



Planning and Place

Monitoring Report 2023

December 2023



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1. Introduction

- 1.1 Planning regulations¹ require that a local planning authority must publish a monitoring report. The issues that are to be reported are:
- Set out the progress that is being made with regard to the preparation of all its planning policy documents;
 - Set out the delivery of housing over time;
 - Provide up-to-date information on the production of 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 in considering the progress that is being made in achieving a number of the Local Plan's key strategic objectives 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. Methodology

2.1 To collate information covering the range of topics in the Local Plan, the Monitoring Report relies on several data sources. These include, but are not limited to:

- **Planning London Datahub (PLD)**: An interactive website that holds detailed information on planning applications, permissions, commencements, and completions in Greater London. It takes the place of the former London Development Database (LDD) as the central repository for information on proposed and upcoming development. The LDD only contained information on applications once they had received permission, whereas the new system captures applications earlier in the process (from the point of validation). The PLD allows reports to be run for a specified time period. The data 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 April 2023 and looks at the permissions granted before the 31 March 2023.

2.2 This document reports on a number of different time periods:

- The last financial year for planning completions, housing approvals as well as CIL and s106 agreements;
- The one year period from 1 October 2022 - 30 September 2023 for planning permissions, Development Management and enforcement statistics; and
- As close to the end of the year as possible for progress on the Local Development Scheme, Neighbourhood Plans, Assets of Community Value and the like.

3. 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 that they are producing. An LDS will change as and when documents are completed, or as the Council's priorities change.
- 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.
- 3.3 The [Council's current LDS](#) was published in January 2022. It sets out the programme for the production of our new Local Plan. The most up to date version will always be available on the Council's website.

Figure 3.1: Progress on preparation of Local Plan

Title, subject matter and geographical area	Issues Paper	Issues and Options	Draft Policies	Publication	Submission and Examination	Adoption	Monitoring report 2020 progress update
	Pre-Regulation 18		Regulation 18	Regulation 19	Regulation 22 to 25	Regulation 26	
<p>New Local Plan Review</p> <p>Borough-wide</p> <p>The New Local Plan Review (NLPR) will include both spatial and detailed policies and site allocations.</p> <p>It will set out a vision and a framework for future development for the Borough, addressing needs and opportunities for housing, the economy, social and community facilities, transport, addressing the climate change emergency, securing good design conserving historic environment and providing necessary infrastructure to support development.</p>	<p>Autumn 2020 (Issues)</p> <p>Completed</p> <p>✓</p>	<p>Summer 2021 (Issues and Options)</p> <p>Completed</p> <p>✓</p>	<p>Feb. 2022 (Draft Policies)</p> <p>Completed</p> <p>✓</p>	<p>Summer/Autumn 2022 (Publication Policies)</p> <p>Completed</p> <p>✓</p>	<p>Autumn 2022 / Summer 2023 (Submission Policies and Examination)</p> <p>Plan submitted and Hearings sessions took place in Summer 2023</p> <p>✓</p>	<p>Spring 2024</p> <p>Awaiting decision letter from the Inspector</p>	<p>The Council completed the fifth stage of the production of the New Local Plan as intended in the Summer of 2023.</p>

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2022 progress update
	First consultation	Second consultation	Adoption	
<p>Lots Road Site Brief</p> <p>A brief to help shape the nature of development on sites at Lots Road (Crown Wharf and 63,65/69 and 71/73 Lots Road, SW10 0RN).</p>	<p>Early engagement on Site Brief design code for main site (Lots Road South) Autumn/Winter 2021</p> <p>Completed</p> <p>✓</p>	<p>Consultation on Draft SPD Winter 2022</p> <p>Completed</p> <p>✓</p>	<p>Spring 2022</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 14 September 2022.</p>

Figure 3.2: Progress on preparation of other documents

Title, subject matter and geographical area	Timetable for preparation			Monitoring Report 2022 progress update
	First Consultation	Second Consultation	Adoption	
<p>Earl's Court Opportunity Area Placemaking Framework</p> <p>A framework seeking to develop and add detail to the Council's vision for the Earl's Court Opportunity Area. It identifies the key placemaking priorities to deliver the Council's vision for the site.</p>	<p>Early engagement on Placemaking Framework</p> <p>Spring/Autumn 2022</p> <p>Completed</p> <p>✓</p>	<p>Consultation of Draft Placemaking Framework</p> <p>Autumn/Winter 2022</p> <p>Completed</p> <p>✓</p>	<p>Spring 2023</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 12 April 2023.</p>
<p>Trees and Development SPD</p> <p>An update of the Trees and Development SPD 2010. Sets out the Council's requirements in relation to any proposed development with trees on or near the site.</p>	<p>Draft SPD public consultation</p> <p>Autumn 2022 / Winter 2023</p> <p>Completed</p> <p>✓</p>	<p>N/A</p> <p>Completed</p> <p>✓</p>	<p>Summer 2023</p> <p>Completed</p> <p>✓</p>	<p>The Council adopted the SPD by key decision on 14 June 2023.</p>

<p>Designing Out Crime SPD</p> <p>An update of Designing Out Crime SPD 2008. The SPD would provide guidance for developers and planners to ensure that all development proposals incorporate the principles of designing out crime.</p>	<p>Early engagement on draft SPD</p> <p>Spring 2023</p> <p>Completed</p> <p>✓</p>	<p>Draft SPD public consultation</p> <p>Winter 2023/24</p>	<p>Adoption</p> <p>Spring 2024</p>	
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4. 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 In a similar vein, paragraph 24 of the NPPF² states that Local planning authorities “*are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries*”.
- 4.3 As part of the NLPR process, the Council has produced a [Statement of Common Ground](#) (SoCG) which has been circulated to all relevant parties and which has been subsequently updated multiple times to reflect the feedback received. The SoCG identifies the strategic matters as follows:
- The delivery of new housing, including affordable housing;
 - Meeting the identified need for permanent gypsy and traveller pitches;
 - The provision of commercial, retail and office floorspace;
 - Enhancement or growth of cultural uses in South Kensington Strategic Cultural Area;
 - The provision of infrastructure;
 - Mitigation of the impacts of development, particularly of tall buildings on conservation areas and other heritage assets;
 - Collaboration with neighbouring boroughs on Opportunity Area Sites;
 - The improvement of existing and provision of new green infrastructure, including publicly accessible open space;
 - Waste management;
 - The provision of educational facilities.
- 4.4 The ‘prescribed bodies’ for the purposes of the Duty to Cooperate relevant to the Borough are:
- The Environment Agency
 - Historic England
 - Natural England
 - The Mayor of London
 - The Civil Aviation Authority

² National Planning Policy Framework (NPPF), July 2021

- The Homes and Communities Agency
- Clinical Commissioning Groups
- The National Health Service Commissioning Board (now known as 'NHS England')
- The Office of Rail and Road
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- The Marine Management Organisation
- Local Enterprise Partnership
- Local Nature Partnership

4.5 We began the review of our Local Plan in 2020. This will be a new document and not merely a “refresh” or a partial review of the existing. As such it is appropriate to reset the clock when reporting on the activity that we have taken under our duty to cooperate. This will be updated with each progressive AMR as appropriate. Ongoing activity includes:

- The Council consulted all the prescribed bodies and neighbouring local planning authorities on the New Local Plan Review (NLPR): Borough Issues (September to November 2020), Issues and Options (July – October 2021), Draft Policies (February – March 2022) and Publication Policies (October – December 2022) consultation documents.
- In drafting the NLPR, Borough Issues, Issues and Options, Draft Policies and Publication Policies, 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 produced a Statement of Common Ground (SoCG) with London Borough of Brent, Westminster City Council, London Borough of Wandsworth and Old Oak and Park Royal Development Corporation (OPDC) which has been circulated to all relevant parties alongside publication of the NLPR Issues and Options consultation and Draft Policies Consultation. The SoCG has been updated before the Publication Policies Consultation to reflect the feedback received. The Council will update the SoCG and continue to liaise with our neighbours as the NLPR progresses.
- The Council has agreed and produced a separate SoCG with LBHF and OPDC, which documents cooperation and agreement on RBKC’s waste apportionment targets.
- Following the Examination in Public Hearings sessions, three additional Statements of Common Grounds were produced and signed between duty to co-operate bodies:

- SoCG between the Council and the Environment Agency (EA) regarding site allocations and flood risk assessment requirements (July 2023).
- SoCG between the Council and LBHF with regard to Site Allocation Policy SA2 Earl's Court Exhibition Centre (August 2023).
- SoCG between the Council and Historic England with regard to Site Allocation Policy SA1 Kensal Canalside, including building heights.
- Ongoing contributions to the Planning London Datahub.
- Regular "Duty to Cooperate" meetings with the neighbouring boroughs, London Borough of Hammersmith and Fulham, Westminster City Council, London Borough of Brent and London Borough of Wandsworth.
- Regular meetings with OPDC.
- Regular liaison with the GLA/TfL on the Kensal Canalside Opportunity Area and Crossrail 1 and 2 and associated stations.
- 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.
- Attend quarterly London Waste Planning Forum.
- Response to Waste Planning Authorities regarding waste movements etc. These include on the North London Waste Plan, the Southeast London Authorities, Essex and Southend on Sea, Surrey County Council and Suffolk County Council; and

4.6 This interaction continues.

Neighbourhood Planning

- 4.7 Neighbourhood plans are planning documents, prepared by the community, supported by the Council, which are intended to influence the future of an area. They set out the vision of a community and provide the planning policies which will shape development in a neighbourhood.
- 4.8 Neighbourhood plans have to be in line with the overall strategic approach in Kensington and Chelsea's existing adopted plans and of national policy.
- 4.9 As of December 2023, there are two neighbourhood plans (The St Quintin and Woodlands NP and The Norland NP) and two designated neighbourhood forums (St Quintin NF and Lots Road NF) in the Borough. There are also five designated Neighbourhood Areas, which are shown in Figure 4.1 below.

The St Quintin and Woodlands Neighbourhood Plan

- 4.10 [The St Quintin and Woodlands Neighbourhood Plan](#) was drafted in 2015 by the StQW Neighbourhood Forum and passed a referendum early in 2016. The plan was adopted by the Council in July 2018. The plan forms part of the Development Plan for the area.
- 4.11 The original designation of the forum expired in July 2018. This designation was remade in September 2018 and lasted a further five years, expiring in July 2023.
- 4.12 In November 2023 the Forum was re-designated for a further five years. At the request of the Forum, its title, and that of the associated Neighbourhood Area, has changed to the St Quintin Neighbourhood Forum/Area. The boundary of the area is unchanged.
- 4.13 The title and status of the Neighbourhood Plan is unchanged.

The Norland Neighbourhood Plan

- 4.14 The [Norland Neighbourhood Plan](#) was made in March 2014 and carries material weight in determining planning applications within the Norland Neighbourhood area.
- 4.15 The Norland Neighbourhood Forum, the authors of the Norland Neighbourhood Plan, have decided not to apply for a re-designation despite the initial designation having now expired. The status of the Plan, as part of the area's development plan, remains.

The Courtfield Neighbourhood Area and Forum

- 4.16 In September 2017 the Council designated the Courtfield Neighbourhood Area and the associated Courtfield Neighbourhood Forum. The designation of the Forum expired in September 2022.

West Holland Park Neighbourhood Area

- 4.17 In March 2022 the Council designated the [West Holland Park Neighbourhood Area](#) (with an amended boundary). There is no associated Neighbourhood Forum.

Lots Road Neighbourhood Area and Forum

- 4.18 In July 2022 the Council designated the [Lots Road Neighbourhood Area and associated Neighbourhood Forum](#). The new Neighbourhood Forum is the responsible body for bringing forward a Neighbourhood Plan for Neighbourhood Area, although there is no obligation for the Forum to do so.

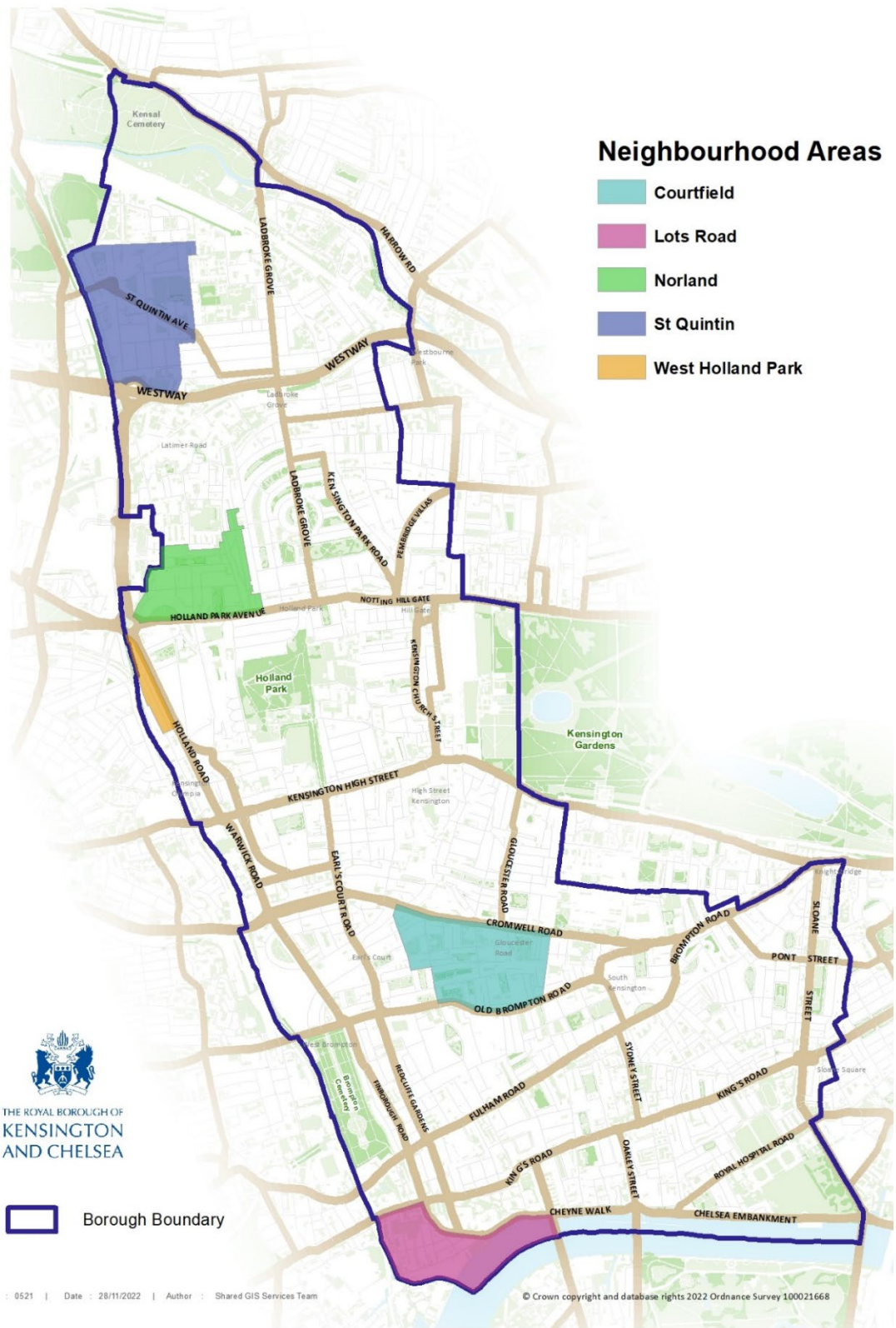


Figure 4.1: The Borough's Neighbourhood Areas (2023)

5. 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 from 2017/18 to 2022/23. Figure 5.2 sets out the nature of these enforcement cases.
- 5.2 Government guidance recognises that “*addressing breaches of planning control without formal enforcement action can often be the quickest and most cost-effective way of achieving a satisfactory and lasting remedy*”.
- 5.3 For most cases, the Council seeks to resolve breaches of planning control informally. In this period, 153 breaches have been resolved through officer negotiation without the need for formal enforcement action.
- 5.4 Where it has not been possible to resolve informally, we have taken formal action and have served 32 enforcement notices in this period.

Financial Year	Enforcement cases opened	+/-	Enforcement cases closed
2017/18	1,434	-	1,276
2018/19	1,499	+5%	1,411
2019/20	1,068	-29%	648
2020/21	1,248	17%	746
2021/22	1,120	-10%	594
2022/23	1,209	+8%	817

Figure 5.1: Enforcement cases 2017/18 to 2022/23

Complaint types	No. of cases Oct 2022- Sept 2023	%
Building works	349	29%
Breach of condition	78	6%
Change of use (including short-term lets)	110	9%
Proactive licensing-related investigations	191	16%
Listed building works	77	6%
Advertisements	68	6%
Deviation from approved plans	90	7%
Untidy sites	65	5%
Air conditioning plant	39	3%
Terraces/balconies	30	2%
Construction Traffic Management Plans	46	4%
Miscellaneous including works to trees, tables and chairs and requests from solicitors	63	5%
Total	1,209	100%

Figure 5.2: Break down of enforcement cases 2022/23

- 5.5 There has been a slight increase in the number of enforcement cases received by the team this year. This is mainly due to the slight increase in reported breaches related to the change of use (including short-term lets), untidy sites and proactive licensing-related investigations.

Development Management

- 5.6 There are a number of performance indicators which can be used to benchmark the Council's performance against other local planning authorities. All the Development Management data reported in this monitoring report relates to the period 1 October 2022 – 30 September 2023. This period saw 2,857 planning/listed building applications being made, and a total of 5,518 applications or pre-applications. This represents an increase in the number of applications received on the previous year.

Year	Applications	Conditions	Advice	Tree works	Total
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
2018/19	2980	854	773	929	5536
2019/20	2588	789	644	830	4851
2020/21	2800	890	673	1002	5365
2021/22	2694	905	653	853	5105
2022/23	2857	1105	630	926	5518

Figure 5.3: Nature of applications/advice 2010/11 to 2022/23

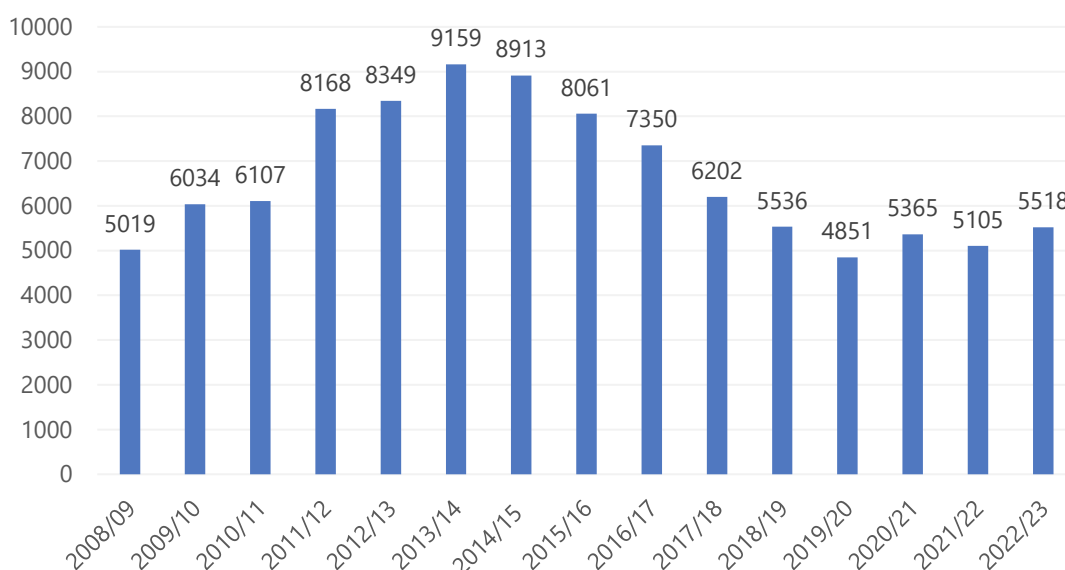


Figure 5.4: Total applications/advice 2008/9 to 2022/23

Speed of determining applications

5.7 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. 93% of all “minor” applications have been decided within 8 weeks. These make up the large majority of planning applications considered by the Council. 93% represents an increase on the 86% of all minor applications decided within 8 weeks in the previous year.

Year	Minors (8 weeks)	Majors (13 weeks)	Others (8 weeks)
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%
2018/19	81%	81%	80%
2019/20	69%	100%	67%
2020/21	74%	100%	72%
2021/22	86%	100%	85%
2022/23	93%	100%	92%

Figure 5.5: Speed of determining applications in time (%) from 2010/11 to 2022/23

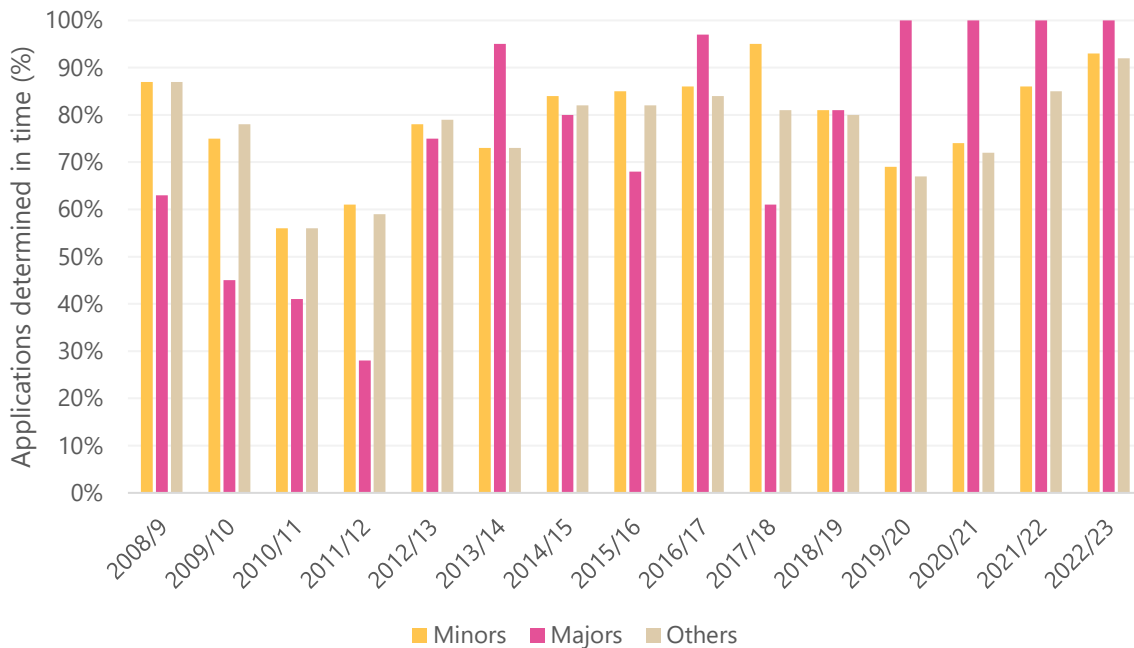


Figure 5.6: Speed of determining applications in time (%) from 2008/09 to 2022/23

- 5.8 The percentage for major^[1] applications (where a decision was made) which were granted this year remained at 100%. This reflects the value of the pre-application system and of Planning Performance Agreements in shaping proposals before they come forward.
- 5.9 The speed of determining all types of applications – major, minor and other - has noticeably increased compared to the previous year, and the year before that. This demonstrates that the strategies implemented by the Council to increase the speed of decision making in Development Management are working.

^[1] A “major” application is set out in Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are: development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more; or Development of other uses, where the floor space is 1,000 square metres or more, or the site area is 1 hectare or more.

Proportion of permissions granted relative to the total number of applications

- 5.10 The proportion of minor and other applications which were granted planning permission this year was consistent with the previous three years at 88% and 88% respectively.

