

# LOCAL DEVELOPMENT FRAMEWORK



## ANNUAL MONITORING REPORT 2005



THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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# Executive Summary

## Part 1 – Summary of the Government’s Core Indicators

### **Government Indicators 1a and 4a (ii): Amount of floorspace developed for employment by type**

There has been an increase in office (B1) floorspace over the last two years of 17,354 square metres. Currently the borough does not survey Use Classes B2 or B8 although they will need to be monitored in future years.

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

During 2004/05 there were seven developments resulting in an increase in B1 floorspace of 3,188 square metres.

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

In 2004/05, all office and industry developments in the borough were built upon previously developed land as defined in Annex 3 of PPG3<sup>1</sup>.

### **Government Indicator 1d: Employment land available by type**

There are 14 sites allocated in the UDP for business uses. There was no significant net change in the supply of employment land during 2004/2005.

### **Government Indicator 1e: Losses of employment land in (i) employment / regeneration areas and (ii) Local authority area**

In 2004/05, a total of 1.45 hectares of employment land was lost through non-employment implementations. Within employment zones, a total of 0.0232 hectares (232 square metres) was lost.

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

Of the 1.45 hectares lost to non-employment implementations, 0.61 hectares was lost to residential development, through a total of 18 implemented planning permissions.

### **Government Indicator 2a: Housing Trajectory**

The housing trajectory is split into two distinct parts. The first part shows the borough’s housing targets over the 1992-2017 period. The second part shows the borough’s net dwelling completions in the past and projections for future completions (from 2005). The results of the forecasting were that approximately

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<sup>1</sup> Planning Policy Guidance 3: Housing (March 2000)

2,800 residential units would be developed over the next 12 years to 2017. This equates to a net provision of about 230 dwellings each year.

**Government Indicator 2b: Percentage of new and converted dwellings on previously developed land**

One hundred percent of the planning permissions granted and completed were on previously developed land.

**Government Indicator 2c: Percentage of new dwellings completed at (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare and (iii) above 50 dwellings per hectare**

Almost 90% of residential implementations during 2004/05 were at densities of over 50 dwelling per hectare.

**Government Indicator 2d: Affordable housing completions**

Thirty three affordable units were completed in 2004/5. This is 11% of the total net completion. Five out of the six permissions completed were 100% affordable and the sixth permission contained was 65% affordable.

**Government Indicator 3a: Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the Local Development Framework**

In the 2004/05 car parking standards within non-residential developments were not monitored. This issue will need to be addressed in the future.

**Government Indicator 3b: Amount of new residential development within 30 minutes public transport times of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)**

All of the boroughs residents are within 30 minutes (by public transport) of a GP, hospital, primary school, secondary school, area of employment and major retail centre. Any new development within the borough would therefore also be within 30 minutes public transport time of these facilities.

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

In 2004/05 no retail implementation survey was carried out but in future years retail applications including the implementation of retail floorspace will be monitored. There has been an increase in office floorspace over the last two years of 17,354 square metres (see Indicator 1a). In 2004/05 no permissions were completed or granted which involved the D2 Assembly and Leisure Use Class.

**Government Indicator 4b: Amount of completed retail, office and leisure floorspace in town centres**

There were no new leisure developments in town centres. In 2004/05 no retail or office implementation survey for shopping centres was carried out. However, in future years the implementation of retail, office and leisure developments in shopping centres are likely to be monitored.

**Government Indicator 4c: Amount of eligible open spaces managed to Green Flag Award Standards**

Holland Park was identified as a Green Flag open space in 2004/2005. It is 19.5 hectares in size.

**Government Indicator 5a and 5b: For Minerals Planning Authorities (not relevant)**

**Government Indicator 6a: Capacity of new waste management facilities by type**

There were no new waste management facilities granted planning permission or built in 2004/5.

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

The majority of the borough's municipal waste is disposed of at landfill sites (87%), whilst 13% is recycled.

**Government 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.

**Government Indicator 8 (i): Change in areas and populations of biodiversity importance - Change in area and priority habitats and species (by type)**

This indicator is not currently monitored but it is likely to be addressed in future years.

**Government Indicator 8 (ii): Change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance)**

There are no known changes to areas designated for their intrinsic environmental value.



## **Government Indicator 9: Renewable energy capacity installed by type**

In 2004 /05 there were no schemes which included the implementation of renewable energy capacity.

### **Part 2 - Local Development Scheme (LDS) Progress**

Only the first key milestone identified by the Government for the preparation of development plan documents falls within the review period of this AMR - the 'commencement of the preparation process'. In this respect, pre-production work on gathering evidence to support the preparation of DPDs was already underway on commencement of the Act, in line with the programme set out in the LDS.

The requirement that the LDS should be submitted to the Secretary of State for assessment before the end of March 2005 was met.

## **1. Introduction**

- 1.1 The Council is required to produce an annual monitoring report to assess both the extent to which policies in local development documents are being achieved and the implementation of the Local Development Scheme. The annual monitoring report must be based upon the period 1 April to 31 March and be submitted to the Secretary of State no later than the end of the following December.
- 1.2 Under the Planning and Compulsory Purchase Act 2004 (PCPA 2004), a new form of development planning system was introduced. Under this system, 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.
- 1.3 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.
- 1.4 In the transitional period while the LDF is being prepared, the UDP policies have been 'saved' for a period of 3 years.
- 1.5 The first document to be produced and submitted under the new system was the Local Development Scheme (LDS) which details the programme of implementation of the new framework. The Council's LDS came into effect in May 2005.
- 1.6 In accordance with the PCPA 2004 and the Local Development Regulations 2004, the AMR comprises two elements. First, an overview of the monitoring of the Government's Output Indicators and an assessment of indicators assessing current policy for the year April 2004 to March 2005; and secondly, a review of the actual progress in terms of development document preparation against the timetable and milestones set in the LDS for the monitoring period (this first AMR also includes a brief review of progress since the end of March 2005).
- 1.7 While this AMR sets out a framework for ongoing annual monitoring of the UDP's saved policies, this will have to be reviewed on adoption of the LDF to reflect the form and policy content of the new documents.
- 1.8 For convenience the AMR is presented in sections on a topic basis.

### **Background**

- 1.9 The report contains two types of indicators; contextual indicators and Output (policy) Indicators. The contextual information is background information derived from a variety of sources, including the census, the borough's sustainability appraisal and other technical studies. Evidence for the Output Indicators (policy

indicators) was collected from council surveys, other council departments and various research reports.

1.10 The Council currently conducts a number of monitoring surveys. These include the following:

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

1.11 In future years the Council will review and amend this list in order to obtain the information required to satisfy the core indicators set out by the Government.

### **Planning Applications**

1.12 There were 2814 planning applications submitted to the Council in 2004/5. These comprised 1929 planning applications, 578 Listed Building applications, 37 Conservation Area applications, 184 Control of Advertisements, and 86 Certificates of Lawful Use. These statistics indicate that 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.

### **UDP Policy Usage**

1.13 There are 358 policies in the UDP. Two hundred and thirty nine policies were referred to in planning decisions during the monitoring period (67%).

### **Appeals**

1.14 Each chapter contains an analysis of appeal decisions. There were 92 appeals in 2004/05. Twenty-seven percent were allowed and 73% were dismissed. The analysis undertaken for this report is limited to stating the number of times a policy was referred to in appeals which took place during 2004/5. This information provides an indication of the policies which were used on a regular basis and those that were used less frequently. It should be noted that some policies, particularly design policies, tend to be used often because of their relevance to a wide range of applications, whereas policies relating to specific developments which are not often the subject of a planning application are consequently used infrequently (eg. canalside development). Therefore 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. It is hoped that in future years, this quantitative information on appeals can be supplemented by extracts from appeal decisions and commentary on the interpretation of policies given by planning inspectors.

## **2. Conservation and Development**

### **Objectives**

**To protect and enhance areas of character throughout the borough, both in terms of use and physical environment.**

**To ensure that all development respects local character, is of a high standard of design, takes into account people with special mobility needs and does not adversely affect residential amenity.**

**To preserve and enhance the borough's conservation areas and listed buildings.**

**To protect and enhance the natural environment and to preserve the archaeology of the borough.**

### **Context**

- 2.1 London boasts some of the finest buildings and urban landscapes in the world. The quality of London's physical environment is of great importance to people living in the capital.
- 2.2 Kensington and Chelsea is known worldwide for its unique character and architectural inheritance. A large majority of the borough is covered by Conservation Areas and the borough has over 4,000 listed buildings. Although the borough has less open space than any other part of London except the City of London, the borough has numerous small parks and open spaces – some open to the public and some for the use of private residents. These help to provide the peaceful and almost 'village' like feel that sets Kensington and Chelsea apart from many inner London areas.
- 2.3 The borough possesses superb pedestrian environments such as Portobello Road and the award winning Kensington High Street<sup>2</sup>. There are proposals to add further improvements to the public realm in areas such as Exhibition Road and Sloane Square. The borough also has many public art projects which further enhance the cultural heritage of the borough.

### **Contextual Indicators**

#### **Conservation Areas**

- 2.4 The Royal Borough of Kensington and Chelsea has 36 Conservation Areas covering a total of 892 hectares, 72% of the borough and they are shown on Map 2.1. There are 30 Conservation Area Proposal Statements that cover 33 of these Conservation Areas.

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<sup>2</sup> Winner of Civic Trust Award 2004 – Hard Landscape Award

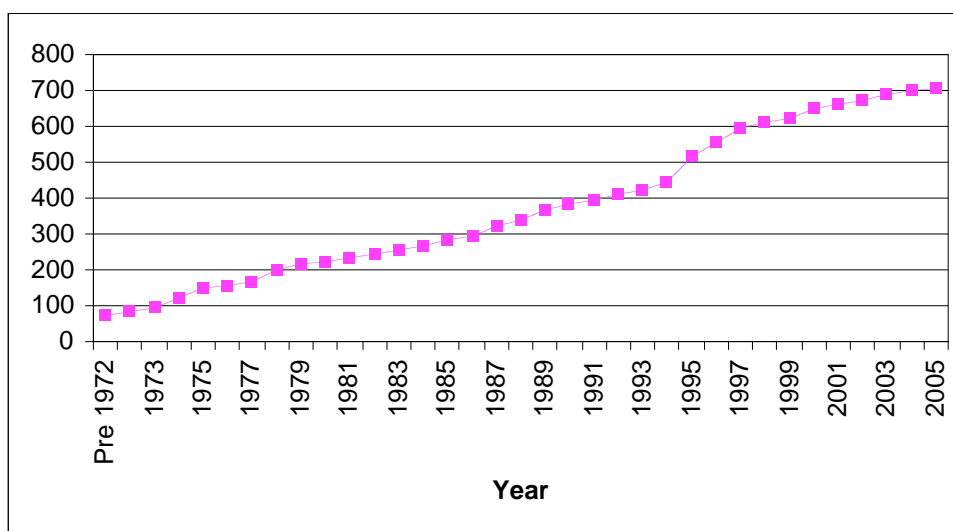
## Listed Buildings

- 2.5 The borough possesses 16 Grade I listed buildings, 240 Grade II\* listed buildings and 3,764 Grade II listed buildings. Map 2.2 shows the location of listed buildings in the borough.

## Tree Preservation Orders

- 2.6 In April 2005 there were a total of 706 Tree Preservation Orders in the borough. Twelve were added in 2004 and between 01/01/2005 and 31/03/2005 five had been created. Table 2.1 shows the increase in TPOs over the last 30 years. Map 2.3 shows the location of these TPOs within the borough.

**Table 2.1 – Number of Tree Preservation Orders**



## Buildings at Risk

- 2.7 During 2004/05 English Heritage and the Council identified five properties as being at risk due to vacancy and neglect for considerable periods, damage caused by weather, dry or wet rot, water penetration or vandalism. All these properties have now had works carried out for their repair.

## Evaluation of Policies

### Use of Policies in Determining Planning Applications

- 2.8 Of the Strategic policies, STRAT 10 (protect listed buildings and preserve conservation areas) and STRAT 11 (promote high environmental and architectural design standards) were quoted most frequently, appearing 27 and 21 times respectively.
- 2.9 Conservation and Development policies are the most widely used of all policies because so much of the borough is covered by conservation areas and because they are the concerned with the control of development. A survey of planning decisions for the 2004/05 period found that Policies CD27 (ensure developments are built to high standards) quoted in 41% of decision notices (1,170 times), CD50 (permit alterations only where the external appearance of a building would

remain unharmed) quoted in 32% of decision notices, CD61 (ensure developments in conservation areas enhance their character) quoted in 38% of decision notices and CD62 (ensure all developments in conservation areas are to a high standard of design) quoted in 33% of decision notices, were the most frequently quoted policies. Policies CD33 (resist development which significantly reduces sunlight or daylight), CD35 (require developments to ensure visual privacy), CD47 (resist proposals for extensions subject to conditions), CD57 (pay special attention to preserving or enhancing conservation areas) and CD66 (resist proposals to alter listed buildings) were also quoted in a large number of decision letters. Refer to Appendix I for information about each Conservation and Development policy.

### **Analysis of Inspector's Decision Letters**

- 2.10 Policies CD27 was quoted a total of 53 times in inspector's decision letters, 32 times for dismissed appeals and 21 times for allowed appeals. CD61 was quoted 62 times, 44 times for allowed appeals and 19 times for dismissed appeals. CD62 was quoted 62 times, 42 times for dismissed appeals and 20 times for allowed appeals. See Appendix II for a full list of Conservation and Development polices and their usage in appeal decisions.

### **Output Indicators**

#### **Indicator 1: Renewable energy capacity installed by type (Government Indicator 9)**

- 2.11 Policy CD29 (encourage energy efficiency through the siting, landscaping, design and re-use of materials, orientation and lighting of dwellings) was quoted six times in officer's decision letters in the financial year 2004/2005. The policy was only quoted in relation to the issue of lighting in basement flats, and thus, did not directly address the issue of energy efficiency.
- 2.12 In 2004/05, there were no schemes which included the implementation of renewable energy capacity<sup>3</sup>.

#### **Indicator 2: Progress of Conservation Area Proposals Statements (UDP Indicator)**

- 2.13 No new Conservation Area Proposals Statements were being prepared in 2004/05. At present, three Conservation Areas do not have Conservation Area Proposals Statements and at present there is no timetable for their creation. This is due to priority being given to preparation of the Conservation Areas Supplementary Planning Document as part of the Local Development Process.

