



LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report 2006



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

The Royal Borough of Kensington and Chelsea
Annual Monitoring Report 2006

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1. Introduction

Under the Planning and Compulsory Purchase Act 2004 (The Act), a new form of development planning system was introduced. Local authorities are required to produce a Local Development Framework comprising a number of local development documents. The LDF will guide development for the next 10 years. The Council is also required to produce an annual monitoring report to assess the extent to which policies in the local development plan are being achieved, and to indicate the progress of the LDF timetable, known as the Local Development Scheme (LDS). This is the second AMR to be produced. It covers the financial year 1 April 2005 - 31st March 2006.

As the Local Development Framework has yet to be produced, this Annual Monitoring Report assesses the extent to which policies in the Unitary Development Plan (UDP) are being achieved. Under the Town and Country Planning Act 1990 local authorities were required to produce a UDP to guide development by setting out a framework of policies and proposals against which planning applications and development proposals are assessed. The Royal Borough of Kensington and Chelsea's UDP was adopted in May 2002. In the transitional period while the LDF is being prepared, the UDP policies have been 'saved' for a period of 3 years.

Background

In accordance with the Act and the Local Development Regulations 2004, the AMR comprises three elements:

- Core Output Indicators – set by the Government
- Local Indicators - an overview of the monitoring of key UDP policies
- Contextual Indicators – providing baseline data from secondary sources such as the census and other technical studies
- LDS Review – whether the timetable and milestones for the preparation of documents set out in the LDS are being met and if not, why not.

The Council currently conducts several monitoring surveys to gain information on the implementation of a number of policies. These include the following:

- Residential implementation monitoring survey (conducted annually)
- The shopping survey (previously conducted annually, now bi-annually)
- Office implementation survey (conducted annually)
- The number of developments given permission with permit-free parking requirements (monthly)
- Hotel survey (undertaken periodically)
- Open space survey (undertaken periodically)

Planning Applications

Overall, there were 2,814 planning applications submitted to the Council in 2005/6. These comprised 1,894 planning applications, 591 Listed Building applications, 44 Conservation Area Consent applications, 192 Control of Advertisements applications, and 93 Certificates of Lawful Use applications. These statistics indicate that approximately 20% of the borough's planning applications relate to listed buildings – a reflection of the fact that there are a high number of listed properties in the borough. The majority of the other applications are general planning applications relating to a variety of types of development.

Appeals

There were 101 appeals in 2005/06. Thirty per cent were allowed and seventy three per cent were dismissed. Appeal decisions have been analysed for local policy indicators and interesting observations extracted. Low usage may not mean that a policy is ineffective, merely that it relates to a specific form of development for which there are very few planning applications in any twelve month period.

2. Core Indicators

Business Development

Indicator 1a: Amount of floorspace developed by employment type

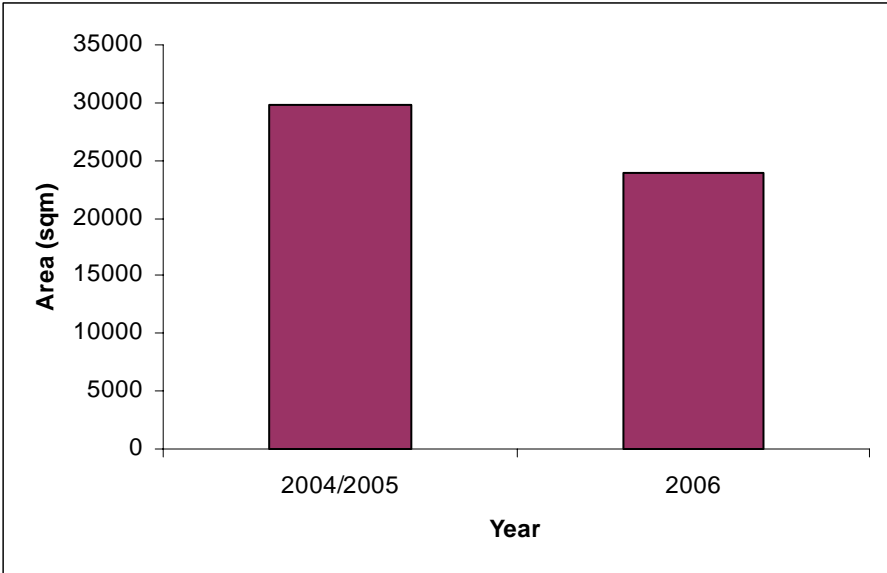
This indicator should be read alongside Government Indicator 1(e) on page 6.

Government Guidance *Local Development Framework Core Output Indicators (Update 1/2005)* (ODPM, 2005) states that this indicator should cover the following employment types as defined by the Use Class Order (UCO): B1(a) Offices, B1(b) research and Development and B1(c) Light Industrial, B2: General Industrial Uses and B8: Storage and Distribution.

During the review year, 23,947sqm of gross internal floorspace were completed for employment purposes. 22,897sqm fell under Class B1, 150sqm fell under class B2 and 900sqm fell under Class B8.

Figure 1 shows time series data for office implementation in the borough. In the review year, the amount of business floorspace implemented was equivalent to almost 80% of the previous two year's implementations. The gain in business uses for this year was largely as a result of five major schemes, one of which provided 6,000 square metres of business floorspace.

Figure 1 - Time-series table showing developed floorspace under Use Class B1, B2, and B8 in Kensington and Chelsea

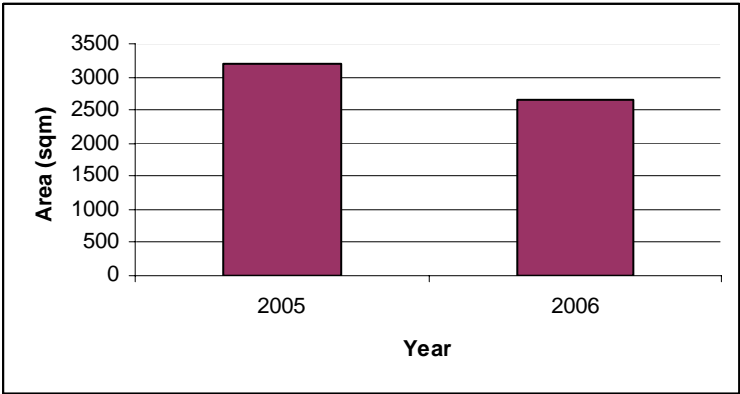


Indicator 1b: Amount of floorspace developed for employment type, in employment or regeneration areas

In Kensington and Chelsea there are three Employment Zones, covering roughly 17 hectares of the borough. Lots Road is located to the south west of the borough and is typified by antique and fashion businesses. Kensal Road Employment Zone is located to the north of the borough and specialises in media related industries in association with nearby White City. Freston/Latimer Road Employment Zone is located to the north west of the borough and retains a traditional industrial character with a number of motor trade and storage uses.

In the review year, 2,495 square metres of B1 (Offices, light industry and research and development) gross internal floorspace was developed and 150 square metres of B2 (Storage and Distribution) floorspace was developed.

Figure 2 - Time-series table showing developed floorspace under Use Class B1, B2, and B8 in the borough’s three Employment Zones



Indicator 1c: Amount of floorspace by employment type, which is on previously developed land

All of the floorspace that was developed for employment in the review year was built on previously developed land.

Indicator 1d: Employment land available by type

The Kensington and Chelsea Unitary Development Plan’s Schedule of Major Development Sites List provides an overview of all large sites in the borough and the types of land use that the Council would normally find acceptable for each site. Table 3 below shows the sites in the borough on which employment uses would be acceptable and the current status of each site.

Table 3 – Potential Employment Sites

Site Address	Area (Hectares)	Status
Kensal Green Gasworks	4.08	Planning permission for 15,989sqm B1 floorspace.
Newcombe House, 45 Notting Hill Gate	0.1	No proposal
TA Centre, Warwick Road	0.83	Planning application submitted for 270 residential dwellings.

Ombeter Site, 181-183 Warwick Road	0.2	Planning permission for residential development and hotel.
Fenelon Place (Phase II) Warwick Road	0.26	Current proposal for residential tower
Lots Road Electricity Generating Centre	1.72	Planning permission for mixed use development including 420 residential units.
Kingsgate House, 536 King's Road	0.25	No proposal
South Kensington Underground Station Site	0.79	No proposal
49-93 Pelham Street	0.4	No proposal
Clearings I and II, Draycott Avenue	0.5	No proposal

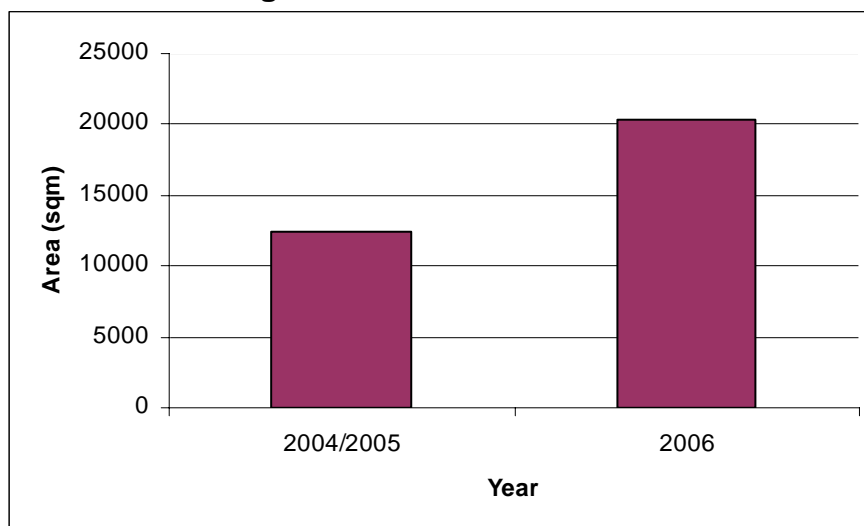
Indicator 1e: Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

In the review year, planning permissions were implemented resulting in a loss of 1,925 square metres of B1 floorspace in the three Employment Zones.

For the Local Authority area, permissions were implemented resulting in a loss of 17,283 square metres of B1 floorspace, 1,875 square metres of B2 floorspace and 1,156 square metres of B8 floorspace.

Figure 4 below shows time series data for lost business floorspace. The large losses in this review year have largely been a result of changes of use from business to other uses.