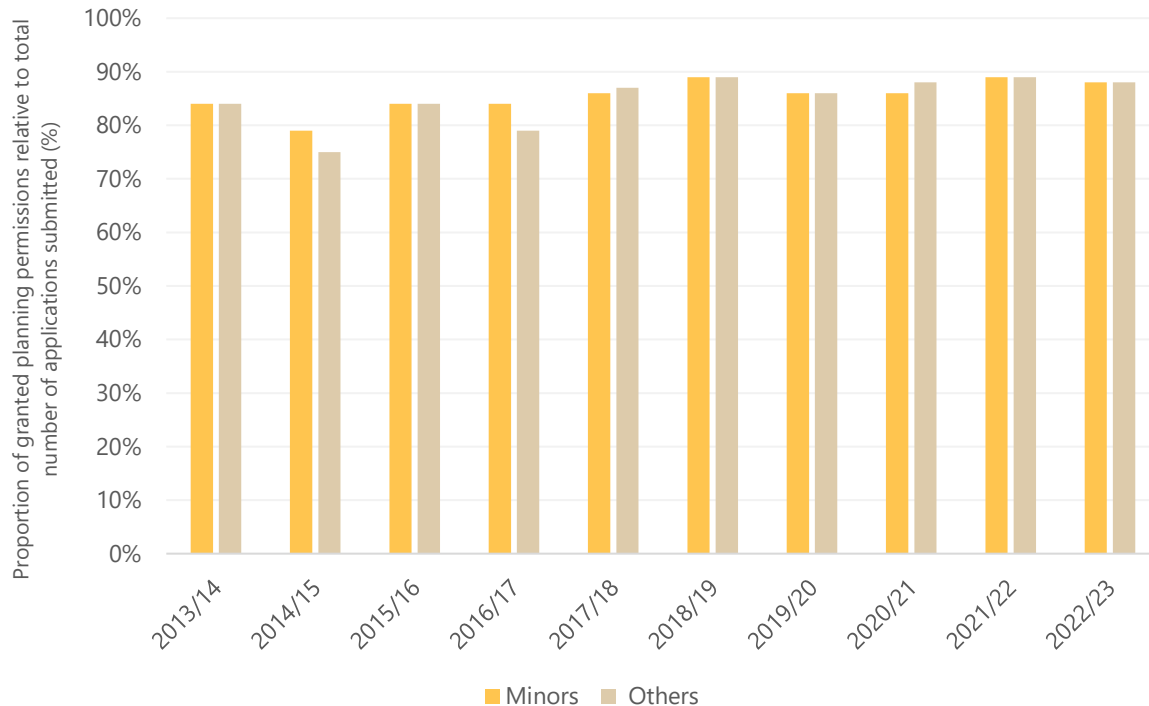


Figure 5.7: Approvals granted: Minor and “other” applications (2013/14 to 2022/23)

- 5.11 This measure is less useful for major applications, given their small number and given that the majority will have been subject to ongoing discussions. However, for completeness it should be noted that 88% of majors determined this year were granted planning permission. This is again consistent with the trend exhibited in previous years.

Appeals

- 5.12 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate.
- 5.13 The Council received 91 appeals this year. Of these 42% were allowed, 48% dismissed and 10% withdrawn. This represents only a slight increase over the 7% of appeals allowed in the previous year, which suggests that on the whole, the Council is taking the right planning decisions and is able to justify them in a robust manner at appeal.

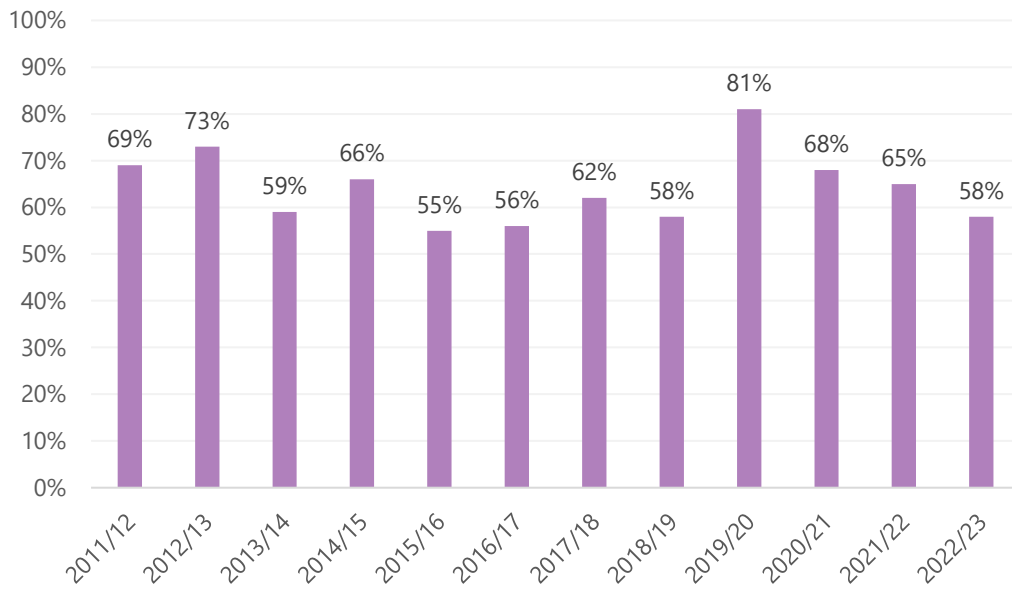


Figure 5.8: Appeals dismissed or withdrawn as a % of the total from 2011/12 to 2022/23.

6. Land Use Policies

The Policies Considered by this AMR

- 6.1 One of the purposes of the AMR is to report on the effectiveness of the policies within a Council's own Local Plan. This AMR is the fourth to report on the policies within the current Local Plan which was adopted in September 2019.

Housing

- 6.2 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.
- 6.3 Our housing target is referred to in Local Plan Policy CH1 as 733 units per annum. However, with the publication of the London Plan in March 2021 this target has been reduced to 448 units per annum. As we are working on the NLPR, our housing trajectory has been published in a separate paper [RBKC Stepped Housing Trajectory, October 2022](#). The Planning Inspector has indicated that she feels confident that the NLPR is capable of being found sound. In a letter dated 25 October 2023, the Inspector has stated that, "I am confident that with the two Opportunity Sites, both of which require a number of MMs in order to be found sound, the other housing sites, and a **revised stepped trajectory**, the Council will be able to demonstrate a five-year supply of housing with a 20% buffer" (emphasis added). The revised stepped trajectory will reduce the housing target to 250 homes per annum in the first five years following the adoption of the NLPR which is likely in early 2024.

Housing Supply

- 6.4 The Inspector's Report to the examination of the partial review of the Local Plan in 2019 confirmed that the Council could demonstrate a five-year housing supply.

Objective:	To meet the housing needs of the Borough's population
Target	733 homes between 2015/16 and 2018/19 4,480 homes between 2019/20 and 2028/29
Related Policies	CH1 Increasing Housing Supply CH2 Affordable Housing

Net Additional Dwellings

- 6.5 Residential completions and permissions since 2010/11 are shown in Figure 6.1. The full list of applications is included in Appendices A and B.

Year	Target	Net residential completions	New residential approvals
2010/11	600	175	783
2011/12	600	102	860
2012/13	600	65	244
2013/14	600	264	1292
2014/15	600	982	1303
2015/16	733	341	252
2016/17	733	190	459
2017/18	733	335	177
2018/19	733	115	296
2019/20	733	511	513
2020/21	733	267	163
2021/22	448	187	140
2022/23	448	275	109
Total		3,809	6,591

Figure 6.1: Residential completions and approvals (net) (not including nonself-contained) 2010/11 to 2022/23

- 6.6 Since 2010, 3,809 new homes have been built³. This includes 275 new self-contained homes (net) completed in the 2022/23 monitoring period. It should be noted that although the Council's current Local Plan was adopted in 2019, many of the new homes completed between 2010 and 2021 will have been permitted before this date, under the previous Core Strategy of 2010.

³ Not including changes associated with changes to non self-contained dwellings. Since at least 2017/18 these are included within the overall housing delivery test figure. See figure 6.5 below.



Figure 6.2: Residential completions (net) 2010/11 to 2022/23

6.7 275 new self-contained homes were completed in the 2022/23 monitoring period⁴. The large majority of homes come from the following sites:

195 Warwick Road	PP/18/01416	183 homes
K1, 33-35, Brompton Road, Sloane Street, Basil Street	PP/16/00423	35 homes
159-165 Old Brompton Road	PP/19/05267	18 homes

6.8 109 additional homes (net) were approved in the 2022/23 monitoring period⁵. The figures continue to be particularly low when compared to the annualised housing target.

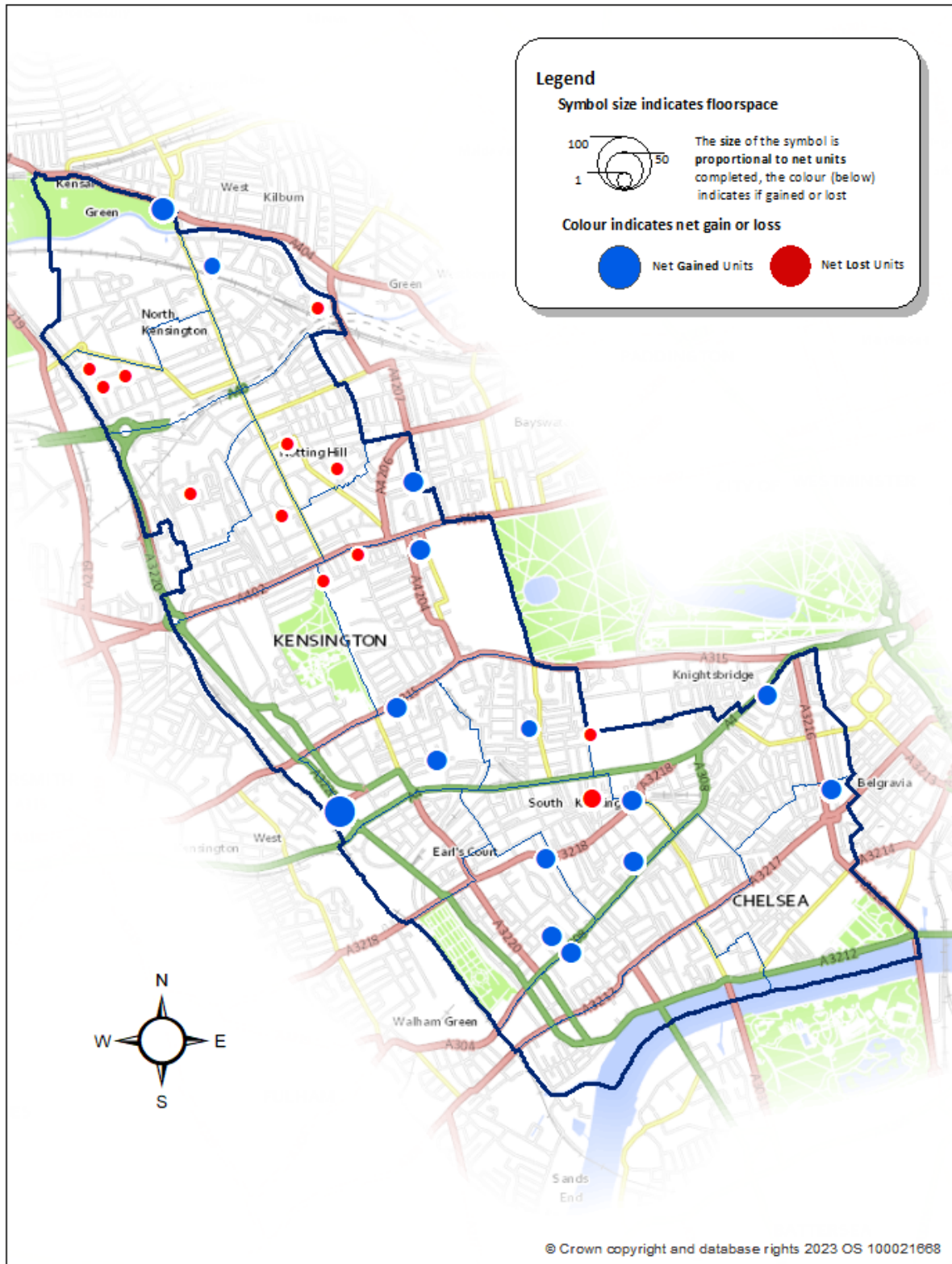
6.9 In this monitoring period two schemes both of which are on Council owned land and part of the New Homes Delivery Programme were granted for 10 or more homes as follows:

⁴ The monitoring period for housing completions runs for the 12 months 1 April 2022 to 31 March 2023. This allows a direct comparison with previous years which monitor the same period.

⁵ Previously housing approvals have been reported for 12 months 1 October 2020 to 30 September 2021. This AMR includes the figures from 1 April 2022 to 31 March 2023, so they are in-line with the housing completions figures.

- 9 Silchester Road (PP/21/04428) — 11 net homes.
- Current School Site and to the rear of 341-351 Ladbroke Grove, located between Barlby Road and Treverton Street (PP/22/01634) — 83 net homes.

6.10 The location of the new homes (completed) is set out in Figure 6.3 below. There is no particular concentration within Borough.



**Net Additional Home Completed 2022/23
(Source PLD)**

Figure 6.3: Residential completions 2022/23

Non-conventional Supply Figures

- 6.11 The other element which makes up housing supply are the “non-conventional” homes. In this Borough the main component of this supply will be “communal accommodation”, and in particular bed-sits within larger houses in multiple occupation (HMO).
- 6.12 Over this monitoring period we have reported a net gain (completed) of 12 non self-contained bedsit units. A ratio of 1.8 is applied to calculate the equivalent self-contained homes and for the purposes of the Government’s Housing Delivery Test (HDT). This is about 6 homes.
- 6.13 Figure 6.4 below sets out the change in non self-contained units over time from 2017/18 – 2022/23. The first row shows the number of rooms. This is adjusted in the second row to account for the 1:1.8 ratio as per the HDT rule book.

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Net change of non-self-contained units	-33	-115	-117	81	8	12
Net change at the HDT rule book 1 to 1.8 ratio	-18	-64	-65	45	4	6

Figure 6.4: Non self-contained completions (net) 2017/18 to 2022/23

- 6.14 As evident from Figure 6.4 there has been a loss of non self-contained housing between 2017/18 to 2018/19 which is three of the six years being reported in this AMR. The Council recognises that the loss of this housing can undermine the Council’s ability to deliver housing. Looking at the current and previous reporting year there is a small net gain. This will continue to be monitored closely.
- 6.15 There are only two completions in the current monitoring year that make up the non self-contained figures, as follows:
- 4 Glendower Place (PP/22/03723) – This is a net gain of 19 HMO rooms.
 - 5 Neville Street (PP/21/01247) – This is a loss of 7 HMO rooms.

The loss of 7 HMO rooms at 5 Neville Street counters the gain of 19 at 4 Glendower Place, resulting in a smaller overall uplift.

Combined Housing Supply

- 6.16 Figure 6.5 sets out the combined net conventional and non-conventional residential completions. The 2022 or 2023 Housing Delivery Tests are yet to be published by the Government. Since the introduction of the Housing

Delivery Test in 2017/18 the Borough has seen a net increase of 1,598 of all forms of housing (up until 2022/23).

Year	Net residential completions (not including non self- contained)	Net residential completions (including non self- contained supply)	Net supply
2010/11	175		175
2011/12	102		102
2012/13	65		65
2013/14	264		264
2014/15	982		982
2015/16	341		341
2016/17	190		190
2017/18	335	-18	317*
2018/19	115	-64	51*
2019/20	511	-65	446*
2020/21	267	45	312*
2021/22	187	4	191*
2022/23	275	6	281*
Total	3,809		3,717

Figure 6.5: Residential completions (net) 2010/11 to 2021/22 (*these figures include non self-contained supply)

Housing Delivery Test

- 6.17 In 2016 the Government introduced a Housing Delivery Test (HDT) to evaluate how many homes have been built in every local planning authority area across England in a consecutive three-year period.
- 6.18 The Government published the results of the 2021 HDT in January 2022. These are set out in Figure 6.6 below. The 2022 or 2023 HDTs have not been published by the Government.
- 6.19 The 2021 HDT indicated that the 809 new homes were built and delivered between 2018/19 and 2020/21 monitoring period was just 43% of those required by the Borough's agreed housing target. As such the Council has not passed the test and the presumption in favour of sustainable development continues to apply.
- 6.20 To pass the test a local planning authority (LPA) must see a given percentage being met. The HDT carries the following consequences, all of these apply to the Council:
- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years.
 - A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this national policy intention is to improve the prospect of achieving the planned supply of housing by bringing forward sites which would normally be delivered later in the Local Plan period).
 - The 'presumption in favour of sustainable development' in the NPPF applies if housing delivery falls below 75% of the adopted housing requirement once transitional arrangements have ended in November 2020. This means that planning permission should be granted unless the site is protected under the NPPF, or the adverse impacts of the proposal demonstrably outweigh the benefits.

	2018-19	2019-20+	2020-21*	Total
Homes required to be delivered	733	671	488	1,892
Homes delivered	51	446	312	809 (43%)

Figure 6.6: Results of 2021 Housing Delivery Test

+ In 2019/20 due to the pandemic the Government made an allowance to deliver against 11 months rather than 12 months hence the figure was reduced to 671. The target was 733 dpa.

In 2020-21 due to the pandemic the Government made an allowance to deliver against 8 months rather than 12 months hence the figure was reduced to 488. The target was 733 dpa.

6.21 As required by the NPPF, the Council published a [Housing Delivery Test Action Plan](#) in August 2020. This was subsequently reviewed and updated annually and the latest one published in August 2022 after the results of the 2021 HDT were published. The Action Plan sets out the actions that the Council is taking/will take to increase both the rate of delivery and the number of new homes being built in the Borough.

Refusals

- 6.22 Planning applications which include new homes, but which do not deliver other policy objectives may be refused. In such cases the benefits of gaining more homes are outweighed by other harm such as the loss of office space or failure to conserve and enhance the character of conservation areas. Figure 6.7 below, sets out all planning applications refused over the monitoring period which would have resulted in a net increase in homes.
- 6.23 The monitoring period saw the Council refuse 17 developments that included new additional homes which would have resulted in a net increase of 31 homes. This is less than the previous year, during which the Council refused 20 developments proposals which would have resulted in a net increase of 68 homes.

PP Ref	Address	Proposal	Net
PP/22/01067	First Floor, 364-366 Fulham Road, SW10 9UU	Change of use from offices (Use Class B1) into 1no self-contained residential flat (Use Class C3).	1
PP/22/02048	17-18 Colville Mews, W11 2DA	Change of use of garages to residential to provide a 2-bedroom ground floor flat.	1
PP/22/01244	2 Russell Gardens, W14 8 EZ	Change of use of commercial basement to residential dwellinghouse (use class C3).	1
PP/22/02433	Admiral Blake House, 355 Ladbroke Grove, W10 5AA	Creation of single duplex flat on 5th floor terrace with replacement of roof.	1
PP/22/02951	Flat C, 1 Denbigh Road, W11 2SJ	Subdivision of existing dwellinghouse (C3) into two self-contained residential units (C3) together with construction of single-storey rear extension at second floor level.	1
PP/22/02534	First Floor Flat, 15 Colville Mews, W11 2DA	Change of use from B8 distribution and storage to residential at ground floor, with refurbishment of first floor flat to include proposed additional floor level. Alterations to fenestration at front and rear elevations with open roof area to rear of building.	1
PP/22/00484	44 Victoria Road, W8 5RQ	Demolition of existing building comprising three flats and replacement with a new four storey building plus basement and mansard to provide four residential units (Class C3) and associated landscaping. Additional information available on website.	1

PP Ref	Address	Proposal	Net
PP/22/05312	8 Holland Road, W14 8BA	Erection of lower ground and ground floor rear extensions, and change of use of Bedsits into 3 Studio Flats (C3) at lower ground and ground floor levels.	3
PP/22/05403	6 Holland Road, W14 8BA	Construction of lower ground floor rear extension, and ground floor rear extension. Change of use of bedsits into 2no. 2-bedroom self-contained flats (C3) at lower ground floor and ground floor level.	2
PP/22/00040	4 Campden Street, W8 7EP	Change of use of basement from retail storage (Use Class E) to residential (Use Class C3) to provide a one-bed self-contained flat with home office/workspace.	1
PP/22/06439	17-18 Colville Mews, W11 2DA	Change of use of garages to residential use, to provide one 1-bedroom ground floor flat.	1
PP/22/07347	Basement Flat, 5 Cadogan Square, SW1X 0HT	Conversion of 1no. residential apartment to 2no. residential apartments, together with associated internal and external alterations.	1
PP/22/05494	32-34 Earl's Court Road, W8 6EJ	Partial demolition of two storey building site with part one level basement currently a retail unit (A1 use), an office (B1 use) and two flats at first floor; erection of mansard above two storey part with new facade; construction of four storey building and extension of basement to the rest of the footprint, retaining retail unit and accommodating new residential units, consisting of one 3 bedroom maisonnette, one 1 bedroom flat, 1 bedroom maisonnette and one four bedroom townhouse with basement.	1
PP/22/04125	20-23 The Porticos, King's Road, SW3 5UW	Erection of mansard roof extension and creation of 1x 2-bedroom self-contained flat and 1x studio.	2
PP/22/06555	Admiral Blake House, 355 Ladbroke Grove, W10 5AA	Additional storey to create two residential duplex flats (amended description)	2
PP/22/02392	305-317 Westbourne Park Road, W11 1EF	Conversion of office and ancillary retail floorspace (Use Class E), construction of mansard roof extension to deliver 9 x residential units (Use Class C3) together with replacement shop frontages and associated works.	9
PP/22/01632	1 Hogarth Place, SW5 0QT	Change of use from office (Use Class E) to residential (Use Class C3) at first and second floor levels with erection of mansard roof extension to accommodate two self-contained flats.	2

PP Ref	Address	Proposal	Net
		Total	31

Figure 6.7: Refusals 1 April 2022 to 31 March 2023 involving net gain of homes.

Housing Trajectory

- 6.24 Paragraph 73 of the National Planning Policy Framework (NPPF) 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 policies⁶, or against their local housing need where the strategic policies are more than five years old⁷.
- 6.25 As the Council is producing a NLPR, its latest housing trajectory which uses a stepped approach has been published as a Main Modification following examination hearings. This is available on the NLPR examination page⁸.

⁶ 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.

⁷ Unless these strategic policies have been reviewed and found not to require updating.

⁸ <https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/new-local-plan-review-examination>

Loss of Self-contained Residential Units

- 6.26 Over the monitoring period 7 completions resulted in the net loss of residential units. In total, these completions resulted in the loss of 9 units. This loss is considerably smaller than in previous years.
- 6.27 Of these 9 units:
- 5 were lost as a result of amalgamations, in 5 applications.
 - 4 were lost as a change of use from residential to commercial / social and community uses.
- 6.28 All of these completed permissions are set out in Figure 6.8 below. The figure also includes a brief explanation of why the amalgamation was considered to be appropriate at the time of granting.

Figure 6.8: Completions which have resulted in either the loss of a residential unit or floorspace 2022/23.

The table below shows net losses in the monitoring period. It should be noted that the figures may not correspond with those monitored by the GLA as there may be a difference in methodology. GLA has in the past used the commencement date to record a loss and the completion year to report a gain.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/22/00383	Rear Fourth Floor, flats 17A and 18A. 169 Queen's Gate, SW7 5HE	Amalgamation of two flats 17A and 18A, through formation of internal door between two properties. Entrance of property will be through flat 18A, whereas flat 17A entrance door will be blocked from inside.	Amalgamation	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/22/04399	58 Highlever Road, W10 6PT	Amalgamation of two flats into a single-family dwelling.	Amalgamation	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/22/03993	Flats 2 and 4, 115-117 Highlever Road, W10 6PW	Amalgamation of two residential units (within the former no. 117 Highlever Road) into a single-family dwelling, alterations to front facade, access and front garden. Retention of two existing flats within no. 115 Highlever Road.	Amalgamation	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/18/03219	Glendower School 87 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.	Change of use	3	0	-3	Change of use from residential to a social and community use supported by Local Plan Policies CK1 and CH1 (e)v.

