applications.	The number of full and outline applications for tall buildings.  Percentage of appeals dismissed where CL12 cited as the reason for refusal.	Annually	Acolaid development management administration system.	Review may be necessary if any applications for tall buildings are not full planning applications.  Review may be necessary if analysis of appeals shows 40% are granted despite being considered by the Council to be contrary to the provisions of CL12.

## **Policy CL7 Basements: Monitoring Indicators**

### **Trigger for review**

Policy would be revised if new information became available that showed that the approach being taken was not having the desired impact of mitigating the impact of the basement development on environmental sustainability.

The policy will be revised were the character of the Borough, its gardens and its properties, to be eroded despite the restrictions.

The policy will be revised were evidence to be forthcoming that the required SuDS are not effective in controlling water runoff.

Mechanisms to minimise/ mitigate construction/ traffic impact will be reviewed if proposed mechanism not effective.

<b>Target</b>	<b>Monitoring Indicator</b>	<b>Measured when</b>	<b>Measured How</b>	<b>Measured by Whom</b>	<b>Relates to Policy Criteria</b>
All permissions to be granted within the limits on extent set out in the policy	Number of permissions for basement proposals, including a break down by size and type.  Appeals upheld on grounds of extent specified in the policy.	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (a), CL7 (b) and CL7(c)
Basements should not cause loss, damage or long term threat to trees of townscape or amenity value.	Number of enforcement investigations relating to damage to trees during construction phase of development.  Damage to trees of townscape and	Five yearly	Aerial photos of before and after for basement permissions.  Acolaid enforcement monitoring system	Department of Planning and Borough Development	CL7 (d)

Target	Monitoring Indicator	Measured when	Measured How	Measured by Whom	Relates to Policy Criteria
	amenity value post construction.				
Basements should not cause harm to the significance of heritage assets	<p>Proportion of appeals upheld on grounds of impact on character or appearance in conservation areas.</p> <p>Proportion of appeals upheld in relation to impact on a listed building.</p> <p>Number of enforcement investigations relating to damage fabric of listed building during construction phase of development</p>	Annually	Through planning data on Acolaid/ Crystal Reports Acolaid enforcement monitoring system	Department of Planning and Borough Development	CL7 (e), CL7(f) and CL7 (g)
Improve the character or appearance of the building, garden or wider area with sensitively designed and discreetly sites external manifestations such as light wells.	Proportion of appeals upheld where the reason for refusal related to external manifestations of basements.	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (h) and CL7(i)
Ensure that the basement does not increase the volume and flow of surface water run-off through appropriate use of	Proportion of applications which include an element of basement	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (j)

Target	Monitoring Indicator	Measured when	Measured How	Measured by Whom	Relates to Policy Criteria
SuD's including 1m of soil.	development which have completed the Council's SuDS tool.  Proportion of appeals upheld in relation to the provision of 1m of soil and SuDS.				
Ensure that existing buildings to which the basement relates is adapted to a high level of performance in respect of energy waste and water.	Proportion of appeals upheld where the reason of refusal included lack to adaptation of the existing building to the appropriate standards in respect of energy waste and water.	Annually	Through planning data on Acolaid/ Crystal Reports	Department of Planning and Borough Development	CL7 (k)
Ensure that construction impacts are appropriately mitigated.	Enforcement cases relating to Construction Traffic Management Plans.  Complaints made to Environmental Health with regard noise and vibration.  Number of s60 notices served.  Percentage of appropriate large developments where the developer has	Annually	Through enforcement data on Acolaid/ Crystal Reports. Environmental Health noise complaints.	The Council – Department of Planning and Borough Development and Environmental Health	CL7(l) and CL7(m)

Target	Monitoring Indicator	Measured when	Measured How	Measured by Whom	Relates to Policy Criteria
	entered into a voluntary s61 agreement with the Council in order to mitigate the potential impact.				
Ensure that basements are designed to minimise damage to and safeguard the structural stability of the application building, nearby buildings and other infrastructure including London underground tunnels and the highway.	Properties with newly created basements under imminent danger of collapse under the London Building Act.	Annually	Through Building Control Acolaid data	The Council – Department of Planning and Borough Development and Building Control	CL7 (n)
Ensure that basements are protected from sewer flooding.	Number of sewer flooding incidents reported to Thames Water.	Annually	Reported by Thames Water	The Council – Department of Planning and Borough Development (Flooding Officer)	CL7 (o)

## Miscellaneous Matters: Monitoring Indicators

Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
Policy CP1 (1) Quanta of development	Provide a minimum of 585 net additional dwellings per year, or an overall target of 5,850.  200 units pa to be affordable.	The net increase in additional residential units granted and completed.	Annual	Authority's Monitoring Report	A shortfall in delivery for two years in a row (as based upon the housing trajectory) where this shortfall is not covered by approvals in the development pipeline.
Policy CP4 Quality of development and diversity of uses.	The Borough's townscape is to be preserved.  To resist the loss of diversity of uses across the Borough	The number and nature of design awards.  Appeals lost when reason for refusal included harm to the Borough's townscape.  Number of applications and pre-applications considered by the AAP.  Loss of non-residential floorspace both granted and completed.	Annual	Authority's Monitoring Report  RBKC and RIBA design awards.  AAP reports.	Investigate appeals to determine whether impact on townscape has been considered and dismissed in more than 40% of cases.  A 10% increase in the loss of non-residential floorspace based on the average over a two year period.
Policy CF9 Temporary	Protect all permanent	Number of residential units	Annual	Authority's Monitoring Report	Review may be necessary if the Greater London Powers

Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
Sleeping Accommodation	residential accommodation from changes of use to short term lets.	lost to short term lets.  Number of enforcement cases relating to the unauthorised changes of use to short term lets.			Act 1973 is amended/abolished, removing a LPAs ability to control changes of use from permanent residential to short term lets.  The permanent residential units lost to short term lets is more than 10% of the net gain in residential units granted, for a two year period.  40% or more appeals lost against decisions to resist/enforce against the loss of permanent residential to short term lets.
Policy CF10 Diplomatic and Allied Uses	Resist the creation of any new diplomatic uses within he defined "unsuitable" areas.	Number of new embassies created within "unsuitable area".  Number of applications granted when additional floorspace is created for embassy uses within "unsuitable area".	Annual	Authority's Monitoring Report	Review may be necessary if any new embassy granted within an unsuitable area, when consideration has not been had to impact upon amenity and character.  Investigate appeals to determine whether impact on residential amenity and/or character has been considered and dismissed in more than 40% of cases.
Policy CT1 (j) and (l)	Resist the loss of any off-street	Number of schemes which	Annual	Departments of Transportation	Review may be necessary if any schemes result in the

Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
Improving alternatives to the private car.	coach parking.	result in the loss of off-street coach parking.  Number of off-street coach parking spaces lost.		and Highways and Planning and Borough Development.	loss of off-street coach parking spaces, unless supported by the Council's highways section.
Policy CR7 Servicing Coach parking and pick-up and drop-off.	Provision of coach management plan for suitable developments.  Provision of coach drop-off and pick-up facilities for new hotel development and extensions of an appropriate size.	Number of planning applications resulting in the creation of new hotels, or extensions to existing hotels (with a floor area greater than 1,000 sq m) with coach facilities and a coach management plan.	Annual	Departments of Transportation and Highways	A review may be necessary if 10% of hotel permission creating 1,000 sq m of floorspace does not explicitly consider provision for coaches and/or a coach management plan.
Policy CE1 Climate Change	All new residential buildings and extensions over 800 sq m should meet Code for Sustainable Homes Level 4.  All non-residential development over 1,000 sq m meet BREEAM "very good".	Number of applications granted where the necessary standard has not been met.  Number of refusals allowed on an appeal when failing to meet appropriate standard a reason	Annual	Authority's Monitoring Report	Where 10% or more of all relevant applications are granted despite not reaching relevant environmental standards.  40% of refusals allowed on an appeal when failing to meet appropriate standard was a reason for refusal.



Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
	<p>All residential conversions and refurbishments over 800 sq m to meet BREEAM excellent for Domestic Refurbishment</p> <p>All non-residential conversions and refurbishments over 1,000 sq m to meet BREEAM very good.</p>	for refusal.			
CE4 Biodiversity	<p>All major developments in or adjacent to SCNI, Green Corridors, open spaces and the Blue Ribbon network to Development to have an Ecological Impact Assessment which has regard to biodiversity and ecosystem targets.</p> <p>Where possible all development to</p>	<p>Number of developments over 1,000 sq m within, or adjacent to specified areas, which have regard to biodiversity within Ecological Impact Assessment.</p> <p>Number of local sites to have on going positive conservation management.</p>	Annual	<p>Departments of Planning and Borough Development and Borough's Ecology Unit.</p> <p>Greenspace Information for Greater London (GiGL)</p>	Review necessary if more than 10% of developments which meet the criteria do not have an Ecological Impact Assessment which has regard to biodiversity and ecosystem targets.

Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
	<p>create opportunities to create habitat and support biodiversity.</p> <p>50% of local sites to have on going positive conservation management</p>				
CE6 Noise and Vibration	Control the impact of noise and vibration sources during both construction and operational phases of development.	<p>Enforcement cases relating to Construction Traffic Management Plans.</p> <p>Complaints made to Environmental Health with regard noise and vibration.</p> <p>Number of s60 notices served.</p> <p>Percentage of appropriate large developments where the developer has entered into a voluntary s61</p>	Annual	Enforcement data on Acolaid and information from the Environmental Heath team.	<p>As a proportion of applications the number of 'reasonable' complaints rises by more than 10% than the average of the previous two years.</p> <p>As a proportion of applications, the number of enforcement cases relating to CTMPs increases by more than 10% than the average of the previous two years.</p>

Policy	Target	Monitoring Indicator	Measured when	Measured How	Trigger for review
		agreement with the Council in order to mitigate the potential impact.			
CE7 Contaminated land	All developments on potentially contaminated land will have a remediation strategy as appropriate, and have a validation report confirming that the necessary remediation has taken place.	<p>Number of schemes with a remediation strategy, where of a nature where such a strategy would be required.</p> <p>No of validation reports for schemes where remediation has taken place.</p>	Annual	The Borough's Environmental Heath team	A review will be necessary if any eligible schemes have not carried out the necessary process to properly consider contamination.