Figure 4 -Time-series table showing lost floorspace under Use Class B1, B2, and B8 in Kensington and Chelsea



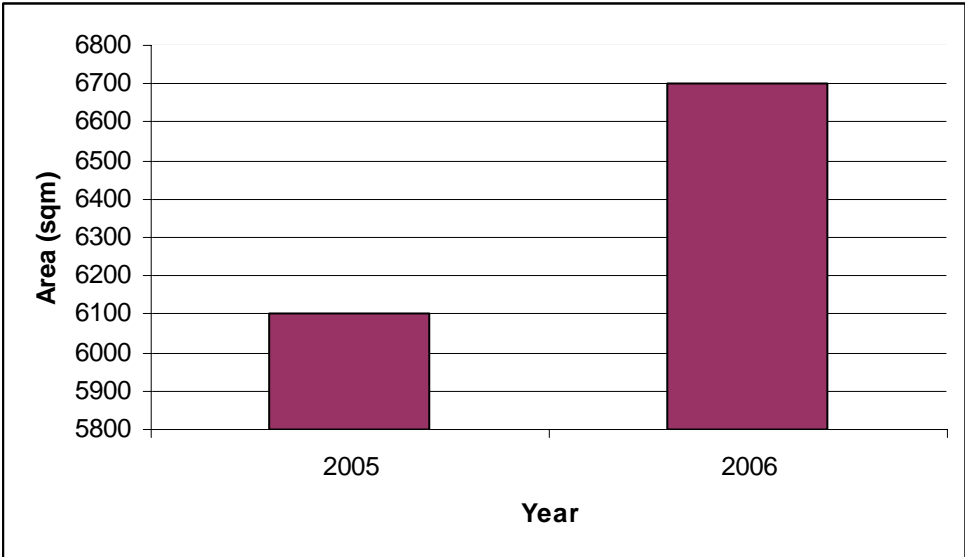
Taking into account indicators 1(a) and 1(e) there has been a net gain in the borough of 3,633 square metres of business floorspace in the review year.

Indicator 1f: Amount of employment land lost to residential development

In the review year 6,707 square metres of B1 gross internal floorspace was lost to residential development.

No B2 or B8 floorspace was lost to residential development in this period.

Figure 5 - Time-series table showing floorspace lost to residential under Use Class B1, B2, and B8 in Kensington and Chelsea



Housing

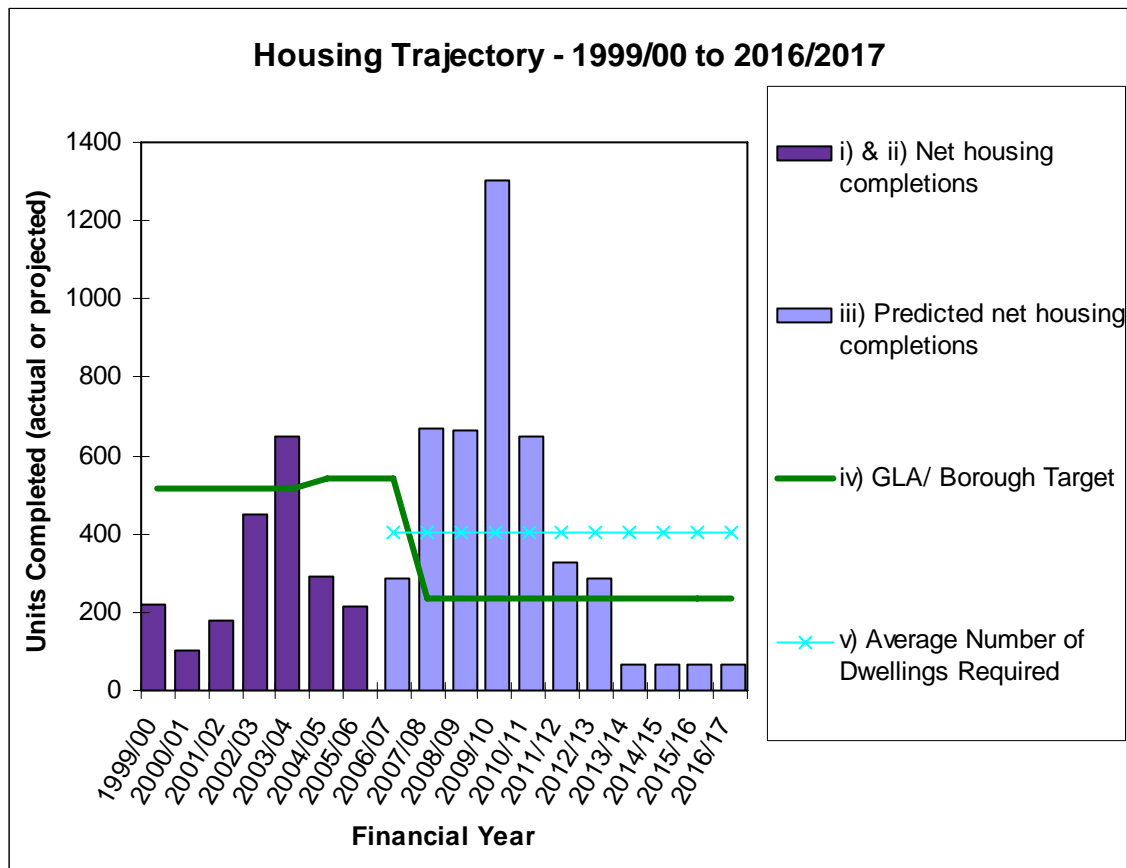
Core Indicator 2 (a)

Each borough is required to provide a Housing Trajectory demonstrating:

- i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- ii) Net additional dwellings for the current year;
- iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- iv) The annual net additional dwellings required; and
- v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Figure 6 below presents the five indicators in a graphical form.

Figure 6 - Housing Trajectory



The data for indicators i) and ii) was collected using the borough’s annual starts and completions survey, which monitors the progress of residential planning permissions. Indicator iii) was collected from a variety of sources. The remaining capacity from extant permissions was assessed and completion dates estimated using knowledge within the department. Development Control Area Team Leaders are best placed to provide the information, as they meet and discuss sites with local developers. (See Appendix A)

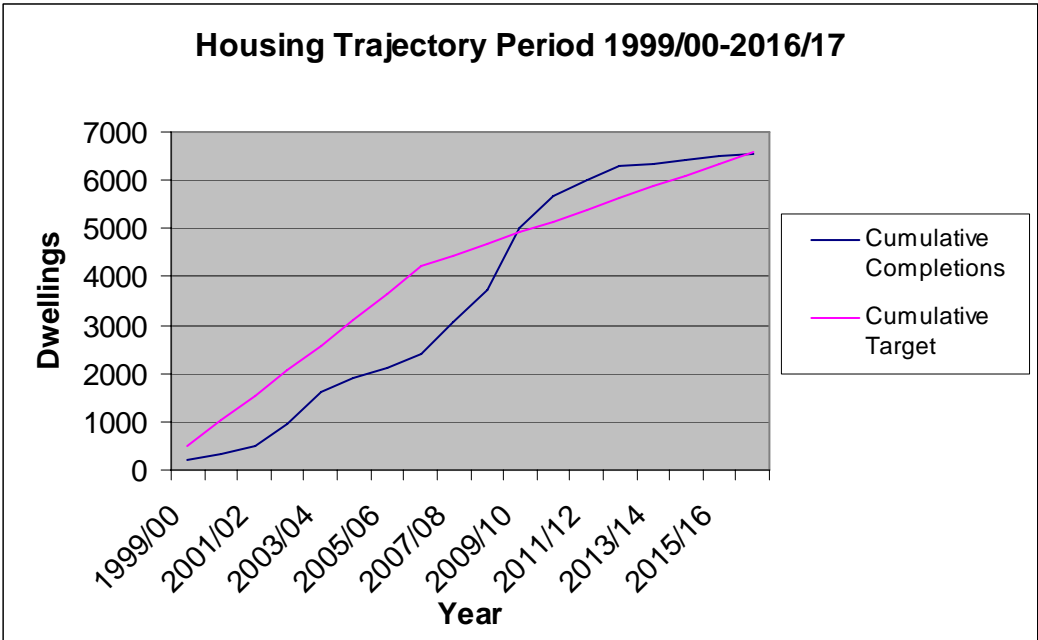
Estimates of housing capacity on ‘potential’ development sites were also made, paying attention to the sites within the consultation on Site Specific Allocations Issues and Options. Please see Appendix B for a list of potential sites, their capacities and estimated completions dates. This information is speculative and the table will be updated each year for the Annual Monitoring Report.

An average minor residential ‘windfall’ was calculated from completed net dwelling figures through minor planning permissions each year, for the past five years. This figure was 65. The 2004 Housing Capacity Study (GLA, 2005) calculated the Royal Borough of Kensington and Chelsea to have a small sites capacity of 1677 from 2007 to 2017, averaging 168 a year. Past trends have shown this figure to be too high. The minor ‘windfall’ figure was amalgamated with the extant major planning permissions and the speculative sites to forecast the completion rates up to the end of the plan period.

Regarding indicator iv), the borough’s housing target has altered throughout the timescale. The housing target set by RPG3 was a net gain of 517 units a year from 1992-2017. In 2004 the London Plan adjusted this target to 540. The London Plan ‘early alterations’ has reduced this to an overall annual target of 350 units per annum. This is broken down into three components: conventional supply (237), non self-contained units (12) and vacant dwellings (103). The conventional supply target is the one to meet through planning permissions. The target has been lowered in recognition of limited opportunities for development as highlighted in the 2004 Housing Capacity Study.

37 vacant homes were bought back into use during the financial year. This information was provided by the Environmental Health and Housing departments. A net gain of one non-self contained unit was achieved through HMO conversions.

Figure 7 – Cumulative Targets and Completions



Policies in the 2002 UDP are in place to support and protect residential accommodation and the Housing Trajectory provides evidence that the policies are working;

- H1 (Resist the loss of permanent residential accommodation)
- H2 (Seek the development of land and buildings for residential use)
- H3 (Encourage the use of property, wherever appropriate, for residential purposes)
- H17 (To resist the loss of existing, small, self contained flats)

Kensington and Chelsea is already a densely populated borough and has often struggled to meet its strategic housing targets.

The borough’s conventional target for the period 1999/2000 to 2016/17 is 6575 and the borough is forecast to meet this target, short of 26 units which could easily be met by windfall provision. Figure 7 above demonstrates that the borough is on course to meet housing targets for conventional supply by the end of the plan period. The

shortfall from the earlier stages of the period and the higher targets may have implications if development sites are not brought forward.

2 (b) Percentage of new and converted dwellings on previously developed land

100 % of additional dwellings in the borough were on previously developed land.

2 (c) Percentage of new developments completed at:

- i) Less than 30 dwellings per hectare**
- ii) Between 30-50 dwellings per hectare**
- iii) Above 50 dwellings per hectare**

1.12% of new residential units were built to a density of 30 dwellings or less per hectare. 29.21% of new residential units were built to a density of between 30 and 50 dwellings per hectare. 69.66% of new residential units were built to a density of over 50 dwellings per hectare.

2 (d) Affordable housing completions

66 affordable units were completed in the monitoring period, accounting for 30% of the total completions.

Transport

3 (a) Percentage of completed non-residential development within UCO's A, B and D complying with car parking standards set out in the Local Development Framework.

Parking standards have not yet been set for the LDF so the Royal Borough continues to use the standards identified in the adopted UDP. We are unable to monitor completed development at present because none of the non-residential schemes with car parking data are yet completed. Instead, figures from granted applications over the financial year can be used. The borough seeks to avoid increasing the number of parking spaces through policy.

During the financial year, 5 major schemes were granted which included off-street non-residential car parking spaces.