Planning Ref.	Address	Description	Change type	Existing	Proposed	Net	Comment
PP/20/01498	Flats 3 and 4 St Johns House, St John's Gardens, W11 2NP	Amalgamation of flats 3 and 4 at second floor level to create 1 x 3-bedroom unit.	Amalgamation	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/20/04859	Flats B and C, 27 Elgin Crescent, W11 2JD	Amalgamation of 2 flats (flat B & flat C) into single flat; replacement of windows with like for like, double glazed, timber sash windows (white) throughout.	Amalgamation	2	1	-1	Amalgamation of two units into one supported by Local Plan Policy CH1 (b).
PP/21/04195	25 Elkstone Road, LONDON, W10 5NT	Change of use from Class C3 (residential) to Class E (formerly B1).	Change of use	1	0	-1	The proposed loss of one housing unit was found to be justified and acceptable in light of other material considerations, such as the property's location, neighbouring business premises and the need for additional office floorspace.
TOTAL						-9	

Affordable/RBKC Community Housing

- 6.29 The Council recognises the prime importance of the provision of truly affordable homes to meet the needs of our residents. However, we are concerned that the term “affordable” has lost its meaning and is often misunderstood by the general public. To this end the Council now uses the term *RBKC Community Housing* to make it clear that affordable housing must be genuinely affordable.
- 6.30 The Council adopted a [Community Housing SPD](#) in 2020 to reinforce the need of the planning system to provide truly affordable homes. Whilst not part of our Development Plan the SPD is a material consideration which must be considered when determining planning applications.
- 6.31 This section considers how much community/affordable housing is being delivered. This will take two forms; as actual homes, be these provided on or off the development site; or through a financial contribution.

Financial contributions

- 6.32 Between 1 April 2022 and 31 March 2023 there were no contributions agreed through planning agreements to contribute to the Borough’s stock of affordable housing. Over the same period, the Council received £2,899,439 from planning agreements agreed outside of the monitoring period.
- 6.33 For regulatory reporting purposes the financial contributions received are by 2022/23 financial year as set out above but please note that Figure 6.9 sets out the most up to date information beyond 31 March 2023 and until 30 September 2023.

Figure 6.9: Affordable housing contributions agreed and/or received between 1 April 2022 to 30 September 2023.

Site	PP Ref	Date S106 Agreed	Date Payment Received	Amount Due/Agreed*	Amount Received**
52 Cadogan Square & 30 Clabon Mews	PP/14/00930	14/11/2014	08/06/2022	£1,429,598	£1,789,777
90-100 Sydney Street	PP/10/01178 & PP/15/01450	11/06/2015	11/11/2022	£200,000	£270,283
21 Pembridge Gardens, LONDON, W2 4EB	PP/21/05204	17/12/2021	07/06/2022	£250,000	£254,747

49 Bassett Road, LONDON, W10 6JR	PP/16/01881	03/06/2017	26/07/2022	£325,000	£404,906
Railway Mews, LONDON, W10 6HN	PP/19/05801	22/11/2019	16/11/2022	£150,000	£179,726
The Chapel, 459A Fulham Road, LONDON, SW10 9UZ	PP/15/08160	02/09/2016	03/04/2023	£480,000	£659,841
Totals				£2,834,598.00	£3,559,280.04

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

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

6.34 The adoption of the 2019 Local Plan signalled a significant change in the way the Council seeks affordable housing. Pre 2019:

- The Council only sought a contribution for affordable housing for a scheme which would have resulted in a net increase of more than 800 sq. m.
- Where a development was between 800 and 1,200 sq. m the Council would have required the affordable housing provision to be in the form of a financial contribution. This had been set at a level of £2,500 per sq. m for each sq. m over the first 800 sq. m.
- Where a development included a net increase of 1,200 sq. m of residential floorspace, the Council expected the provision of affordable homes on the development site itself.
- A departure from on-site provision was only allowed in “*exceptional circumstances*”
- The level of financial contribution was the “*maximum reasonable amount*”.

6.35 The Council now takes a different approach. The current Local Plan sets a threshold of just 650 sq. m and a renewed emphasis on the provision of affordable units on site. This is further elaborated in the [Planning Contributions SPD](#) (adopted in September 2019.) Ultimately the level of financial contribution sought does remain at the “maximum reasonable amount”.

- 6.36 It should be noted that whilst all new applications will be assessed using the current policies, some of the “completions” or schemes which have been built out, may have been determined before September 2019 and will have been assessed using the policies in the previous Consolidated Local Plan (2015). This balance will change as more recently granted schemes begin to be delivered.

New affordable homes

Completions

- 6.37 The 2022-23 completions are primarily made up of a number of minor schemes where the requirement for on-site community homes will not have been triggered by policy. Three larger schemes that were liable for affordable housing provision have addressed their obligations as follows:
- 195 Warwick Road (PP/18/01416) – Partial completion of the permission has provided the remaining 152 of the 339 consented units, but affordable homes were provided as part of the earlier partial buildout completed last year. No additional affordable homes as part of this phase.
 - K1 Site (PP/16/00423) – Provided a financial contribution towards affordable housing in lieu of on-site provision.
 - 159-165 Old Brompton Road (PP/19/05267) – Provided a financial contribution towards affordable housing in lieu of on-site provision.

Permissions

- 6.38 Over the monitoring period only two of the 42 residential schemes granted permission were of a scale to trigger the requirement for the provision of affordable housing units. Between two schemes, 59 affordable homes will be provided as follows:
- 9 Silchester Road (PP/21/04428) – includes the provision of **11 affordable homes** (all 11 homes for social rent).
 - Current School Site and to the rear of 341-351 Ladbroke Grove, located between Barlby Road and Treverton Street (PP/21/07030) – includes the provision of **48 affordable homes** (38 social rent and 10 intermediate rent).
- 6.39 This is an increase from previous year when 23 community homes were secured as part of 344-350 Old Brompton Road development (PP/21/00272).

New Homes Delivery Programme

- 6.40 The Council is delivering 600 new homes including a minimum of 300 social rent homes, alongside open market homes to rent and other community and employment facilities as part of its New Homes Delivery Programme (NHDP).
- 6.41 All of these sites will be developed using sites owned by the Council. We are committed to building all the new homes without the loss of any existing homes.
- 6.42 Phase 1 of the programme includes four sites, all of which now benefit from planning permission. Please note that two schemes at 175-177 Kensal Road and 15-17 Hewer Street have been completed after the completions survey (which took place in April 2023) so the housing gains will be reported in the next AMR. The site at Acklam Road is currently under construction.
- 175-177 Kensal Road (PP/20/00879). (38 homes)
 - Acklam Road (PP/20/00860). (32 homes)
 - 15-17 Hewer Street (PP/20/00844). (20 homes)
- 6.43 Construction on site at 54 St Helens Gardens (PP/20/00943) for 8 homes, has been paused due to complications with the ground works, boundary walls and a protected tree. The Council is actively reviewing this project and will make a decision shortly about the way forward.
- 6.44 Phase 2 of the programme includes three sites, two of which now benefit from planning permission:
- 9 Silchester Road (PP/21/04428). (11 homes)
 - Barlby Road (PP/21/07030). (83 homes)
- 6.45 The site at Edenham Way (part of Phase 2) has been paused for further consideration and consultation.
- 6.46 Further details of all the sites are available on the Council's [website](#).

Self-Build and Custom Housebuilding Register

- 6.47 The Council maintains a register of people and groups who want to buy serviced plots of land in the Borough to build homes to live in as their main or only residence.
- 6.48 This is a two part register. To be added to part one of the register an applicant must show that they meet the “national eligibility criteria”, can afford to purchase the necessary self-build plot and they have a “local connection”. If they demonstrate the first two criteria, but not the local connection test, they are added to Part 2.
- 6.49 The Council must consider both parts of the register when carrying out planning, housing, land disposal and regeneration functions. This means that we must take account of the number of entries on the whole register when we, for example, draft planning policy document or decide to sell Council land. The Council must count entries on Part 1 of the register (only) towards the number of suitable serviced plots that they must grant development permission for.
- 6.50 In accordance with the Self-build and Custom Housebuilding (Register) Regulations 2016, anonymised key data from the register must be included in a Council's annual Authority Monitoring Report. This is set out in Figure 6.10 below.

Registered Interest	Individual	Association	Self-build	Custom Build
Part One	1	0	0	0
Part Two	0	0	0	0
Total	1	0	1	0

Figure 6.10: The RBKC Self-Build and Custom Housebuilding Register (November 2023)

- 6.51 This is the first year that the Council has a two part register. The number of individual and organisations on the earlier register are reported in previous AMRs. This original one part register did not include a financial solvency test.

Employment

Employment floorspace

Objective:	To provide the business floorspace necessary to meet objectively assessed need
Target	The creation of 60,500 sq. m of additional E(g) class business floorspace by 2043
Related Policies	CF5 Location of Business uses CF6 Creative and Cultural Businesses

Changes to employment floorspace

- 6.52 On the 1 September 2020 the Use Classes Order changed, with the creation of a wide E class for “*commercial, business and service*” uses. Class E includes offices, shops, restaurants and cafes, as well as nurseries, gyms and a range of medical uses. Planning permission is no longer required for the change of use of one E class to another.
- 6.53 This has significant implications on what we can monitor. We can report on gains or losses to/from E Class uses, but not changes within it. However, in the context of the quantum of existing floorspace, this “hidden” change to and from office, business floorspace is unlikely to be significant. The changes are most likely to be to residential, a change of use which due to the Borough’s Article 4 direction still normally requires planning permission.
- 6.54 Where the quantum of E Class floorspace itself is changing the AMR will, where possible, identify the nature of the E class use affected. This reflects the nature of the data available from the GLA’s Planning London Datahub. It should be noted that any subsequent changes within the E Class will not need planning permission.
- 6.55 Storage uses remain within Class B8 and other general industrial uses remain within Class B2.
- 6.56 The monitoring period has seen very little change in office floorspace (completed) over the monitoring period, a nominal net increase of just 689 sq. m. However, this includes a completed permission for a temporary change of use at No. 60 Sloane Avenue of 1,082 sq. m of retail to offices for 18 months. (PP/18/06746). Omitting this “temporary” completion would lead to a net reduction of 393 sq. m. This is a better reflection of the ‘true’ change. A net loss of this scale is not significant, although does reflect a slowing down of the Borough’s office market from last year’s gains.

- 6.57 There are two significant losses (completed) which merit further investigation as would appear to be contrary to the policies within the Local Plan:
- PP/18/08415. 23 Pembridge Square. Change of use of office (718 sq. m) to single residential unit. This was granted on the basis that the building was vacant, was proving difficult to let and that there would be significant benefits in allowing the grade II listed building to revert to its original and intended use.
 - PP/21/00646. 77-79 Southern Row. Change of use of 708 sq. m of offices to six residential units. This was granted as the Council was satisfied that the building was long term vacant, and that sufficient evidence was provided which showed that it had no long term future as an office.
- 6.58 There is only one completed permission which included the net increase in more than 500 sq. m of office floorspace.
- PP/16/00423. 33-35 Brompton Road. Redevelopment to include a net increase in 673 sq. m of additional office floorspace.
- 6.59 For permissions, there has been a net decrease in 2,925 sq. m of office floorspace granted between October 2022 and September 2023. However, this is misleading as includes a single permission for a change of use of 2,232 sq. m of offices (Class B1) to the flexible E Class commercial, business and service use. (Ground and first floor of the Nos. 3-5 Lancer Square (PP/22/07022)). Flexibility was sought to allow changes of use resisted by a condition used within the original permission granted before the creation of the E Class.
- 6.60 Both the recent permissions and the completions reflect the findings of the Council's Employment Land Study⁹ (ELS), that whilst the Borough's office market is currently undergoing some consolidation it remains viable in the short, medium and the long term. There is a net demand for an additional 60,500 sq. m office floorspace to 2043. The ELS notes that much of this need is already in the development pipeline, estimated in 2022/23 to be just below 60,000 sq. m.
- 6.61 Figure 6.11 below illustrates the changes in both office completions and permissions since 2010. It also includes the cumulative change (completed) over time. This illustrates that the growth in commercial floorspace appears to have stalled in the current monitoring period. On-going monitoring will be required to establish the rate of build out and whether this modest loss is the start of an ongoing trend.

⁹ [RBKC Employment Land Study \(October 2021\)](#)

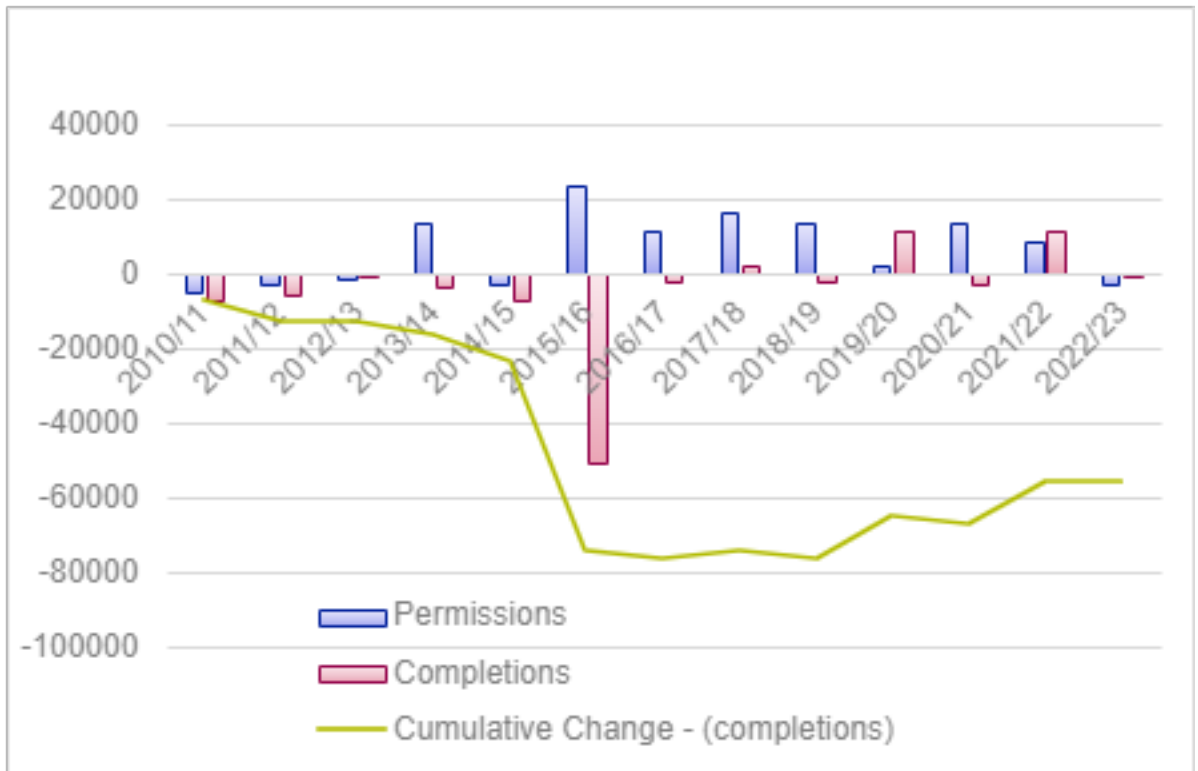


Figure 6.11: Net change in office floorspace completions and permissions 2010/11 to 2022/23

6.62 The office completions and permissions data for this monitoring period are summarised in Figure 6.12 below. The full dataset is included in Appendices M and N.

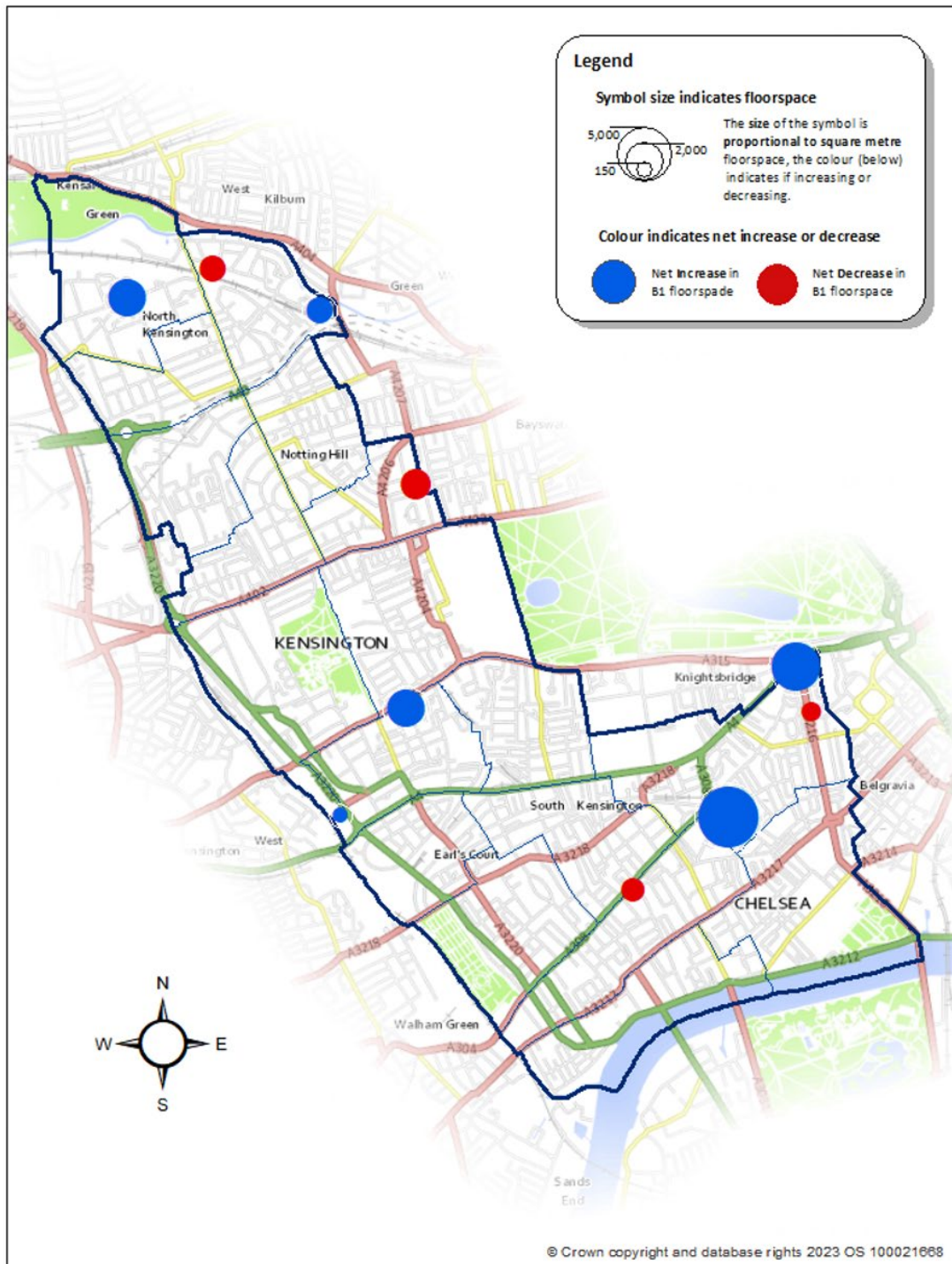
	Previous floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
Completions (1 April 2022 to 31 March 2023)			
	12,533	12,140	-393 ¹⁰
Permissions (1 October 2022 to 30 September 2023)			
	3,194	269	-2,925

Figure 6.12: Office (E(g)) floorspace completions and permissions 2022/23

6.63 Figure 6.13 maps the locations where the main changes to office floorspace occurred (completed). Although modest in scale, the Kensal Employment

¹⁰ The does not include the temporary gain of 1,082 sq m of office floorspace at No. 60 Sloane Avenue (PP/18/06746).

Zone and the Borough's main town centres remain the most attractive areas for new offices to be built out.



E(g) Business Use Class Completed ≥ 100 sq m
 Net floorspace change in 2022/23 - Source PLD

Figure 6.13: Office floorspace (E(g)) completions 2022/23

Vacancy rates

- 6.64 The current vacancy rate for offices is 8%¹¹. This is the highest vacancy rate for the last 10 years.
- 6.65 The Borough's Employment Land Study considers the strength of the office market and concludes that these vacancy rates are likely to return to a long-term average of between 5% and 6%. For reference, some vacancy is required for a healthy market with churn and choice, typically 8%.
- 6.66 The Council will continue to monitor vacancy rates and look at differing rates for different parts of the Borough.

Business uses and Article 4 Directions

- 6.67 In August 2022 the Council confirmed an Article 4 Direction to ensure that planning permission would continue to be required for change of use of any E Class "*commercial, business or service use*" to residential.
- 6.68 This replaced the existing Direction concerning offices and light industrial uses.
- 6.69 The Council had initially made the direction so that it would cover the entire borough. However, the Secretary of State modified this Direction so that it would, in his view, "*cover as small an area as possible*".
- 6.70 The area covered by the Article 4 Direction is shown in Figure 6.14. Whilst it covers just 9.2% of the Borough this includes more than 95% of all the Borough's Class E premises. This includes:
- all but a few peripheral parades in our larger town centres;
 - all of the neighbourhood centres save the Billings and Kensington High Street/Warwick Road;
 - the three Employment Zones;
 - the other main concentrations of offices; and
 - isolated creches and medical uses.

¹¹ Frost Meadowcroft Market Report. Q2 2023

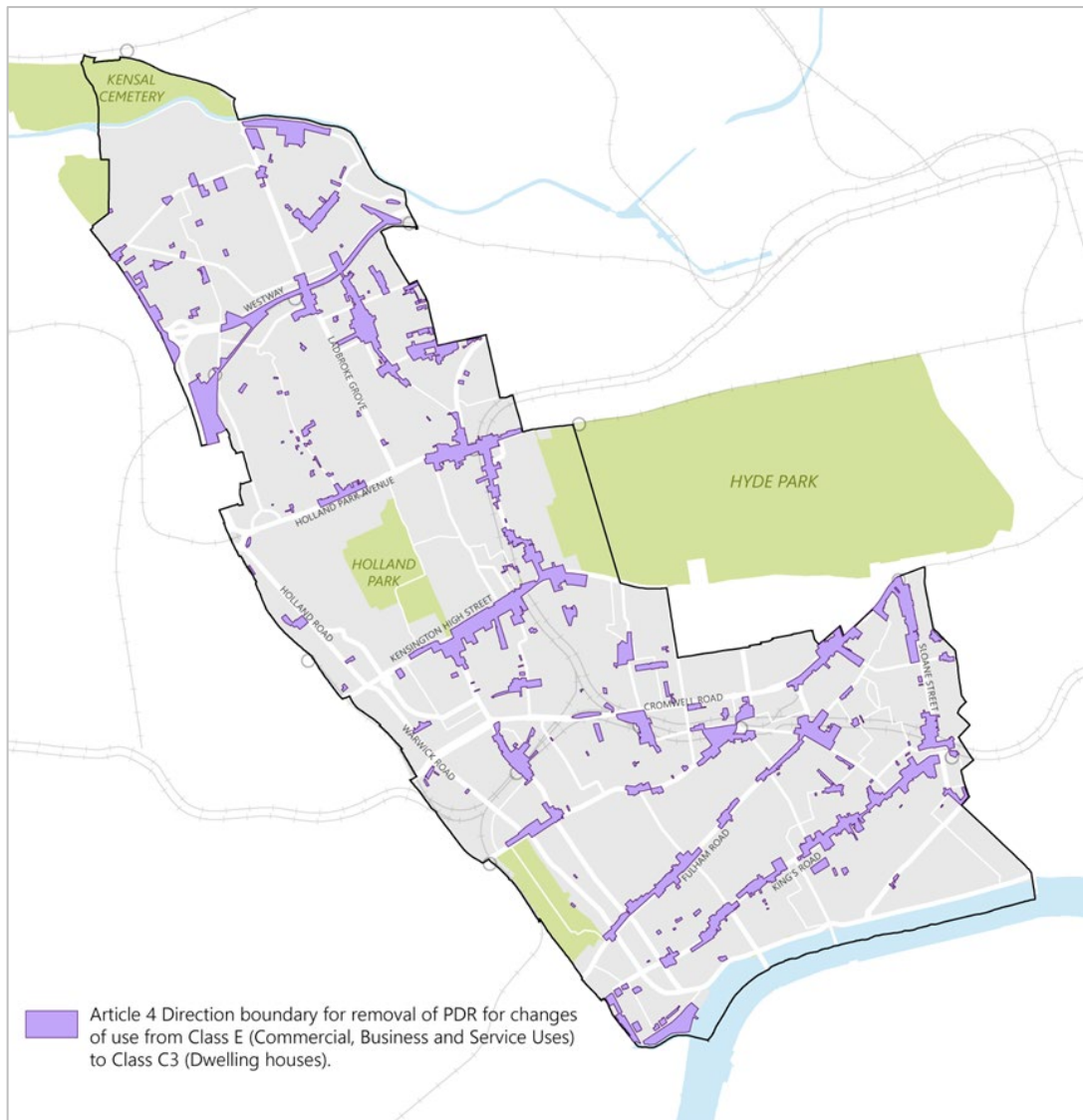


Figure 6.14: The area covered by the Article 4 Direction removing PDR right for the changes of use from Class E to Class C3.