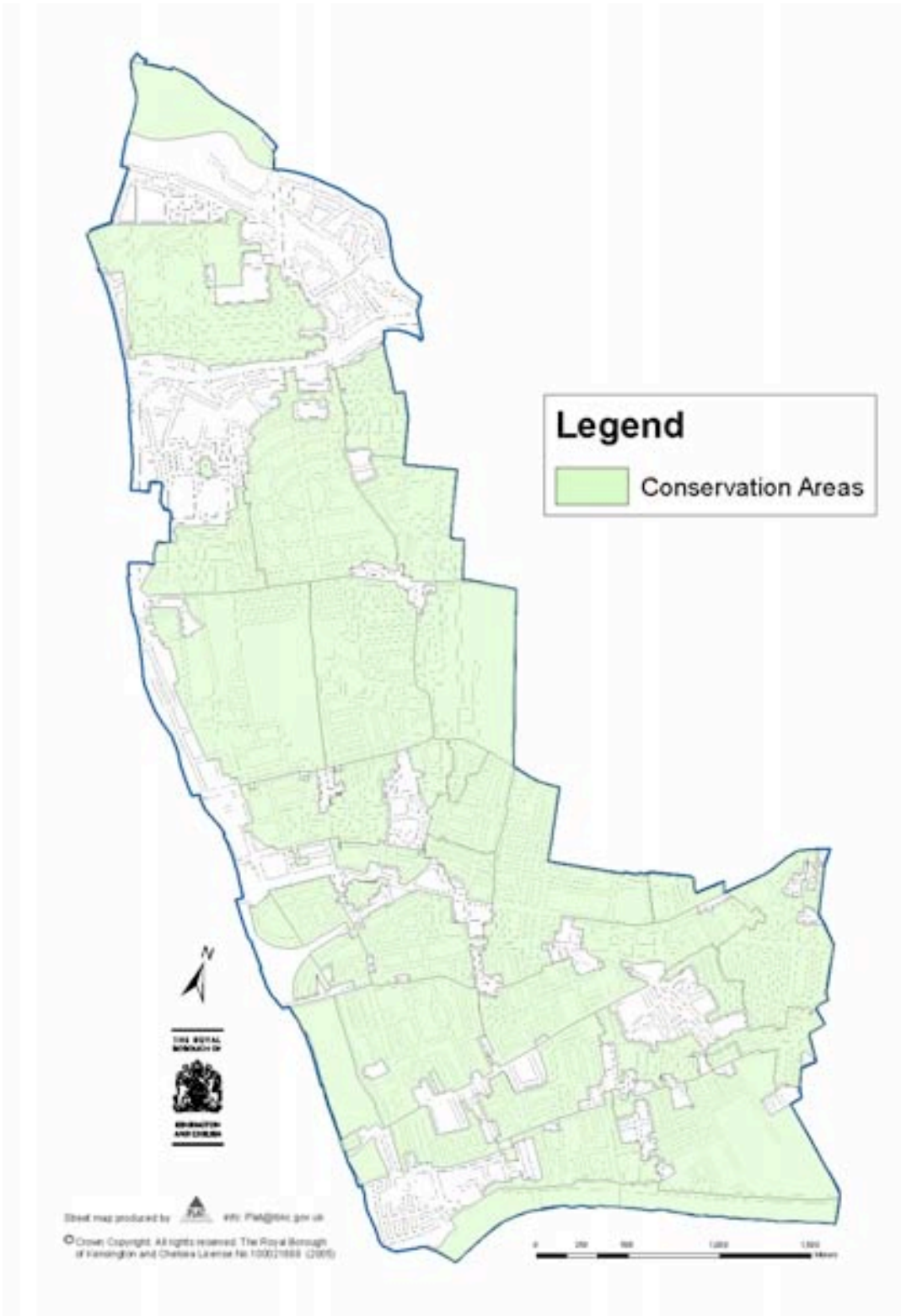
#### **Indicator 3: Environmental Enhancement Schemes (UDP Indicator)**

- 2.14 Two Environmental Enhancement Schemes were being implemented in the financial year 2004/2005, those of Chelsea Green and Redcliffe Square. Considerable progress was made on both of these over the 2004/05 period.

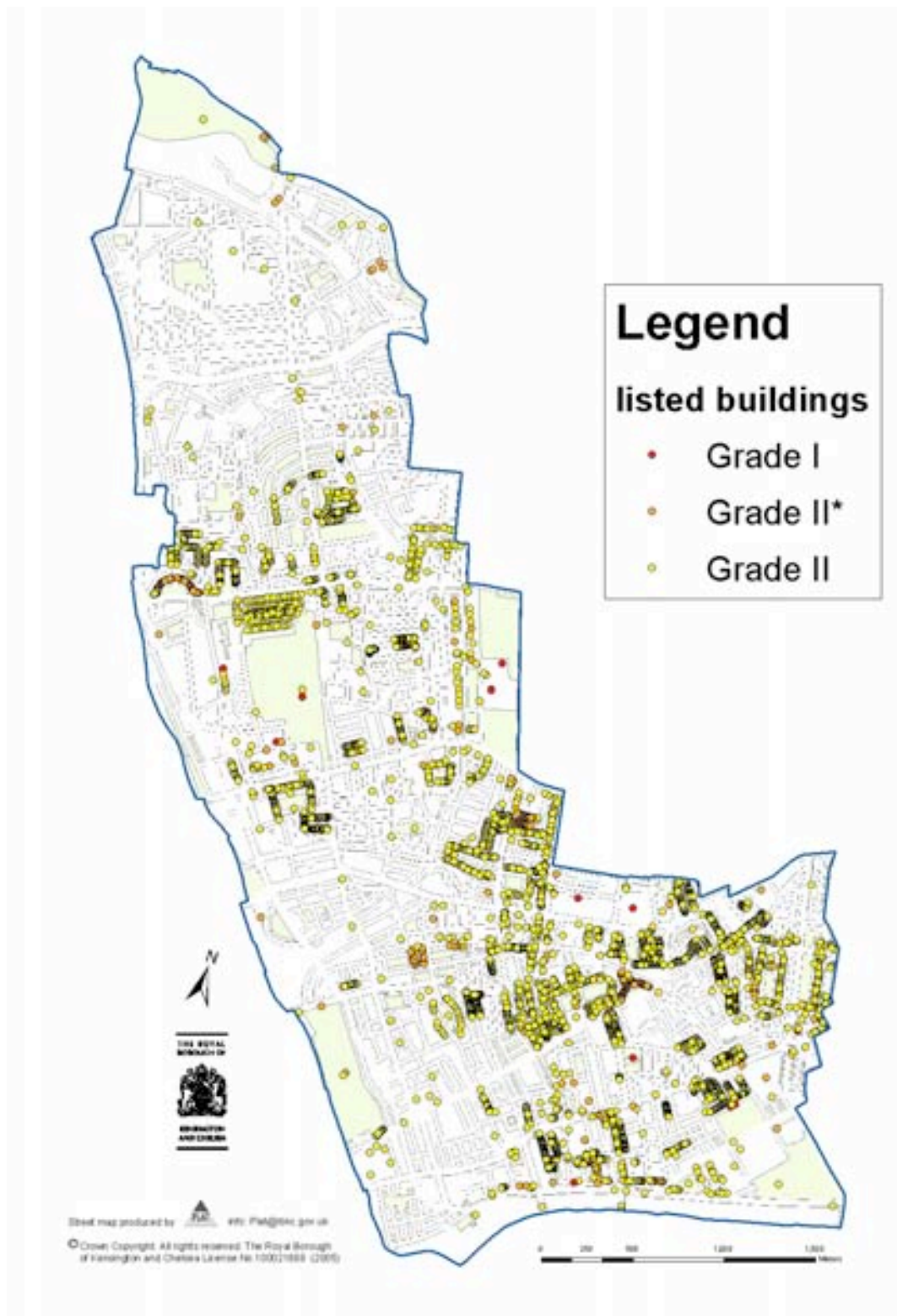
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<sup>3</sup> Defined as bio fuels, onshore wind, water, solar energy and geothermal energy

Map 2.1 – Conservation Areas in Kensington and Chelsea

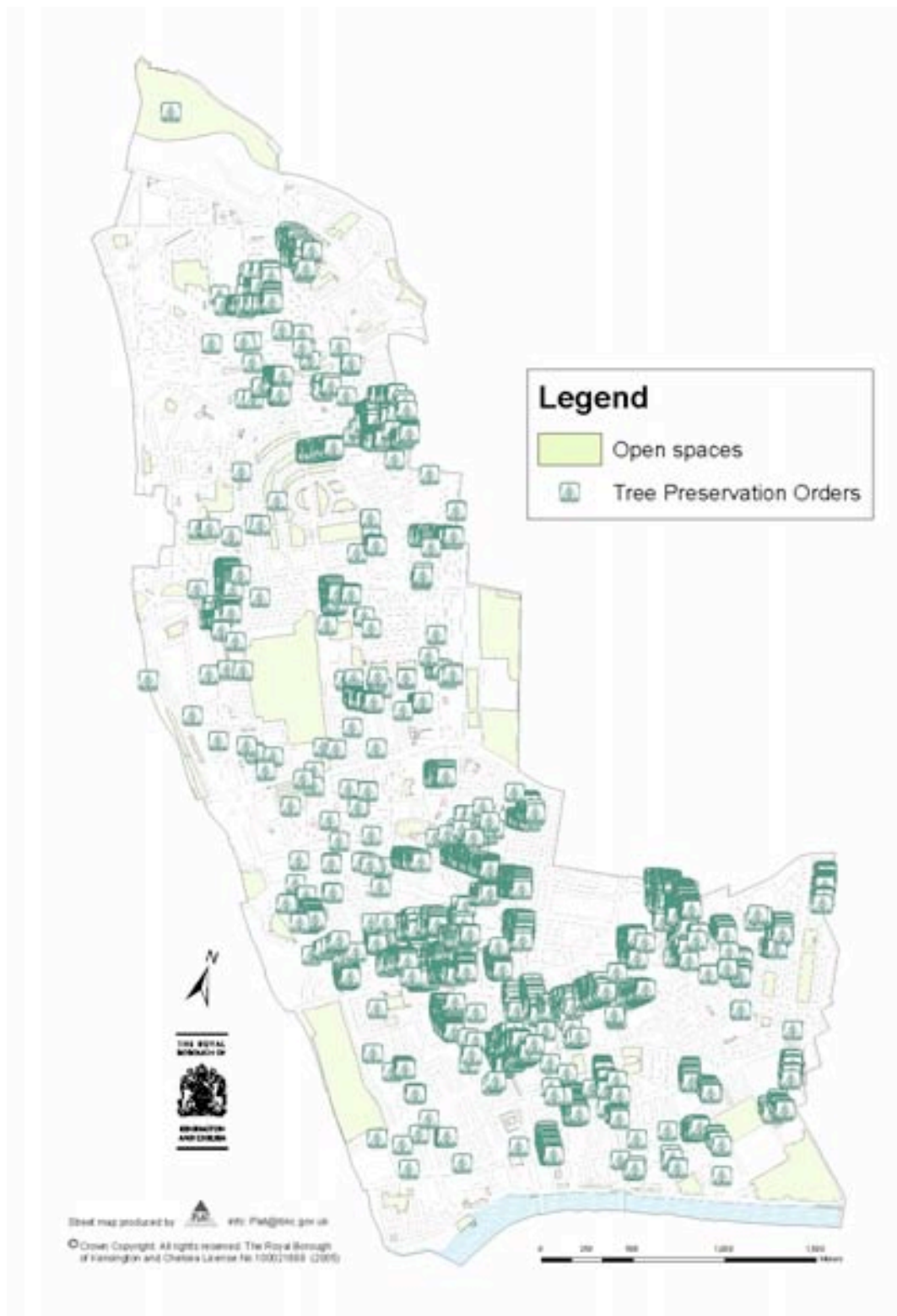


Map 2.2 – Listed Buildings in Kensington and Chelsea





## Map 2.3 – Tree Preservation Orders in Kensington and Chelsea



## 3. Housing

### Borough Objectives

**To protect permanent residential accommodation in order to maintain and enhance the residential function of the borough.**

**To ensure that new residential development, including conversions and extensions, is of good quality in order to maintain and enhance the residential character of the borough.**

**To increase the supply of housing in appropriate circumstances to help stem the decline, and where possible to increase, the borough's permanent residential population, subject to other policies of the Unitary Development Plan.**

**To provide and retain a range of housing types and sizes, of a satisfactory standard, to meet the varied physical and economic needs of the borough's residents.**

### Context

- 3.1 Kensington and Chelsea is primarily a residential borough despite its commercial importance to London. The Council attaches the highest importance to meeting the needs of long-term residents.
- 3.2 The borough's population currently stands at 184,100 accommodated within 77,016 households<sup>4</sup>. The population of the borough is predicted to rise to 240,000 by 2016<sup>5</sup>. The population density in the borough is 131 persons per hectare and is the highest nationally. Moreover, the borough has the third highest proportion of lone person households in England and Wales. These two factors along with the rising population of the borough are likely to increase the pressure on housing supply. In addition, the borough has the smallest percentage of local authority housing stock in inner London<sup>6</sup> alongside the most expensive private sector housing in England and Wales.

### Contextual Indicators

#### Property Prices

- 3.3 The Royal Borough of Kensington and Chelsea has some of the highest land values in the country. Table 3.1 shows minimum and average rents by number of bedrooms in Kensington and Chelsea.

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<sup>4</sup> Kensington and Chelsea Housing Needs Study, 2005

<sup>5</sup> Office of National Statistics - Sub-National 2003 Based Projection

<sup>6</sup> Kensington and Chelsea Housing Needs Study, 2005

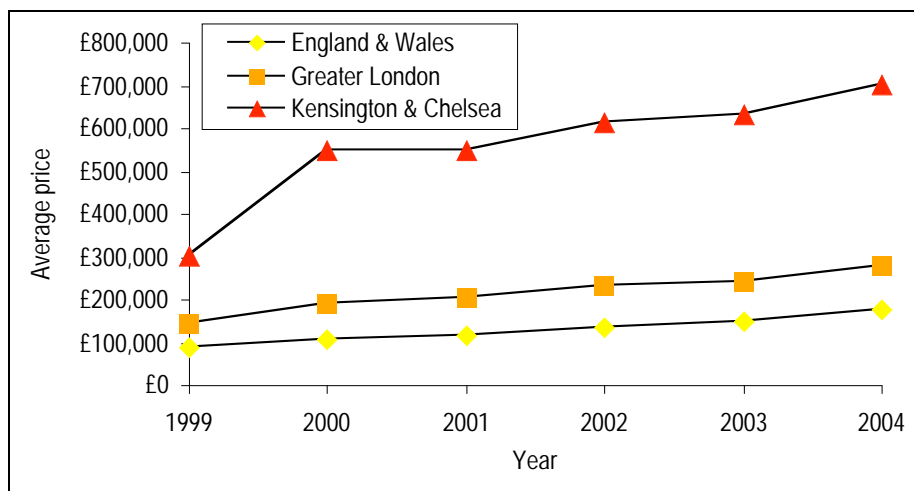
**Table 3.1 - Minimum and average private rents in Kensington and Chelsea**

Property size	Minimum rent (monthly)	Average rent (monthly)
1 bedroom	£1,015	£1,345
2 bedrooms	£1,450	£1,920
3 bedrooms	£2,115	£2,650
4 bedrooms	£3,870	£5,270

Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research<sup>7</sup>

- 3.4 Table 3.2 shows property price changes in Kensington and Chelsea, as well as Greater London and England and Wales. Property prices have been steadily rising in the last five years. In 2004, house prices in Kensington and Chelsea were four times the average house price in England and Wales. In the period April to June 2005, 729 property transactions were carried out in the borough with the average property being sold for £744,340<sup>8</sup>.