Two applications were granted, proposing major D1 Non-residential Institution schemes and car parking, both on Lots Road in the south of the borough. The first, to redevelop and to relocate the Heatherley School of Art, providing 11 parking spaces and there will be parking for the disabled and bicycle parking. In relation to the council's standards, the provision of 11 parking spaces (one per 162 sqm) is high in relation to the office space standard for a development of this size (one per 1500sqm). However the institution on its present site has 25 car parking spaces and this reflects the nature of the activity which often includes the transportation of bulky materials and large pieces of sculpture. Secondly on Lots Road, a redevelopment is proposed to create a new secondary school. 30 staff underground car parking spaces are proposed for the school, 2 mini bus spaces and 2 for disabled people. 50 additional parking spaces in the basement would be available for residents, including

2 spaces for people with disabilities. D1 uses parking standards are assessed individually by case, but it is stated that they should provide 10% or one car parking space for people with disabilities, which both of these schemes do.

Three mixed-use schemes were granted in the 2005/6 financial year. Mixed-use schemes are assessed individually but they are to provide 1 or 10% of provision for parking for disabled people.

The major mixed-use scheme at Lots Road Power Station proposes 40 non-residential parking spaces (with 360 residential spaces). 47 bays would be for people with disabilities which are more than 10% of the overall parking. On Latimer Road, 283 A1 Retail Use Class and 730 B1 Use Class are proposed, with one parking space. This meets the UDP standard of maximum one space per 1500m². Portobello Dock, 328 Kensal Road proposes 1939m² of B1 Business floorspace along with 11 residential units. Two parking spaces plus two spaces provided for people with disabilities are proposed for the business use and 10 for the residential. The non residential does not exceed the parking standards of maximum one space per 1500m² and provides one more than the minimum required to meet the standard for parking for the disabled.

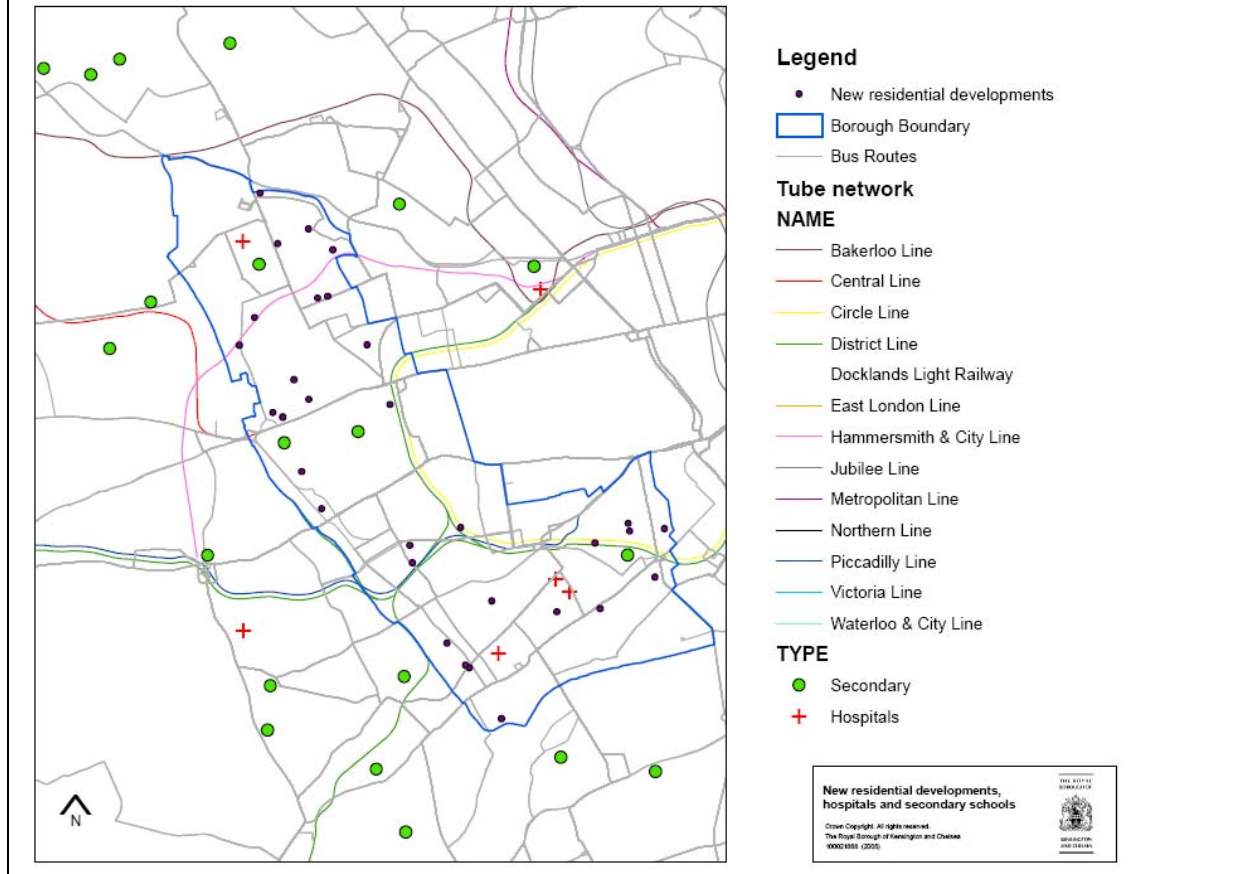
129 mixed use or non-residential applications were granted in the financial year. With just one application exceeding the UDP standard, 99.2% of granted applications complied with parking standards.

3 (b) Percentage of new residential developments within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

100% of new residential developments granted planning permission in the financial year 2005-2006, were found to be within 30 minutes journey times using public transport (source: TfL Journey Planner) to one of six hospitals (Charing Cross, Chelsea and Westminster, Hammersmith, Royal Marsden, St Charles and St Mary's). See Map 1 on page 11.

Schools (both primary and secondary), GP surgeries, areas of employment and shopping centres are more closely spaced than hospitals in and around the borough, so it is concluded that all new residential development are within 30 minutes travel of each of these.

Map 8 - New residential developments and proximity to Secondary Schools and Hospitals



Local Services

Indicator 4a: Amount of completed retail, office and leisure development

Retail

In the review year, 12,636 square metres of A1 floorspace were developed in the borough. Over the same period, 12,821 square metres of A1 floorspace was lost to development, resulting in a net borough-wide loss of 185 square metres.

4,536 square metres of A2 floorspace were developed in the borough. 2,203 square metres was lost over the same period through development resulting in a net gain of 2,333 square metres.

Office

22,897 square metres of B1 floorspace were developed, however, 17,283 square metres was also lost through development resulting in a net gain of B1 floorspace of 5,614 square metres.

Leisure

In the review year 1,272 square metres of D2 floorspace were developed. Over the same period 100 square metres of D2 floorspace was lost resulting in a net gain of 1,172 square metres of D2 floorspace.

Indicator 4b: Amount of completed retail, office and leisure development in town centres

Retail

7,491 square metres of gross internal floorspace in Principal Shopping Centres were developed within Use Class A1 (retail). Over the same period 8,961 square metres of A1 floorspace was lost to development resulting in a net loss of 1,470 square metres.

1,268 square metres of gross internal floorspace were developed under Use Class A2 (financial and professional services) in Principal Shopping Centres. In the same period, 2,203 square metres of A2 floorspace was lost to development resulting in a net gain in A2 floorspace of 846 square metres.

Business

6,898 square metres of B1 gross internal floorspace were developed in Principal Shopping Centres. Over the same period, 2,722 square metres of B1 floorspace was lost resulting in an overall net gain in B1 floorspace of 4,176 square metres.

Leisure

In the review year 65 square metres of D2 floorspace was implemented within Principal Shopping Centres. No D2 floorspace was lost over the review year.

Indicator 4c: Amount of eligible open spaces managed to Green Flag awards standard

Holland Park was a Green Flag open space in the 2005/2006 financial year accounting for a total of 19.5 hectares of Green Flag Open Space in the borough.

Minerals

The borough contains no mineral workings and the Royal Borough of Kensington and Chelsea is not a Minerals Planning Authority.

Waste

Indicator 6a: Capacity for new management facilities by type.

There were no new waste management facilities granted planning permission or built in 2005/6.

Indicator 6b: Amount of municipal waste arising, and managed by management type, and the percentage each management

Table 9 - RBKC Waste Disposal Summary 2004/2005

	<i>tonnes</i>	<i>%</i>
Total Municipal Waste	89,787	100.00
Total Municipal Waste Recycled	11,674	13.00
Total Municipal Waste Composted	231	0.26
Total Municipal Waste Landfilled	77,877	86.74
Total Municipal Waste Incinerated (Clinical Waste)	5	0.01
Total Household Waste (/Audit Commission/BVPI definition)	59,375	66.13
Total Household Waste Recycled BVPI 82a	10,502	17.69
Total Household Waste Composted BVPI 82b	231	0.39

Source: Waste Management Division, The Royal Borough of Kensington and Chelsea

Table 10 - RBKC Waste Disposal Summary 2005/2006

	<i>tonnes</i>	<i>%</i>
Total Municipal Waste	92,485	100.00
Total Municipal Waste Recycled	13,539	14.64
Total Municipal Waste Composted	396	0.43
Total Municipal Waste Landfilled	78,544	84.93
Total Municipal Waste Incinerated (Clinical Waste)	7	0.01
Total Household Waste (/Audit Commission/BVPI definition)	60,838	65.78
Total Household Waste Recycled BVPI 82a	11,735	19.29
Total Household Waste Composted BVPI 82b	396	0.65

Source: Waste Management Division, The Royal Borough of Kensington and Chelsea

The comparative figures for the two AMRs show that the amount of municipal waste increased by over two tonnes in 2005/2006 but the percentage recycled and composted went up and the percentage of waste going to landfill decreased.

Flood protection and water quality

Indicator 7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

No planning permissions were granted contrary to Environment Agency advice over the review year.

Biodiversity

Indicator 8: Change in areas and populations of biodiversity importance, including:

(i) change in priority habitats and species (by type)

The Council has collected data on breeding bird species and data for the period 1995-2005 is given below. The selection of species covers waterfowl, birds of prey, common garden songbirds, migrant warblers, corvids and finches. The table lists the total numbers breeding at 6 main sites in the borough that have been repeatedly surveyed. The numbers of pairs in the tables below represent only the numbers of confirmed breeding pairs. These are not the total numbers of pairs in the whole of the borough. Please also note that no breeding survey was done in 1996.