Warehousing and industrial uses

- 6.71 The Council does monitor change in the Borough's stock of warehouses and industrial uses. No permissions which included the changes in these uses were granted or implemented over the monitoring period.

Retail and other Town Centre uses

Meeting the need for new retail floorspace

Objective:	To provide the retail and other town centre floorspace necessary to meet the objectively assessed need
Target	The creation of 9,000 sq. m of additional retail floorspace across the Borough by 2043.
Related Policies	CK2 Local Shopping and other facilities which Keep Life Local CF1 Location of New Shop Uses CF2 Retail Development within Town Centres

- 6.72 The Council commissioned consultants Urban Shape/Regeneris to carry out a Retail and Leisure Needs Assessment (RLNA)¹² to help inform the production of the NLPR. The RLNA concludes that there is no need for additional comparison goods floorspace to 2043, but a modest need of 8,900 sq. m for additional convenience floorspace over the same period.
- 6.73 The target has been changed accordingly.
- 6.74 In the same way as it is now difficult to monitor changes within the Class E business uses, the changes to the Use Classes Order in September 2020 means it is no longer possible to monitor changes in retail floor space as we have in the past. Former A1, A2 and A3 uses being subsumed into a single use class.
- 6.75 For the purposes of this AMR, we (through the Planning London Datahub) have, where possible, assigned the old Use Class to the data that we have to allow direct comparison with the previous years.

Current use class	Former use class	
Class E(a)	A1	Shops
Class E(b)	A3	Restaurants and cafes
Class E(c)	A2	Financial and professional
Class E(d)	D2	Indoor sport and recreation

¹² [RBKC Retail and Leisure Needs Assessment February 2022.](#)

Class E(e)	D1	Medical and health
Class E(f)	D1	Creche and day nursery
Class E(g)	B1	Business (offices and light industrial)

Figure 6.15: Comparison of the town centre uses before and after the introduction of Class E Use Class.

- 6.76 In 2022/23 there have been permissions completed resulting in a net increase of 2,326 sq. m Class E(a) retail floorspace. This includes the following completed permissions which include a significant net increase in retail floorspace.
- Nos 33-25 Brompton Road (PP/16/00423). Redevelopment to provide a mix of commercial uses including 1,917 sq. m of additional retail floorspace.
 - Units 45 – 55 Railway Arches, Lockton Street. (PP/18/04057). Use of the 11 railway arches (767 sq. m) for shops, offices or community uses. These units have yet to have been occupied.
- 6.77 For 2022/23 there has been a net increase of just 225 sq. m of retail E(a) floorspace (permitted). There was only one permission which included the creation of more than 400 sq. m. This was the change of use of the basement and ground of Nos 312-314 Kings Road from a restaurant to a shop. (PP/23/03310). This only required permission given an earlier restrictive condition.
- 6.78 All these figures should be treated with some caution as they will not reflect the loss/gain to/from other E Class uses, changes likely to make up a significant proportion of all changes. The Council notes that the change of use from a shop (former A1) to a restaurant (former A3) is likely to be widespread, but a change that is no longer “development” and therefore no longer considered by the Council.
- 6.79 For the same reasons the changes within E(b) (Financial and Professional services) and E(c) Cafes and Restaurants should also be treated with caution.
- 6.80 Given the changes to the E Class, the Council will consider whether monitoring changes to E class floorspace in this way remains useful, or whether measuring the change to the number of different town centre units, as per the following sections, is now more valuable.
- 6.81 Figures 6.16 and 6.17 set out the net changes for the main town centres uses, permissions and completed. The full dataset for these uses is included in Appendices C to J.

	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	8,914	11,240	2,326
A2 / E(b)	120	100	-20
A3 / E(c)	0	120	120
A4 / Sui Generis	0	0	0
A5 / Sui Generis	0	0	0

Figure 6.16: Retail floorspace completions April 2022 to 31 March 2023

Use	Existing Floorspace (sq. m)	Proposed Floorspace (sq. m)	Net Floorspace (sq. m)
A1 / E(a)	804	1,029	225
A2 / E(b)	0	0	0
A3 / E(c)	449	0	-449
A4 / Sui Generis	0	0	0
A5 / Sui Generis	0	0	0

Figure 6.17: Retail floorspace permissions 1 October 2022 to 30 September 2023

6.82 Figure 6.18 considers the net change of retail overtime. With the caveats concerning monitoring of the E Class firmly in mind, the modest increase in completed and permitted retail floorspace in 2022/23 is indicative of a period of stability, in the context of a Borough where the demand and supply for retail floorspace is broadly in balance.

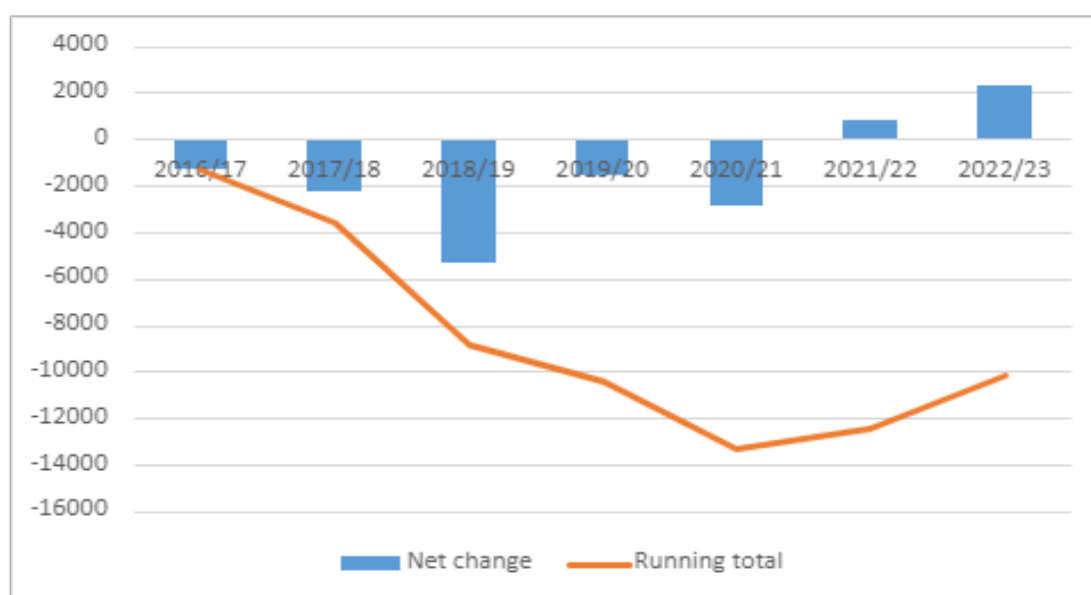


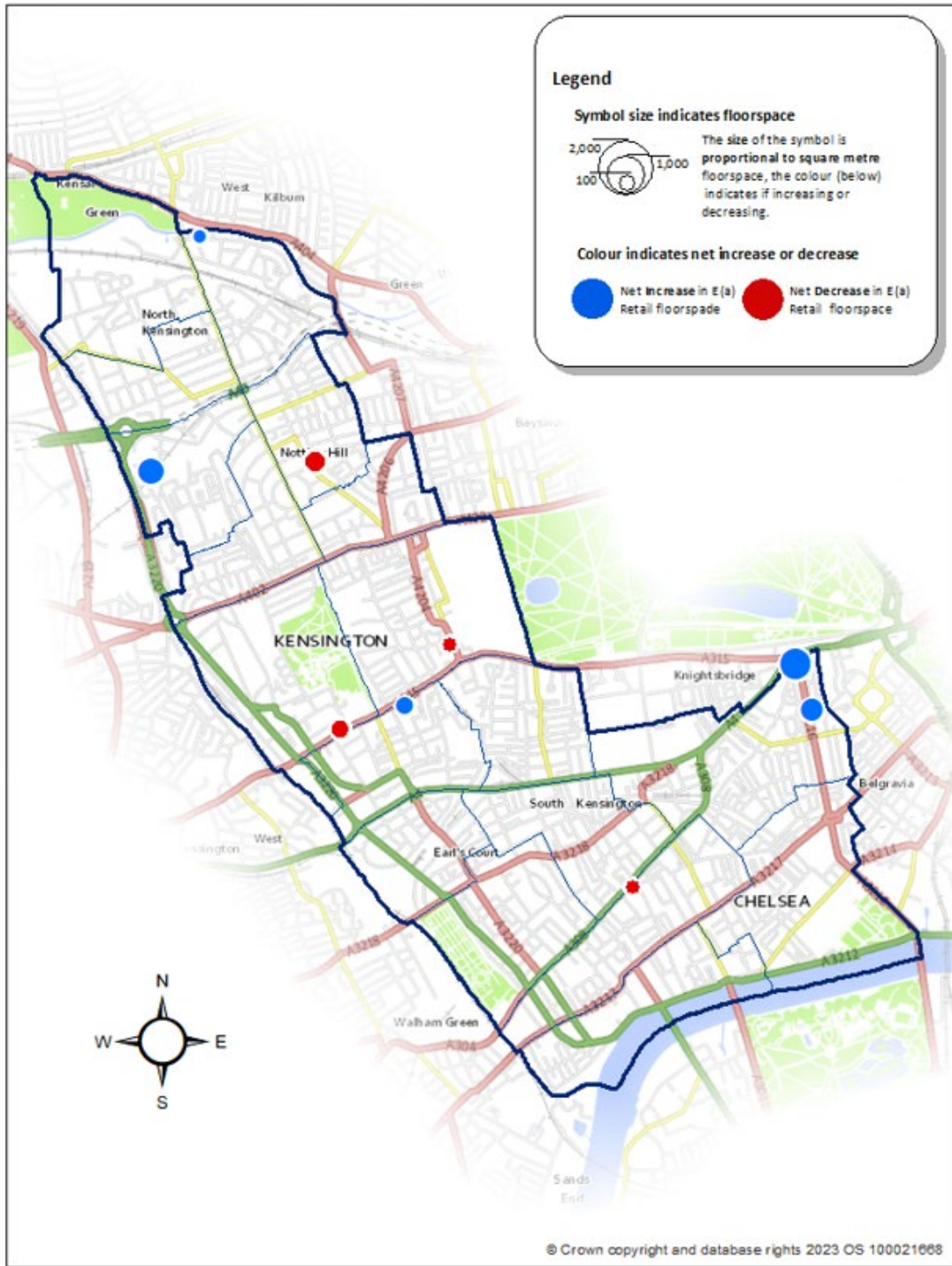
Figure 6.18: Net change in retail floorspace (completed) 2016/17 to 2022/23, as identified by the Planning London Datahub.

6.83 The Borough’s Article 4 direction means that planning permission will continue to be required for changes of use to residential for 95% of the Borough’s E Class premises. This figure will be even greater for our town centres, with all but a very few peripheral parades covered by the Article 4 Direction. This allows any change of use can be monitored in the usual way. Future monitoring reports will also consider those E Class uses permitted through the alternative system of prior approval.

Location of new retail 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

6.84 The locations of the newly created town centre floorspace (completed) is shown in Figure 6.19 below. These show that, as expected, the majority of changes of retail uses takes place within the Borough’s town centres.



E(a) Retail Floorspaces \geq 100 Sqm m Net change 2022/23 Completions - Source PLD

Figure 6.19: Retail (E(a)) Completions 2022/23

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

6.85 The Local Plan 2019 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.

6.86 Whilst the E Class means that a council can no longer use planning powers to control that mix, it does allow our centres to evolve organically, and as the market sees fit.

6.87 We can monitor the makeup of our centres through our ongoing annual town centre surveys. Following a Covid-19 related break in the town centre surveys for 2020 and 2021 this AMR reports on the recently completed 2023 town centre survey.

6.88 A map of ground floor land uses within the town centres, based on the 2023 survey, is available on the [Council's website](#).

Vacancy rates

6.89 Vacancy rates are a useful indication of the health of a town centre. Figure 6.20 shows the vacancy rates for ground floor units in all of the Borough's Higher Order Town Centres between 2016 and 2023. The rate is informed by the Council's town centre surveys. It refers to ground floor units and not to floorspace.

Centre	2016	2017	2018	2019	2021 ¹³	2022	2023
Brompton Cross	11.1%	15.9%	11.7%	14%	5%	17.6%	17.6%
Earl's Court Road	2.7%	2.7%	5.5%	7.1%	5.6%	9.5%	7%
Fulham Road (West)	2.7%	4.5%	7.1%	2.7%	9.9%	2.7%	5.7%
Kensington High Street	13.6%	10.8%	9.1%	8.2%	8.3%	12.6%	6.7%
King's Road (East)	6.7%	7.2%	3.7%	5.6%	12.2%	5.7%	4.2%
King's Road (West)	5%	7.9%	10.3%	4.1%	9.9%	3.1%	4%
Knightsbridge	9.4%	16.1%	10.1%	12.9%	12.7%	14.2%	15.2%
Notting Hill Gate	6.6%	9%	6.5%	7.5%	17.1%	7.7%	8.1%
Portobello Road	5%	5.8%	6.5%	5.6%	11.2%	11.8%	9.2%
South Kensington	4.4%	2.4%	5.3%	4.3%	8.4%	6.6%	9.6%
Westbourne Grove	7.1%	5%	4.6%	1.4%	11%	14%	9.3%
Average	7.8%	8.7%	7.4%	7.3%	10.1%	10.4%	9.1%

Figure 6.20: Vacancy rates in Higher Order Town Centres 2016 - 2023

6.90 The Borough's vacancy rates have dropped a little from last year. It remains similar to the London-wide average of 9.8% and significantly below the national average (for high streets) of 13.8%.¹⁴ This indicates that overall, our larger centres remain vital and viable places which continue to serve the needs of our residents and to attract visitors from further afield.

6.91 Turning to the changing status of individual centres, the vacancy rates for the Brompton Cross and Knightsbridge Centres remain significantly higher than others across the borough. The reasons for this are likely to be complex but may in part be related to the recent abolition of VAT free shopping for overseas visitor which is likely to contribute to a weakened retail demand in the two centres which traditionally have attracted large number of such visitors.

6.92 The Council notes that some vacancies relate to the redevelopment of a site. Rather than a "weakness" redevelopment is a positive indicator, reflecting ongoing investment and growth. The recent survey suggest that Kensington High Street and Notting Hill Gate is currently experienced a high number of

¹³ The 2021 figure was taken from the Council's Retail and Leisure Needs Assessment. It was a desk based exercise rather than a street based survey.

¹⁴ Retail Insight Network May 2023

units being redeveloped, at 15 and 9 units respectively. Knightsbridge has recently seen the completion of a large development site. Some vacancies will be a result on the newly created units yet having been let.

6.93 Figure 6.21 sets out the vacancy rates for the Borough's neighbourhood centres.

Neighbourhood Centre	Total Units	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022	% Vacant units 2023
All Saints' Road	42	2	5	9	11.0	11.9
Barlby Road	6	43	13	14	16.6	16
Chelsea Manor Street	10	0	0	0	10	10
Clarendon Cross	19	6	6	6	5.2	5.2
Cromwell Road Air Terminal	25	0	0	0	4	4
Earl's Court Road (North)	17	0	0	0	11.7	17%
Elystan Street	45	4	4	11	11.1	7.1
Fulham Road (Brompton Cemetery)	18	11	6	17	16.6	26
Fulham Road (Old Church Street)	36	15	18	9	5.5	11
Gloucester Road (North)	60	2	3	3	8.3	10.7
Gloucester Road (South)	49	0	0	0	6.1	9.3
Golborne Road	114	12	11	18	24.5	9.8
Golborne Road (North)	14	2	0	14	21	14
Holland Park Avenue	54	2	4	2	7.4	7.2
Holland Road	13	8	8	8	7.6	20
Kensington High Street (West)	6	0	0	0	15	0
Kensington High Street/ Warwick Road	6	-	0	0	11.1	0
Ladbroke Grove (North)	15	0	0	13	21.4	7.7
Ladbroke Grove Station	46	11	7	9	13.4	14.6
Latimer Road Station	11	-	23	10	18.1	18.2
Lower Sloane Street	29	14	10	7	0	5.2
Lowndes Street	12	0	0	17	25	25

Neighbourhood Centre	Total Units	% Vacant units 2017	% Vacant units 2018	% Vacant units 2019	% Vacant units 2022	% Vacant units 2023
Napier Road	7	0	0	0	14	26.7%
North Pole Road	23	17	13	13	13	13.6
Old Brompton Road (East)	24	0	8	4	12.5	8.3
Old Brompton Road (West)	76	8	14	14	13.1	6.7
Pembroke Road	14	7	0	0	14.2	16.7
Pont Street	12	0	0	0	8.3	14.3
Sloane Avenue	12	8	0	0	0	0
St. Helen's Gardens	12	17	25	17	25	8.3
Stratford Road	21	11	11	11	0	0
Talbot Road	17	-	4	-	5.8	5.8
Thackery Street	24	8	4	4	12.5	5.8
The Billings	14	15	13	21	7.1	20
Walton Street	19	17	6	5	10.5	22.2
Westbourne Park Road	12	34	27	17	16.6	25
World's End	55	2	4	2	3.7	3.7
Total –		7.2%	6.6%	7.8%	9.6%	9.3%

Figure 6.21: Vacancy rates in Neighbourhood Centres 2017 - 2023¹⁵

6.94 This indicates that the overall vacancy rate remains stable at a little over 9%. The vacancy rate has fluctuated significantly in a number of the smaller centres, including Napier Road, Pont Street and Ladbrooke Grove (North). This may be a function of the size of the centres where a small number of changes can have a large impact on the overall vacancy rate. However, the Council will continue to closely monitor vacancy rates as an important mechanism to assess the vitality of our centres.

¹⁵ Some centres were only designated in the 2019 Local Plan and were not surveyed until 2019.

Mix of uses within town centres

- 6.95 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres has traditionally been considered to be an essential element of a successful centre. However, the recent reforms to the Use Classes Order and the creation of the E Class means that the Council will no longer be able to control this mix in the way that it previously could. This is likely to have implications on the future nature of our centres, with individual uses being more immediately reflective of market forces. This flexibility may have its own benefits, as will allow landowners to keep properties occupied without a need to apply for planning permission. It will allow operators to carry out their business as they would wish, and not contained by the requirements of the planning system.
- 6.96 Figure 6.22 sets out the proportion of different retail uses by each of the Borough's centres for 2023. The column relating to E(b) uses (restaurants and cafes) should be treated with some caution, as attempts to distinguish between shops serving food and coffee, mostly of the premises, and restaurants and cafes in the traditional sense.
- 6.97 Figure 6.23 compares this data (by level of centre) over time. However, this year we have replaced the "restaurant and café" classification with all premises which serve "food and drink". This has resulted in a significant drop in shops, as a proportion of all units in our centres, down from 53% to 47%. This figure now includes excludes the cafes and coffee bars which may be an E(a) shop use, but which are not shops in the traditional sense. On going monitoring will allow us to consider whether the overall proportion of "food and drink" uses and shops changes over time.

	E(a) - Shop	E(b) - Restaurant and Café	E(c) - Financial and Professional services	E(d) - Indoor Sport, Recreation or Fitness	E(e) - Medical or Health Services	E(f) - Creche, Day Nursery or Day Centre	SG - Sui Generis (Others)
Higher Order Town Centre	56.6%	15.2%	4.6%	1.1%	1.4%	0.1%	1.8%
Brompton Cross	59.9%	8.8%	2.2%	0.5%	0.0%	0.0%	2.7%
Earl's Court Road	45.9%	18.5%	6.2%	1.4%	4.8%	0.0%	1.4%
Fulham Road (West)	55.2%	15.2%	5.7%	1.9%	2.9%	1.0%	1.9%
King's Road (West)	65.6%	14.4%	2.4%	1.6%	2.4%	0.8%	0.0%
Notting Hill Gate	50.7%	12.3%	7.6%	2.2%	1.8%	0.4%	1.1%
Portobello Road	59.2%	18.1%	2.6%	0.3%	0.0%	0.0%	0.7%
South Kensington	43.6%	24.6%	4.7%	0.9%	1.4%	0.0%	0.5%
Knightsbridge	56.4%	13.6%	2.9%	0.0%	1.6%	0.0%	4.1%
Kensington High Street	52.2%	17.1%	7.6%	1.4%	1.7%	0.0%	2.0%
King's Road (East)	67.5%	12.2%	2.6%	1.0%	0.3%	0.0%	3.2%
Westbourne Grove	75.6%	8.1%	4.7%	1.2%	1.2%	0.0%	0.0%
Neighbourhood Centre	51.0%	15.1%	5.7%	0.5%	3.6%	0.3%	6.7%
All Saints Road	45.2%	11.9%	2.4%	0.0%	4.8%	0.0%	7.1%
Barlby Road	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%
Chelsea Manor Street	60.0%	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%
Clarendon Cross	73.7%	0.0%	0.0%	0.0%	0.0%	0.0%	5.3%
Cromwell Road	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cromwell Road Air Terminal	23.1%	15.4%	7.7%	0.0%	0.0%	0.0%	0.0%
Earl's Court Road (North)	58.3%	16.7%	0.0%	0.0%	8.3%	0.0%	8.3%
Elystan Street	69.0%	16.7%	4.8%	0.0%	2.4%	0.0%	0.0%
Finborough Road	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%	10.0%
Fulham Road (Brompton Cemetery)	42.1%	10.5%	0.0%	0.0%	15.8%	0.0%	5.3%

Fulham Road (Old Church Street)	77.8%	5.6%	0.0%	0.0%	0.0%	0.0%	5.6%
Gloucester Road (North)	47.8%	28.3%	8.7%	0.0%	4.3%	0.0%	2.2%
Gloucester Road (South)	37.2%	23.3%	9.3%	0.0%	2.3%	0.0%	14.0%
Golborne Road	61.6%	17.9%	0.9%	0.0%	0.9%	0.0%	1.8%
Golborne Road (North)	0.0%	0.0%	0.0%	0.0%	33.3%	0.0%	0.0%
Holland Park Avenue	52.4%	7.1%	9.5%	0.0%	4.8%	0.0%	4.8%
Holland Road	20.0%	30.0%	0.0%	0.0%	30.0%	0.0%	0.0%
Kensington High Street/Warwick Road	55.6%	22.2%	0.0%	0.0%	11.1%	0.0%	11.1%
Ladbroke Grove (North)	46.2%	7.7%	0.0%	0.0%	7.7%	0.0%	23.1%
Ladbroke Grove Station	36.6%	19.5%	9.8%	0.0%	2.4%	0.0%	14.6%
Latimer Road Station	33.3%	16.7%	8.3%	0.0%	0.0%	0.0%	8.3%
Lower Sloane Street	47.4%	21.1%	5.3%	0.0%	0.0%	0.0%	10.5%
Lowndes Street	50.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Napier Road	57.1%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%
North Pole Road	59.1%	4.5%	4.5%	0.0%	0.0%	0.0%	9.1%
Old Brompton Road (East)	36.0%	32.0%	12.0%	0.0%	0.0%	0.0%	12.0%
Old Brompton Road (West)	41.3%	16.0%	12.0%	2.7%	8.0%	0.0%	4.0%
Pembroke Road	33.3%	8.3%	25.0%	0.0%	0.0%	16.7%	0.0%
Pont Street	85.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sloane Avenue	16.7%	16.7%	33.3%	0.0%	0.0%	0.0%	33.3%
St. Helens Gardens	58.3%	8.3%	8.3%	0.0%	8.3%	8.3%	0.0%
Stratford Road	64.7%	17.6%	0.0%	5.9%	0.0%	0.0%	11.8%
Talbot Road	43.8%	12.5%	0.0%	6.3%	6.3%	0.0%	6.3%
Thackery Street	41.2%	17.6%	23.5%	0.0%	0.0%	0.0%	0.0%
The Billings	33.3%	0.0%	13.3%	0.0%	0.0%	0.0%	26.7%
Walton Street	61.1%	11.1%	0.0%	0.0%	0.0%	0.0%	5.6%
All	55.0	15.2%	5.4%	0.9%	2%	0.2%	5.3%

Figure 6.22: Use class by town centre, 2023.