**Table 3.2 - Land Registry price changes 1999 –2004 (2<sup>nd</sup> quarters)**



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

- 3.5 Table 3.3 shows the average dwelling price by dwelling type in Kensington and Chelsea compared to greater London. Over 80% of property sales in Kensington and Chelsea were for flats and maisonettes compared to less than 50% for Greater London. With regard to property prices, residences in Kensington and Chelsea sold on average for more than double that of the Greater London average.

<sup>7</sup> Estimates based on a survey of 1,250 households

<sup>8</sup> Land Registry website: [www.landreg.gov.uk](http://www.landreg.gov.uk)

**Table 3.3 – Land Registry average prices and sales (2<sup>nd</sup> quarter 2004)**

Dwelling type	Kensington and Chelsea		Greater London	
	Average price	% of sales	Average price	% of sales
Detached	£4,758,368	0.3%	£579,802	4.3%
Semi-detached	£1,828,922	1.3%	£310,332	15.9%
Terraced	£1,433,137	15.7%	£287,440	31.3%
Flat/maisonette	£529,692	82.7%	£239,445	48.4%
<b>All dwellings</b>	<b>£701,155</b>	<b>100.0%</b>	<b>£280,430</b>	<b>100.0%</b>

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

### Tenure

- 3.6 Table 3.4 shows housing tenure in Kensington and Chelsea. The majority of households are owner occupied (47%) although there is also a large amount of privately rented households.

**Table 3.4 – Housing Tenure in Kensington and Chelsea**

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%
<b>Total</b>	<b>77,016</b>	<b>100.0%</b>

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

- 3.7 Table 3.5 shows overcrowding and under-population of residential premises in the borough. There are more under-occupied households than over-occupied households (12,511 compared to 3,487).

**Table 3.5 – Under-occupation and Over-occupation in Kensington and Chelsea**

Number of bedrooms required	Number of bedrooms in home				TOTAL
	1	2	3	4+	
1 bedroom	22,804	19,308	7,164	2,218	51,494
2 bedrooms	1,276	8,623	3,457	3,129	16,485
3 bedrooms	26	1,288	2,121	3,216	6,651
4+ bedrooms	0	290	607	1,488	2,385
<b>Total</b>	<b>24,106</b>	<b>29,509</b>	<b>13,349</b>	<b>10,051</b>	<b>77,016</b>

KEY: 24 Overcrowded households 24 Under-occupied households

Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research<sup>3</sup>

- 3.8 Table 3.6 shows the number and percentage of dwelling types in Kensington and Chelsea. The majority of households (76%) are flats and maisonettes. Very few residential properties in the borough are either semi-detached or detached.

**Table 3.6 – Dwelling Type in Kensington and Chelsea**

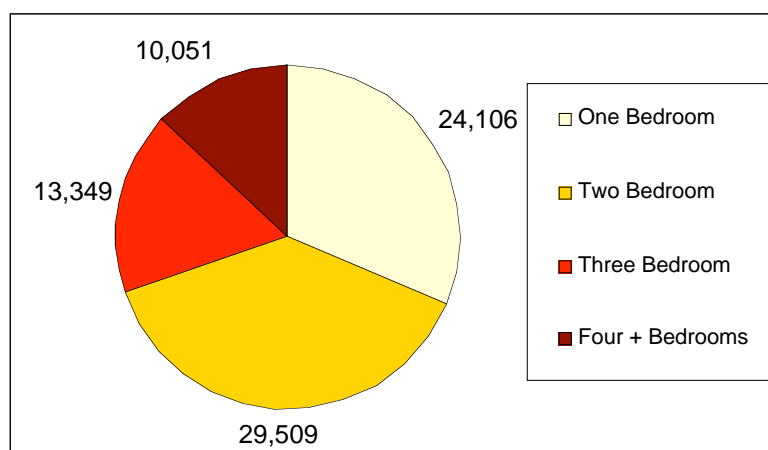
Dwelling type	Number of households	% of households
Bedsit	4,631	6.0%
Flat/maisonette	58,624	76.1%
Terraced house	11,619	15.0%
Semi-detached house	1,023	1.3%
Detached house	175	0.2%
Other	945	1.2%
<b>Total</b>	<b>77,016</b>	<b>100.0%</b>

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

### Housing Mix

- 3.9 Table 3.7 shows the mixture of housing sizes in the borough. In 2005, there were 24,106 one bedroom households, 29,509 two bedroom households, 13,349 three bedroom households and 10,051 households with four or more bedrooms.

**Table 3.7 – Housing Size in Kensington and Chelsea**



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

- 3.10 At present there is no data on housing mix for granted or completed residential schemes in 2004/2005, however, it is hoped that this data will be provided in next year's Annual Monitoring Report.

### Housing Affordability

- 3.11 Table 3.8 shows the number of the borough's residents that would be unable to afford market housing at its present prices. In total 33,741 households (43.8%)

would be unable to afford market housing<sup>9</sup>. As would be expected this is more apparent for residents of council housing and registered social landlord (RSL) housing, where over 90% of residents would be unable to afford market housing.

**Table 3.8 – Affordability and Tenure**

Tenure	Affordability		
	Unable to afford market housing	Number of households	% of households unable to afford
Owner-occupied (no mortgage)	3,251	22,685	14.3%
Owner-occupied (with mortgage)	1,771	13,650	13.0%
Council	6,303	6,832	92.3%
RSL	11,053	11,832	93.4%
Private rented	11,363	22,017	51.6%
Total	33,741	77,016	43.8%

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

## Evaluation of Policies

### Use of Policies in Determining Applications

- 3.12 Housing policies were quoted a total of 386 times in decision notices in 2004/2005. Of the strategic policies, STRAT 16 (ensure contribution by Royal Borough to dwelling stock of Greater London) was mentioned the most frequently, quoted 32 times. STRAT 17 (maximise the residential capacity of the borough) was also regularly used, quoted 21 times. The most frequently quoted housing policies related to maintaining and enhancing the residential function of the Borough. Policies H2 (seek development of land and buildings for residential use) referred to 80 times and H3 (encourage use of property, wherever appropriate, for residential purposes) referred to 81 times, were the most frequently quoted policies. Policy H1 (resist loss of permanent residential accommodation) was quoted twenty-five times, policy H6 (permit conversions from larger self-contained units into smaller self-contained units) was quoted sixteen times, H18 and H19 (mixed unit sizes) were quoted eighteen and twenty times respectively and H20 (resist conversions from Houses in Multiple Occupation into self-contained accommodation) was quoted fifteen times. Refer to appendix I for data on all of the housing policies.

### Analysis of Inspector's Decision Letters

- 3.13 Housing policies were quoted in dismissed appeals a total of 48 times, with STRAT 19 (seek an increase in the amount and range of sizes and types of dwellings) referred to 6 times and H7 (seek the provision of some outdoor space in all new development) quoted 7 times. Housing policies were never quoted in

<sup>9</sup> Kensington and Chelsea Housing Needs Study 2005, Fordham Research

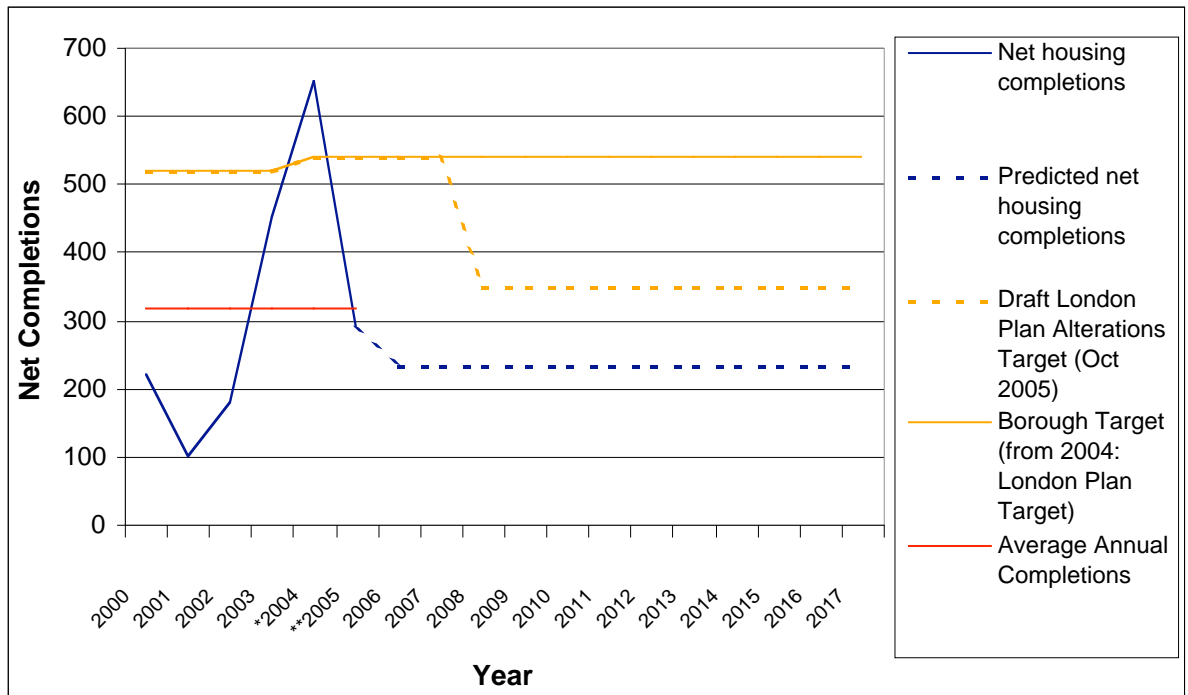
appeals that were allowed. Refer to appendix II for full data on housing policy usage in appeals.

## Output Indicators

### **Indicator 1: Housing Trajectory (Government Indicator 2a)**

- 3.14 Housing delivery is one of the core output indicators that has to be monitored as part of the Local Development Framework. The housing trajectory supports the 'plan, monitor and manage' approach to housing delivery by showing past and estimated future performance. The housing trajectory covers the period from 1992 to 2017, identified in the London Plan as the monitoring timeframe. Therefore it includes past rates of housing completions and conversions for 13 years and projected completions and conversions for the next 12 years, covering 10 years after the proposed adoption of the Local Development Framework.
- 3.15 Table 3.9 shows Kensington and Chelsea's Housing Trajectory. The housing trajectory is split into two distinct parts. The first part shows the borough's housing targets over the 1992-2017 period. From 1992 to 2003, Kensington and Chelsea's housing target was set by RPG 3 to provide a net increase in dwelling stock of 517 units per year. In 2004, this target was adjusted to 540 by the new London Plan. This target runs until 2017, however, it is proposed to lower the target to 350 units per year (3,500 units between 2007 and 2017) in the Mayor of London's draft Alterations to the London Plan. This adjusted target is also shown in the trajectory.
- 3.16 The second part shows the borough's net dwelling completions in the past and projections for future completions. The figures from 1992 to 2005 were calculated from the borough's annual Residential Implementation Monitoring Survey (RIMS), which monitors all applications which would result in a gain or loss of residential units. From 2005 onwards, the figures are a projection and are generated from a specific methodology. Average minor completion figures were taken from the 2002 to 2005 RIMS surveys (the years since the adoption of the present UDP). Added to this were predictions for the completion of major development schemes that have an existing planning permission and have not yet been implemented. In addition to this were speculative sites; sites for which planning applications had not been granted. These sites were either sites where a planning application had been submitted but not yet granted, sites where a planning application was expected and would be likely to be granted or sites identified in the UDP that would be likely to be subject to a planning application that would be granted. The results of the forecasting were that roughly 2,800 residential units would be developed over the next 12 years. This equated to a net provision of about 230 dwellings each year.

**Table 3.9 – Kensington and Chelsea Housing Trajectory**



\* 2004 data gives completions for a 15 month period: January 2003 to March 31<sup>st</sup> 2004

\*\* From 2005 onwards, datasets apply to the financial year

**Indicator 2: Percentage of new and converted dwellings on previously developed land (Government Indicator 2b)**

3.17 One hundred percent of the permissions granted and completed were on previously developed land.

**Indicator 3: Percentage of new dwellings granted at (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare and (iii) above 50 dwellings per hectare (UDP Indicator)**

3.18 Table 3.10 shows the housing density for residential applications granted in the financial year 2004/05. Over 80% of residential permissions were at densities of over 50 dwelling per hectare.

**Table 3.10 – Housing density for granted applications in financial year 2004/05**

Density	Percentage
Less than 30 dwellings per hectare	9.0%
Between 30 and 50 dwellings per hectare	9.8%
Above 50 dwellings per hectare	81.2%

Source: GLA London Development Database



**Indicator 4: Percentage of new dwellings completed at (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare and (iii) above 50 dwellings per hectare (Government Indicator 2c and UDP Indicator)**

- 3.19 Table 3.11 shows the housing density for residential developments completed in 2004/05. Almost 90% of residential implementations were at densities of over 50 dwelling per hectare.

**Table 3.11 – Housing density for implemented housing developments in financial year 2004/05**

Density	Percentage
Less than 30 dwellings per hectare	5.3%
Between 30 and 50 dwellings per hectare	5.3%
Above 50 dwellings per hectare	89.5%

Source: GLA London Development Database

- 3.20 The Greater London Authority measure net site area as the total area including access roads, parking, ancillary uses and open spaces but excluding adjacent roads.

**Indicator 5: Affordable housing permissions (Additional Indicator)**

- 3.21 There were ten housing developments with an affordable element granted permission in 2004/05. These resulted in a net affordable housing gain of 143 dwellings. This is 34% of the total (including market housing) 418 net dwellings granted.

**Indicator 6: Affordable housing completions (Government Indicator 2d)**

Thirty three affordable units were completed in 2004/5. This is 11% of the total net completions for all new housing (affordable and market). Five out of the six permissions completed were 100% affordable and the sixth permission contained was 65% affordable.

**Indicator 7: Number of conversions (UDP Indicator)**

- 3.22 In 2004/5 there were eight net dwellings approved through conversion schemes and 43 completed.
- 3.23 Table 3.12 shows the total net residential completions and approvals for new developments, conversions and changes of use in the borough in 2004/05. The majority of completions (62.5%) came from changes of use to residential. Conversions represented 14.8% of all completions.