Table 11 – Survey of breeding bird species in the borough

Species	1995	1997	1998	1999	2000	2001	2002	2003	2004	2005
Sparrowhawk	4	2	2	2	3	1	1	0	0	0
Moorhen	8	7	7	9	10	9	9	10	11	8
Great Spotted Woodpecker	1	2	2	1	1	1	2	2	1	2
Wren	25	26	23	29	32	28	28	25	25	25
Dunnock	20	14	10	9	11	9	7	7	7	5
Robin	20	18	24	21	23	24	24	24	25	24
Blackbird	70	59	54	51	52	49	45	45	45	45
Song Thrush	9	7	7	6	4	3	5	3	6	5
Blackcap	4	7	6	8	6	5	5	5	6	6
Blue Tit	35	41	30	38	48	41	45	45	42	40
Magpie	5	5	5	4	3	3	3	4	4	3
Carrion Crow	8	8	8	4	4	4	3	4	4	4
Starling	15	14	13	12	8	10	10	10	9	9
House Sparrow	70	35	35	10	6	2	0	0	0	0
Greenfinch	10	6	6	3	1	2	3	6	6	9

Source: RBKC Bird Survey, Transport, Environment and Leisure Services.

- (ii) **change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.**

There are no sites of international or national significance in the borough. No change has occurred in the Sites of Nature Conservation Interest (SNCI's) during the review period.

Table 12 - SNCI's in Royal Borough of Kensington and Chelsea

SNCI reference	SNCI name
Sites of Metropolitan Importance	
M31	The River Thames (including Chelsea Creek)
M103	Kensington Gardens
M6	The Grand Union Canal
M131	Holland Park
M125	Kensal Green Cemetery
Sites of Borough Importance Grade I	
BI01	Kensal Green Gas Works
BI02	The West London and District Lines
BI03	Brompton Cemetery
BI04	Chelsea Physic Garden
Sites of Borough Importance Grade II	
BII01	British Rail Western Region Land
BII02	Metropolitan Line
BII03	Carmelite Monastery
BII04	Ladbroke Grove Garden Complex
BII05	Moravian Burial Ground
BII06	Royal Hospital South Grounds
BII07	Ranelagh Gardens
BII08	Kings College
Sites of Local Importance	
L01	Emslie Horniman Pleasance
L02	Westway Wildlife Garden
L03	Avondale Wildlife Garden
L04	Natural History Museum Gardens
L05	Little Wormwood Scrubs Park
L06	Meanwhile Gardens

Renewable Energy

Indicator 9: Renewable energy capacity installed by type

In the review year, one scheme was implemented providing a total of 8000kwh, provided by 16 square metres of vacuum tube collectors.

3. Local Policy Indicators

Conservation and Design

Context

- The Royal Borough of Kensington and Chelsea has 36 Conservation Areas covering a total of 892 hectares, representing 72% of the borough.
- The borough possesses 16 Grade I listed buildings, 240 Grade II* listed buildings and 3,764 Grade II listed buildings.
- In the review year, eight Tree Preservation Orders were declared in the borough, taking the total number to 714.

Indicator 1: Protection of the borough's open spaces

UDP Policy LR8

To resist the loss of existing public and private open space which meets leisure and recreation needs.

Purpose

The borough has limited amounts of public and private open space. In total there are 188 hectares of open space in the borough; 51 hectares of public open space, 47 hectares of public open space with limited access and 90 hectares of private open space. In total this provides 2.8 square metres of public open space per resident. It is therefore imperative to protect the entire borough's open space.

Evaluation

Policy LR8 was quoted seven times in committee reports in the review year. Six of the applications were granted resulting in a total loss in open space of 31.4 square metres. One application was refused on the grounds of the increase in size of the development and its impact upon open space. The policy was quoted twice with regard to temporary uses on open space, once for a marquee and once for a market and in both cases the application was deemed to be compliant with the policy. For one application the land was not seen to have a recreational use. No assessment was carried out as to whether the space was surplus to requirements and the development was granted, likewise an application was granted on another area of open space as the space was seen to be in a poor state of repair and thus was not deemed to serve a recreational or leisure use. In another application, the development was granted contrary to policy on the grounds that the site already provided enough social and community facilities. The final application was granted as the proposal would have only involved a loss of 11.4 square metres of open space.

LR8 was not referred to in any appeals in the review year.

Indicator 2: Protecting and improving the borough's public realm

Reduce the proportion of Buildings at Risk as a percentage of the total number of listed buildings in the borough.

Purpose

Listed buildings perform a key role in adding value to the urban fabric of London. They not only attract visitors to the city but also enrich the city for its residents and can add to the character of a neighbourhood. It is important that these buildings and structures are not only protected but are improved. If these buildings fall into a state of dereliction or semi-dereliction they are placed on the 'Buildings at Risk' register.

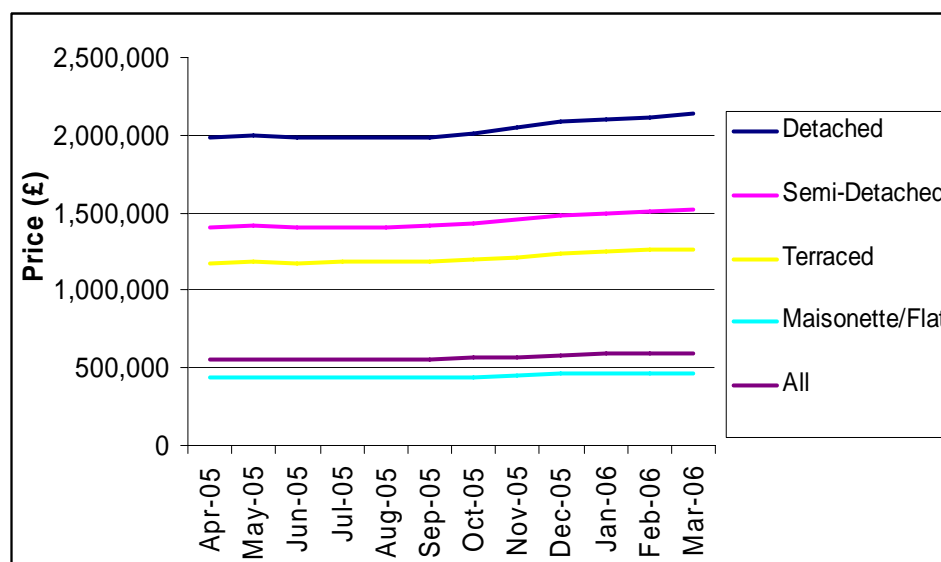
Evaluation

There are four Buildings at Risk in the borough presently on the register; Kensal Green Cemetery, The Anglican Chapel on Harrow Road, the North Colonnade on Harrow Road and the arcade forming circle and avenue at Brompton Cemetery. In total there are 4024 listed buildings in the borough, 0.1% of these are at risk. In 2005, the average proportion at risk across London was 3.6%.

Housing

Context

- House prices in the borough rose by approximately £50,000 over the review year. The table below shows the changing house price dynamics in the borough over the review year.



Source: land registry website (www.landregistry.gov.uk)

- In 2004 an estimated 2,800 homes fell below the Government's 'Decent Homes Standard'.

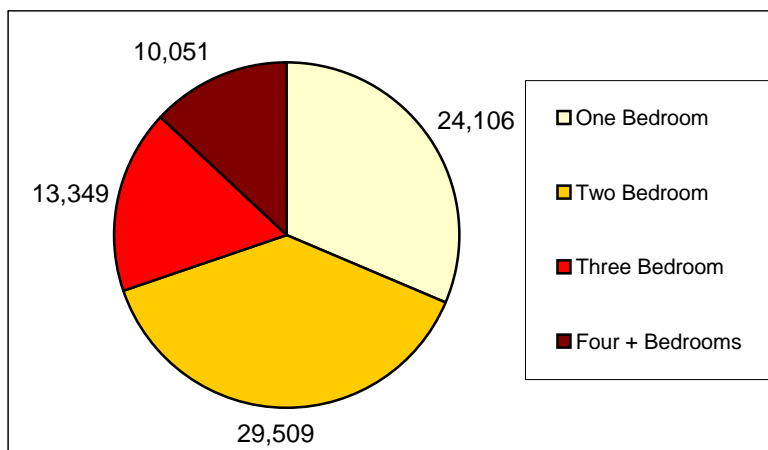
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005

- The Housing Stock Survey carried out in 2006 found that 6.1% of private sector housing was unfit compared to 4.3% in the same study in 2000.
Source: Royal Borough of Kensington and Chelsea Housing Stock Condition and Energy Efficiency Study 2006, Fordham Research
- The Council's Tenant Management Organisation (TMO) manages 9,500 homes, 2,500 of which have been bought under the right to buy scheme. The fifty Registered Social Landlords (RSLs) operating in the borough own some 12,000 properties for letting.
Source: Royal Borough of Kensington and Chelsea Community Strategy
- The Council has established in its Housing Needs Study (2005) that there is a net affordable housing requirement of 3,741 units per annum
Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research
- 47% of households in Kensington and Chelsea are owner occupied. There is also a high percentage of private rented accommodation in the borough.

Tenure	Total number of households	Percentage of households
Owner-occupied (no mortgage)	22,685	29.5%
Owner-occupied (with mortgage)	13,650	17.7%
Council	6,831	8.9%
RSL	11,832	15.4%
Private rented	22,017	28.6%
Total	77,016	100.0%

Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research

- The majority of housing in Kensington and Chelsea provides one or two bedrooms; there is generally a lack of larger residential units.



Source: Kensington and Chelsea Housing Needs Study 2005, Fordham Research

Indicator 3: Affordable Housing Provision

UDP Policy H22

To negotiate the provision and retention of a significant proportion of affordable housing on sites suitable for residential use with a capacity of 15 dwellings or more.

Purpose

To maximise the provision of affordable housing in the borough in order to meet the needs of households whose incomes are not sufficient to allow them access to market housing in the borough. The Council wishes to increase the stock of affordable housing because of the significant level of need in the borough. To achieve this, the Council has set itself a target of achieving 33% affordable housing on sites with a capacity of 15 or more units. The Council seeks a higher proportion of affordable housing on the larger sites identified in the Schedule of Major Development Sites in the Unitary Development Plan.

Evaluation

The policy was quoted eleven times in committee reports in the review year. Three applications were refused on the grounds of the affordable housing policy, two did not propose any affordable housing and the other only proposed 23% rather than at least one third. Six applications were granted that contained over a third of affordable housing and were therefore compliant with the policy. One application was submitted by the council on behalf of Acton Housing Association. The site was owned by the Council and the scheme was submitted on behalf of Acton Housing Association. In addition to the 20 units being affordable, two of the units provided wheelchair access. One application was granted despite the fact that it only offered 30% affordable housing. Two applications did not provide affordable housing but 30 units had been provided as part of an earlier phase on the site, providing a total of 37.5% affordable for the site. One scheme did not provide any affordable housing on site but provided the funding for the construction of a 'supported housing scheme'. This represented an affordable housing provision of 31% falling slightly below the one third required in the policy. Another application provided exactly one third affordable housing. An application was granted contrary to the affordable housing policy. The proposal was only for 14 units but the size of units was great enough that it was deemed that the site could have accommodated 20 residential units thus triggering the need for affordable housing provision. The scheme offered 1,308 square metres gross internal floorspace, which equates to 93.4 square metres per dwelling. The scheme also provided a lot of community floorspace though so on balance it was decided that the lack of affordable housing provision was not a reason to refuse the scheme. Another application for 14 self-contained units was assessed against the policy as to whether the scheme could have accommodated over 15 units and triggered the affordable housing. The scheme was judged to be unable to provide over 15 units, however, a contribution of £175,000 was made through a S106 agreement to finance off-site affordable housing provision.