	2016	2017	2018	2019	2022	2023	
Shops	57.7%	57.2%	55%	54%	53.4%		47.9%
Finance and professional services	8.2%	6%	6.4%	6.2%	5.4%		5.0%
Restaurants/ Cafes	14.5%	14.5%	14.2%	14.3%	15.2%	Food and Drink (Class E(a) and E(b))	22.7%
Drinking Establishments	2%	1.6%	1.8%	1.1%	1.7%		1.8%
Hot Food take-away	1.3%	0.6%	1.2%	2.3%	1.1%		1.5%

Figure 6.23: Retail and related ground floor units within designated centres (2016 to 2023)

Character and Diversity

- 6.98 Whilst the Council cannot control the nature of what a particular shop sells, it is useful to record the number of independent and multiple retailers within a given centre. This balance gives an indication of the particular character of that centre. Figure 6.24, 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.
- 6.99 This figure has remained broadly static over time. However, the proportion of multiples does appear to have declined since 2014. This may be a reflection of the restructuring of our centres providing an opportunity for smaller chains or independent operators.

Centre	2014	2015	2016	2017	2018	2019	2022	2023
Brompton Cross	22%	19%	18%	18%	18%	24%	20%	20%
Earl's Court ¹⁶	-	-	-	-	32%	33%	27%	26%
Fulham Road (West)	28%	28%	29%	27%	27%	28%	28%	27%
Kensington High Street	50%	49%	47%	45%	37%	42%	32%	38%
Kings Road East	47%	46%	47%	49%	52%	58%	50%	52%
Kings Road West	25%	24%	24%	22%	18%	21%	18%	16.7%
Knightsbridge	42%	38%	37%	34%	36%	45%	38%	38%
Notting Hill Gate	28%	26%	26%	23%	23%	26%	23%	21%
Portobello Road	15%	14%	14%	13%	12%	13%	12%	11%
South Kensington	30%	25%	25%	27%	25%	32%	22%	21%
Westbourne Grove	-	31%	32%	33%	30%	34%	26%	26%
Total	35%	34%	32%	31%	30%	34%	27%	28%

Figure 6.24: Multiple retailers by Higher Order Centre, 2014 to 2023

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

6.100 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 element of meetings these needs is convenience shopping, or shops which

¹⁶ Earl's Court was only included as a larger centre in 2019. The Council did not report on multiple retailers for smaller neighbourhood centres.

provide everyday essential items, including food, drinks, newspapers/ magazines and confectionery.

6.101 Figure 6.25 sets out the proportion of units within each level centre which serve a local convenience function. The figure for all our centres as a whole is 7%. This figure includes food and other convenience shops. It does not include local cafes, a use which may also serve a local need. This figure is static over time.

Level of Centre	Percentage convenience retail
Higher Order Town Centre	6.2%
Neighbourhood	11.4%
Total (all our centres)	7%

Figure 6.25: Convenience function of the Borough's centres (2023)

Protection of public houses

6.102 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.

6.103 No planning permissions were granted or implemented in the monitoring period which have resulted in the loss of any pubs.

Hotels

6.104 The Borough's hotel sector is important for two reasons. It helps provide for the needs of those visiting the capital and is an important economic generator. According to data produced on behalf of the GLA¹⁷ the Borough is the third largest supplier in the capital, hosting 191 hotels or 15,151 rooms.

6.105 The GLA has attempted to predict the need for new hotels over time. This is not an exact science. The report authors were aware of the uncertainty over Brexit. However, the report was published long before the existence of Covid-19. Notwithstanding this, the GLA estimated that the supply and demand for hotel bedrooms in the Borough was in balance. This is reflected by the policies within the Local Plan which seek to continue to protect hotels.

6.106 Figure 6.26 sets out the net change in hotel bedrooms completed. The full data set is included in Appendix P. There we no permission which included changes to the number of hotel bedrooms over the monitoring period.

¹⁷ [Projections of demand and supply for visitor accommodation in London to 2050. GLA Economics, Working Paper 88](#) (April 2017).

	Existing bedrooms	Proposed bedrooms	Net change
Hotel bedrooms	8	0	- 8

Figure 6.26: Class C1 (Hotel) bedrooms in permissions completed between 1 April 2022 to 31 March 2023

6.107 There was a loss of 8 bedrooms completed. This is not significant.

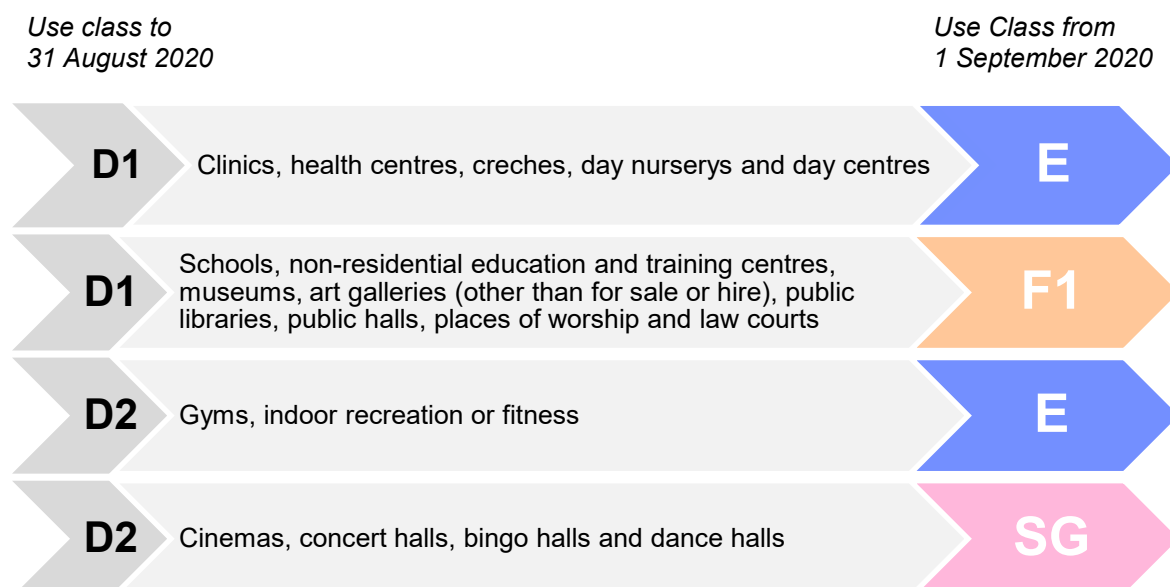
Social and community uses

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

6.108 For the purposes of Local Plan 2019, Social and Community uses are defined as including: care homes/care facilities and elderly people’s homes; community/meeting halls; doctors, dentists, hospitals and other health facilities; hostels; laundrettes; libraries; Metropolitan Police and other emergency service facilities; petrol filling stations; places of worship; bespoke premises for the voluntary sector; schools and other educational establishments; sports facilities; and youth facilities.

6.109 Prior to September 2020 Social and Community uses fell principally into two parts of the Use Classes order: D1 ‘Non-residential Institutions’ and D2, ‘Assembly and Leisure’. However, the introduction of the E Class for all “Commercial, Business and Service uses” has changed the way the Council must consider a range of social and community uses. Figure 6.27 below sets out the principal changes.

6.110 In addition, the Council includes hospitals, boarding schools and care homes, all C2 uses, as social and community uses.



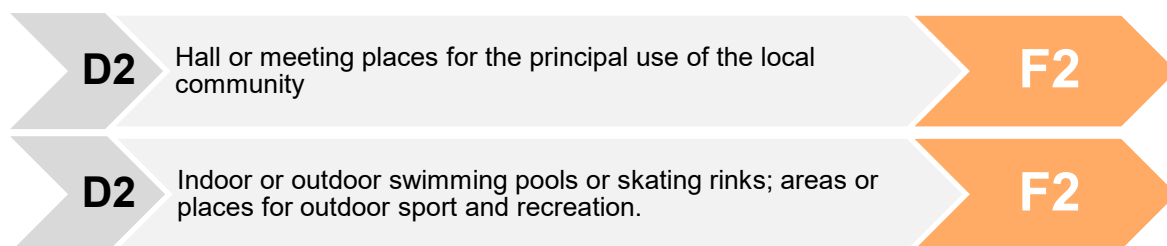


Figure 6.27: Changes to the Use Classes Order 2020

Change of use of Social and Community Uses

- 6.111 Figures 6.28 and 6.29 below set out the changes of social and community uses both permitted and completed over the monitoring period. Again, to allow direct comparison with previous years we have, as far as possible, assigned the revoked D1 and D2 Use Classes to the new E Classes.
- 6.112 The D1 completions result in a net gain of 1,573 sq. m of floorspace. The increase is mainly due to the completion of Morley College rear extension, extension of Glendower Preparatory School at 87 Queen’s Gate and creation of private mental health care and wellness centre at 241 Fulham Road.
- 6.113 The D2 completions also result in a net gain of 805 sq. m. The increase is mainly due to the completion of SoulCycle spinning studio at 282-292 Westbourne Grove and a boxing studio at 199-209 Kensington Church Street.
- 6.114 In terms of permissions, there is a net increase of 637 sq. m of D1 floorspace. This includes changes of use to and from educational use. This figure is not significant.
- 6.115 In terms of D2 permissions, there is a net gain of 190 sq. m of D2 uses. This relates to the development of Nos. 215-217 Kensington Church Street (PP/23/01492) for a temporary change of use from commercial to community use.
- 6.116 The monitoring year has seen no change in relation to C2 uses – not in terms of permissions nor completions.

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions	19	656	637
D2 Assembly and Leisure	0	190	190
C2 Residential institutions ¹⁸	—	—	—

¹⁸ This includes hospitals and boarding schools. Care homes are also a C2 use but considered elsewhere in this AMR.

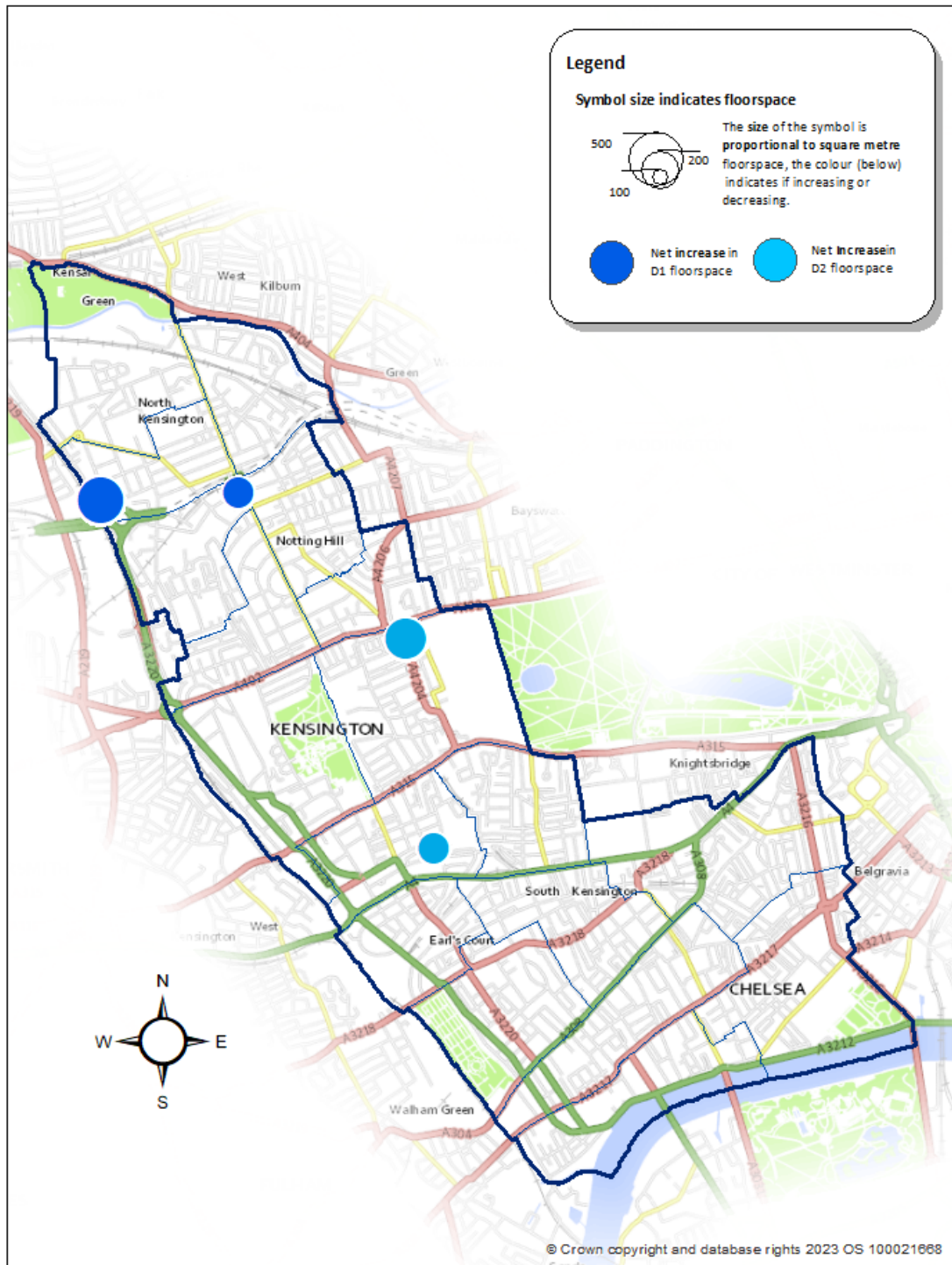
Figure 6.28: D1, D2 and C2 floorspace permissions 1 October 2022 to 30 September 2023

	Existing floorspace (sq. m)	Proposed floorspace (sq. m)	Net floorspace (sq. m)
D1 Non-residential institutions – completions	989	2,562	1,573
D2 Assembly and Leisure – completions	92	897	805
C2 Residential institutions – Medical and hospitals only	—	—	—

Figure 6.29: D1, D2 and C2 floorspace completions 1 April 2022 to 31 March 2023

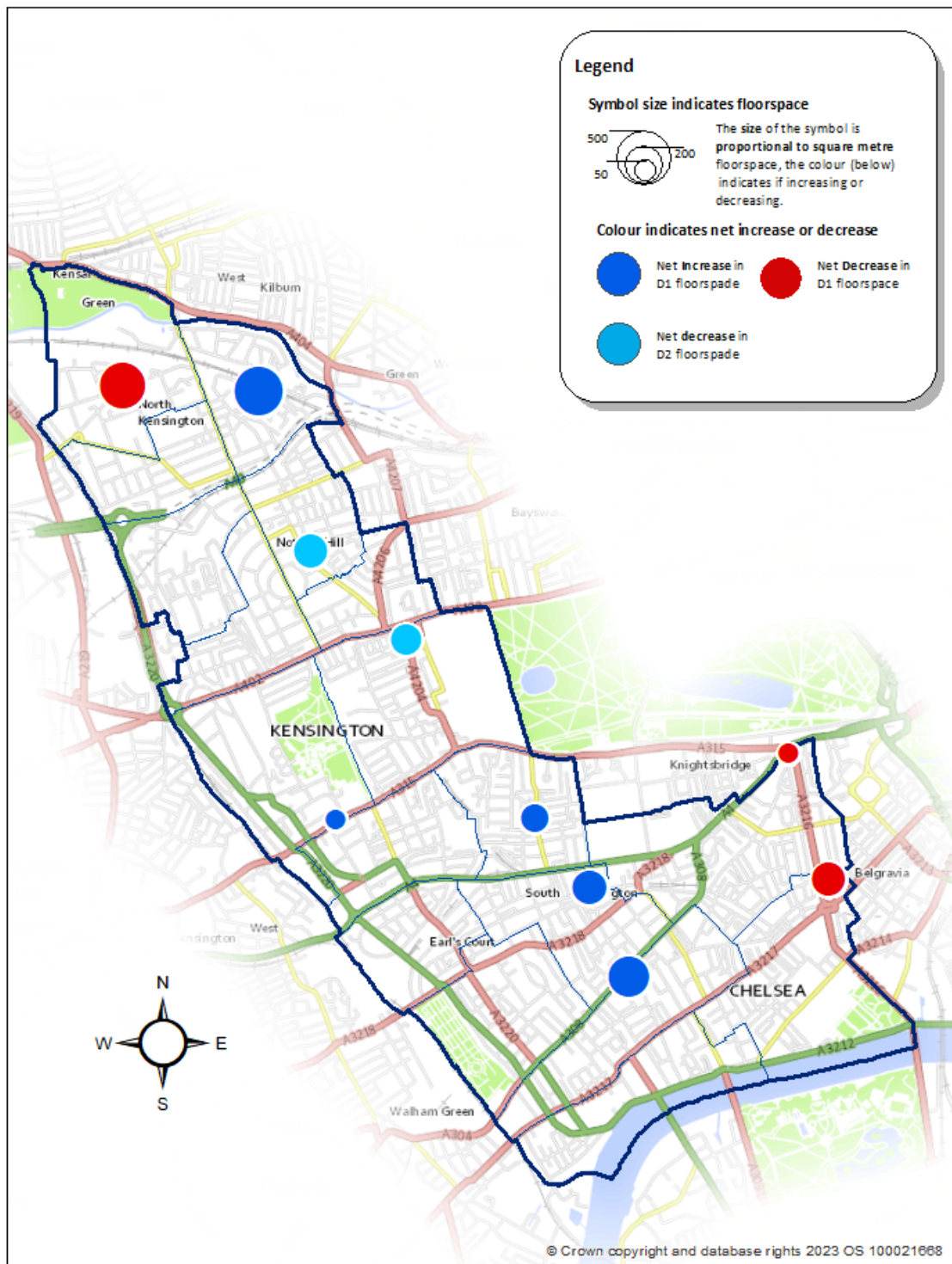
6.117 The full dataset is included as Appendices Q to T.

6.118 The Council has mapped the main proposals which have included a change of D1 and D2 social and community uses as permitted. This is set out in Figure 6.30 below. The completions data for D1 and D2 uses is set out in the Figure 6.31.



D1 and D2 Use Class Permissions floorspace in Sq m net change - 2022/23 Source PLD

Figure 6.30: D1 and D2 permissions (2022/23)



D1 and D2 Use Class Completed floorspace \geq 150 Sq m net change in 2022/23 - Source PLD

Figure 6.31: D1 and D2 completions (2022/23)

7. Assets of Community Value

- 1.1 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.
- 1.2 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.
- 1.3 Assets successfully nominated will remain on the List of Assets of Community Value for five years, after which time their protection expires.
- 1.4 The Borough’s list of Assets of Community Value (as of 1 December 2023) is set out in Figure 7.1 below. This list is constantly updated and can be viewed on the [Council’s website](#).
- 1.5 Within the last monitoring year, one property has been successfully nominated and added to the list – Notting Hill Police Station.

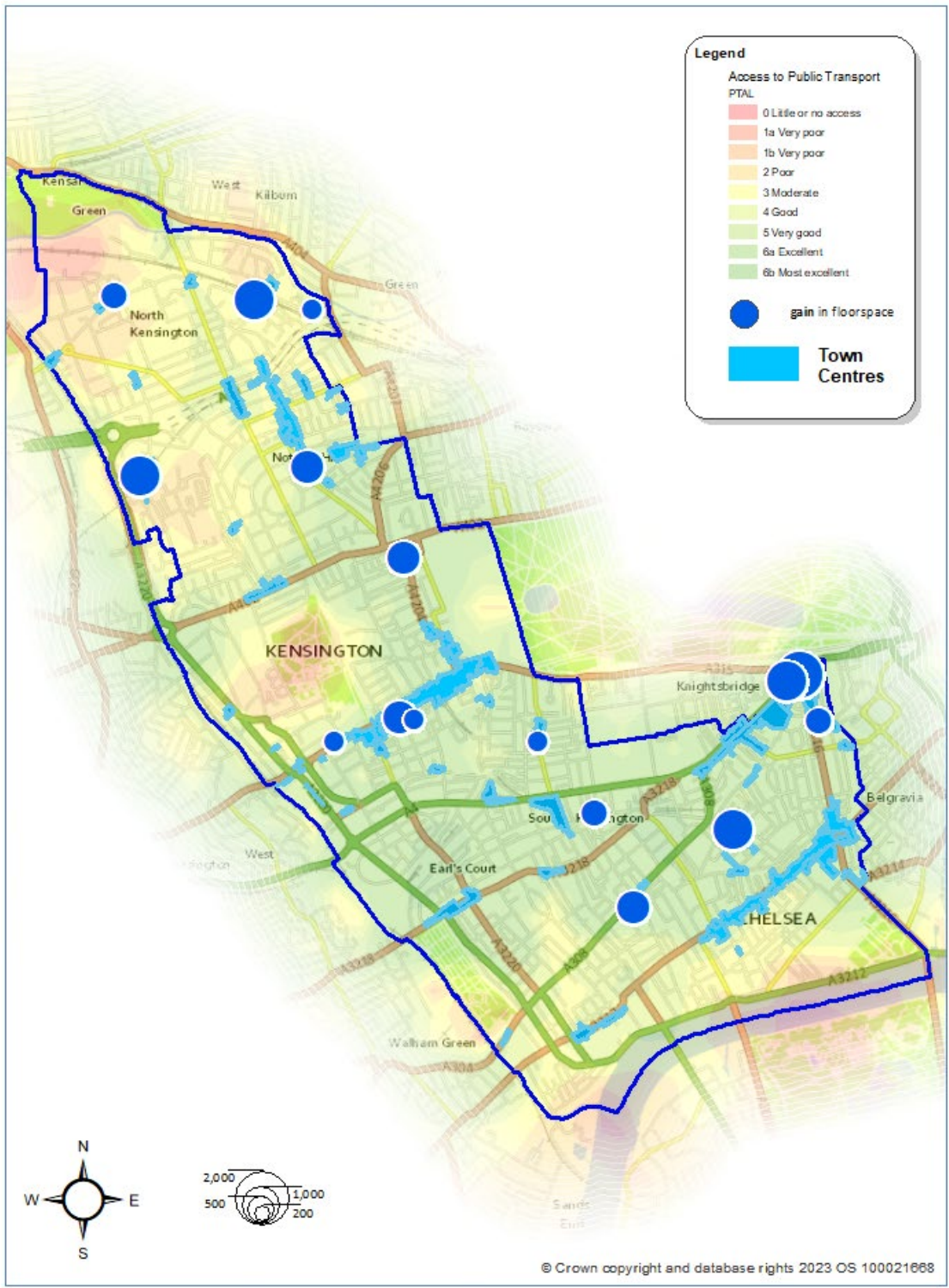
Name of property	Address	Nominating Community Interest Group	Date added to list	Listing Expiry
West London Bowling Club	112A Highlever Road, London, W10 6PL	St Quintin and Woodlands Neighbourhood Forum	01/04/2019	01/04/2024
Ground floor community rooms	Kensal House, Ladbroke Grove, London, W10 5BQ	SPID Theatre Company Ltd	21/08/2019	21/08/2024
The Ariadne Nektar Public House	274 Latimer Road, London, W10 6QW	St Quintin and Woodlands Neighbourhood Forum	23/10/2019	23/10/2024
The Academy Pub	57 Princesdale Road, London, W11 4NP	The Norland Conservation Society	21/01/2020	21/01/2025
Notting Hill Police Station, Woodfield house and outbuildings	99 - 101 Ladbroke Rd, London, W11 3PL	The Kensington Society	16/03/2023	16/03/2028

Figure 7.1: Assets of Community Value (December 2023)

8. 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

- 7.1 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic, to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, people will not need to drive.
- 7.2 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 overground station. However, some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.
- 7.3 One of the central aims of the current 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 8.1 shows the location of the principal trip generating uses (completed), in relation to public transport accessibility and to the Borough's larger town centres. This includes the larger town centre uses (Use Class E).