### **Indicator 8: Net additions to dwelling stock (UDP Indicator)**

**Table 3.12 – Net residential completions and approvals**

	<b>New</b>	<b>%</b>	<b>Conversion</b>	<b>%</b>	<b>Change of use</b>	<b>%</b>	<b>All</b>
Completions	66	22.7	43	14.8	182	62.5	291
Approvals	248	59.3	8	1.9	162	38.8	418

Source: GLA London Development Database.

- 3.24 Table 3.12 above shows the borough's net completions in 2004/05. In total there was a net gain of 291 units. Table 3.13 shows the level of housing completions since the adoption of the UDP.

**Table 3.13 – Housing completions since the adoption of the UDP**

<b>Year</b>	<b>Completions</b>	<b>Housing Target</b>
2002	452	517 (UDP)
2003	520	517 (UDP)
1 <sup>st</sup> Quarter of 2004	130	129 – quarter of annual UDP target
2004/05	291	540 (London Plan)

### **Indicator 9: Houses in Multiple Occupation (HMO) Stock (UDP Indicator)**

- 3.25 HMOs are bedsits with shared facilities, usually bathrooms and toilets. HMOs provide a valuable source of low cost housing. According to Council records there are 363 Houses in Multiple Occupation in the borough containing a total of 6,595 bedsits<sup>10</sup>. This figure may change as soon as landlords are legally required to register HMOs under the Housing Act 2004.

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<sup>10</sup> Kensington and Chelsea Environmental Health, (2005) HMO Database

## 4. Offices and Industry

### Objectives

**Restrain further large-scale business development by ensuring that such development is well served by public transport and does not harm the residential character and function of the borough.**

**Secure the provision of a range of business premises and uses to foster a diverse and vibrant local economy and to maintain and widen employment opportunities, particularly for less-skilled and unemployed people.**

**Maintain the concentrations of business uses and increase the number of small business premises in the borough.**

### Context

- 4.1 Whilst the borough is primarily residential in character, some 9,900 businesses<sup>11</sup> play an important contribution to both the local and wider economy by providing a variety of employment opportunities for both local residents and workers from outside the borough.
- 4.2 Although there is a large amount of office floorspace in the borough, the amount is relatively small in comparison to neighbouring boroughs. Office floorspace tends to be concentrated in Principal and Local Shopping Centres or one of the borough's three Employment Zones: Lots Road, Kensal Road and Freston and Latimer Road. General industrial uses are also located in these three Employment Zones.
- 4.3 In 2003, Kensington and Chelsea had 4.3% of the Central London Sub-Region's<sup>12</sup> industrial floorspace. Generally, industrial employment in London is declining with a 7.1% loss in jobs between 1998 and 2002<sup>13</sup>. This had been mirrored by a loss in floorspace in the Central London Sub-Region of 15.5% of factory floorspace and 2.4% of warehousing floorspace in the period 2000-2003.
- 4.4 In Kensington and Chelsea there is a total of 56.5 hectares of offices, 6.1 hectares of factories and 10.8 hectares of warehouses<sup>14</sup>. This provides 29,507 jobs in offices, 2,095 jobs in factories and 4,391 jobs in warehousing, representing a 41% of jobs in the borough<sup>15</sup>.
- 4.5 By Central London standards, Kensington and Chelsea is a 'low demand, low supply' borough in terms of offices and industry<sup>16</sup>. Despite this, certain areas of the borough such as Kensington High Street, King's Road and Knightsbridge hold a prestigious value and attract significant office development.

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<sup>11</sup> Annual Business Enquiry, 2003

<sup>12</sup> London Plan Definition: the boroughs of Kensington and Chelsea, Westminster, Camden, Islington, Lambeth, Southwark and Wandsworth.

<sup>13</sup> Industrial and Warehousing Land Demand in London, GLA, 2004

<sup>14</sup> ODPM Floorspace Statistics, 2004

<sup>15</sup> Annual Business Enquiry, 2003

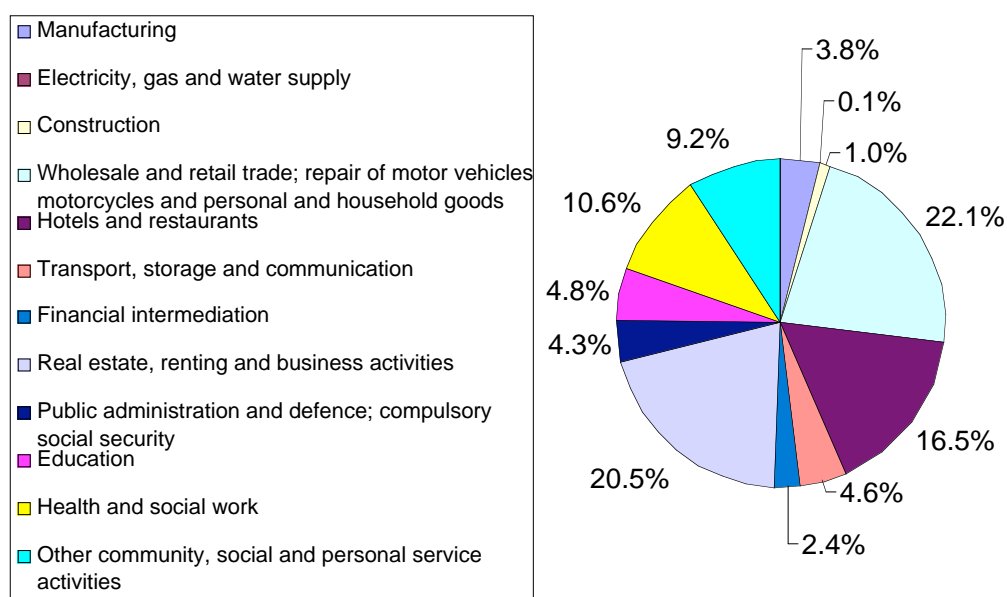
<sup>16</sup> London Office Policy Review, 2004, GLA

## Contextual Indicators

### Employment Structure

- 4.6 Table 4.1 shows the employment structure of the borough. There are a total of 113,025 recorded employee jobs in the Royal Borough. Of these, the largest area of employment is 'wholesale and retail' which provide 22% of local jobs. Other areas with significant employee numbers are 'real estate, renting and business activity' (20%) and 'hotels and restaurants' (16.5%). 13.3% of the borough's workforce is self-employed<sup>17</sup>.

**Table 4.1 – Employment by Sector in 2003**



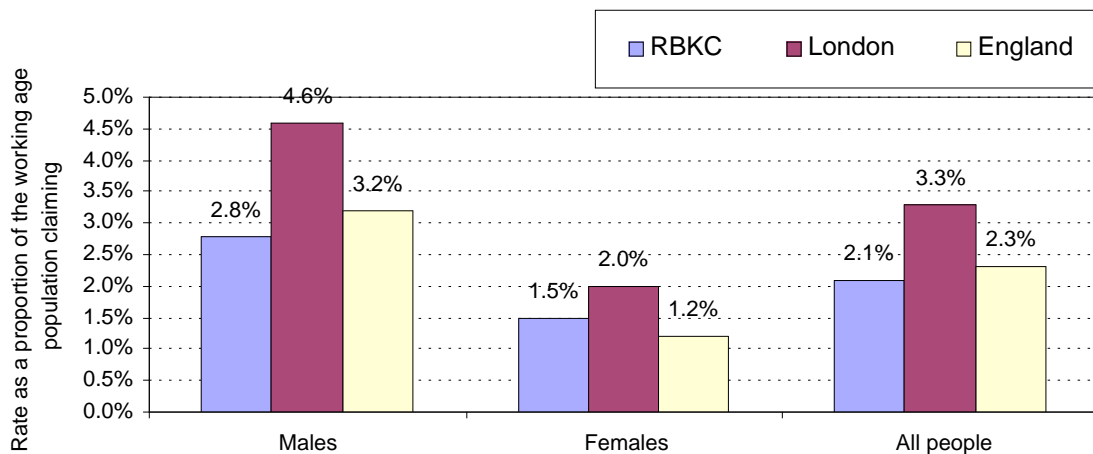
Source: Annual Business Enquiry 2003, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

### Unemployment

- 4.7 Unemployment in the borough is measured by the uptake of Job Seekers Allowance (JSA) Unemployment Benefit. This takes into account those who are unemployed and seeking employment but not people who are unemployed and not seeking employment. In June 2005, the JSA claimant rate in Kensington and Chelsea was 2.1% compared to a London average of 3.3%.
- 4.8 Table 4.2 shows JSA claimant rates for men and women.

<sup>17</sup> Local Area Labour Force Survey 2003/2004, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

**Table 4.2 - Job Seekers Allowance Claimant Rate – June 2005**



Source: Claimant Counts 2005, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

4.9 Table 4.3 shows the age and duration of JSA claimants. The majority of claimants (61.4%) are between the ages of 25-49. 56% of all claimants have been claimants for less than 6 months.

**Table 4.3 – Age and Duration of Job Seekers Allowance Claimants**

Age of RBKC JSA Claimants	%	Duration of RBKC JSA Claimants	%
Aged 18-24	20.4%	Up to 6 months	55.9%
Aged 25-49	61.4%	Between 6 and 12 months	23.7%
Aged 50+	18.3%	Over 12 months	20.5%
	100%		100%

Source: Claimant Counts 2005, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

### Labour Market Activity

4.10 The proportion of the working age population (16-64 years) that is economically active (ie. people who are in employment or unemployed but are able to work) in the Royal Borough is very similar to the London and national average at 73.2%. 68.1% of the working age population are in employment, which again is similar to the London average. A larger proportion of the working age population is self-employed in the Royal Borough (13.3%) compared with the London average (10.6%).

### Household Income Levels

4.11 Kensington and Chelsea ranks highly compared to London borough averages in terms of gross household income levels. Household income measures relate to income from all sources, rather than just earnings and so can include incomes such as benefits. The average gross household income for Kensington and Chelsea in 2005 is higher than regional and national levels as illustrated in table 4.4. Residents of the borough receive, on average, 22% more gross household income than the London-wide average.

**Table 4.4 - Average Annual Income (2004)**

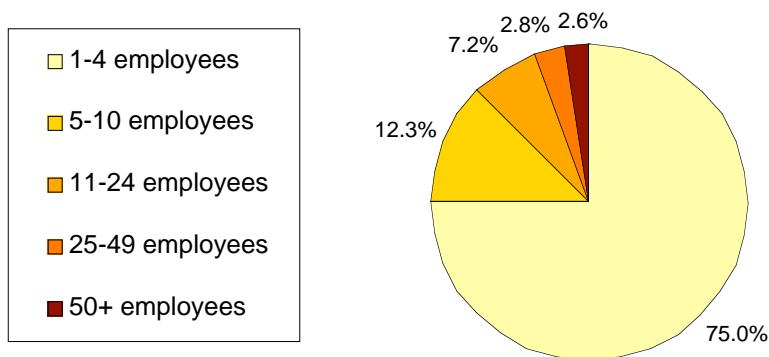
Kensington and Chelsea	£42,272
London	£34,625
England	£29,374

Source: Paycheck 2004, CACI Ltd.

**Size of Employers and Number of Employees**

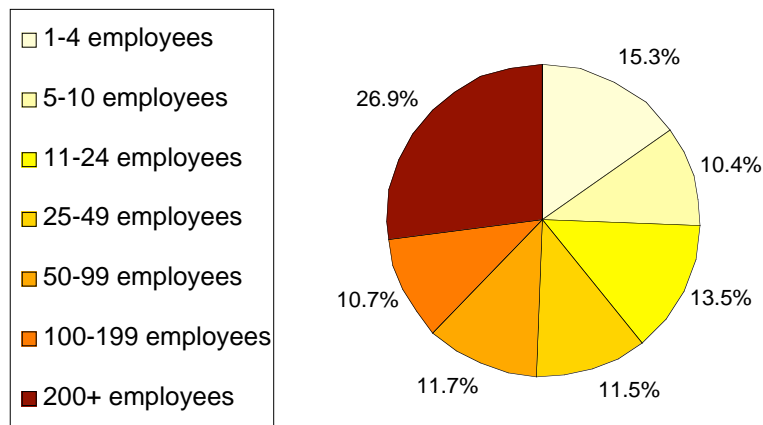
4.12 Three quarters of businesses in the borough employ less than 5 people, but this only represents 15.3% of the borough's workforce. Only 2.6% of businesses employ over 50 people, but this represents 49.3% of the borough's workforce.

**Table 4.5 – The Size of Business Defined by Number of Employees in Kensington And Chelsea**



Source: Annual Business Enquiry 2003, www.nomisweb.co.uk

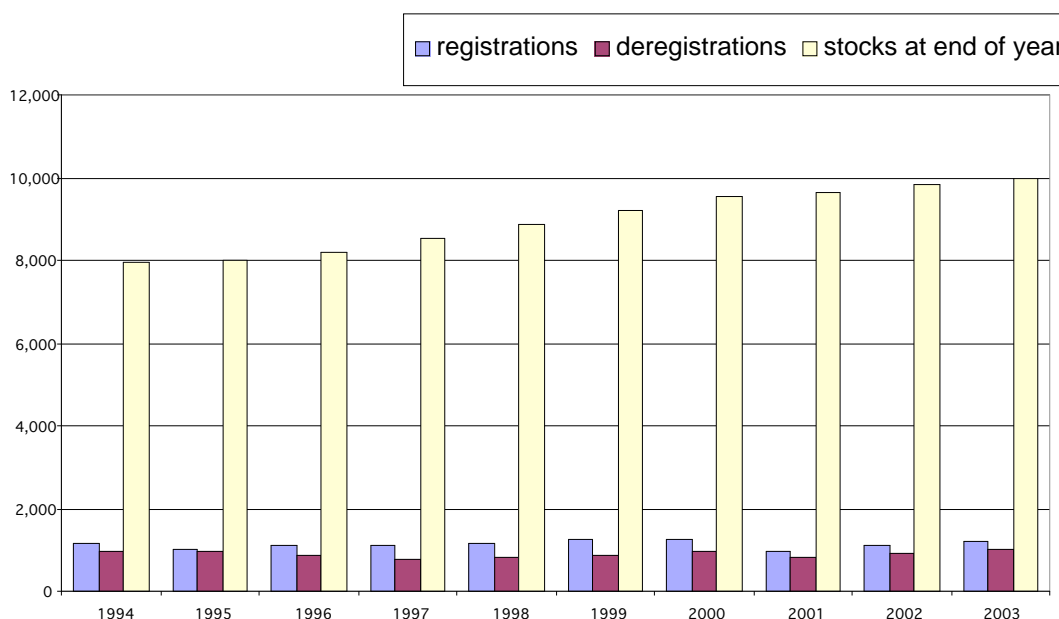
**Table 4.6 – Percentage Employed by Size of Business in Kensington and Chelsea**



Source: Annual Business Enquiry 2003, www.nomisweb.co.uk

4.13 Every year since 1994, there has been a steady increase in the number of VAT registered businesses in the borough. Table 4.7 below illustrates these figures. In 2003 there were 9,990 registered businesses in the borough.