Policy H22 was not quoted in any appeals in the review year.

Indicator 4: Providing a Range of Dwelling Sizes

UDP Policy H18

To seek the inclusion of smaller units (of one or two habitable rooms) and larger units (of three habitable rooms and more) in schemes for residential development.

Purpose

It is important to provide residential units of different sizes in order to cater for single people, couples and families in the borough.

Evaluation

In the review year the policy was quoted 28 times. For 22 of the applications, the development was granted in accordance with the policy. In one application the development was seen to be in accordance with the policy but was refused on the grounds that an educational facility would be lost and the amount of affordable housing being provided was insufficient. Another application was seen to adhere partially to the policy although did not provide any one bedroom units. The application was granted as the mix of larger units was deemed acceptable. For another application the mix in unit sizes was deemed as unsuitable as the proposal did not provide any units with more than two bedrooms, however, the gain in residential on the site was seen to outweigh the issue of unit size and the development was granted. One application was refused on the grounds of the policy as it was not providing any units with more than two bedrooms. Another application was granted contrary to policy. The proposal only included small units but was located on a busy road and was therefore deemed to be an unacceptable location for larger family residential units.

The policy was quoted twice in appeals. The first appeal concerned the demolition of the existing building and rebuild to provide 12 self contained flats. The development proposed 10 three bedroom units and 2 four/five bedroom units. The inspector found the housing mix to be unacceptable and the appeal was dismissed. The second appeal concerned the conversion of an HMO and one bedroom flat into five self contained flats. The proposal provided 2 three bedroom flats and 3 two bedroom flats. The housing mix was deemed unacceptable by the inspector and the appeal was dismissed.

Offices and Industry

Context

- By Central London standards, Kensington and Chelsea is a 'low demand, low supply' borough in terms of office and industry.
Source: London Office Policy Review, 2004, GLA
- The unemployment rate in Kensington and Chelsea in the review year was 1.8%.
Source: NOMIS website (www.nomisweb.co.uk)
- Most of the borough's businesses are very small, three quarters of local businesses employ fewer than five people and only three percent employ more than 50 people.
Source: Annual Business Enquiry 2004 (www.nomisweb.co.uk)

Indicator 5: Protection of business units in Principal Shopping Centres

UDP Policy E3

Normally to resist the loss of small business units of 100 square metres or less above or below ground floor level within Principal Shopping Centres.

Purpose

There is a high demand in the borough for small business units of less than 300 square metres, specifically for developments of 100 square metres or less. Small businesses in town centre locations with good public transport accessibility contribute to a mixed-use sustainable pattern of development and enhance the vitality and viability of such centres. The provision of local employment opportunities in these centres may help to provide employment and residential accommodation in close proximity and reduce travel by private car within the borough.

Evaluation

The policy was quoted five times in the review year. For one of the proposals, the application was granted contrary to policy. It was proposed that the unit was lost to retail. The gain in retail was seen to outweigh the benefits of retaining the business unit. In another application, the application was refused on other grounds, but the principal of providing business units on the first and second floors was supported by this policy in conjunction with policy E2 that seeks to permit small-scale business development.

The policy was not quoted in any appeals in the review year.

Indicator 6: Diplomatic and Allied uses

UDP Policy E28

To resist the establishment of diplomatic uses in:

- a) that part of the borough north of Holland Park Avenue/Notting Hill Gate; and
- b) that part of the borough generally south of Sloane Avenue and Fulham Road (west of its junction with Sloane Avenue)

Purpose

There are a considerable number of properties in diplomatic use in the borough. The Council appreciates that foreign governments usually wish to locate their diplomatic missions in the central parts of the City of Westminster and the Royal Borough; however, the Council wishes to minimise the impact of diplomatic missions on other activities in the borough. Certain areas of the borough have been deemed inappropriate for diplomatic uses as the buildings are of a smaller scale and are generally in residential use.

Evaluation

In the review year the policy was quoted once. The application was for the change of use from a maisonette to an embassy. The property was located outside of the area deemed as acceptable for diplomatic uses but was seen to be close enough to Fulham Road for the impacts of an embassy to be deemed as acceptable and the application was granted.

The policy was not quoted in any appeals in the review year.

Indicator 7: Protecting the function of Employment Zones

UDP Policy E20

To resist the loss of business uses in Employment Zones

Purpose

The Council has designated three Employment Zones in the borough that contain important concentrations of offices, light industry and other employment generating uses and which are particularly suitable for small business accommodation. In previous years the borough has experienced a significant loss in industrial floorspace and employment. The Employment Zones retain a substantial proportion of the borough's industrial floorspace and employment and make a valuable contribution to job opportunities for local people. There are a number of competing land uses in Kensington and Chelsea. In the Employment Zones the priority is to protect employment uses; however a limited amount of housing above employment uses may be acceptable.

Evaluation

The policy was quoted five times in the review year. Three of the applications were within the Freston/Latimer Road Employment Zone and there was one application in each of the other Employment Zones; Lots Road and Kensal Road. Two of the applications in the Freston/Latimer Road Employment Zone were granted and one was refused. One of the applications was granted as it adhered to policy. The other application was granted contrary to policy but the B1 unit had been marketed as a business unit for two years. The refused application was for the loss of a light industrial unit for a residential flat, therefore conflicting with this policy. The applications in Lots Road Employment Zone and Kensal Road Employment Zone were both granted and adhered to the policy.

The policy was not quoted in any appeals in the review year.

Transportation

Context

- 22% of the borough's workforce lives in the borough, although many more travel into the borough each day.
Source: Census 2001 ([www. statistics.gov.uk](http://www.statistics.gov.uk))
- Nearly 50% of borough residents that work, travel to work by public transport.
Source: Census 2001 (www. statistics.gov.uk)
- 50% of residents do not own a car or van, 39% have on car and 11% have two or more cars.
Source: Census 2001 (www. statistics.gov.uk)
- There are 28,000 on-street residents' parking bays within the borough and 6,000 on-street pay and display bays.
Source: Royal Borough of Kensington and Chelsea Transport Planning Team

Indicator 8: Preventing the impacts of traffic from developments

UDP Policy T36

To resist development which would result in:

- a) any material increase in traffic or parking, or in congestion on the roads or on public transport, or;
- b) any decrease in road safety, or;
- c) unacceptable environmental consequences.

Purpose

To prevent the further increase of parking pressure on the borough's residential and shopping areas.

Policy TR36 is in both the 2002 UDP and the *Supplementary Planning Guidance 10: Permit-free and Car-free plus Permit-free Residential Development*, which was adopted in June 2004.

Evaluation

Policy TR36 was referenced 257 times in Committee Reports. Permission was granted conditionally in 193 of the applications, 13 were granted with S106, one granted unconditionally, 54 were refused and 10 withdrawn.

The majority of the applications refused were for reasons of lack of secure cycle parking facilities and off street parking provision for residential proposals, thus increasing parking pressure on the roads. Reference was made increasingly through the AMR monitoring period to the *SPG 10* and applicants were turned down if they had not made efforts to comply with the SPG and/or offer a permit-free development. Four applications were refused for the effect the proposal had on existing parking spaces, two for loss of domestic garage space through conversion and one for a loss of manoeuvring space for an existing parking space.

Policy TR36 was considered relevant in seven appeal cases (three of which were allowed and four dismissed) but the policy was not used by the Inspector as a direct reason for their decision. The policy was quoted in the Inspectors report for the major development proposal at Lots Road Power Station (Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a three/eight storey building incorporating commercial and residential uses, a nine storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges but not used to give weight to the Inspectors argument which dismissed the appeal originally. The policy was not referenced in the Secretary of State's report which called in the appeal and allowed it.

Indicator 9: Contributions towards transport improvements

UDP Policy TR37

To negotiate developer contributions from related developments for improvements to transport services and facilities, including those to public transport services, walking and cycling facilities and to improvements to the pedestrian environment, particularly around public transport nodes.

Purpose

Developer contributions help to overcome potential transport problems that might arise from development proposals, such as provision of improved public transport services and better facilities for cyclists and pedestrians.

Evaluation

Five planning applications were assessed against policy TR37, two of which were refused, two granted and one granted subject to Section 106 agreement.

The refused applications were for erection of a new 1230m² B1 Business building. Refused on 06/05/2005 and going to appeal. The applicants declined to enter into a legal agreement to ensure benefits to the Economic Development Fund, public art, tree planting and improvements to the local pedestrian environment to deal with some of the concerns raised by the development and therefore did not comply with TR37. A mixed-use urban regeneration project was also refused. It complied with policy TR37 but was refused on 13/05/2005 by the Planning Services Committee.

An application granted led to developer contributions for the provision of a widened and re-orientated entrance to Latimer Road Underground Station, and refurbished ticket foyer area plus provision of new lighting under the railway bridge on Freston Road.

One appeal referenced TR37; Lots Road Power Station (See the analysis for TR36). The proposal was dismissed on appeal but then called in and allowed by the Secretary of State. The developers are prepared to enter into agreements for transport improvements to the surrounding area such as a Travel Plan, improvements to the bus service and improved cycle and pedestrian accessibility.

Indicator 10: Off-street parking

UDP Policy TR42

To require new residential development to include off-street parking up to the maximum standards adopted by the Council and contained in Chapter 13 of the plan, except:

- a) in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
- b) which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing;
- c) involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme;
- d) where, for specific townscape reason or because the building is of architectural or historic interest, off-street parking is less likely to be successfully designed into the scheme.

Purpose

The high residential density of the borough and the pressure this places on traffic and parking means that policy needs to be in place to refuse a gain in residential units if the parking pressure it would cause would have a detrimental effect on amenity.

Evaluation

135 decisions were made referring to Policy TR42. 109 were granted, eight of which involved a Section 106 agreement, seven were withdrawn and 19 refused.

The majority of refusals where transportation was an issue were in the case of the applicant not complying with TR42 and making no attempts to comply with SPG 10 and becoming Permit or Car free. This has led to 31 (gross) residential units being refused. This generally applies to minor applications, proposing a gain in one or two units. For larger schemes the applicants tend to be prepared to enter into a Permit Free Development to mitigate the parking pressure new residential brings.

The Policy was referenced five times in appeal statements, four were dismissed and one allowed (Lots Road Power Station – see above). The Lots Road proposal allows off street car parking for both the residential and non-residential elements.

Between June 2004 (the first Permit-free agreement) and the end of the previous AMR review year, 16 Permit-free obligations were sealed, six of which were Section 106. During this review period, 42 were entered into, seven by Section 106.