High trip generating town centre uses completed floorspace ≥ 120 sq m in 2022/23 - source PLD

Figure 8.1: High trip generating town centre uses completed floorspace in 2022/23 and PTAL Levels

9. 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

- 8.1 The 2010s saw a significant increase in the construction of basements across the Borough. This peaked in 2013 when planning permission was sought for 450 new basements. Whilst a new basement would not be problematical *per se*, our residents and our councillors were increasingly concerned about the impact that the construction of basements was having upon those living nearby.
- 8.2 To address these concerns the Council adopted Policy CL7: Basements in 2015 and the [Basements](#) SPD in 2016. These were intended to try to provide clarity on the type and scale of basements which were likely to be acceptable, and explain, in detail, the work needed to be carried out to make sure that the construction of new basements would not cause undue disturbance or otherwise harm the areas in which they were being built.

Basements Development Data

- 8.3 The monitoring period for basements for the purposes of this report is from 1 November 2022 until 31 October 2023.
- 8.4 This is the eighth year where the impact and effectiveness of Policy CL7 (basements) can be monitored. Figures 9.1 and 9.2 below present time series data since 2011 of the number of planning applications registered, granted and refused. Since the adoption of the policy in 2015, it is evident that the numbers of planning applications registered, and those granted, have fallen dramatically.
- 8.5 As important as the raw data and the number of basements permitted is the impact that these basements have upon those living nearby. Anecdotal evidence would suggest that there continue to be fewer “problem basements” than there have been in the past. All basements must have regard to the Council’s Basements SPD, a document which considers the scale of a basement as well as how a basement is designed to ensure that its potential to have an impact on its neighbours is minimised.
- 8.6 In addition, the Council’s [Code of Construction Practice \(CoCP\)](#) enables mitigation of construction impacts of basements by including them as Category 1 sites. This categorisation means that a pre-commencement

condition is attached to the planning permission requires applicants to be bound by the contents of the CoCP. Developers implementing basement applications are now aware of what is expected of them, and the Council has the tools it needs for effective enforcement.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Cases Registered	181	307	450	393	252	153	75	71	173	93	104	150	173
Permissions Granted	132	242	259	295	158	128	51	65	112	64	57	110	97
Applications Refused	25	53	73	111	95	32	6	7	21	14	15	16	13

Figure 9.1: Planning applications with a basement element, 2011 - October 2023

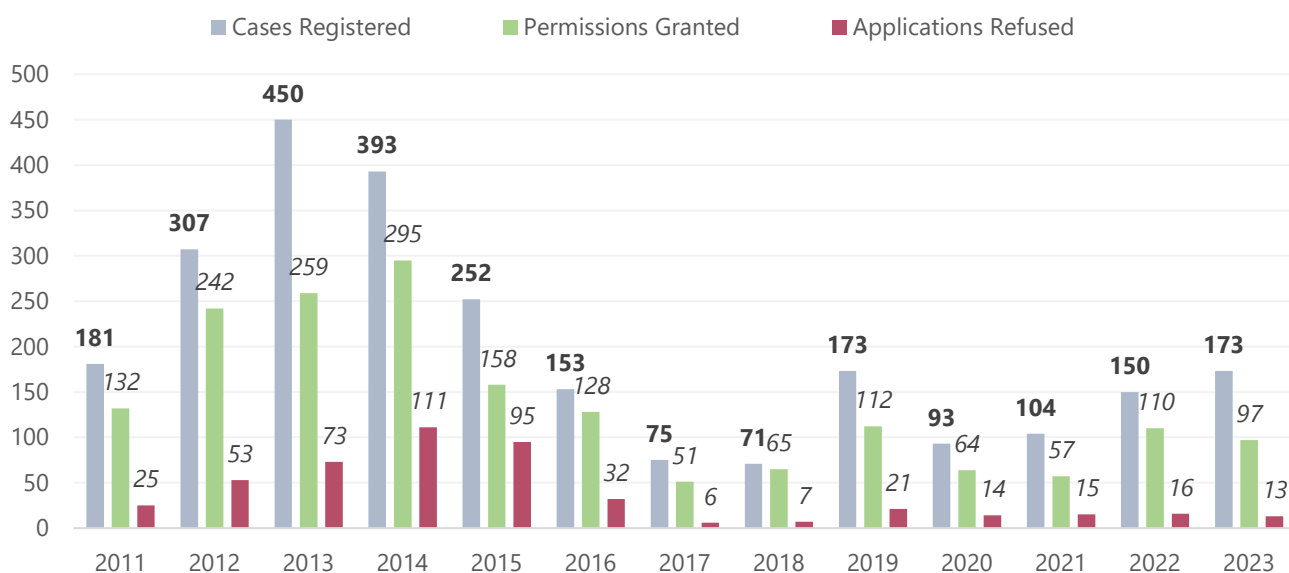


Figure 9.2: Planning applications with a basement element, 2008 – October 2023

8.7 Although 2023 largely continues to follow this trend, the number of basement applications has increased compared to the previous year, with 173 basement applications registered, 97 planning permissions granted and 13 refused. A further 34 applications were withdrawn, the majority of which would have otherwise been refused. Figure 9.3 below shows the decisions issued for the planning applications submitted within monitoring period.

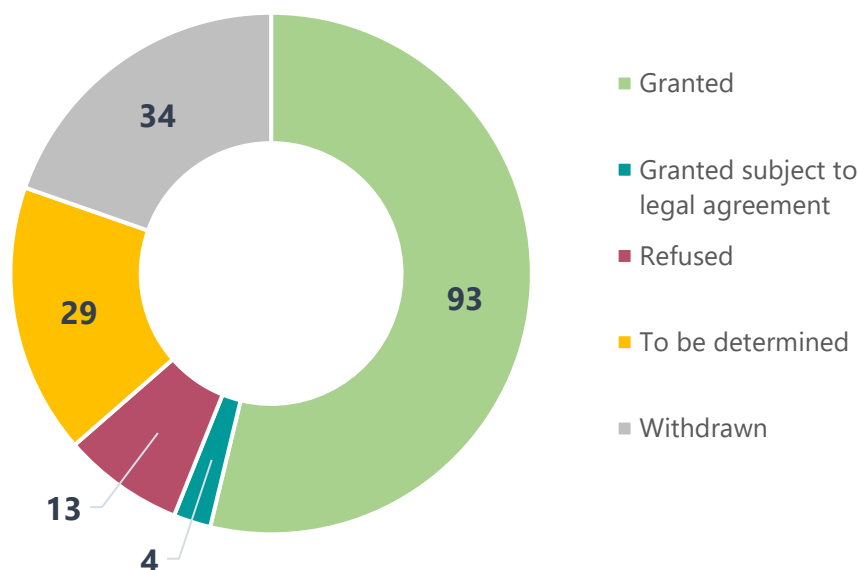


Figure 9.3: Planning applications with a basement element, 1 Nov 2022 – 31 Oct 2023 (Decision status as of November 2023).

8.8 There were two applications in the monitoring period for domestic two storey basements. Both applications were granted planning permissions, based on the extant permissions consented in 2013-2014 which allowed the excavation of double storey basements:

- **24 Phillimore Gardens (PP/23/01747)**

Alterations to the extant basement addition consented under reference PP/13/00179 including the provision of front and side light wells, removal of rear garage and lower ground floor extension, erection of a single storey rear addition with terrace and steps to the garden level, alterations to main roof including the provision of photovoltaic panels, and landscaping changes to include the provision of a car lift to the rear garden.

- **41 Elystan Place (PP/23/04298)**

Demolition and rebuild of property behind a retained facade to include provision of extant two storey basement approved under PP/13/07094, and extensions and improvements to bulk and visual appearance of rear elevation.

8.9 The Council has mapped all planning permissions granted since the beginning of 2001 which have included an element of basement development. Figure 9.4 shows the density of applications on a street block basis, and Figure 9.5 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.

Basements: Planning Permissions Granted (Jan 2001 – Oct 2023)

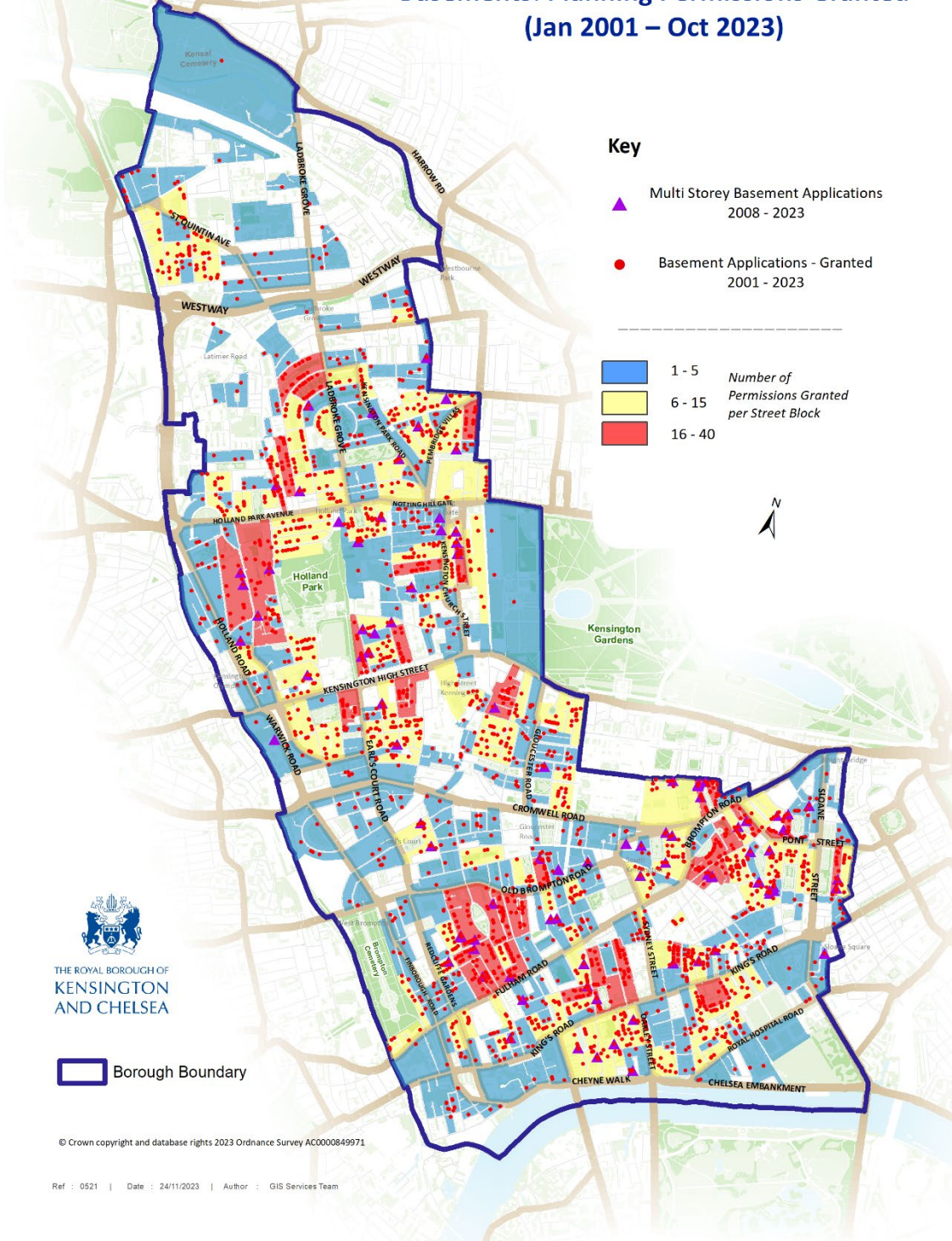


Figure 9.4: Basement planning permissions (density) 2001 to 2023

Planning Decisions : Basement Applications (Jan 2001 – Oct 2023)

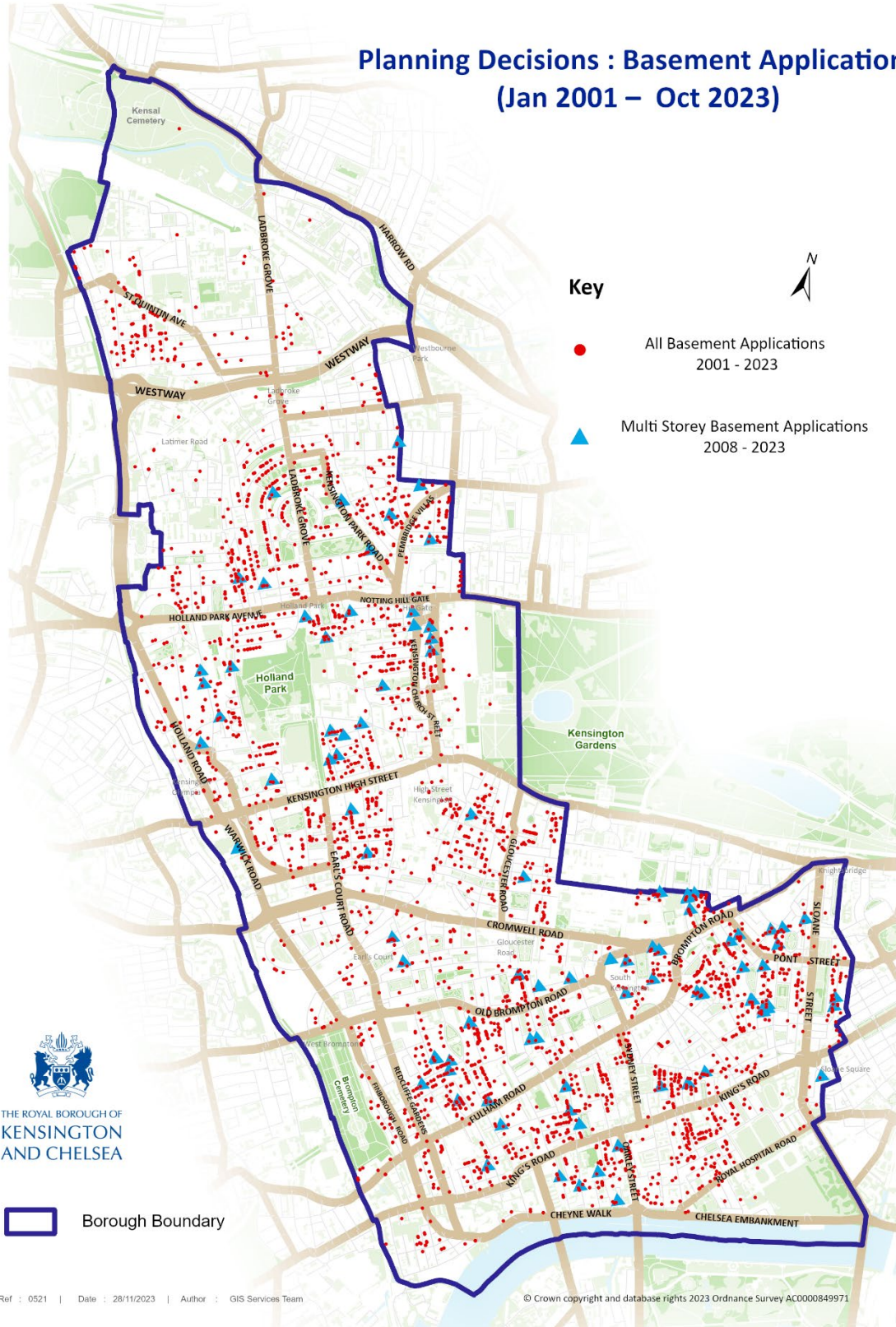


Figure 9.5: Basement planning permissions 2001 to 2023

Basement Appeals

- 8.10 Given the profile of the 2015 basement policy the Council continues to monitor the appeals relating to basement development. There was one appeal for planning permissions refused in 2022 which related to planning applications which included a subterranean element, and where this element was a reason for refusal.

Appeals received between 1 November 2021 – 31 October 2022 but were determined after the publication of the last year's AMR:

- **2 Cheyne Mews** (PP/22/00750) – this application was submitted following the previous refusal of planning permission for the excavation of single storey basement under footprint of the property but sought to address and resolve the reasons for refusal by submitting new legal advice, revising the size of the basement and the method of its delivery in a new draft CTMP. The appeal was submitted to the Planning Inspectorate against non-determination of application. **The appeal was withdrawn by the appellant** as it no longer seemed necessary in the light of another appeal that was allowed on this property in connection with the earlier planning application PP/21/01431.

Appeals received between 1 November 2022 – 31 October 2023:

- **14 Douro Place** (PP/22/07547) – planning permission was sought for basement with swimming pool under footprint of house and less than 50% of front and rear gardens with associated lightwells. The application was initially refused by the Planning Committee despite the officers' recommendation for approval. **The appeal was allowed** by the Inspector who concluded that matters relating to flood risk and trees of amenity value have been adequately addressed and evidenced by the appellant through several reports.

10. Flooding and Sustainable Drainage Systems

Local Plan 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. Strengthening the requirements of Policy CE2 is part of the New Local Plan Review.

July 2021 Flooding Event

- 10.1 Following the 12 July 2021 flood event, the Council, in its role as the Lead Local Flood Authority (LLFA), undertook a formal flood investigation as required by Section 19 of the Flood and Water Management Act (2010)¹⁹. The findings of the investigation were published in a report in July 2022²⁰.
- 10.2 The Council's Environment Select Committee convened a Working Group in June 2022 to investigate aspects of Flood Risk Management in the Borough. The Working Group reported back to ESC in April 2023, with a response from the Leadership Team published at the June 2023 ESC meeting. More information is available on the ESC website at [Environment Select Committee | Royal Borough of Kensington and Chelsea \(rbkc.gov.uk\)](https://www.rbkc.gov.uk/environment-select-committee).
- 10.3 Officers continue to work with Thames Water to maximise flood protection for residents in response to the flooding in July 2021. Thames Water's Sewer Resilience Programme has delivered protection to over 100 properties in the Borough and officers are involved in sharing concerns of residents with Thames Water, as well as working together to solve flooding issues in specific locations.
- 10.4 Thames Water published its final Drainage and Wastewater Management Plan in May 2023, which includes the proposed investment required in Kensington and Chelsea over the next 25 years. The Council will continue to review and scrutinise Thames Water's investment in sewer infrastructure to reduce the risk of sewer flooding to residents.

Local Flood Risk Management Strategy

- 10.5 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. Table 10.1 shows the progress made against those objectives.
- 10.6 A draft of the revised Local Flood Risk Management Strategy, which will cover the period between 2024 and 2030, was published in November 2023 for

¹⁹ <https://www.legislation.gov.uk/ukpga/2010/29/section/19/2011-04-06>

²⁰ [July 2021 flooding event | Royal Borough of Kensington and Chelsea \(rbkc.gov.uk\)](https://www.rbkc.gov.uk/july-2021-flooding-event)

public consultation²¹. The draft Strategy includes many of the recommendations made during the reviews following the July 2021 flooding. Focus group sessions, as well as presentations to wider community stakeholders, have been carried out during the consultation period.

- 10.7 The draft Strategy includes 12 objectives focussed on the four themes of Flood Resilient Communities, Adaptive Places, Working Together, and Monitoring and Review. The draft Strategy is accompanied by a detailed Action Plan that sets out the specific actions required to deliver the Strategy. The draft Strategy will be revised following the consultation and is due to be adopted by the Council’s Leadership Team in early 2024.



Table 10.1 Progress against Local Flood Risk Management Strategy (2015) Objectives

<p>1. Coordinated management of flooding</p>	<p>Ongoing cooperation with relevant parties: EA, GLA, TfL, neighbouring boroughs, Thames Water.</p> <p>Councillor member of the London Surface Water Strategic Group and officer representation.</p> <p>Council is co-lead for the Green and Resilient theme of London Councils’ Climate Programme.</p> <p>Multiagency Flood Plan has been reviewed by Contingency Planning and approved by Borough Resilience Forum.</p>
<p>2. Communicate flood risk effectively</p>	<p>The flood risk asset register is up-to date and available on the website.</p> <p>Flooding webpages have been updated to include additional information on mental health impacts of flooding, as well as more advice about what residents can do to protect their properties. Flooding information continues to be in one location, accessed at www.rbkc.gov.uk/flooding .</p> <p>There have been numerous communication routes through to various groups. A flooding stand was present at the Sustainability Fair at Portobello</p>

²¹ [Draft Local Flood Risk Management Strategy - Royal Borough of Kensington and Chelsea - Planning Consultations \(rbkc.gov.uk\)](http://www.rbkc.gov.uk)

	<p>Market on 30 June 2023, which received a lot of interest. Several schools in the Borough have been approached to discuss the potential for sharing information on flood risk and collaborating on Sustainable Drainage System (SuDS) schemes.</p>
<p>3. Reduce flood risk and its consequences</p>	<p>LLFA statutory consultee role²²: 23 full responses to major planning applications (including 5 pre-application enquiries and 3 discharge of conditions). Several pre-application technical workshops have been held with Earl's Court Delivery Company regarding the proposed development at the Opportunity Area from an LLFA perspective. In addition, advice given for about 5-10 minor planning applications per week.</p> <p>Expression of Interest for Property Flood Resilience (PFR) scheme received over 100 responses and progress is being made to secure over £200k funding to support residents in delivery protective measures. SuDS Schemes are being developed by multiple Council services, including Housing, Education and Parks.</p>
<p>4. Flood risk information & research</p>	<p>The Council engaged with Thames Water regarding their final Drainage and Wastewater Management Plans.</p> <p>Suitable pumped devices (FLIPS) are included in new basements. Flood Risk Assessments are submitted with planning applications in flood risk areas.</p> <p>Maintenance of road gullies occurs twice a year for high-risk streets.</p>
<p>5. Flood risk policies review</p>	<p>Policy CE2 is being revised and strengthened as part of the New Local Plan Review. The current policy is being implemented in the relevant developments at ground and below ground levels.</p>

²² This covers the period from the 1 April 2022 to the 1 April 2023.

11. Community Infrastructure Levy (CIL)

- 11.1 Past Monitoring Reports have included data relating to the collection and spending of CIL and s106 planning contributions. However, the Council now produces a standalone Infrastructure Funding Statement, which provides more details on s106. The current statement, published in December 2023, is available on the [Council's website](#).
- 11.2 Regulation 34(5)²³ requires that “where a local planning authority have prepared a report pursuant to regulation 121A(1)(b) of the Community Infrastructure Levy Regulations 2010, the local planning authority’s monitoring report must contain the information specified in regulation 121A paragraph 1 of Schedule 2²⁴ of those Regulations.” This information is provided below.
- 11.3 The total value of RBKC CIL demand notices issued in the reported period is **£8,218,798**.
- 11.4 The total amount of RBKC CIL collected within the reported period is **£2,997,656**.
- 11.5 **£2,398,125** is for Borough CIL (BCIL), **£449,648** is for Neighbourhood (NCIL) and **£149,883** is for BCIL Admin. This includes RBKC CIL receipts where the demand notices were issued prior to the reported year and payment was received within the reported year.
- 11.6 The amount of RBKC CIL collected prior to the reported period (up until 31 March 2022) totals **£39,995,504** and the total amount of BCIL collected was **£31,954,957**. The total BCIL collected was collected in Cash and there were no Land Transactions (including payments in kind and infrastructure payments).

£6,040,772 was collected for NCIL and **£1,999,775** for BCIL admin.