**Table 4.7 - VAT registered businesses in Kensington and Chelsea 1994-2003 – total registered + annual registrations and de-registrations**



Source: Annual Business Enquiry, 2003, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

## Evaluation of Policies

### Use of Policies in Determining Applications

- 4.14 Planning applications concerning office and industry developments are relatively uncommon in the borough (23 applications in the 2004/2005 period) and thus, the use of office and industry policies is relatively limited. Of the Strategic policies, STRAT 22 (retain a range of business premises) was the most frequently used though this was only quoted 5 times in decision notices.
- 4.15 The most quoted office and industry policy was E3 (resist loss of small business units), quoted 11 times (47.8% of office and industry applications). Policy E1 (resist large-scale business development) was quoted 10 times. Refer to appendix I for full analysis of the office and industry policies

### Analysis of Inspector's Decision Letters

- 4.16 Policies E1, E11 (encourage business start-up premises), E13 (encourage premises for locally based service industries) and E14 (Resist loss of commercial uses in commercial mews) were each quoted once for dismissed appeals. Office and Industry policies were quoted a total of 6 times and led to the appeal being dismissed each time. Refer to appendix II for full analysis of the office and industry policies in appeals.

## Output Indicators

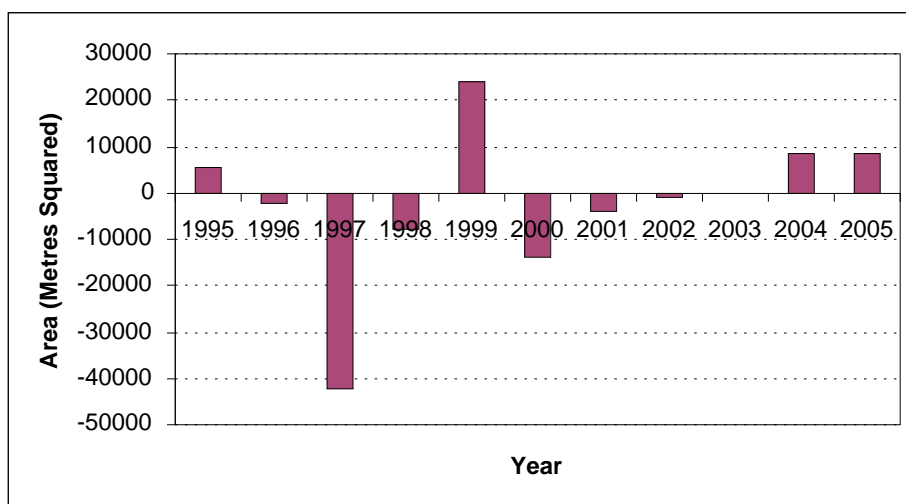
### Indicator 1: Amount of floorspace developed for employment by type (Government Indicator 1a and Government Indicator 4a)

- 4.17 Government Guidance<sup>18</sup> 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.
- 4.18 This indicator reflects the UDP monitoring requirement: Amount of B1 floorspace.
- 4.19 Presently, the borough undertakes a B1 Implementation Monitoring Survey on an annual basis. This survey covers the implementation of Use Classes<sup>19</sup> B1(a) offices, B1(b) research and development and B1(c) light industrial floorspace over the whole of the borough. Presently the borough does not survey Use Classes B2 or B8 although they will need to be monitored in future years.

### B1 Implementation Monitoring Survey

- 4.20 The borough's Office Implementation Survey is undertaken in order to monitor gains and losses of Use Class B1 floorspace. Table 4.8 shows office implementation over the past 10 years. Over this time there has been a net loss in office space, mostly as a result of floorspace loss in 1997. Since 2002 there has been a steady increase in office floorspace, with an increase of 8,677m<sub>2</sub> over the past year.

**Table 4.8 – Number of B1 completions by floorspace 1995-2005**



No B1 Implementation Survey was undertaken in 2003.

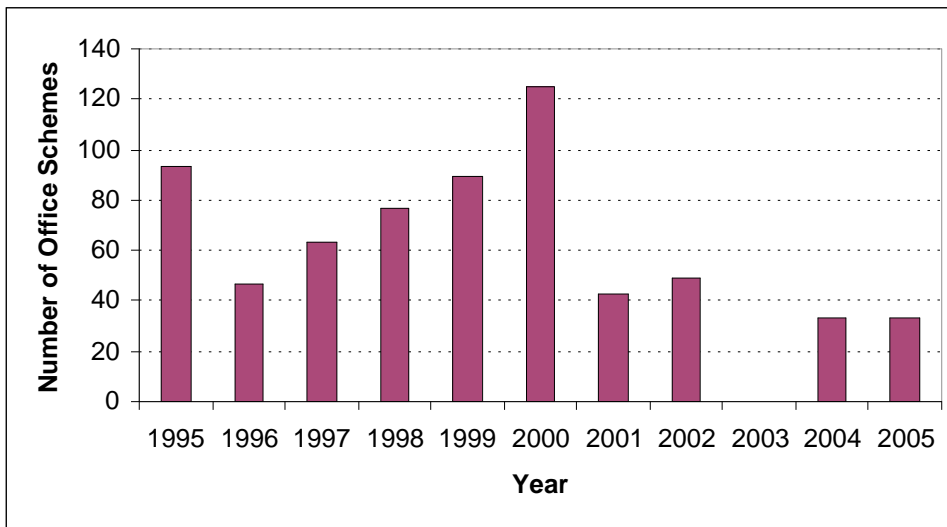
- 4.21 Table 4.9 shows that over the past ten years, the number of applications for office use has gradually decreased. In 2000, 125 applications were completed in comparison to just 33 this year.

<sup>18</sup> ODPM (2005) Local Development Framework Core Output Indicators (Update 1/2005)

<sup>19</sup> ODPM (2005) Use Class (Amendment) Order



**Table 4.9 – Number of new B1 sites completed 1995-2005**



No B1 Implementation Survey was undertaken in 2003

4.22 Results from the Office Implementation Survey show a rise in office floorspace over the last two years of 17,354 square metres. Generally, long-term patterns of office implementation suggest that office floorspace in the borough remains at a constant level. The borough’s UDP policies have attempted to concentrate industry in the borough in areas of existing employment such as shopping centres and employment zones.

**Indicator 2: Amount of floorspace permitted for employment by type, in employment zones (Additional Indicator)**

4.23 The borough’s three employment zones accommodate the majority of the borough’s smaller businesses.

4.24 Two applications were made in 2004/05 resulting in a gain or loss of B1 floorspace. These are shown in table 4.10. The permissions resulted in a net B1 gain of 78 square metres for the year.

**Table 4.10 – Applications Resulting in a Gain or Loss of B1 Floorspace**

Employment Zone	Development Description	Net B1 Gain (m <sub>2</sub> )
Freston/Latimer Road	Change of use from A3 use to B1 use	310
Kensal Road	Change of use of mezzanine floorspace from B1 office to D1 use (yoga centre)	-232

**Indicator 3: Amount of floorspace developed for employment by type, in employment or regeneration areas (Government Indicator 1b)**

4.25 Table 4.11 shows the office completions in 2004/05 in the three employment zones. Seven developments resulting in a gain of business space were granted, with a gain in B1 floorspace of 3,188 square metres.

**Table 4.11 – B1 Completions in Employment Zones**

<b>Employment Zone</b>	<b>Development Description</b>	<b>Net B1 Gain (m<sub>2</sub>)</b>
Lots Road	Erection of 3 storey office building	439
Freston/Latimer Road	Change of use from A3 use to B1 use	310
Freston/Latimer Road	Change of use from class A3 to class B1	40
Freston/Latimer Road	Erection of extension for B1 use	360
Freston/Latimer Road	Extension to form additional office floorspace	275
Kensal Road	Erection on new mixed use development	1493
Kensal Road	Erection of extension to existing building	271

**Indicator 4: Amount of completed office development in town centres (Government Indicator 4b)**

- 4.26 In 2004/05, office implementation in town centres was not monitored, however, in future years, office implementation in town centres will be monitored.

**Indicator 4: Amount of floorspace by employment type, which is on previously developed land (Government Indicator 1c)**

- 4.27 In 2004/05, all office and industry developments in the borough were built upon previously developed land as defined in Annex 3 of PPG3<sup>20</sup>.

**Indicator 5: Employment land available by Type (Government Indicator 1d)**

- 4.28 Table 4.12 shows the major sites in the UDP allocated for possible business uses. In total there are 14 sites. The site as Kensal Green Gasworks has planning permission for 15,989 square metres of use class B1 development.

<sup>20</sup> Planning Policy Guidance 3: Housing (March 2000)

**Table 4.12 - Sites Allocated for Business and Employment Use in the Unitary Development Plan**

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
49-53 Kensington High Street	0.2	Under construction. Planning permission for 3,450sqm A1, 5896sqm B1 and 362sqm A3 floorspace.
TA Centre, Warwick Road	0.83	No proposal
Ombeter Site, 181-183 Warwick Road	0.2	Current proposal for residential development
Fenelon Place (Phase II) Warwick Road	0.26	Current proposal for residential development
King's College, 552 King's Road	2.99	Residential now on site
Lots Road Electricity Generating Centre	1.72	Proposal for mixed use development
Kingsgate House, 536 King's Road	0.25	No proposal
King's College, Manresa Road	0.58	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
Duke of York's HQ, King's Road	0.7	Office development completed

- 4.29 In 2004/05, planning permission was granted for an additional 0.21 hectares of employment land. However, over the same period, planning permissions resulted in a loss of 0.22 hectares. Therefore there was an almost negligible change in the supply on employment land.

**Indicator 6: Losses of employment land in (i) employment/regeneration areas and (ii) Local authority area (Government Indicator 1e)**

- 4.30 In 2004/05, a total of 1.45 hectares of employment land was lost through non-employment implementations. Within employment zones, a total of 0.0232 hectares (232 square metres) was lost.

**Indicator 7: Amount of employment land lost to residential development (Government Indicator 1f)**

- 4.31 Of the 1.45 hectares lost to non-employment implementations, 0.61 hectares was lost to residential development, through a total of 18 implemented planning permissions.

## **5. Transport Chapter**

### **Borough Objectives**

**To locate high trip-generating activity in areas well served by public transport.**

**To improve access to all land uses, especially for those with special mobility needs through the efficient use of the transport network.**

**To reduce the need to travel and, in particular, the number and length of motor vehicle trips by ensuring that development is located appropriately.**

**To promote measures to reduce the need to travel.**

**To reduce overall levels of road traffic in the Borough.**

**To reduce air pollution from road traffic and the noise nuisance caused by transport.**

**To increase the proportion of journeys made on foot and by bicycle.**

**To improve public transport so it is more convenient and reliable to use, is better able to meet demand and is attractive as an alternative to the private car.**

**To reduce the number and severity of road accident casualties.**

**To minimise the adverse effects of traffic in the borough, particularly on the environment of residential areas and shopping centres.**

**To ensure that development does not add to on-street parking stress, in particular where demand is already saturated.**

**To ensure that changes to the transport infrastructure improve the borough's townscape.**

### **Context**

- 5.1 The Royal Borough is part of London's strategic transport system, with movement in it coming both from trips originating and/or terminating here, i.e. those by residents, visitors and workers, and from 'through traffic'.
- 5.2 Due to a lack of off-street parking in most of the building stock within Kensington and Chelsea there is a huge demand for parking on-street. In order to control parking demand the whole of the borough is a Controlled Parking Zone. These controls help suppress the number of car trips to new developments. The Council has developed a number of measures to try and ensure that parking pressure is not worsened. These include 'permit-free', where residents of new developments not provided with off-street parking are ineligible for residents'

parking permits, and 'car-club' where cars are provided on-street for members to use on a pay-as-you-drive basis.

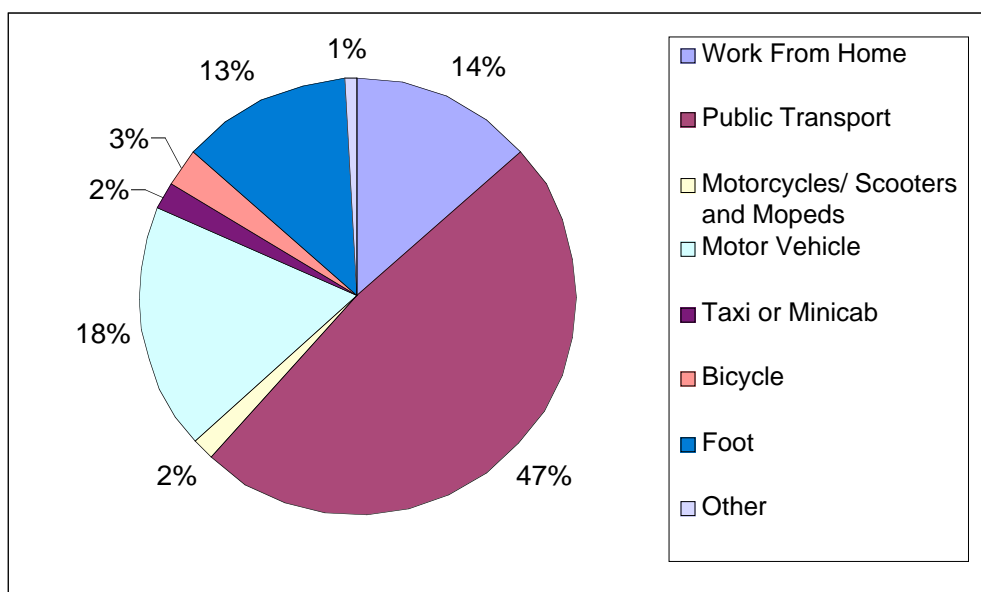
- 5.3 The Council does not have direct control over the provision of public bus, tube and rail services within the borough, however there is a close relationship with Transport for London and the transport operators to help guide and improve public transport provision. The provision of new or improved public transport services is particularly encouraged in areas where at present public transport services are relatively poor, such as in the north west and south west corners of the borough.

## Contextual Indicators

### Travelling within the borough

- 5.4 Table 5.1 shows how residents in the borough travel to work. Forty-seven percent of borough residents that work, travel to work by public transport and 18% by car. The averages for the UK are 62% by car and 15% via public transport and in London the average is 42% by public transport and 34% by car. 14% of borough residents work from home.