Shopping

Context

- The borough has over 330,000 square metres of retail floorspace, with the majority accommodated in the borough's nine Principal Shopping Centres.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 282,996 square metres of comparison retail floorspace. Of this, 253,117 square metres are within Principal Shopping Centres, 13,948 square metres are within Local Shopping Centres and 15,931 square metres are elsewhere in the borough.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 51,881 square metres of convenience retail floorspace. Of this, 20,501 square metres are within Principal Shopping Centres and 25,929 square metres are within Local Shopping Centres. Elsewhere in the borough there are 5,451 square metres of convenience floorspace.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- Retail turnover in the borough in 2004 was estimated to be £1.92billion.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- There are 3,180 units in shopping centre use in the borough; 2,143 under Class A1, 243 under Class A2, 527 under Class A3, 214 under Class A4 and 53 units under Class A5.
Source: Kensington and Chelsea Shopping Survey 2005

Indicator 11: Healthy shopping centres

UDP Policy S6

To seek to maintain and improve the vitality, viability and function of the shopping centres throughout the borough.

UDP Policy S7

To seek a concentration of shops in the core frontage of Principal Shopping Centres

Purpose

There are a wide variety of shopping centres in the borough, from world famous streets such as Knightsbridge, to small parades catering for the everyday needs of local people. The borough's existing shopping centres, all of which have residents living in close proximity and workers employed nearby, are generally regarded as busy and vibrant, and contribute greatly to the character of the borough. This vitality and viability must be maintained. The Council will ensure that a wide variety of uses is maintained and that one type of non-shop use is not allowed to predominate and thus reduce the range of uses and, therefore the diversity of the centres. The Council also wishes to ensure that the existing distribution of Local Shopping Centres is protected to ensure that they continue to provide for everyday shopping needs.

Evaluation

In 2005, a Principal Shopping Centre Survey was carried out looking at the ground floor of each property within the centres. The results of this are shown below.

Notting Hill Gate had the lowest vacancy rate at 5.7%; Knightsbridge had the highest, although this was largely down to recent redevelopments of shops and a few new builds that had not yet been occupied.

Convenience provision was generally higher in the Principal Shopping Centres to the north of the borough; Portobello Road and Notting Hill Gate. South Kensington also has a large amount of convenience provision.

King's Road East had the highest percentage of A1 provision with almost 84%. The lowest A1 provision was at South Kensington where 58% of the units were in A1 use. Fulham Road West and Notting Hill Gate also had a low percentage of A1 provision, both with just above 60%.

UDP Policy S7 seeks a concentration of shops in the core frontage of Principal Shopping Centres. Fulham Road East, Kensington High Street, Knightsbridge, King's Road East and King's Road West all have good concentrations of A1 retail units in the core frontage, having over 75% under Use Class A1. Fulham Road West, Notting Hill Gate and South Kensington have relatively poor concentrations of A1 in the core frontage with under 61% A1 provision.

Overall the borough's Principal Shopping Centres are relatively healthy. Occupancy rates are generally above 90% and there is a good provision of retail units, both in the core frontage as well as in the centres as a whole.

Policy S6 was quoted eight times in appeals decisions in the review year. One appeal involved the change of use of a property in a Local Shopping Centre from A1 retail to A2 professional and financial services. The client argued that the property had previously been used as a fitness centre and therefore no loss in retail had taken place. The appeal was allowed. One appeal involved the change of use of the ground floor from a retail unit to a restaurant. The proposed change of use was deemed to be harmful to the viability and vitality of the shopping centre and the appeal was dismissed. Another appeal was for the retention of a bureau de change (A2). The scheme was deemed to be acceptable and that it would not lead to an increase in non residential units in a residential area and the appeal was allowed. One appeal was for the change of use from a launderette (SG) to an A1 retail unit. The appeal was dismissed as the proposal was in conflict with other policies. One appeal was to allow an extension to trading to permit the unit to trade on Sundays. The unit was located with Portobello Principal Shopping Centre and a restriction on Sunday trading was seen to jeopardise the viability of the shop as most of the shop's trade occurred at weekends and the appeal was allowed. Two appeals both related to the same property. The first appeal proposed the use of a garage forecourt for siting of market stalls in association with an adjacent Saturday market. The second appeal was for the change of use of the ground floor to retail use. The retail use was not seen to encroach upon surrounding residential areas and the appeal was allowed. The final appeal was for the change of use of an existing two storey office building to estate agents (A2). There were no policies that prevented a loss of a B1 office building to an A2 estate agent and therefore the appeal was allowed.

Table 13 – A1 and A2 Uses in the Principal Shopping Centres	Fulham Rd East	Fulham Rd West	Kensington High St	Knights-bridge	King's Rd East	King's Rd West	Notting Hill Gate	Portobello Road	South Kensington
<i>Total Units</i>	171	124	320	263	234	120	263	292	181
Occupied Units	153	116	296	224	216	113	248	275	165
% Occupied	89.47%	93.50%	92.50%	85.17%	93.91%	94.16%	94.30%	93.18%	91.16%
Vacant Units	18	8	24	39	18	7	15	17	16
% Vacant	10.53%	6.50%	7.50%	14.83%	6.69%	5.84%	5.70%	5.82%	8.84%
Convenience Units	4	15	14	7	7	8	25	20	26
Core Units	69	57	172	159	161	52	84	64	117
% of core that is A1	87%	54.4%	77.9%	84.9%	83.9%	75%	60.7%	70.3%	58.9%
Convenience Units in core	1	7	9	3	5	4	13	6	16
% of Core that is Convenience	1.45%	12.28%	5.23%	1.89%	3.10%	7.70%	15.48%	9.38%	1.37%
<i>A1 Shops</i>									
A1 – in core	60	31	134	135	135	39	51	45	69
A1 – out of core	70	45	98	67	61	48	116	186	36
Total A1	130	76	232	202	196	87	167	231	105
of which Vacant	13	6	16	32	13	5	9	15	9
% A1	76.02%	61.30%	72.50%	76.81%	83.76%	72.50%	63.50%	79.10%	58.01%
A2 Financial and Professional Services									
A2 – in core	2	4	15	7	8	0	13	3	11
A2 – out of core	10	6	11	12	4	4	24	6	8
Total A2	12	10	26	19	12	4	37	9	19
Of which vacant	2	1	2	5	2	0	3	1	1
% A2	7.02%	8.10%	8.10%	7.22%	5.13%	3.33%	14.07%	3.08%	10.50%

Table 14 – A3, A4 and A5 Uses in the Principal Shopping Centres	Fulham Road East	Fulham Road West	Kensington High Street	Knights-bridge	King's Road East	King's Road West	Notting Hill Gate	Portobello Road	South Kensington
<i>A3 Restaurants and Cafes</i>									
A3 – in core	5	18	22	14	16	13	19	11	34
A3 – out of core	18	12	31	22	7	15	34	25	17
Total A3	23	30	53	36	23	28	53	36	51
Of which vacant	3	0	6	2	3	2	3	1	6
% A3	13.45%	4.80%	16.90%	13.69%	9.83%	23.33%	20.15%	12.33%	28.18%
<i>A4 Drinking Establishments</i>									
A4 – in core	2	3	0	2	1	0	1	2	1
A4 – out of core	4	3	7	3	1	1	4	10	0
Total A4	6	6	7	5	2	1	5	12	1
Of which vacant	0	0	0	0	0	0	0	0	0
% A4	3.51%	4.80%	2.20%	1.90%	0.85%	0.83%	1.90%	4.11%	0.55%
<i>A5 Hot Food Take-away</i>									
A5 – in core	0	1	1	1	1	0	0	3	2
A5 – out of core	0	1	1	0	0	0	1	1	3
Total A5	0	2	2	1	1	0	1	4	5
Of which vacant	0	0	0	0	0	0	0	0	0
% A5	0%	1.61%	0.60%	0.38%	0.43%	0%	0.38%	1.37%	2.76%

Indicator 12: Protecting the function of Local Shopping Centres

UDP Policy S8

Normally to resist the loss of any shop in a Local Shopping Centre.

Purpose

Local Shopping Centres usually provide a much smaller range of comparison shops than Principal Shopping Centres and are important because they commonly have a higher proportion of convenience shopping. In addition they provide for a range of everyday needs and reduce the need to travel by car. The maintenance of strong Local Shopping Centres is important and all shops in such locations are likely to be essential to the centres' shopping character.

Evaluation

The policy was quoted 10 times in officer's reports in the review year. The policy was quoted in three proposals that were in accordance with the policy and all three were granted. The policy was quoted once for an application that would have resulted in a loss of A1 floorspace to a D1 clinic, however, as the floorspace represented less than a third of the entire unit, the loss was deemed acceptable and the application was granted. Another application proposed the subdivision of an A3 unit so that the front could continue to be used as an A3 unit and the rear could be used as a one bedroom maisonette. The loss of A3 floorspace was deemed acceptable as it would not result in the loss of the function of the A3 unit. Another application was granted contrary to policy on the grounds that the retail unit had been satisfactorily advertised. The policy was quoted four times in applications that were refused, in all four cases the application was refused on the grounds of this policy. For one application the client claimed that the property had been advertised at a competitive rate for over a year, however the borough Valuer established that the property was being advertised at the higher end of acceptable rent for a property within this location and the application was refused. Two of these applications were for the change of use of a Local Shopping Centre unit from A1 retail to an A3 restaurant. Another application proposed the change of use from an A3 restaurant into two maisonettes. The policy can be regarded as having been relatively successful in preventing the loss of shop floorspace in Local Shopping Centres.

The policy was referred to twice in appeal decisions in the review year. One appeal involved the change of use of a property in a Local Shopping Centre from A1 retail to A2 professional and financial services. The client argued that the property had previously been used as a fitness centre and therefore no loss in retail had taken place. The appeal was allowed. One appeal involved the change of use of the ground floor from a retail unit to a restaurant. The proposed change of use was deemed to be harmful to the viability and vitality of the shopping centre and the appeal was dismissed.

Social and Community

Context

- There are six public libraries in the Royal Borough: Brompton, Chelsea, Kensal, Central (Kensington), North Kensington and Notting Hill.
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005
- There are 37 schools maintained by the Council, including 4 secondary schools which catered for 10,946 pupils in 2005.
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005
- An estimated 51 per cent of school children living in the borough attend independent schools. There are 38 independent schools in the borough.
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005
- Seven hospitals serve the borough; three of these are outside of the boundary, Charing Cross, Hammersmith and St. Mary's Hospital. Within the borough are St. Charles, Chelsea & Westminster, Royal Marsden and Royal Brompton Hospital.
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005

Indicator 13: Social and community accommodation

UDP Policy SC2

To resist the loss of accommodation for social and community uses

Purpose

The council recognises the local importance of social and community uses and resists their loss through redevelopment or change of use unless it can be demonstrated there is no current or likely future need for use and that no alternative social and community use can take its place.

Evaluation

There were six applications which prompted the use of policy SC2. One was withdrawn, proposing the loss of a major social and community site (former college) and replacing it with residential. Four applications were granted, one with S106. Those granted which involved a loss of social and community uses, found the use to have been relocated elsewhere in the borough or the space was underused and the same functions would perform in a reduced space, with the benefit of another user sharing some of the floorspace. The one refused application proposed change of use of youth club and nursery with ancillary residential above, into solely residential, without demonstrating there was no continued or future need of the social and community use. The policy was successfully implemented during the review year.