The following total amounts remain unallocated:

Figure 11.1: The amount of BCIL collected prior to the reporting year (up until 31 March 2022)

Type	Total Received	Total Allocated	Total Unallocated
BCIL	£31,954,956.81	£7,681,000.00	£24,273,956.81
NCIL	£6,040,772.00	£1,171,744.75	£4,869,027.25
BCIL Admin	£1,999,775.22	£199,775.00	£1,800,000.22
Land Payment	£0.00	£0.00	£0.00
Totals	£39,995,504.03	£9,052,519.75	£30,942,984.28

- 11.7 The total amount of BCIL collected prior to the reported period (1 April 2015 up until 31 March 2022) and allocated in the reported period in relation to cash

²³ Town and Country Planning (Local Plan) 2012 Regulations (as amended)

²⁴ Community Infrastructure Levy Regulations 2010 (as amended)

received is **£470,000** and in relation to land payments (including payments in kind and infrastructure payments) is **£0**.

- 11.8 The total CIL expenditure recorded for the reported period (1 April 2022 to 31 March 2023) is as follows:

Figure 11.2: The amount of CIL spent in the reported year (between 1 April 2022 to 31 March 2023)

Type	Expenditure
BCIL	£1,641,166.83
Neighbourhood CIL	£134,366.36
BCIL Admin	£149,882.82
CIL Land Payments	£0.00
Total	£1,925,416.01

- 11.9 The total amount of CIL allocated and not spent during the reported period (1 April 2022 to 31 March 2023) is as follows, this does not include allocations made within the reported year that have been fully spent:

Figure 11.3: The amount of CIL allocated but not spent in the reported year (between 1 April 2022 to 31 March 2023)

Type	Allocated (in reporting year)	Spent (in reporting year)	Unspent (reporting year)
BCIL	£470,000.00	£258,166.83	£211,833.17
Neighbourhood CIL	£1,509,117.68	£101,283.24	£1,407,834.76
BCIL Admin	£149,882.82	£149,882.82	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Total	£2,129,000.50	£509,332.89	£1,619,667.61

- 11.10 The items of infrastructure on which BCIL (including land payments) has been spent within the reported year (1 April 2022 to 31 March 2023), and the amount of CIL spent on each item is as follows:

Figure 11.4: Summary details of BCIL spent during the reported year (between 1 April 2022 to 31 March 2023)

Infrastructure	Allocated (all years)	Spent / Expenditure (in reported year)	Description
Education: Other	£2,478,000	£709,279.74 (2020-2021) £675,530.36 (2021-2022) £0 (2022-2023)	Remodelling and refurbishment of Primary Schools: Oxford Gardens and Park Walk Primary School
Education: Other	£3,323,000	£492,051.98 (2020-2021) £1,447,526.45 (2021-2022) £1,383,000 (2022-2023)	Grenfell Nursery: Remodelling and extension of Booker Centre to provide 32 place accommodation for Grenfell Nursery.
Other	£470,000	£258,166.83 (2022-2023)	Growth and Delivery Team (allocated 2022-2023)
Total	£6,271,000.00	£464,421.68	

- 11.11 The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) in the reported year is **£0**.
- 11.12 The amount of CIL collected towards administration expenses is **£149,883**. This was 5% of the total CIL receipts collected (**£2,997,656**) in the reported period (1 April 2022 to 31 March 2023).
- 11.13 The amount of CIL spent on administration expenses during the reported year was **£149,883**. This was 5% of the total CIL collected within the reported year.
- 11.14 Royal Borough of Kensington and Chelsea collects Mayoral CIL (MCIL) on behalf of the Mayor of London. During the reported year **£50,140** was collected as administration for MCIL and all of this has been spent by the Royal Borough of Kensington and Chelsea for the administration of collecting CIL on behalf of the Mayor.
- 11.15 Regarding BCIL, whenever collected, allocated within the reported (1 April 2022 to 31 March 2023) year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Figure 11.5: Summary details of the BCIL allocated but not spent during the reported year (1 April 2022 to 31 March 2023)

Infrastructure	Amount Allocated (In reported year)	Amount Unspent	Description
Other	£470,000	£211,833.17	Growth and Delivery Team (allocated 2022-2023)

- 11.16 The total amount of CIL passed to a parish council under Regulation 59A or 59B is **£0**²⁵. There are no parishes in the Borough.
- 11.17 BCIL has not been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4).
- 11.18 The total collected by Royal Borough of Kensington and Chelsea for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) is **£0**.
- 11.19 The total collected for the reported year (1 April 2022 to 31 March 2023) under Regulation 59F (Neighbourhood CIL) was **£449,648**. This relates to NCIL which is collected and retained by the Council as the Charging Authority.
- 11.20 The amount of CIL allocated during the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) is **£0**.
- 11.21 The Council undertakes an annual bidding round to allocate Neighbourhood CIL. These allocations are confirmed through an Executive Decision. The amount of CIL allocated or spent under Regulation 59F during the reported year (1 April 2022 to 31 March 2023) is as follows:

Figure 11.6: Details of the Neighbourhood CIL allocated or spent during the reported year (1 April 2022 to 31 March 2023)

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
AB11 West End Project - St Philips Church	Abingdon	£30,000	£0	£30,000
AB12 Cycle Hangar - Abingdon Court	Abingdon	£4,200	£0	£4,200
AB13 Study - Energy Efficiency Retrofitting Feasibility Study	Abingdon	£72,000	£0	£72,000

²⁵ <https://www.legislation.gov.uk/ukxi/2013/982/regulation/8/made>

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
AB14 Cycle Hangar - Lexham Gardens	Abingdon	£30,000	£0	£30,000
BHT14 Planters (Thurloe Bridge) (Part award)	Brompton and Hans Town	£20,000	£0	£20,000
BHT16 5 x CCTV Cameras for ward	Brompton and Hans Town	£63,000	£24,115	£38,885
BHT17 Planters - Exhibition Road Greening (Part award)	Brompton and Hans Town	£40,000	£0	£40,000
BHT18 Community Safety BHT (Warden) (Part award)	Brompton and Hans Town	£57,000	£0	£57,000
BHT21 Air Quality Monitoring (ozone monitor) (Part award)	Brompton and Hans Town	£25,000	£0	£25,000
BHT23 Acoustic Cameras - Sloane Street and Pont Street	Brompton and Hans Town	£17,000	£0	£17,000
BHT24 5 x CCTV Cameras for ward (Part award)	Brompton and Hans Town	£63,000	£24,115	£38,885
BHT27 Beauchamp Place Enhancement Scheme (Part award)	Brompton and Hans Town	£140,000	£0	£140,000
CD8 Planters / Open space - Kensington Town Hall	Campden	£21,000	£0	£21,000
CF3 Cycle Hangar - Harrington Road	Courtfield	£4,200	£0	£4,200
CF4 CCTV for ward	Courtfield	£12,600	£4,823	£7,777
CF5 Saving Dora House - Obelisks repair	Courtfield	£10,000	£0	£10,000
CF6 Acoustic Camera for ward	Courtfield	£30,000	£0	£30,000
CF7 Traffic Measures - Reece Mews / Kendrick Place	Courtfield	£4,000	£0	£4,000
CF8 Traffic Measures Colbeck Mews	Courtfield	£10,000	£0	£10,000

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
CR14 Community - Chelsea Theatre (Part award for CCTV)	Chelsea Riverside	£3,680	£0	£3,680
CR15 Acoustic Camera - Cheyne Walk/Cremorne Road	Chelsea Riverside	£25,000	£0	£25,000
CR16 CCTV - Lots Road Neighbourhood Area	Chelsea Riverside	£12,600	£4,823	£7,777
CV4 (MW) Traffic Measures - Speed Indicator Device	Colville	£4,000	£0	£4,000
CV6 Sport - Powis Square Gardens ball court resurfacing	Colville	£8,403	£0	£8,403
EC16 Cycle Hangar - Philbeach Gardens	Earl's Court	£4,200	£0	£4,200
EC17 CCTV - Eardley Crescent	Earl's Court	£12,600	£4,823	£7,777
EC18 Planters - Star Kebab (Nevern Place)	Earl's Court	£580	£0	£580
EC19 Planters - Warwick Road	Earl's Court	£7,432	£0	£7,432
EC20 Planters - Nevern Square	Earl's Court	£4,560	£0	£4,560
EC21 (MW) Public Realm - Finborough Theatre Signage (Part funding for notice boards on the theatre building)	Earl's Court	£500	£0	£500
EC22 Cycle Hangar - Barkston Gardens / Courtfield Rd	Earl's Court	£4,200	£0	£4,200
GB9 Sport - Kensal New Town MUGA resurfacing	Golborne	£15,000	£0	£15,000
GB10 Space - Edenham Way Community Kitchen Garden	Golborne	£17,408	£0	£17,408

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
GB11 Public Realm - Golborne Railway Bridge renovation	Golborne	£8,700	£0	£8,700
HO15 Traffic Measures - Traffic Calming Holland Park Streets	Holland	£30,000	£0	£30,000
HO16 Acoustic camera - Holland Road / Napier Road	Holland	£30,000		£30,000
HO17 Lighting St John the Baptist Church	Holland	£27,000	£0	£27,000
HO19 Open Space - Russell Road Community Kitchen Gardens new security gate	Holland	£3,250	£0	£3,250
HO20 Tree Planting - Trees and public realm improvement on Napier Road	Holland	£17,500	£0	£17,500
NNHP3 Tree maintenance - Clarendon Cross Olive tree pruning	Norland Neighbourhood Plan Area	£640.00	£0	£640.00
NRD6 CCTV for ward	Norland	£12,600	£4,823	£7,777
NTD12 Planters - Creating a safer, straight footpath between Portland Road and Walmer Road	Notting Dale	£15,000	£0	£15,000
NTD13 (MW) Planters - G.R.O.W Garden	Notting Dale	£5,000	£0	£5,000
NTD14 Open Space - Community Allotment (Residents Investing in the Sustainability of Earth (RISE) LancWest)	Notting Dale	£10,000	£0	£10,000
PB5 Community Safety - Warden in Notting Hill Gate	Pembridge	£57,000	£0	£57,000

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
PB6 CCTV - Linden Gardens	Pembridge	£12,600	£4,823	£7,777
PB7 Traffic Measures - Speed Indicator Device	Pembridge	£4,000	£0	£4,000
PB8 (MW) Traffic Measures - Speed Indicator Device, SID request	Pembridge	£4,000	£0	£4,000
PB10 Traffic Measures - Ladbroke Square Garden - South Gate access (Part funding)	Pembridge	£40,000	£0	£40,000
QG11 CCTV - Derry Street and Kensington Square	Queensgate	£12,600	£4,823	£7,777
QG12 CCTV - Cornwall Gardens	Queensgate	£12,600	£4,823	£7,777
QG14 Planters - Hanging Baskets on Queen's Gate Terrace	Queensgate	£4,627	£0	£4,627
QG15 Tree Planting - Carriageway of certain roads in Queen's Gate	Queensgate	£40,100	£0	£40,100
RC4 Cycle Hanger - Redcliffe Square	Redcliffe	£4,200	£0	£4,200
RC6 4 x CCTV for ward (Part award)	Redcliffe	£50,400	£19,292	£
RH2(MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	Royal Hospital	£50,000	£0	£50,000
SH6 (MW) Planters - G.R.O.W Garden	St Helen's	£5,000	£0	£5,000
ST4 Traffic Measures - King's Road / Lots Road - Yellow Box Marking	Stanley	£22,685	£0	£22,685
ST5 Community - Leaven Bakery and Catering	Stanley	£9,254	£0	£9,254

NCIL Item	Ward	Allocated (in reported year)	Spent (in reported year)	Unspent
ST6(MW) Public Art - Sir Eduardo Paolozzi Sculpture at Dovehouse Green	Stanley	£150,000	£0	£150,000
ST7 Community -Elm Park House Community Centre	Stanley	£85,000	£0	£85,000
ST8 Traffic Measures - Elm Park Road	Stanley	£30,000	£0	£30,000
STQWNP3 Traffic Measures - Speed Limit Reminder Sign - St Quintin Avenue	St Quintin and Woodlands Neighbourhood Plan Area	£8,000	£0	£8,000
Totals		£1,509,117.68	£101,283.24	£1,407,834.44

- 11.22 The Council has not served any notices in accordance with regulation 59E as there are no parish councils in the Borough.
- 11.23 The amount of BCIL collected in the reported year (1 April 2022 to 31 March 2023) and retained at the end of the reported year is **£2,997,656**.
- 11.24 The amount of BCIL collected for previous years (up until 31 March 2022) and retained at the end of the reported year is **£26,273,962**. This is BCIL that has not been spent, it does not include NCIL or BCIL Administration.
- 11.25 The amount CIL collected for the reported year (1 April 2022 to 31 March 2023) and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Figure 11.7: The amount of CIL not spent under Regulation 59E and 59F during the reported year (1 April 2022 to 31 March 2023)

Type	Amount Collected (in reporting year)	Amount Allocated (in reporting year)	Spent (in reporting year)	Retained (at end of reporting year)
Regulation 59E	£0	£0	£0	£0
Regulation 59F (NCIL)	£449,648.47	£1,509,118*	£101,283.24	£449,648.47**

Type	Amount Collected (in reporting year)	Amount Allocated (in reporting year)	Spent (in reporting year)	Retained (at end of reporting year)
<p>* this is the amount of NCIL that was awarded to NCIL projects in 2022-2023 regardless of when the NCIL was collected. Allocations were made from NCIL that had accrued in previous years.</p> <p>** The amount collected in the reporting year was retained at the end of the reporting year.</p>				

11.26 CIL collected from previous years (up until 31 March 2022) to which Regulation 59E (CIL returned to the Charging Authority after 5 years) and Regulation 59F (Neighbourhood CIL retained by the Charging Authority) applied retained at the end of the reported year (31 March 2023) is **£5,710,670**.

Figure 11.8: The amount of CIL collected under Regulation 59E and 59F between 1 April 2015 and 31 March 2022 that was retained at the end of the reported year (31 March 2023)

Type	Amount Collected (in previous years)	Amount Allocated	Spent	Retained (at end of reporting year)
Regulation 59E	£0	£0	£0	£0
Regulation 59F	£6,040,772	£1,154,345*	£330,102	£5,710,670
<p>*this is the allocations made in NCIL rounds 1 and 2, the figure takes into account additional funding required for some projects where costs increased and money no longer needed for projects that were undeliverable.</p>				

Appendices

A: Housing - Planning Permissions

Between 01/04/2022 – 31/03/2023

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/01207	46 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of lower ground floor flat and raised ground and first floor levels maisonette into one single residential dwelling house.
PP/21/07692	65 Elsham Road, W14 8HD	6	10	4	Erection of rear, roof extensions and outbuilding, conversion of house in multiple occupation (HMO), 12 bedsits into 10 self-contained studio flats (Major Application).
PP/21/04411	39 Harrington Gardens, LONDON SW7 4JU	0	1	1	Change of use of building from office (Class E (g)(i)) to a single-family dwelling (Class C3), with associated internal alterations.
PP/22/00078	FIRST FLOOR, SECOND FLOOR AND ROOF LEVELS 121 Ifield Road, SW10 9AR	1	2	1	Construction of mansard roof extension at third floor level. Subdivision of maisonette at 1st and 2nd floor level to create self-contained studio flat at 1st floor level and 3-bedroom maisonette at 2nd and 3rd floor level.
PP/22/01206	44 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of two residential units at lower ground, ground and first floor into one residential unit.
PP/22/01821	35 Tetcott Road, SW10 0SB	2	1	-1	Amalgamation of basement flat into ground and first floor flat to create a single-family dwelling; loft extension, infilling the gap between No 33 and No 37; addition of rear dormer window; alteration to rear facade and replacement of windows to the front façade.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/00952	Ground floor and mezzanine floor, First Floor Flat, 18 Colville Terrace, W11 2BE	2	1	-1	Amalgamation of first floor flats (front) and (rear) into single residential unit.
PP/22/01317	Lower ground floor flat Ground floor flat Flat A and Flat B, 72 Blenheim Crescent, W11 1NZ	2	1	-1	Amalgamation of lower ground and ground floor flats into one unit.
PP/22/03194	1st Floor - Flats 3 & 4 Flat C and Flat D, 9 Pembridge Villas, W11 3EW	2	1	-1	Amalgamation of two first-floor flats into one residential unit (Use Class C3).
PP/21/07551	45-47 Denyer Street, SW3 2LX	1	4	3	Refurbishment and extension to provide a third-floor mansard, rebuilding over side extension and the erection of a three-storey rear/side extension at ground to third floor levels plus mansard roof providing 3 new residential units (2x2-bed and 1x studio) (Class C3), extension to existing residential unit, and associated internal and external refurbishment works.
PP/22/03263	25-39 Thurloe Street, SW7 2LQ	1	1	0	Demolition of mansard extensions and all roof structures to 25-39 Thurloe Street, erection of single storey mansard extension across terrace to provide additional Class B1 office floorspace and a change of use of the second floor of 29 Thurloe Street from Class B1 office to Class C3 residential, and associated works.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/02996	31 Beaufort Gardens, LONDON	18	14	-4	Conversion of existing building from 18 studio apartments to 14 studio apartments (Use Class C3) together with an extension of the building at roof level, rear extension at third and fourth levels and single storey rear extension at second floor (re-submission of extant permission PP/19/03113).
PP/21/03053	500 King's Road, SW10 0LE	2	5	3	Roof extension with flat roof above ground floor affording Slaidburn Street to create a 1-bedroom flat and two studios at first floor level and conversion of a 3-bedroom flat to two 1-bedroom flats at second floor level.
PP/21/04428	9 Silchester Road, LONDON, W10 6SF - Silchester Phase 2	0	11	11	Erection of a 6-storey building (plus basement) comprising 11 residential units (Use Class C3) with associated cycle facilities, refuse storage area and plant; and hard & soft landscaping (Major application).
PP/22/03533	19 Princedale Road, W11 4NW	2	1	-1	Amalgamation of Flats 2 and 3 at raised ground, first and second floors, lower ground floor infill extension associated with retained Flat 1, ground floor glazed infill extension, set back first floor rear extension with roof terrace above existing raised ground floor rear extension, with associated alterations to rear, and new roof light at main roof.
PP/22/01164	Lower Ground and Ground Floor First and Second Floor Flat, 40 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of lower ground and ground floor flats to create one residential unit.
PP/22/02691	Park Walk Primary School, Park Walk, SW10 0AY	1	0	-1	Conversion of existing caretaker's home and ceramics studio into new nursery facility for children.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/21/05981	14 Lower Addison Gardens, W14 8BQ	1	3	2	Conversion of upper storeys residential dwelling into 3 self contained residential units, with the creation of a mansard extension providing a third floor, with an enclosed terrace.
PP/22/03530	Roof 46 Draycott Place, LONDON	0	1	1	Construction of additional storey in form of a mansard roof to provide a one-bedroom dwelling and new lift installation.
PP/22/03931	4 Lancaster Road, W11 1QP	2	1	-1	Alterations including amalgamation of 2 existing flats to form single maisonette; replacement of fenestration with double sash glazed timber framed units (like for like to match existing at front) throughout.
PP/22/03641	Studio flats at First and Second Floor Flat A and Flat B, 73 Bedford Gardens, W8 7EF	2	1	-1	Amalgamation of two studio flats at first and second floors to create a single-family dwelling unit.
PP/22/01177	Lower Ground and Ground Floor Basement/Ground Floor Flat, 50 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of lower ground and ground floor flats to create one residential unit.
PP/22/01194	First and Second Floor First and Second Floor Flats, 42 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of first and second floor flats to create one residential unit.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/01208	Lower Ground and Ground Floor Basement and Ground Floor Flats, 48 Abingdon Road, W8 6AR	2	1	-1	Amalgamation of lower ground and ground floor flats to create one residential unit.
PP/22/03972	149 Cromwell Road, SW5 0TQ	4	4	0	Conversion of 7no. bedsit rooms (use class sui generis) to 4no. self-contained residential flats (use class C3).
PP/22/00916	133-137, 139 Westbourne Grove and 2 Pembridge Villas, LONDON	3	3	0	Demolition of 133-137 Westbourne Grove behind retained facades; demolition of 2 Pembridge Villas behind retained facade to front elevation. Creation of basement level at 2 Pembridge Villas and lowering of basement level at 133- 137 Westbourne Grove by approximately 1.6m and extension of basement level underneath 139 Westbourne Grove and partly into courtyard to Pembridge Villas elevation. Redevelopment behind those retained facades and erection of two storey building at 139 Westbourne Grove - to provide 3 apartments (1 x 1 bed, 1 x 2 bed and 1 x 3 bed units), 4 commercial units (Class E) and an external courtyard/terrace area adjacent to the pavement fronting Pembridge Villas, together with associated works including, doors, windows, shopfronts, roof, plant, waste and cycle storage, landscaping, boundary treatments, and refurbishment of retained facade of 133-137 Westbourne Grove, refurbishment and alterations to retained facade at 2 Pembridge Villas.
PP/22/02501	First and second floors 65 Chesterton Road, W10 6ES	2	1	-1	Amalgamation of first and second floor flats to form family sized three bedroom maisonette.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/01179	Lower Ground and Ground Floor Basement and Ground Floor Flat, 14 Earl's Court Gardens, LONDON SW5 0SZ	2	1	-1	Amalgamation of lower ground and ground floor flats to create one residential unit.
PP/22/01180	First and Second Floor First and Second Floor Flat, 14 Earl's Court Gardens, SW5 0SZ	2	1	-1	Amalgamation of first floor and second floor flats to create one residential unit.
PP/21/05681	Land Rear of, 402-416 King's Road, LONDON	0	1	1	Erection of single storey plus basement, two bedroom dwelling with associated landscaping.
PP/21/07909	Lower ground floor and ground floor. 90-92 Cromwell Road, SW7 4EN	0	4	4	Reconfiguration of retail floorspace and formation of 4 residential units comprising 2 x 2-bedroom units and 1 x 1-bedroom unit at lower ground floor, and 1 x 1-bedroom unit at ground floor; provision for bicycle and refuse storage within lower ground vault; and reinstatement of external railings, windows and introduction of platform lift.
PP/21/06876	First Floor 90-92 Cromwell Road, SW7 4EN	4	6	2	Rationalisation of four residential units to provide six apartments at first floor level with cycle parking and refuse located at lower ground level.
PP/22/03070	12-14 Ovington Square, SW3 1LN	2	6	4	Reconfiguration of 12-14 Ovington Square (two dwellings) to create 6No. flats, including alterations to rear elevation and alteration to roof to re-provide mansard roof across extent of both properties and refurbishment of front elevation.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/00333	250-252 Earl's Court Road, LONDON	0	1	1	Change of use from restaurant seating area (Use Class E(B)) to one bedroom apartment (Use Class C3) with associated works.
PP/22/01036	Flat 3, 47 Cromwell Road, SW7 2ED	1	2	1	Internal refurbishment of existing flat, with single storey rear extension to create 1 new self-contained flat.
PP/22/01634	18 and 19 Prince Of Wales Terrace, W8 5PQ	4	7	3	Change of use of No. 19 from hotel (Use Class C1) to residential (Use Class C3), and internal re-organisation of properties to provide four flats in No.18 and three flats in No.19; a basement extension (with lightwell) to provide additional plant and storage space for use by residents; and external alterations to properties.
PP/21/07030	Current School Site and to the rear of 341-351 Ladbroke Grove, located between Barlby Road and Treverton Street, LONDON, W10	0	83	83	Demolition of buildings/structures and redevelopment of site to provide four new buildings, between 3 and 7 storeys in height, providing new residential accommodation (Use Class C3), with indoor sports facility (Use Class E), extension to dentist on Ladbroke Grove, landscaped garden, extension to Community Garden on Treverton Street and creation of pedestrian route from Barlby Road to Treverton Street, and associated works (Major Application).
PP/22/07232	15 Lonsdale Road, W11 2BY	2	1	-1	Amalgamation of house and basement flat to a single dwellinghouse (use class C3).
PP/22/06259	Elden House, 90 Sloane Avenue, SW3 3EA	0	2	2	Proposed construction of an additional set back roof storey to provide two new 3 bedroom apartments and extensions to the north east side of the building at first and second floor levels to improve six of the existing apartments. Installation of air source heat pumps, solar panels and green roofs. Fenestration improvements including re-cladding, new windows and the provision of balconies to the north east side at 3rd and 4th floor levels and at roof level.