**Table 5.1 – Mode of transport used when travelling to work in Kensington and Chelsea**

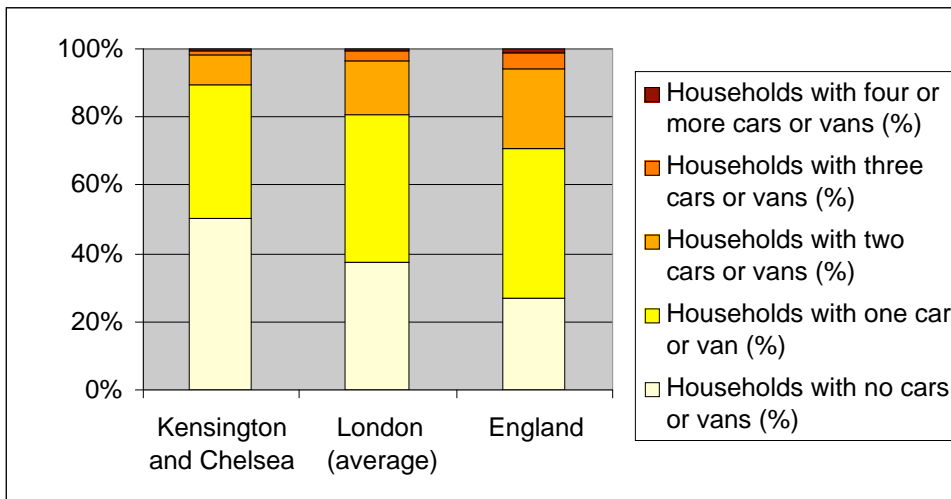


Source: 2001 census

### Car ownership

- 5.5 Table 5.2 shows car ownership in Kensington and Chelsea compared to regional and national averages. 50% of households within the Royal Borough do not own a car or van, 39% have one car or van and 10% have two or more. This is very similar to the inner London average. Car ownership in the borough is significantly lower than the national average.

**Table 5.2 – Car ownership in Kensington and Chelsea**



Source: 2001 Census

## Evaluation of the Effectiveness of Transport Policies

### Use of Policies in Determining Applications

- 5.6 The strategic transport policies were used infrequently, with STRAT 23 (support reduction in road traffic movement) and STRAT 25 (promote walking and improve pedestrian environment) the most frequently quoted policies, being mentioned twice each. Of the core transport policies the following were the most frequently cited: TR3 – maintain and improve footways (33 times), TR9 – require provision of cycle parking facilities in developments (81 times), TR36 – resist developments leading to increased traffic/parking (189 times) and TR42 – requires new residential development to have off-street parking (101 times). The most commonly quoted transport policies were usually related to the control of development and greater access for pedestrians. Refer to appendix I for full analysis of transport policy usage.

### Analysis of Inspectors Reports in Appeals

- 5.7 Transport policies were quoted 46 times by Inspectors, 41 times in dismissed appeals and 5 times in allowed appeals. Policies TR2 (maintain, improve and provide safe crossing facilities) was quoted once in allowed appeals and TR38 (limit the number of off-street parking spaces in non-residential developments) was quoted twice in allowed appeals. The most frequently quoted transport policies in dismissed appeals were policies TR36 (12 times) and TR42 (9 times). Refer to appendix II for full analysis of transport policy usage in appeals.

## Output Indicators

### Indicator 1: Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the Local Development Framework (Government Indicator 3a)

- 5.8 In 2004/05 car parking standards within non-residential developments were not monitored, this will need to be addressed in the future.

**Indicator 2: Amount of new residential development within 30 minutes public transport times of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s) (Government Indicator 3b)**

- 5.9 All of the borough residents are within 30 minutes (by public transport) of a GP, hospital, primary school, secondary school, area of employment and major retail centre, therefore any new development within the borough would also be within 30 minutes public transport time of these facilities.

**Indicator 3: Traffic management schemes (UDP Indicator)**

**The Old Brompton Road traffic and pedestrian improvements**

- 5.10 This scheme included new zebra crossings, an improved junction including new pedestrian signalised crossing and other pedestrian improvements.

**St Mark's Road area improvements**

- 5.11 This scheme has resulted in improved pedestrian facilities including a signalised crossing and mini-roundabouts and other alterations to improve road safety.

**Indicator 4: Traffic flows (UDP Indicator)**

- 5.12 The volume of traffic has been falling year on year in the borough since 1999 when total traffic flows amounted to 599 million vehicle kilometres. Total traffic flows within the borough in 2004 were 581 million vehicle kilometres, which represents a slight reduction from 2003. Traffic flows on major routes through the borough including Kensington High Street, Cromwell Road, Notting Hill Gate / Holland Park Avenue and King's Road have also decreased.
- 5.13 There is likely to be an overall reduction in traffic flows within the borough by 2007 as a result of the confirmed extension of the congestion charging zone. However, there may be an increase in traffic on the Earl's Court One-Way System, which already suffers from some of the worst congestion within the borough, because the road will act as a toll-free boundary road to the extended charging zone.

**Indicator 5: Parking and permit-free development (UDP Indicator)**

- 5.15 The Council has parking standards which are generally more stringent than those proposed with the Mayor of London's London Plan, particularly for commercial developments.
- 5.16 There are 28,000 on-street residents' parking bays within the borough and 6,000 on-street pay and display bays. As a result of the densely developed nature of the borough there exist very few, if any, opportunities to significantly increase the numbers of on-street residents' parking bays. Over the last year there has been a slight increase in residents' bays of around 40, which was achieved by converting pay and display bays.

- 5.17 There is a very high demand throughout most of the borough a very high demand for the existing on-street parking spaces (the Council last year issued 40,000 residents' parking permits and there are 28,000 residents' bays), which results in high levels of on-street parking occupancy. In order to ensure new development does not worsen this situation, the Council seeks off-street parking up to maximum standards for all new residential development. In those situations where off-street parking is not feasible for residential developments the Council will insist on other measures to ensure parking demand is not increased on street through, for example, requiring development to be permit-free. The Supplementary Planning Guidance on car and permit-free residential development was adopted in June 2004. In 2004/05, 19 permit-free residential developments were granted planning permission.

**Indicator 6: Cycle routes (UDP Indicator)**

- 5.18 The London Cycle Network (LCN+) within the borough aims to provide a network of safe and convenient cycle routes linking residential areas with all major centre of employment, retailing, leisure and transport within the borough and across the capital. The Council also has also introduced local cycle routes to complement the LCN+ where appropriate. Map 5.1 shows the location of LCN+ routes

**Indicator 7: Public transport accessibility (UDP Indicator)**

- 5.19 See Map 5.2 which shows Public Transport Accessibility levels in the borough.

**Indicator 8: Road safety (UDP Indicator)**

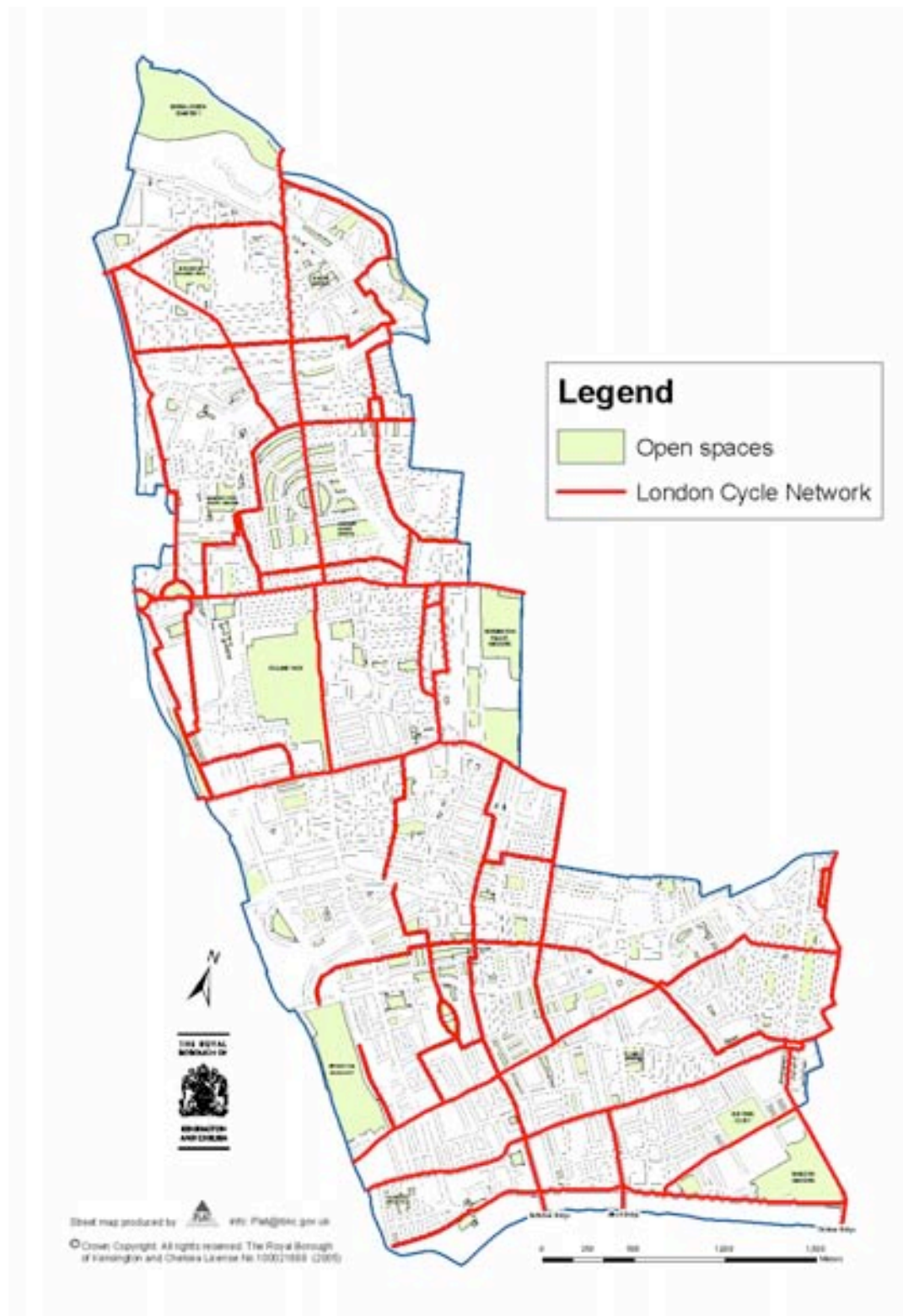
- 5.20 The number of killed and serious injury (KSI) accidents have been declining in the borough. In 2004/05 there were 90 such accidents, which is a decrease of 20% in comparison to the previous year.

**Indicator 9: Travel Plans (Additional Indicator)**

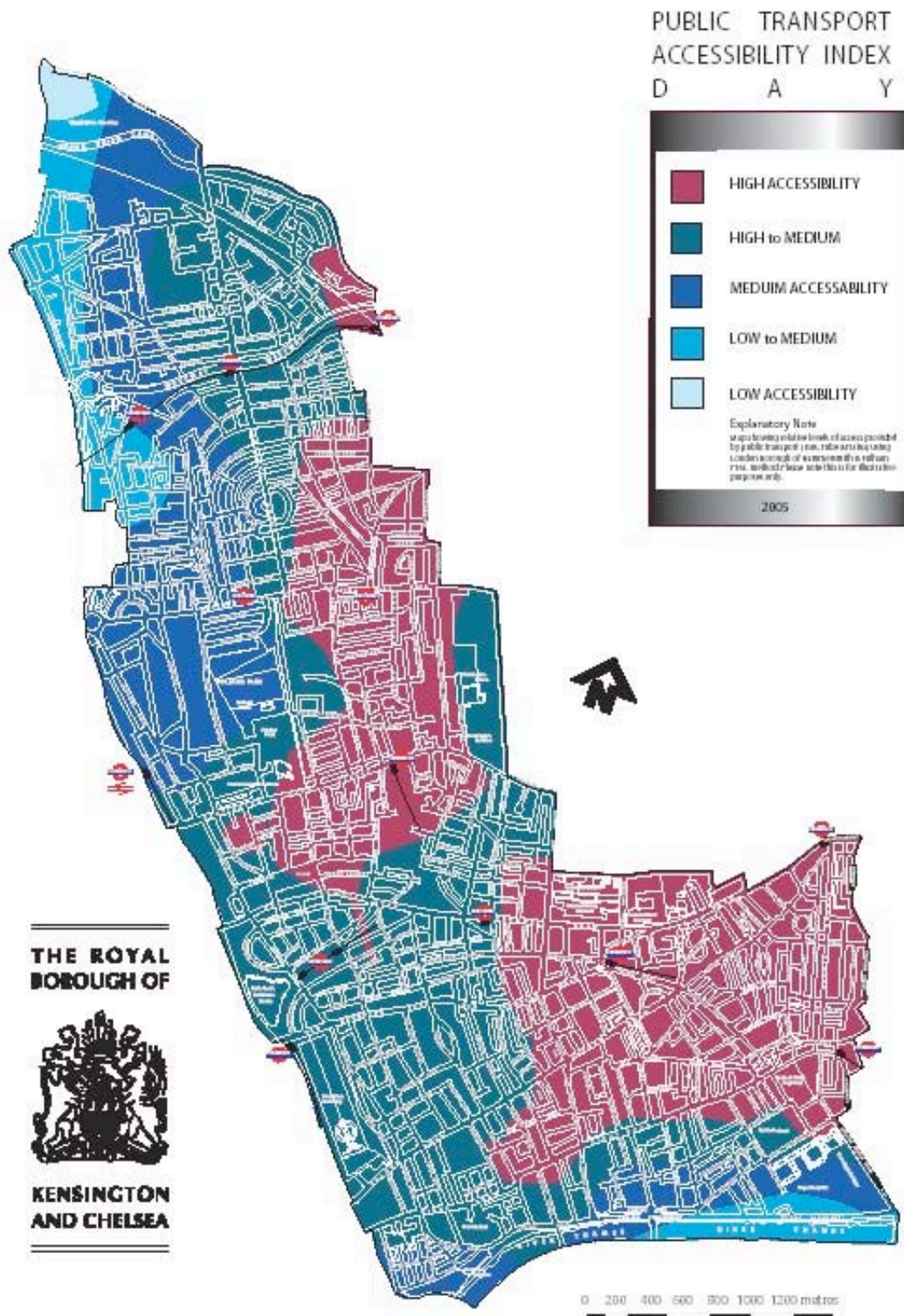
- 5.21 Over the year 2004/05 the Council agreed nine travel plans with schools within the borough. Of these two schools were independent and seven are state schools.