SC2 was not quoted in any appeal decisions during the review period.

Hotels

Context

- 17 million tourists spend approximately £2 billion in the Royal Borough every year. An estimated £1,445 million is accounted for by tourist accommodation.
Source: Kensington and Chelsea STEAM Report 2003
- The London Tourist Board found that in 2001 Kensington and Chelsea had 15% of all known serviced establishments and 19% of all bedspaces in London.
Source: Demand and Capacity for Hotels and Conference Centres in London, 2002
- The Annual Business Enquiry (2003) indicated that hotels and restaurants in the borough employ 16,650 people; 16.5% of the borough's total employment.
Source: Annual Business Enquiry, 2003
- In 2004 there were 191 hotels in the borough and 28,898 bedspaces.
Source: Kensington and Chelsea Hotel Survey, 2004

Indicator 14: Hotel Development

UDP Policy T1

To resist the development of new hotels unless:

- a) there would be no loss of permanent residential accommodation and staff accommodation;
- b) there would be no material adverse effect on the residential character or amenity enjoyed by local residents by reason of activity and noise;
- c) there would be no material adverse effect on the environment and safety of neighbouring areas and roads resulting from vehicular or pedestrian movement or parking generated by the development; and
- d) the site is well served by public transport or would be as a result of the development providing or contributing to the improvement of public transport facilities.

UDP Policy T2

To resist new hotel development in areas of existing over-concentration and in areas where new hotel development will result in over-concentration.

Purpose

New hotels and extensions to existing hotels can result in an intensification of activity on the site to the detriment of the residential character and amenity of the borough. If the borough is to achieve additional housing expected by the Secretary of State in PPS3 the need is for an increase in housing rather than hotel use. Although primarily a residential area, the borough, with less than 1% of the total area of London, makes a substantial contribution to the stock of

accommodation for visitors in London. The highest concentration of hotels is in the Earl's Court and Courtfield Wards and the amount of hotels in these two wards is seen to have an impact upon residential areas.

Evaluation

T1 was only quoted once in the review year for a proposal involving the change of use of a residential property to a hotel. The change of use would have resulted in the loss of a self contained unit and an eight unit House in Multiple Occupation. The application was refused as the proposal was contrary to part (b) of the policy.

Policy T2 was quoted once in the review year in an application proposing the addition of four short-stay serviced flats. The proposal was not regarded to be located in an area of over-concentration and the application was granted.

Environment

Context

- The council is responsible for the collection of waste, and disposal is the responsibility of the Western Riverside Waste Authority (WRWA). Municipal waste and dry recyclables are picked up in kerbside collections throughout the borough. Within the borough there is relatively little space for new waste facilities and mini recycling centres. Currently there are 24 mini recycling centres. Residents can use two WRWA civic amenity sites located just outside the borough.

Source: Municipal Waste Management Strategy and Action Plan 2004-2009, The Royal Borough of Kensington and Chelsea.

- The whole borough is an Air Quality Management Area. The Environmental Quality Unit evaluate the air quality impact of development through Air Quality Impact Assessments.

Source: <http://www.rbkc.gov.uk/EnvironmentalServices/AirQuality/default.asp>

Indicator 15: Contaminated land

UDP Policy PU3

To require developers to submit information in association with development proposals on land that is or might be contaminated:

- a) to set out a full assessment of the condition of the land
- b) to specify adequate measures to negate or minimise the effects of contamination on the proposed development and adjacent land

UDP Policy PU4

To require that developments of contaminated land include appropriate measures to protect future users or occupiers of the land, the public, new structures and services, wildlife, vegetation, ground water and surface water.

Purpose

If contaminated land is not dealt with in the correct way at the time of development, the effects could be very harmful to the environment and the users of the site.

Evaluation

Six committee reports referenced policy PU4 and PU3. Four were granted one with S106 and two were refused at Planning Services Committee. No applications were refused because of contamination issues because conditions were attached to all the six relevant schemes, ensuring research by carried out on the sites and contamination remediation strategies be submitted to the Planning Authority.

The applications involving the contamination policies proposed redevelopment of non residential floorspace in the north of the borough and two residential schemes in the south of the borough, one on a former military site and one an excavation to form a subterranean swimming pool under the rear garden where traces of zinc, lead and boron had been found.

PU3 and PU4 were not used in any appeal decisions during the review year.

Indicator 16: Increasing Recycling and Composting

Kensington and Chelsea have the following recycling and composting targets as a percentage of waste treatment:

- At least 25% by 2005
- At least 30% by 2010
- At least 33% by 2015

Purpose

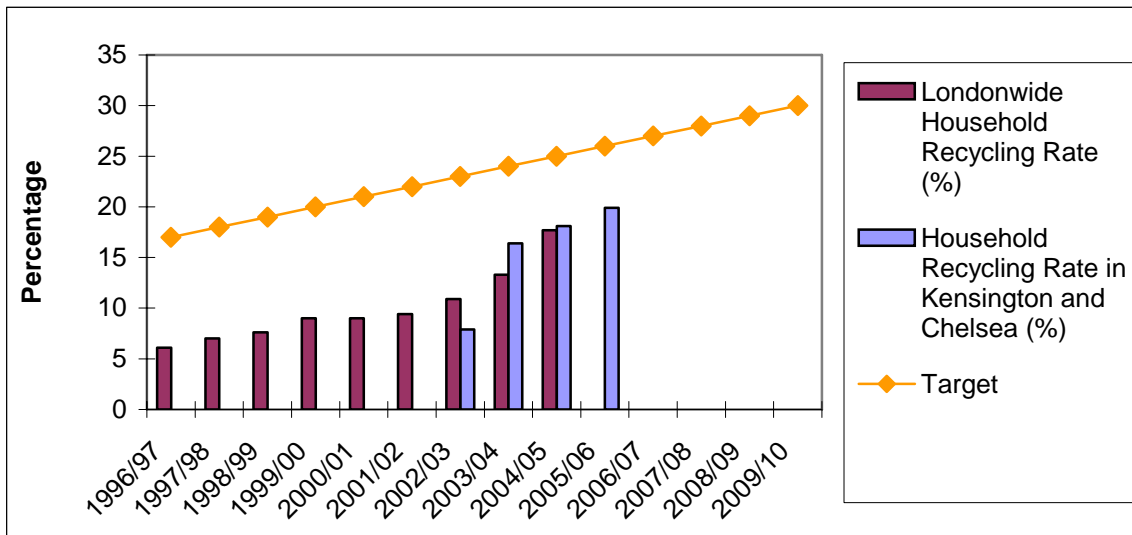
Recycling and composting are both seen as environmentally friendly methods of disposing of waste as they avoid both landfill or incineration of the waste. Targets for recycling have been set for every five years to attempt to reduce the amount of waste going to landfill and incineration.

Evaluation

London as a whole fell 7.3% short of the 2005 target of 25% recycling; Kensington and Chelsea was 6.9% below the target. In 2006 Kensington and Chelsea's recycling rate had risen to 19.9% from 18.1% in 2005.

The Council is currently heading for an estimated 24%/25% outturn recycling rate for 2006/07. The main reason for the sudden increase is that on 1/4/06 the Council decided to distribute "free" orange recycling sacks to all the residents on the doorstep collection service. The new scheme is costing approximately £400,000 per year.

Table 15 - Recycling Rates London wide and in Kensington and Chelsea compared to the annual target



4. Local Development Scheme Implementation

This section reviews progress in implementing the Council's Local Development Scheme (LDS). The Local Development Scheme sets out the three year programme necessary to deliver the Local Development Framework. It specifies the Local Development Documents which will be produced, and the milestones against which progress will be measured. The Scheme is also the starting point for the public to ascertain the status of the Local Development Framework, and the processes and timetables for its future development. The Local Development Scheme may be viewed on the Council's website <http://www/rbkc.gov.uk/planning/>.

Period of Review

The Annual Monitoring Report is required to review progress in the previous financial year, which is from April 2005 to March 2006. The Annual Monitoring Report should review actual plan progress compared with the targets and milestones for local development document preparation set out in the LDS for the monitoring period.

The original LDS was brought into effect in May 2005, shortly after commencement of the Planning and Compulsory Purchase Act 2004. The Council set itself a challenging programme of replacing the whole of its UDP with new development plan documents.

A new Local Development Scheme

During the review year, the Council recognised that some milestones were not going to be met. This was due to a variety of reasons including a larger than anticipated response to the Issues and Options consultation, difficulty in recruiting experienced staff, having little experience in implementing the new planning procedures and the like.

Consequently, the Council prepared a revised Local Development Scheme which sought to address identified slippage. The informal response to the proposed revisions from the Government Office for London was favourable. The revisions were formally submitted to Government on 31st July 2006 but unfortunately, at about the same time, the first two Core Strategy documents to be submitted for public examination were rejected by Inspectors as being 'unsound'. The impact upon the two Councils, Lichfield and Stafford, was that their plan making processes had to be reviewed and recommenced; this unsettled many local planning authorities throughout the country, and some asked to withdraw their draft development plan documents from examinations so that their 'soundness' could be reviewed. The impact upon this Council was that it received a Direction under Regulation 11(3)(c) to the effect that the Secretary of State required more time to review the scheme and the Council could not bring the LDS into effect.

The Council has given very serious consideration to the advice that came from the Planning Inspectorate following the rejection of the two Core Strategies; that the Core Strategy should be processed first and declared 'sound' and only then should other development plan documents be submitted for examination. The Council has concluded that it will follow the Inspectorate's advice and a further

revised LDS was submitted to the Government for consideration in December 2006.

Review of Progress

As a completely revised LDS has been submitted to Government alongside the Annual Monitoring Report, the Council is not yet in a position to confirm that the milestones in the revised document will be acceptable or not.

At the same time, it would be pointless to provide a commentary on how document preparation compares to milestones which the Council recognises are no longer applicable. The following is therefore a review of progress on the various documents that are being prepared.

An overview of the new milestones is shown in Table 16.

a) The Statement of Community Involvement

The draft proposals for consultation to be included in the Statement of Community Involvement were reported to the Overview and Scrutiny Committee's meeting on 1st November, 2004. The Key Decision to approve the SCI for consultation was taken after the full text of the draft SCI was reported to the Overview and Scrutiny Committee in January 2005. The draft SCI was subject to two formal periods of consultation; the first consultation was undertaken in March 2005 and the second in June / July 2006. The examination in public (should one be required) is to be held in June 2007.

b) Development Plan Documents

The Council is preparing four Development Plan Documents:

- Core Strategy
- Site Specific Allocations and Policies
- General Development Control Policies
- Proposals Map.

It now intends to produce the Core Strategy first and receive the Inspector's binding report before submitting the remaining development plan documents for examination.

PPS 12 *Local Development Frameworks* identifies the following key milestones for preparing local development documents. These are:

- Commencement of the preparation process of a development plan document
- Public participation on preferred options
- Submission of the development plan documents
- Pre-examination meeting
- Commencement of the examination and
- Adoption of the development plan document.