PP Ref.	Address	Existing Units	Proposed Units	Net	Description
PP/22/00019	154 Fulham Road, SW10 9PR	1	2	1	Part change of use of ground and lower ground floor commercial unit; creation of one new residential unit; alterations to rear elevation of upper levels residential unit including 3 no conservation area style rooflight on rear roof slope.
PP/23/00031	part of the buildings, comprising Flats B and C (ground and first floors), 9 Bassett Road, W10 6LA	2	1	-1	Amalgamation of two existing flats (Flat B & Flat C) into one single Flat (Upper Ground and First Floor Flat).
PP/22/05821	First and part second floor (rear), 137-143 Notting Hill Gate, W11 3LB	0	4	4	Conversion of commercial floor space at first and second floor, to four self-contained apartments.
Total				109	

B: Housing – Completions

Between 01/04/2022 – 31/03/2023

PP Ref.	Address	Net Gain	Description
PP/16/00423	K1, 33-35, Brompton Road, Sloane Street, Basil Street (above Knightsbridge Station), SW3 1ED	35	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION).
PP/16/03116	9 Seymour Walk, SW10 9NE	4	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/17/02065	605 and 609 Harrow Road, W10 4RA	5	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

PP Ref.	Address	Net Gain	Description
			associated bicycle storage, refuse and recycling storage, and alterations to pedestrian access and removal of vehicle access.
PP/18/01416	Homebase site, 195 Warwick Road, W14 8PU	183	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one and two bedroom units and providing additional three bedroom units. (MAJOR DEVELOPMENT) (EIA development).
PP/18/08415	23 Pembridge Square, W2 4DR	1	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).
PP/19/02335	3 Kensington Mall, LONDON, W8 4EB	1	Change of use of ground floor from Class A1 retail use to residential (Use Class C3), construction of single-storey basement under footprint of building and rear courtyard and erection of rear extension at ground floor level, all to form part of a single family dwellinghouse.
PP/19/05267	159-165 Old Brompton Road, LONDON, SW5 0LJ	18	Variation of Condition 2 (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

PP Ref.	Address	Net Gain	Description
			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.) of planning permission PP/17/03653 for replacement of extant drawings.
PP/20/01498	Flats 3 and 4 St Johns House, St John's Gardens, London W11 2NP	1	Amalgamation of flats 3 and 4 at second floor level to create 1 x 3-bedroom unit.
PP/20/01943	166 Finborough Road, LONDON, SW10 9AH	-1	Refurbishment and extension of existing subdivided mid-terrace property, creating 3 x 1-bedroomed flats.
PP/20/03809	9A Wilbraham Place, LONDON, SW1X 9AE	1	Change of use from medical to C3 (residential) including internal modifications.
PP/20/04859	Flats B and C, 27 Elgin Crescent, LONDON, W11 2JD	1	Amalgamation of 2 flats (flat B & flat C) into single flat; replacement of windows with like for like, double glazed, timber sash windows (white) throughout.
PP/21/00646	Liberty Court, 77-79 Southern Row, LONDON	6	Change of use of rear building from commercial (B1 use) to office and six self-contained apartments.

PP Ref.	Address	Net Gain	Description
PP/21/01247	5 Neville Street, LONDON, SW7 3AR	-4	Change of use from 7no. bedroom HMO (Sui Generis) to 5 bedroom residential dwelling (Class C3), plus associated internal and external alterations, as part of a landswap with 3-8 Foulis Terrace.
PP/21/01380	29 Wallingford Avenue, LONDON, W10 6QA	1	Amalgamation of ground and 1st floor flats 29a and 29b, including associated removal of two internal doors on ground floor plus removal of rear first floor kitchen.
PP/21/03398	Part of Ground Floor, 18 Radley Mews, LONDON, W8 6JP	1	Change of use of ground floor from former car showroom / garage to residential use as self-contained studio apartment.
PP/21/03669	211-213 Kensington High Street, LONDON, W8 6BD	1	Mansard roof extension to provide an additional residential unit.
PP/21/04245	365 Fulham Road, LONDON, SW10 9TN	2	Conversion of approved 1 x 2 bedroomed duplex unit at ground and lower ground floors into 2 x 1 bedroomed duplex apartments.
PP/21/04947	Apartments 2 and 3 at lower ground and ground floor., Flats 2 and 3, Aubrey Lodge, Aubrey Road, London W8 7JJ	1	Amalgamation of Apartment 2 and Apartment 3 at lower ground and ground floor, and the insertion of an entrance door at lower ground floor.
PP/21/04991	80 and 82 Sirdar Road, London W11 4EG	1	Retention of two properties as a single enlarged dwelling, adapted to meet the special needs of the disabled resident and family (Retrospective Application- Personal Permission).

PP Ref.	Address	Net Gain	Description
PP/21/05208	23A Launceston Place, LONDON, W8 5RN	7	Conversion of single dwelling to seven 1-bedroom flats across lower ground, ground, first and second floors. Refurbishment to upgrade fabric of the building. This application is part of a "land swap" agreement with 21 Pembridge Gardens. Number of units over both sites is increased by one.
PP/21/06266	19 and 19A Denbigh Terrace, LONDON, W11 2QJ	1	Amalgamation of properties 19 and 19a back into a single property. Lower Ground Floor: Skylight to be replaced and a new glazed rear door. 1st Floor: Rear extension to create new bathroom. Roof Level: New privacy screening to existing roof terrace area and existing stair enclosure to be re-clad.
PP/21/07681	103 Campden Hill Road, LONDON, W8 7TL	1	Amalgamation of two flats into one.
PP/22/00383	Rear Fourth Floor, flats 17A and 18A., 169 Queen's Gate, LONDON, SW7 5HE	1	Amalgamation of two flats 17A and 18A, through formation of internal door between two properties. Entrance of property will be through flat 18A, whereas flat 17A entrance door will be blocked from inside.
PP/22/03723	4 Glendower Place, LONDON, SW7 3DP	11	Internal reconfiguration to increase the number of licensed HMO rooms from 16no. to 19no; creation of refuse and recycling store within front vaults; creation of secure bicycle storage within rear lightwell; and replacement of windows like for like.
PP/22/03993	Flats 2 and 4, 115-117 Highlever Road, LONDON, W10 6PW	1	Amalgamation of two residential units (within the former no. 117 Highlever Road) into a single family dwelling, alterations to front facade, access and front garden. Retention of two existing flats within no. 115 Highlever Road.

PP Ref.	Address	Net Gain	Description
PP/22/04399	58 Highlever Road, LONDON, W10 6PT	1	Amalgamation of two flats into a single family dwelling.
	Total	281	

C: Retail (A1/E(a)) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/21/07909	Lower ground floor and ground floor. 90-92 Cromwell Road, SW7 4EN	609	340	-269	Reconfiguration of retail floorspace and formation of 4 residential units comprising 2 x 2-bedroom units and 1 x 1-bedroom unit at lower ground floor, and 1 x 1-bedroom unit at ground floor; provision for bicycle and refuse storage within lower ground vault; and reinstatement of external railings, windows and introduction of platform lift
PP/22/07858	3 Cadogan Street, SW3 2PP	195	0	-195	Change of use of ground floor from retail (Class E) to residential (Class C3) and amalgamation with flat above to create a single family dwelling including alterations to fenestration at ground floor level, PV panels, landscaping with demolition of garden wall and provision of cycle store.
PP/23/01326	163 Sloane Street, SW1X 9QB	0	277	277	Change of use of First Floor from B1 Office Use to A1 Retail Use.
PP/23/03310	312-314 King's Road, SW3 5UH	0	412	412	Change of use of basement and ground floor levels from Use Class E (b) restaurant use to Use Class E (a & b) retail and restaurant use
Total				225	

D: Retail (A1/E(a)) floorspace. Completed

Between 01/04/2022 – 31/03/2023

Ref	Address	Existing floorspace	Proposed floorspace	Net change	Description
PP/17/05448	326 Kensal Road, W10 5BZ	0	112	112	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/16/00423	33-35 Brompton Road, SW3 1ED	7,609	9,526	1,917	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm

					enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/21/07485	Amara House, 344 Kensington High Street	0	80	80	Replacement of existing windows, relocation of entrance door of existing ground floor unit to corner of building. Extension of existing ground floor unit (use class E) into portion of basement (ancillary space).
PP/21/06891	69 Barlby Road, W10 6AW	0	28	28	Retention of rear ground floor extension. (Retrospective application.)
PP/20/02362	18 Cale Street, SW3 3QU	62	0	-62	Change of use of premises from hair salon (Use Class A1) to nail and beauty salon (Sui generis)
PP/20/01781	163 Sloane Street, SW1X 9QB	0	277	277	Change of use of First Floor from B1 Office Use to A1 Retail Use.
PP/20/01467	69 Walton Street, SW3 2HT	91	48	-43	Change of use of basement and first floor from ancillary retail (use class A1) to treatment rooms (use class D1)
PP/20/01238	28 Golborne Road, W10 5PF	0	94	94	Change of use from launderette to shop within Use Class A1
PP/19/06039	241 Fulham Road, SW3 6HY	116	0	-116	Change of use of basement, ground, first, second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).
PP/19/05247	197 Kensington High Street, W8 6BA	161	307	146	Demolition of existing building and development of new building of basement, ground and four upper floors to contain a mixed Class A1/ A3 use or alternative Class A1 use at basement and ground floor and Class B1 offices at first to

					fourth floors with associated bin storage, cycle parking and plant.
PP/19/04524	270 Fulham Road, SW10 9EW	61	0	-61	Change of use of ground floor at no. 270 Fulham Road from Class A1 retail to Class D2 electric muscle stimulation studio
PP/19/02945	202 Portobello Road, W11 1LA	75	0	-75	Change of use of 1st and 2nd floors from Class A1 use to part Class D1 and part sui-generis use
PP/19/02335	3 Kensington Mall, W8 4EB	19	0	-19	Change of use of ground floor from Class A1 retail use to residential (Use Class C3), construction of single-storey basement under footprint of building and rear courtyard and erection of rear extension at ground floor level, all to form part of a single family dwellinghouse
PP/19/01884	13 Kensington Church Street, W8 4LF	125	0	-125	Change of use from Class A1 unit to mixed Class A1/D1 at ground and lower ground floors.
PP/19/01148	288 Kensington High Street, W14 8NZ	152	0	-152	Addition of Use Class D1 (non-residential institutions) providing dental and medical general practice, to existing A1 (shops) and A2 (financial services) Use, to part ground floor and part basement
PP/19/00969	282-292 Westbourne Grove, W11 2PS	392	0	-392	Change of use of basement from Use Class A1 to Use Class D2 with associated replacement shopfront and plant at main roof level along with replacement of glass rooflight with grille to allow air intake and exhaust from gas-powered condenser units.

PP/18/04057	Units 45-55 Railway Arches, Lockton Street, W10 6EW	0	767	767	Use of the 11 vacant railway arches on Lockton Street for A1 retail and/or B1 business and/or D1 non-residential institution (community) purposes
PP/21/01883	199-209 Kensington Church Street, W8 7LX	36	0	-36	Change of use of ground and mezzanine level of 199-209 Kensington Church Street, from restaurant (A3) and retail (A1) to Gym/Leisure (D2)
PP/21/06180	98 Draycott Avenue, SW3 3AD	16	0	-16	Replacement second floor rear extension to flat, enlarged single dormer to replace two rear dormer windows; installation of glazed walk on rooflight; replacement timber fencing to roof terrace; new and replacement windows, new front boundary railing and shopfront alterations; and change of use of rear part of first floor to form additional residential floorspace to existing flat
Total				2,326	

E: Financial and professional (A2/E(b)) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

None

F: Financial and professional (A2/E(b)) floorspace. Completed

Between 01/04/2022 – 31/03/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/18/01416	195 Warwick Road, W14 8PU	0	100	100	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one and two bedroom units and providing additional three bedroom units. (MAJOR DEVELOPMENT) (EIA development)
PP/19/02151	315 Fulham Road, SW10 6QH	120	0	-120	Change of use of basement and ground floor levels from bank (Use Class A2) to restaurant/cafe (Use Class A3); removal of 1no. window and replacement with an external flue extract duct to the rear of the unit; and other associated/ancillary works
Total				-20	

G: Restaurant and cafe (A3/E(c)) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/22/00333	250-252 Earl's Court Road, SW5 9AD	37	0	-37	Change of use from restaurant seating area (Use Class E(B)) to one bedroom apartment (Use Class C3) with associated works
PP/23/03310	312-314 King's Road, SW3 5UH	412	0	-412	Change of use of basement and ground floor levels from Use Class E (b) restaurant use to Use Class E (a & b) retail and restaurant use
Total				-449	

H: Restaurant and cafe (A3/E(c)) floorspace. Completed

Between 01/04/2022 – 31/03/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/19/02151	315 Fulham Road, SW10 6QH	0	120	120	Change of use of basement and ground floor levels from bank (Use Class A2) to restaurant/cafe (Use Class A3); removal of 1no. window and replacement with an external flue extract duct to the rear of the unit; and other associated/ancillary works
Total				120	

I: Drinking establishment (A4/SG) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

None

J: Drinking establishment (A4/SG) floorspace. Completed

Between 01/04/2022 – 31/03/2023

None

K: Hot food takeaway (A5/ SG) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

None

L: Hot food takeaway (A5/ SG) floorspace. Completed

Between 01/04/2022 – 31/03/2023

None

M: Office (B1/E(g)) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/22/07022	3 and 5 Lancer Square, W8 4AX	2,232	0	-2,232	Change of use of ground floor and basement level 01 from Office Space (B1) to Open Use Class E space
PP/22/07768	The Studio, 16 Cavaye Place, SW10 9PT	152	229	77	Upwards extension to provide an additional floor level of office space (Use Class E(g)(i))
PP/23/01326	163 Sloane Street, SW1X 9QB	277	0	-277	Change of use of First Floor from B1 Office Use to A1 Retail Use.
PP/23/01652	63 Ladbroke Road, W11 3PD	0	40	40	Change of use from ancillary C3 residential accommodation (garage) to stand alone office. Installation of two roof lights (1 openable) and minor adjustments to garage door
PP/23/03103	Park House, 206-208 Latimer Road	533	0	-533	Change of use from office (Use Class Eg) to upper school (Use Class F1)
Total				-2,925	

N: Office (B1/E(g)) floorspace. Completed

Between 01/04/2021 – 31/03/2022

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/18/08415	23 Pembridge Square, W2 4DR	718	0	-718	Change of use from office (Use Class B1) to single residential dwelling (Use Class C3).
PP/18/07485	79 Barlby Road, W10 6AZ	0	328	328	Change of use of former NHS Surgery in ground floor of east wing to B1 (office)/art gallery use. Internal alterations, redecoration and refurbishment of non-original features, modifications to openings to rear elevation, refurbishment to front steps
PP/18/01416	195 Warwick Road, W14 8PU	0	100	100	Variation of condition 2 (Compliance with approved drawings) of planning permission PP/16/7740 for construction of residential units to revise the unit mix of Block 4 reducing the number of one and two bedroom units and providing additional three bedroom units. (MAJOR DEVELOPMENT) (EIA development)
PP/16/00423	33-35 Brompton Road, SW3 1ED	10,105	10,778	673	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing

					and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/21/00646	Liberty Court, 77-79 Southern Row, LONDON	708	0	-708	Change of use of rear building from commercial (B1 use) to office and six self contained apartments.
PP/22/01893	Offices, Notting Hill (St Andrews) Methodist Church, 240 Lancaster Road, W11 4AH	0	92	92	Change of use of the ground floor area from Use Class F1 (churches) to Use Class B1/E(g)(i) (office) and associated new entrance converting one window to a door
PP/20/02120	Third Floor, 251 Brompton Road, SW3 2EP	92	0	-92	Change of use from office (Use Class B1) to health facility for medical and associated beauty therapy treatments (Use Class D1).
PP/20/01781	163 Sloane Street, SW1X 9QB	277	0	-277	Change of use of First Floor from B1 Office Use to A1 Retail Use.
PP/20/00082	80 Kensington High Street, W8 4SG	66	0	-66	Change of use of first floor from office use to dental clinic (D1 use) - previously used as estate agent (front part) and minicab office (rear part)
PP/19/06170	63A Ladbroke Road, W11 3NN	0	41	41	Change of use from ancillary C3 residential accommodation (garage) to B1 office. Introduction of 4 new roof lights (2 openable), and adjustments to garage door to provide independent access.
PP/19/06039	241 Fulham Road, SW3 6HY	373	0	-373	Change of use of basement, ground, first, second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).
PP/19/05247	197 Kensington High Street, W8 6BA	149	546	397	Demolition of existing building and development of new building of basement, ground and four upper floors to contain a mixed Class A1/ A3 use or alternative Class A1 use at basement and ground floor and Class B1 offices at

					first to fourth floors with associated bin storage, cycle parking and plant.
PP/19/01051	Basement Rear, 11 Elvaston Place, SW7 5QG	45	0	-45	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).
PP/21/04195	25 Elkstone Road, W10 5NT	0	255	255	Change of use from Class C3 (residential) to Class E (formerly B1).
Total				689 sqm	

O: Hotel bedrooms (C1). Permissions

Between 01/10/2022 – 31/09/2023

None

P: Hotel bedrooms (C1). Completed

Between 01/04/2022 – 31/03/2023

PP Ref.	Address	Existing bed spaces	Proposed bed spaces	Net	Description
PP/19/03957	72 Holland Park Avenue, W11 3QZ	8	0	-8	Conversion of first and second floors from bed and breakfast (Use Class C1) to residential use (Class C3) and reinstatement of property as a single family dwellinghouse
Total				-8	

Q: Learning and non-residential institutions (D1/F1) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/23/03103	Park House, 206-208 Latimer Road, LONDON	0	533	533	Change of use from office (Use Class Eg) to upper school (Use Class F1).
PP/23/02509	90 Oxford Gardens, LONDON, W10 5UW	19	0	-19	Construction of double-storey rear extension with terrace above. Alterations and refurbishment including new fenestration following planning permission for change of use from part school (F1) to full residential (C3) granted on 27/09/22 (PP/22/04834).
PP/23/03348	136A Lancaster Road, LONDON, W11 1QU	0	123	123	Change of use of ground floor premises from estate agents (Use Class E) to educational centre use (Use Class F1-a).
Total				637	

R: Learning and non-residential institutions (D1/F1) floorspace. Completed

Between 01/04/2022 – 31/03/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/18/07485	79 Barlby Road, W10 6AZ	328	0	-328	Change of use of former NHS Surgery in ground floor of east wing to B1 (office)/art gallery use. Internal alterations redecoration and refurbishment of non-original features modifications to openings to rear elevation refurbishment to front steps
PP/18/03219	87 Queen's Gate, SW7 5JX	0	324	324	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/16/00423	33-35 Brompton Road, SW3 1ED	124	0	-124	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)

PP/21/05247	Latimer AP Academy, 194 Freston Road, W10 6TT	0	30	30	Retention of portacabin classroom structure in rear playground close to covered area abutting the classrooms for ongoing educational needs.
PP/20/01467	69 Walton Street, SW3 2HT	0	43	43	Change of use of basement and first floor from ancillary retail (use class A1) to treatment rooms (use class D1)
PP/20/00082	80 Kensington High Street, W8 4SG	0	66	66	Change of use of first floor from office use to dental clinic (D1 use) - previously used as estate agent (front part) and minicab office (rear part)
PP/20/02120	Third Floor, 251 Brompton Road, SW3 2EP	0	92	92	Change of use from office (Use Class B1) to health facility for medical and associated beauty therapy treatments (Use Class D1).
PP/19/06039	241 Fulham Road, SW3 6HY	0	489	489	Change of use of basement, ground, first, second and third floor levels from flexible shop/office (Class A1/B1) to flexible social and community/shop/office (Class D1/A1/B1).
PP/19/04718	36 Gloucester Road and Ground Floor and Basement at 1-2 Victoria Grove, SW7	0	244	244	Change of use from restaurant and nightclub (Sui Generis) to a mixed use comprising a pre-school (Class D1), a Family Cafe (Class A1/A3), and basement soft play and community space (Sui Generis), plus external refurbishment.
PP/19/02945	202 Portobello Road, W11 1LA	0	75	75	Change of use of 1st and 2nd floors from Class A1 use to part Class D1 and part sui-generis use
PP/19/01148	288 Kensington High Street, W14 8NZ	0	230	230	Addition of Use Class D1 (non-residential institutions) providing dental and medical general practice, to existing A1 (shops) and A2 (financial services) Use, to part ground floor and part basement
PP/19/01051	Basement Rear, 11 Elvaston Place, SW7 5QG	0	45	45	Change of use at basement rear from Use Class B1(a) (office) to Use Class D1 (Dental Clinic).
PP/20/03809	9A Wilbraham Place, SW1X 9AE	224	0	-224	Change of use from medical to C3 (residential) including internal modifications

PP/21/00043	Kensington And Chelsea College, Wornington Road, W10 5QQ	221	862	641	Demolition of former caretaker's cottage. Formation of public realm space. Construction of single storey front extension. Construction of four storey rear extension to provide new educational space. Replacement of windows.
PP/22/02723	Marlborough Primary School, Draycott Avenue, SW3 3AP	0	62	62	Conversion of an existing bike & scooter storage under-croft within boundary into a 62sqm community room.
PP/22/01893	Offices, Notting Hill (St Andrews) Methodist Church, 240 Lancaster Road, W11 4AH	92	0	-92	Change of use of the ground floor area from Use Class F1 (churches) to Use Class B1/E(g)(i) (office) and associated new entrance converting one window to a door
Total				1,573	

S: Assembly and Leisure (D2/F1) floorspace. Permissions

Between 01/10/2022 – 31/09/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/23/01492	215-217 Kensington Church Street, LONDON, W8 7LX	0	190	190	Temporary change of use from commercial use class E(b) to community use class F2(b); improvements to front façade.
Total				190	

T: Assembly and Leisure (D2/F1) floorspace. Completed

Between 01/04/2022 – 31/03/2023

Ref	Address	Existing Floorspace	Proposed Floorspace	Net	Description
PP/16/00423	33-35 Brompton Road, SW3 1ED	92	0	-92	Demolition of 33-35 Brompton Road; partial demolition of 4a/5 Sloane Street at basement, ground and first floor level and partial demolition of nos. 1-9 Brompton Road and 1-3 Sloane Street, 13-27 Brompton Road and 2-8 Basil Street, 29-31 Brompton Road and 10-14 Basil Street behind retained facades. Redevelopment of Site to provide retail use, office, residential and restaurant use in a part seven, part eight storey building above three storey basement level. Relocation of existing London Underground entrance; creation of space to facilitate provision of a new step-free London Underground entrance on Hooper's Court; together with amenity space, public realm enhancements, plant, car parking, servicing and access works, electricity sub-station and other associated works. (MAJOR APPLICATION)
PP/19/07165	232 Old Brompton Road, SW5 0EA	0	54	54	Change of use to the ground floor from A2 to D2 (personal trainer studio). Shopfront alterations to provide separate entrances to serve the basement and the ground floor. Installation of 2 air handling units on the roof.
PP/19/04524	270 Fulham Road, SW10 9EW	0	61	61	Change of use of ground floor at no. 270 Fulham Road from Class A1 retail to Class D2 electric muscle stimulation studio
PP/19/00969	282-292 Westbourne Grove, W11 2PS	0	392	392	Change of use of basement from Use Class A1 to Use Class D2 with associated replacement shopfront and plant at main roof level along with replacement of glass rooflight with grille to allow air intake and exhaust from gas-powered condenser units.

PP/21/01883	199-209 Kensington Church Street, W8 7LX	0	390	390	Change of use of ground and mezzanine level of 199-209 Kensington Church Street, from restaurant (A3) and retail (A1) to Gym/Leisure (D2)
Total				805	