## Map 5.1 – Cycle Routes in Kensington and Chelsea



**Map 5.2 – Public Transport Accessibility Index in Kensington and Chelsea**



## 6. Town Centres and Shopping

### Objectives

**To ensure that there are suitable premises throughout the borough to provide for the range of types of shops and those other uses that serve the various requirements of residents, workers and visitors.**

**To give priority to retaining, protecting and encouraging the provision of premises and space for convenience shopping to serve the day to day needs of the borough's residents, particularly in areas where existing provision is poor or where there are concentrations of less mobile residents.**

**To improve environmental quality in shopping streets, to help make shopping safer and more pleasant and, in particular, to alleviate any conflict between shoppers and traffic.**

### Context

- 6.1 The Royal Borough of Kensington and Chelsea contains some of London's finest shopping areas, including Kensington High Street, Knightsbridge, King's Road and the street market at Portobello Road. These shopping areas act as a magnet for visitors from all over the world and thus make a valuable contribution to the economic vitality of London as a whole. Parts of the Knightsbridge Shopping Centre are of international importance.
- 6.2 The borough has over 330,000 square metres of retail floorspace<sup>21</sup>, with the majority accommodated in the borough's nine Principal Shopping Centres. In addition, the borough has thirty-seven Local Shopping Centres which provide for local needs. The borough also has three foodstores, each with over 25,000 square metres floorspace and nine foodstores, each with between 5,000 and 25,000 square metres floorspace. Retail turnover in the borough in 2004 was estimated to be £1.92 billion<sup>21</sup> indicating the importance of the retail industry in the borough and the role that it plays in providing local employment and services for the borough's residents. The Annual Business Enquiry 2003 found that 22.1% of the borough's residents work in the retail and wholesale business sector.

### Contextual Indicators

- 6.3 The borough has a total of 334,807 square metres of retail floorspace. 273,618 square metres of this are located in Principal Shopping Centres and 39,877 square metres are located in Local Shopping Centres
- 6.4 Table 6.1 shows the number of shopping centre uses in the borough, accounting for Principal and Local shopping centres as well as other out of centre shopping

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<sup>21</sup> Kensington and Chelsea Retail Study (Drivers Jonas, 2005)

in the borough. There are 3,180 shopping centre uses in the borough. Over two thirds of these are classed as shops, falling under use class A1.

**Table 6.1 – Kensington and Chelsea Shopping Centre Uses 2005**

Use Class	Local Shops	Principal Shops	Other	Total	Percentage
A1: Shops	700	1339	105	2143	67.4%
A2: Financial and Professional Services	83	141	19	243	7.6%
A3: Restaurants and Cafes	181	280	66	527	16.6%
A4: Drinking Establishments	60	80	74	214	6.7%
A5: Hot Food Takeaways	28	23	2	53	1.7%

Source – Kensington and Chelsea Shopping Survey 2005

- 6.5 The borough has a total of 282,996 square metres of comparison retail floorspace (items not obtained on a frequent basis). Of this, 253,117 square metres are within Principal Shopping Centres and 13,948 square metres are within Local Shopping Centres. Elsewhere in the borough there are 15,931 square metres of comparison floorspace. Table 6.2 shows the amount of comparison retail floorspace within each Principal Shopping Centre.

**Table 6.2 – Comparison retail floorspace in Principal Shopping Centres**

Shopping Centre	Net Floorspace	Percent of Total
Portobello Road	19,696	7.8%
Notting Hill Gate	8,400	3.3%
Kensington High Street	53,338	21.1%
Fulham Road (East & West)	19,554	7.7%
Knightsbridge	108,096	42.7%
King's Road (East & West)	58,672	23.2%
South Kensington	3,088	1.2%
<b>Total</b>	<b>253,117</b>	<b>100%</b>

Source: Kensington and Chelsea Retail Study (Drivers Jonas, 2005)

- 6.6 The borough has a total of 51,881 square metres of convenience retail floorspace (everyday essential items). 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 is 5,451 square metres of convenience floorspace. Table 6.3 shows comparison and convenience retail floorspace in Principal and Local Shopping Centres.

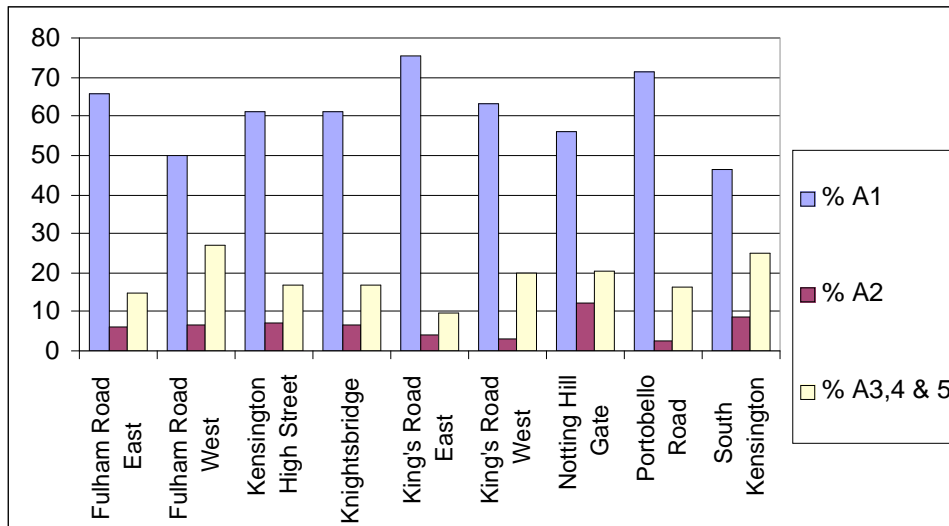
**Table 6.3 – Comparison and convenience retail floorspace in Shopping Centres**

	<b>Principal Shopping Centres</b>	<b>Local Shopping Centres</b>	<b>All Shopping Centres</b>
Comparison Floorspace (sqm)	253,117	13,948	267,065
Convenience Floorspace (sqm)	20,501	25,929	46,430
Total Floorspace (sqm)	273,618	39,877	313,495
Percent Comparison	92.5%	35.0%	85.2%
Percent Convenience	7.5%	65.0%	14.8%

Source: Kensington and Chelsea Retail Study (Drivers Jonas, 2005)

6.7 Table 6.4 shows the split of shopping centre uses within each of the Principal Shopping Centres in the borough. There is a healthy mix of ‘A’ use classes within each of the Shopping Centres.

**Table 6.4 – Shopping split in Principal Shopping Centres**



## Evaluation of Policies

### Use of Policies in Determining Applications

6.8 Shopping policies were quoted a total of 153 times; 12 times for strategic policies and 141 times for borough policies. Policies S1 (resist loss of shop units especially local convenience shops) and S6 (maintain and improve the vitality, viability and function of the borough’s shopping centres) were the most frequently used, being quoted 27 and 29 times respectively. Policies S2 (permit new shop floorspace and extension to shopping units), S8 (resist the loss of any shop in a Local Shopping Centre), S17 (permit A2 and A3 uses in the core frontage of Principal Shopping Centres subject to conditions), S19 (permit non-shop uses in Principal Shopping Centres above or below ground floor level) and S23 (resist A3, A4 and A5 uses outside of Principal Shopping Centres subject to conditions) were quoted regularly in decision notices. STRAT 38 (enhance the viability of Principal and Local Shopping Centres) was quoted seven times and

was the most quoted of the strategic shopping policies. Refer to appendix I for a full analysis of the shopping policies.

### Analysis of Inspector’s Decision Letters

- 6.9 Policies S19 and S23 were quoted once each in appeal decision letters. Both of these were dismissed.

### Output Indicators

#### Indicator 1: Amount of completed retail development (Government Indicator 4a)

- 6.10 In 2004/05 no retail implementation survey was carried out, however, in future years, retail implementation will be monitored.

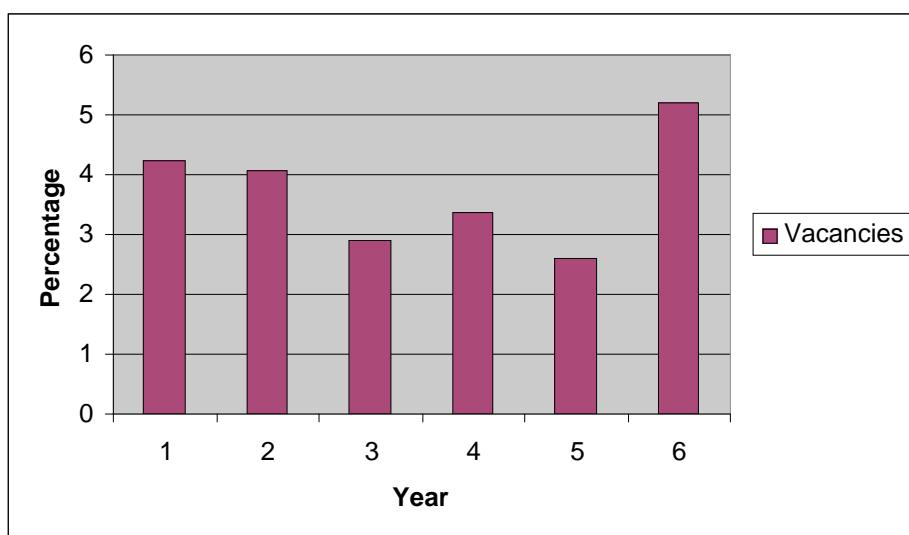
#### Indicator 2: Amount of completed retail development in shopping centres (Government Indicator 4b)

- 6.11 In 2004/05 no retail implementation survey for shopping centres was carried out, however, in future years, retail implementation in shopping centres will be monitored.

#### Indicator 3: Vacancy rates in Principal Shopping Centres (UDP Indicator)

- 6.12 Table 6.5 shows Principal Shopping Centre Vacancies over the last five years. Vacancies declined between 2000 and 2004 but increased in 2005.

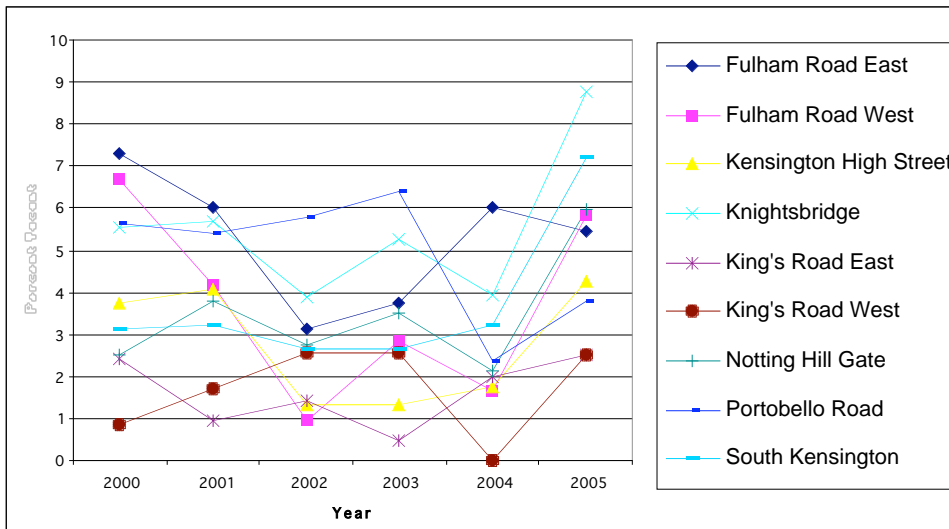
**Table 6.5 – Vacant units in Principal Shopping Centres 2000-2005**



Source – Kensington and Chelsea Shopping Survey 2005

- 6.13 Table 6.6 shows vacancies by individual shopping centre. In 2005, Knightsbridge had the highest recorded vacancy rate. This is because of the redevelopment of two large areas of shopping frontage. King’s Road consistently has the lowest vacancy rates with both the East and West of King’s Road not experiencing vacancies of over 3% for the past 5 years.

**Table 6.6 – Vacancy rates in individual Principal Shopping Centres**

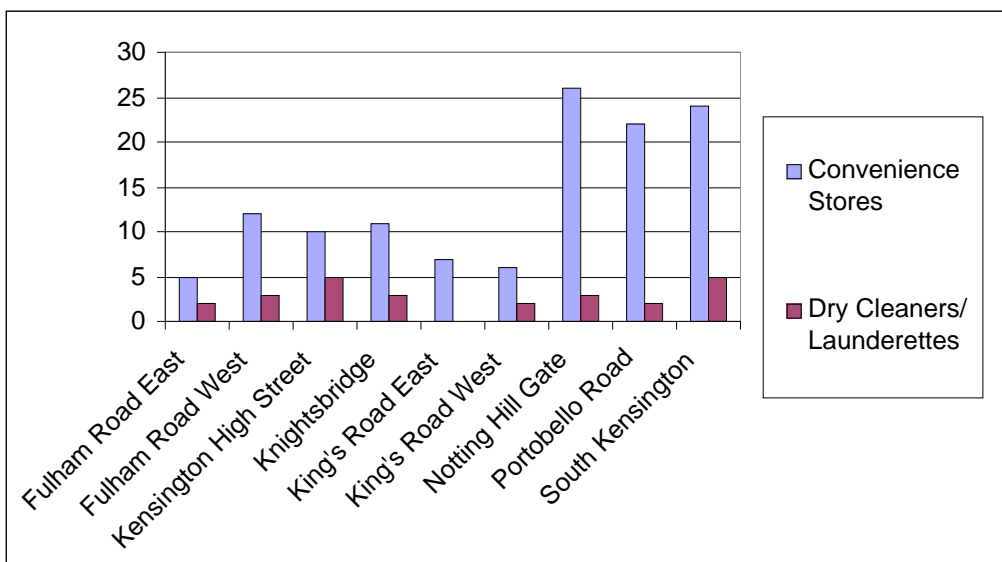


Source – Kensington and Chelsea Shopping Survey 2005

**Indicator 4: Provision of convenience stores in Principal Shopping Centres (UDP Indicator)**

6.14 UDP Policy S1 attempts to resist the loss of the range in choice of local convenience shops. Table 6.7 shows the provision of both convenience stores (providing essential items such as food, drink, newspapers, magazines and confectionary<sup>22</sup>) and dry cleaners and launderettes in each of the Principal Shopping Centres in Kensington and Chelsea.

**Table 6.7 – Provision of local conveniences in Principal Shopping Centres**

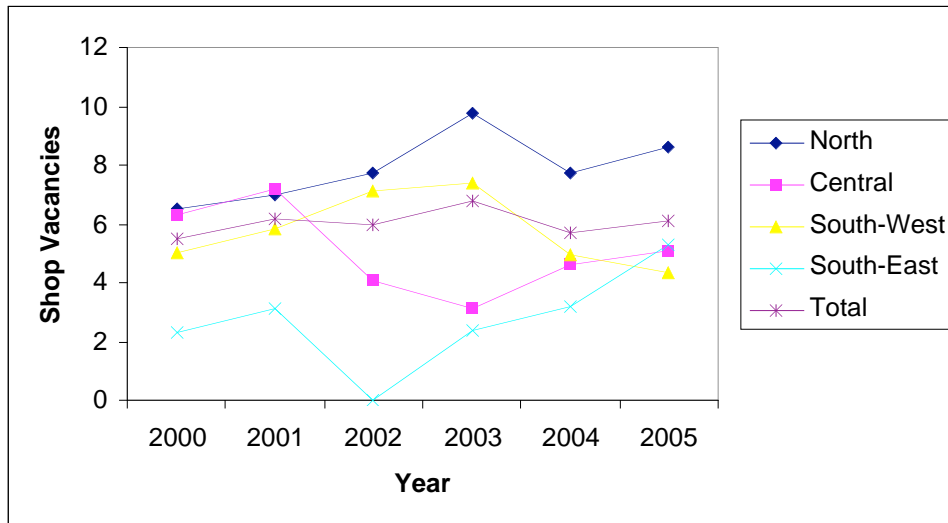


<sup>22</sup> PPS6 – Planning for Town Centres, ODPM (2005)

### Indicator 5: Vacancy rates in Local Shopping Centres (UDP Indicator)

6.15 Appendix III shows the development control team areas in the borough. These areas have been used to split up the 37 Local Shopping Centres for analysis. Table 6.8 shows vacancy rates within the Local Shopping Centres of each part of the borough. Generally, vacancy rates have levelled out at roughly 6% in Local Shopping Centres though vacancy rates are significantly high in the North of the borough standing at over 8%.