The Council consulted on Issues and Options for the Core Strategy and Development Control Development Plan Documents at the end of 2005, and for Site Allocations in July / August 2006. The Council envisages public participation on the preferred policy options for the Core Strategy around March / April 2007.

The Council will assess the representations on the preferred options and will then use this to progress the preparation of the other Development Plan Documents for submission to the Secretary of State. For the Core Strategy and the sustainability report submission is expected in March 2007; and March 2009 for all other DPD's.

The Council expects the independent examination into the soundness of the Core Strategy to commence in January 2008, with a pre-examination meeting in October 2007. The equivalent milestone for the other DPDs is September / October 2009, with a pre-meeting in May 2009.

The milestones set out in the programme take into consideration, so far as the dates are known, the implications of the Council's decision making processes.

The receipt of the Inspector's binding report for the Core Strategy is anticipated for August 2008. The adoption of the Core Strategy is likely to be in November 2009. The adoption of the other Development Plan Documents will probably be in July 2010. The timing of these events will depend on a number of factors including the complexity and volume of the issues raised and the resources of the Planning Inspectorate.

c) Supplementary Planning Documents

The Council intends to produce some Supplementary Planning Documents (SPDs) in advance of the Development Plan Documents. These SPDs are intended to supplement the 'saved' policies in the UDP. The individual SPDs are identified in Table 16.

Each SPD has to be accompanied with a sustainability appraisal. In most cases, work on the preparation of the SPDs is well advanced and the staggered timings for adoption in the early part of 2007 reflects the limited resource available to carry out the sustainability appraisals and the need to stagger participation periods in order to prevent 'consultation overload'.

The former Princess Louise Hospital Planning brief is the subject of a Key Decision to adopt and should become part of the Local Development Framework before the end of January 2007. The Access Design Guide has been the subject of consultation but progress is currently delayed by the absence of an Access Officer.

Last year's AMR flagged up that, over the Scheme period, unforeseen issues may arise that require the inclusion of a further Supplementary Planning Document, for example the need to produce a planning brief for a 'windfall' site or sites. During the year, the need for two new SPDs has become apparent. The review of the current SPG on Air Quality has been brought forward to bring it up to date in terms of new guidance; and a new planning brief covering four large,

contiguous sites in Warwick Road has been included (as together the sites have the potential for a great number of new residential units). Existing Supplementary Planning Guidance will be reviewed towards the end of the period covered by the Local Development Scheme and used as a basis for the preparation of new SPDs.

Submission of the Annual Monitoring Report

The legal requirement to submit an annual monitoring report by the end of the calendar year has been met.

Table 16 - The Local Development Scheme programme

Year	2007				2008				2009				2010			
Document	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Statement of Community Involvement	S	E	A													
Core Strategy			S	E	E			A								
Site Specific Allocations									S	E	E				A	
General Development Control Policies									S	E	E				A	
Proposals Map									S	E	E				A	
Urban Design Strategy			A													
Designing Out Crime		A														
Access Design Guide	A															
Princess Louise Hospital Planning Brief	A															
Clearings 1 & 2 Planning Brief		A														
Commonwealth Institute Planning Brief			A													
Warwick Road Sites Planning Brief			A													
Transportation			A													
Air Quality			A													
Conservation Area Guidance						A										
Planning Obligations Guidance																
Review of Existing SPG																

Development Plan Document

Pre-production

Production

Examination

Submission to Secretary of State

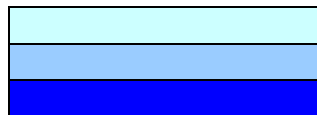
S

Independent Examination

E

Adoption of Document

A



Supplementary Planning Document

Pre-production

Production

Adoption of Document



A

Appendices

Appendix A

Major Permissions in the Pipeline 2005/2006

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
37-53	Kensington High Street	Partial demolition, redevelopment, refurbishment and change of use to provide new residential accommodation and office, retail and A3 use (see also p.p.0002067).	3	13	10	Started	10						
Huntingdon House, 200-222	Cromwell Road	Demolition behind facade to provide 5 storey plus basement building comprising change of use from temporary sleeping accommodation to hotel and 14 residential units.		14	14	Started	14						
22-24	Collingham Place	Conversion/change of use from hotel to 12 apartments.		12	12	Submitted		12					
Chelsea Wharf	Lots Road	Partial redevelopment including upper parts to east wing (former silo) and extensions to form additional B1 floorspace and 12 residential units with ancillary parking and riverside walkway.		12	12	Started		12					

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
182-188	Kensington Church Street	Demolition and redevelopment to provide retail, 13 residential units with parking in basement.		13	13	Submitted				13			
199-209	King's Road	Extensions and alterations to provide retail, food & drink, office and 10 residential units.		10	10	Started	10						
Former Kings College Building	Manresa Road	Part retention and refurbishment of the existing building with part redevelopment to provide 19 apartments, a villa and a management suite.		20	20	Started	20						
Ellesmere Elderly Persons Home, 367	Fulham Road	Redevelopment of site by erection of a 4/6/7 storey building to provide 41 flats and retail unit. Erection of a 1/2/3 storey building for an elderly persons home and day centre facility.		41	41	Started	41						
Part Of Former Kensal Green Gas Works	Canal Way	Erection of 15989m2 of business accommodation and 308 residential units with restaurant/cafe		308	308	Submitted							

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
37	Chesterton Road	Erection of residential block comprising lower ground and 5 upper floors containing 11 self-contained flats.		11	11	Started	11						
117a-122	Queen's Gate	Redevelopment to provide a new cultural centre for the Islamic Republic of Iran and 20 self-contained flats.		20	20	Submitted							
Lots Road Power Station And Chelsea Creek	Lots Road	Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.		420	420	Submitted						210	210

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Ombeter Site 181/183	Warwick Road	Redevelopment of the site by a new building consisting of four integrated blocks ranging from 9 to 10, to 11 to 13 storeys high, providing 104 flat dwelling units, with car parking and open space.	7	104	97	Submitted							
196-208	Kensal Road	Erection of a new building containing 28 sheltered housing units, office space and light industrial units.		28	28	Started	28						
Land At The Former Sir John Atkins Site	Campden Hill	Erection of an apartment building to provide 33 affordable flats.		33	33	Started	33						
4/5	Queen's Gate	Change of use of premises from C1 Hotel, comprising 2 mews houses and 11 self contained flats. Erection of rear extension at rear second floor, reconfiguration of ground and lower ground floor.		13	13	Submitted							
29/31	Nevern Place	Change of use of C1 Hotel to 14 C3 Residential flats.		14	14	Submitted		14					

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Garage And Yard	Barlby Road	Erection of a new residential building.		16	16	Submitted		16					
225	Earl's Court Road	Erection of residential block comprising 11 flats.		11	11	Started		11					
81-82	Holland Park	Change of use from C1 Hotel to 14 C3 Residential apartments.		14	14	Started	14						
9-13	King's Road	Change of use from B1 Office to Class C3 Residential creating 16 new dwellings.	1	16	15	Submitted	15						
130-136	Barlby Road	Demolition of Class B8 Storage and Distribution and Class B1 offices/TV studios and the erection of 108 dwellings.		108	108	Submitted		108					
Former Raymede Health Centre, 8/12	Telford Road	Demolition of former health centre building and redevelopment to provide 18 self contained flats, Class B1 Office space and class A3 food and drink space.		18	18	Submitted		18					

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Plots 5 & 6	Acklam Road	Development to provide fourteen residential units, B1 office space, D1 community and cultural floorspace with landscaped garden and undercroft car parking.		14	14	Submitted		14					
73-79	Chelsea Manor Street	Remodelling of Power House building by demolition and rebuilding of Chelsea Manor Street frontage to create 43 residential apartments including 13 affordable with parking, amenity areas and a health suite at basement level.	4	43	39	Submitted			39				
2-16	Southam Street	Redevelopment to provide 10 residential units and 8 B1 Business units.		10	10	Submitted		10					
81-87	Ifield Road	Demolition of 2 storey building containing 4 flats and construction of a 4 storey building containing 20 flats with underground parking.	4	20	16	Submitted				20			

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
13	Brompton Place	Change of use and conversion of ground, first and second floors from office (Class B1) floorspace and 2 self contained residential flats into 14 self contained flats, including erection of additional storey at third floor level, formation of roof terraces at ground and first floor levels and elevational alterations at ground, first and second floor levels (amendment to planning permission granted 17th December 2004 Ref PP/04/1007).	2	14	12	Started	12						
Duke Of York's Headquarters, The Right Wing Building	King's Road	Change of use from Military to 25 Residential units.		25	25	Submitted		25					
Duke Of York Headquarters	King's Road	Demolition and redevelopment of existing bake house and laundry building to develop a residential mews consisting of 4 x 1 bed units and 21 x 2 bed units		25	25	Submitted		25					

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
50-52	St Quintin Avenue	Refurbishment of existing House in Multiple Occupation to provide 36 bed sitting rooms instead of the 19 existing, including 12 self-contained studios.		12	12	Started	12						
Portobello Dock, 328	Kensal Road	Change of use of the first floor and part ground floor of Kensal Dock from B1 Office to two self contained residential duplex flats. (This record combines the details of other schemes approved on the same site. PP/05/00109 - change of use of the upper four floors and extension at roof level of Kensal Dock building on east of the site from B1 to 9 residential units. PP/05/01537 - Redevelopment of the stable block at Portobello Dock with B1 Office space.		11	11	Submitted			11				

Site Name/Number	Primary Street Name	Development Description	Existing Residential Units	Proposed Residential Units	Net Residential Gain	Permission Status	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Site At	Kingsdown Close	Construction of residential building of ground plus three storeys to provide 14 residential units. Former use as hard standing in association with nearby car repair garage Holland Park Autos.		14	14	Submitted		14					
							220	279	50	33	0	210	210

Appendix B

Allocated Sites Without Planning Permission 2005/2006

	DC Area	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	
Odeon	Central				52								
Phase II Fenelon Place (Tesco)	Central				433								
Telephone Exchange Warwick Road	Central					222							
TA Centre	Central				300								
Charles House	Central					300							
Kensington Park Hotel	Central				97								
Central Total		0	0	0	882	522	0	0	0	0	0	0	1404
Kensal Gas Works	North		316	316									
Factory Site, Meanwhile Gardens	North			12									
Newcombe House	North				100								
Princess Louise Hospital	North			40	40								
St. Thomas School, Appleford Road	North			69									
Holland Park School	North				90								
Freston Road	North		8										
34 Pembridge Gardens	North			12									
Grand Union Centre	North					60							
Maclise Road	North						50						
North Total		0	324	449	230	60	50	0	0	0	0	0	1113
South Ken Underground Station	South							12					
Clearings, Draycott Ave	South			55	55								
Chelsea College of Art and Design	South			25									
Kingsgate House BC	South				60								
South Total		0	0	80	115	0	0	12	0	0	0	0	207
Overall Total		0	324	529	1227	582	50	12	0	0	0	0	