**Table 6.8 – Local Shopping Centre vacancy rates 2000-2005**

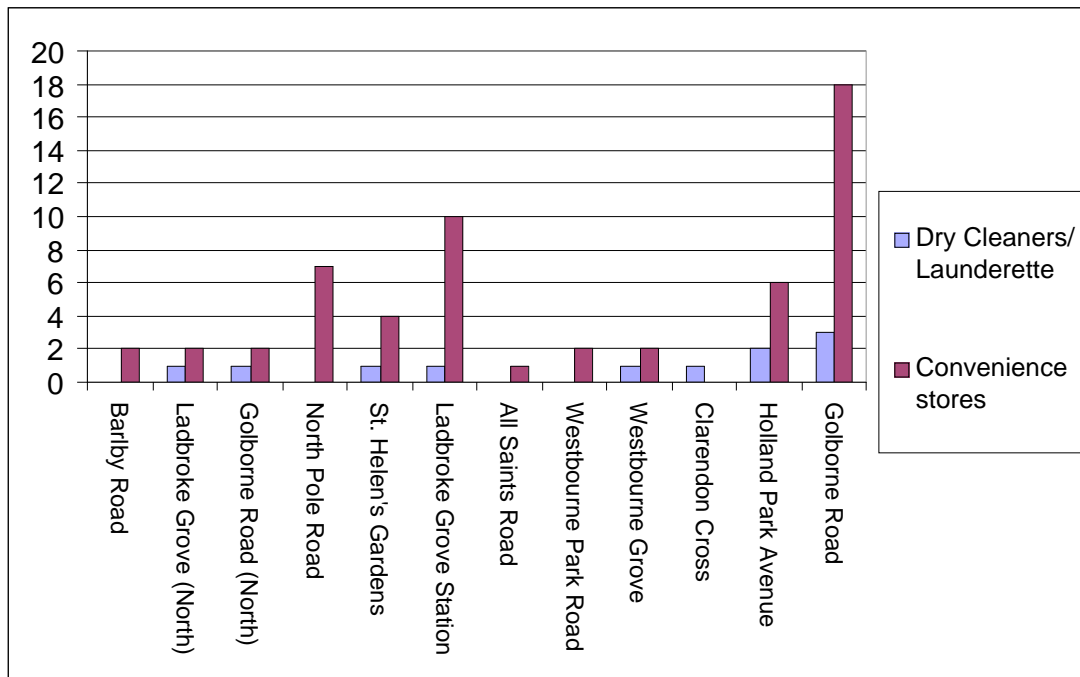


### Indicator 6: Provision of convenience stores in Local Shopping Centres (UDP Indicator)

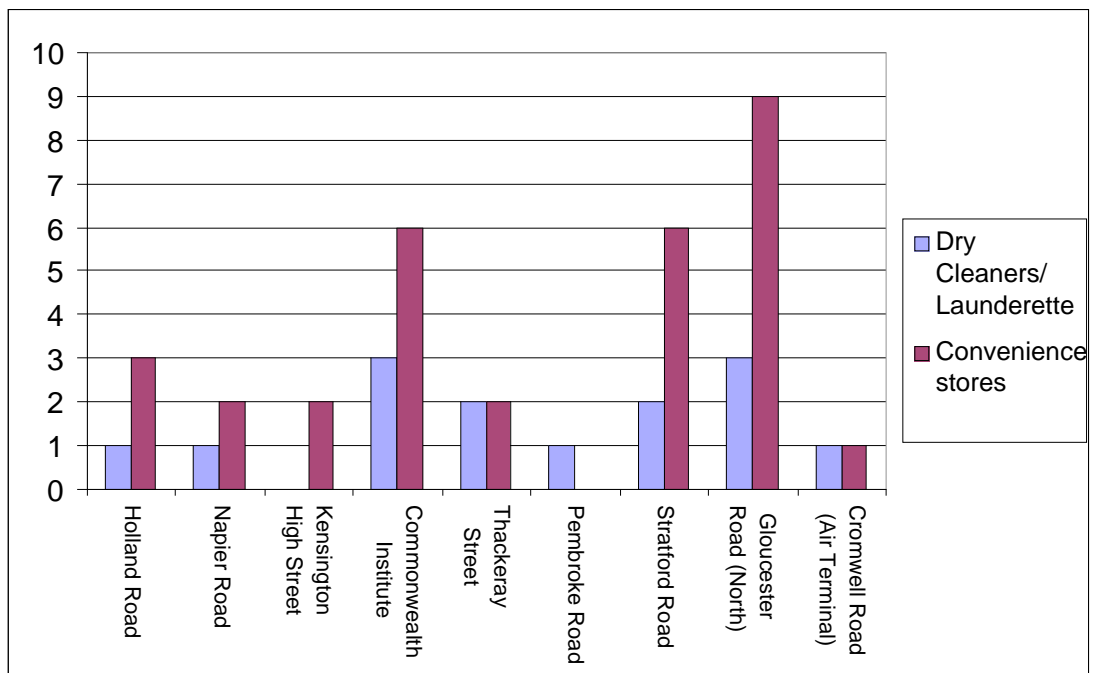
6.16 Policy S9 seeks to encourage new convenience retail development in Local Shopping Centres, policy S11 seeks to encourage local shopping facilities to meet the day to day needs of local residents in certain parts of the borough and policy S12 seeks, where possible, to resist the loss of launderettes. Tables 6.9 to 6.12 show the provision of convenience stores and dry cleaners and launderettes within each Local Shopping Centre. Local Shopping Centres vary hugely in size so finding relations between shopping centres would be a futile exercise. However, it is apparent from the graphs that every shopping centre possesses at least one convenience facility. Clarendon Cross and Pembroke Road do not have any convenience stores. Barlby Road, North Pole Road, All Saints Road, Westbourne Park Road, Napier Road, Fulham Road (Old Church Street) and Walton Street do not have any dry cleaners or launderettes.



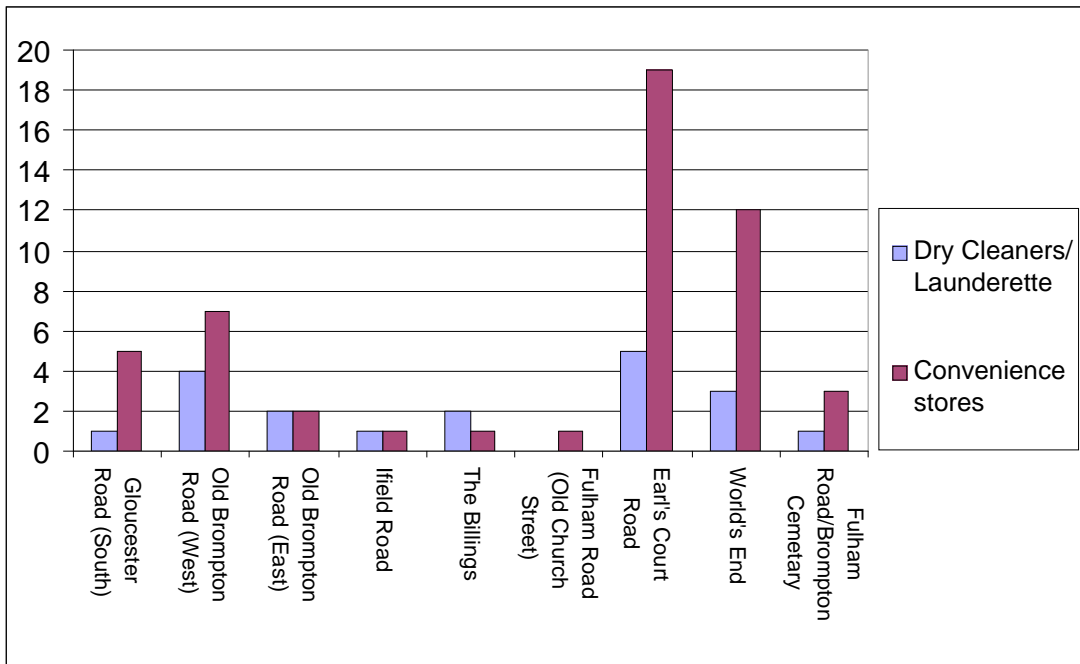
**Table 6.9 - Facilities in Local Shopping Centres in the north of the borough**



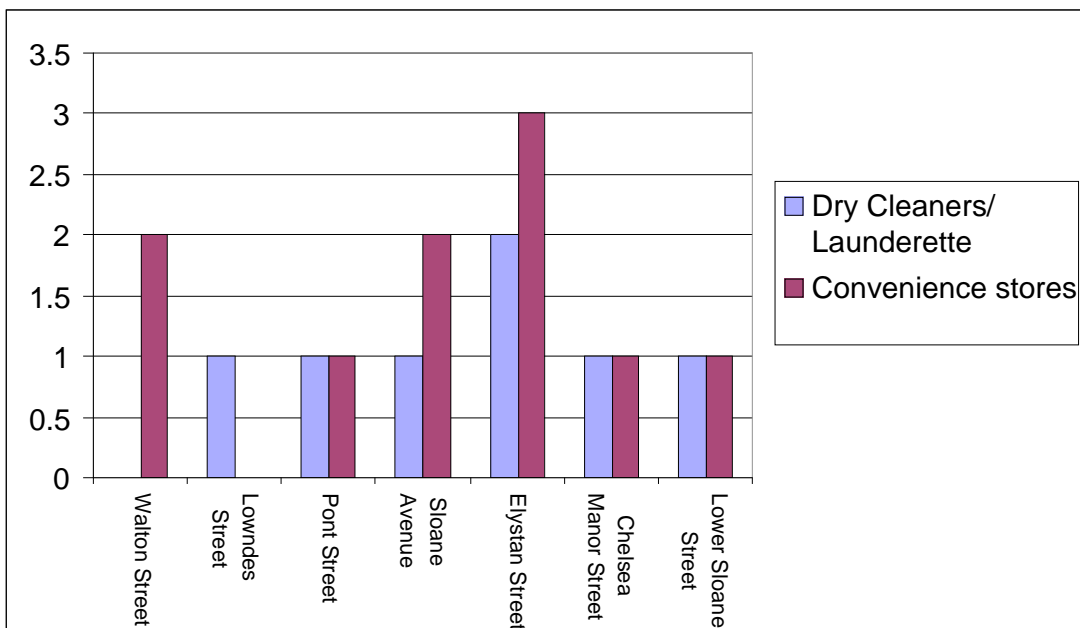
**Table 6.10 - Facilities in Local Shopping Centres in the centre of the borough**



**Table 6.11 - Facilities in Local Shopping Centres in the south west of the borough**



**Table 6.12 - Facilities in Local Shopping Centres in the south east of the borough**



**Indicator 9: Provision of retail outside of Principal and Local Shopping Centres (Additional Indicator)**

**Other Shopping**

6.17 As well as the shopping located within the Principal and Local Shopping centres there were 265 other shopping units in the borough. 105 of these fell under the A1 use class.

## **7. Social and Community Uses**

### **Borough Objectives**

**To protect existing social and community uses and facilities in the Borough where an established local need exists**

**To encourage the provision of new social and community uses and facilities in appropriate locations and according to the needs of the Borough's population**

### **Context**

- 7.1 The provision of an adequate level of social and community facilities including hospitals, clinics, schools, colleges, welfare, aid and community centres is essential if the needs of the borough's rising population are to be served (the borough's population increased from 174,400 in 2003 to 184,100 in 2004<sup>23</sup>). As well as serving local residents, many health and education facilities in the Royal Borough serve populations from across London and also have a national or international significance.

### **Contextual Indicators**

#### **Community Facilities**

- 7.2 The borough contains 10 community centres<sup>24</sup> providing facilities for the local population as well as specific services for community groups, different faith groups, and people from Black and Minority Ethnic communities (BME). For example the Harrow Club on Freston Road offers art, sport and education for all and there is a Serbian Community Centre on Lancaster Road.
- 7.3 There are six public libraries in the Royal Borough: Brompton, Chelsea, Kensal, Kensington, North Kensington and Notting Hill.

#### **Education**

- 7.4 There are 37 schools maintained by the Council, providing schooling for 10,946 young people<sup>25</sup>. Investments are being made in education, with proposals for a new Holland Park school and a new Academy in southwest Chelsea including secondary school and sixth form. Map 7.1 shows the location of education facilities in the borough.

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<sup>23</sup> Office of National Statistics – Mid 2004 Estimate

<sup>24</sup> Community Centre refers to centres providing facilities and services for the community. They may be funded by the Council.

<sup>25</sup> Community Strategy 2005 - 2015, The Royal Borough of Kensington and Chelsea.

## **Healthcare**

- 7.5 There are four hospitals in the borough: St Charles Hospital and Princess Louise Hospital are located in North Kensington, whilst Royal Marsden and Royal Harefield and Brompton and Chelsea and Westminster are in the south.
- 7.6 A large proportion of the general practitioners in the borough own their own surgeries and are close to retirement age so the number of GP's may fall in the future<sup>26</sup>. There are 44 general practitioners providing NHS services and 30 NHS dentists in the borough<sup>27</sup>.

## **Evaluation of Policies**

### **Use of Policies in Determining Applications**

- 7.7 Planning decision notices quote the Social and Community policies a total of 35 times. STRAT 44 (to protect and encourage social and community facilities), the only strategic social and community uses policy, was quoted 3 times in planning decisions. The most quoted Social and Community Use policies were policies SC2 (resist the loss of accommodation for social and community uses) quoted eight times, SC4 (encourage the provision of new social and community facilities) quoted eight times and SC5 (to permit proposals for development of social and community facilities to meet local needs) quoted nine times. Refer to appendix II for a full analysis of the social and community uses policies.

### **Analysis of Inspector's Decision Letters**

- 7.8 Social and community facilities policies were referred to in one appeal. Policy SC5 (to permit proposals for development of social and community facilities to meet local needs) was the only policy quoted and the appeal was dismissed.

### **Output Indicators**

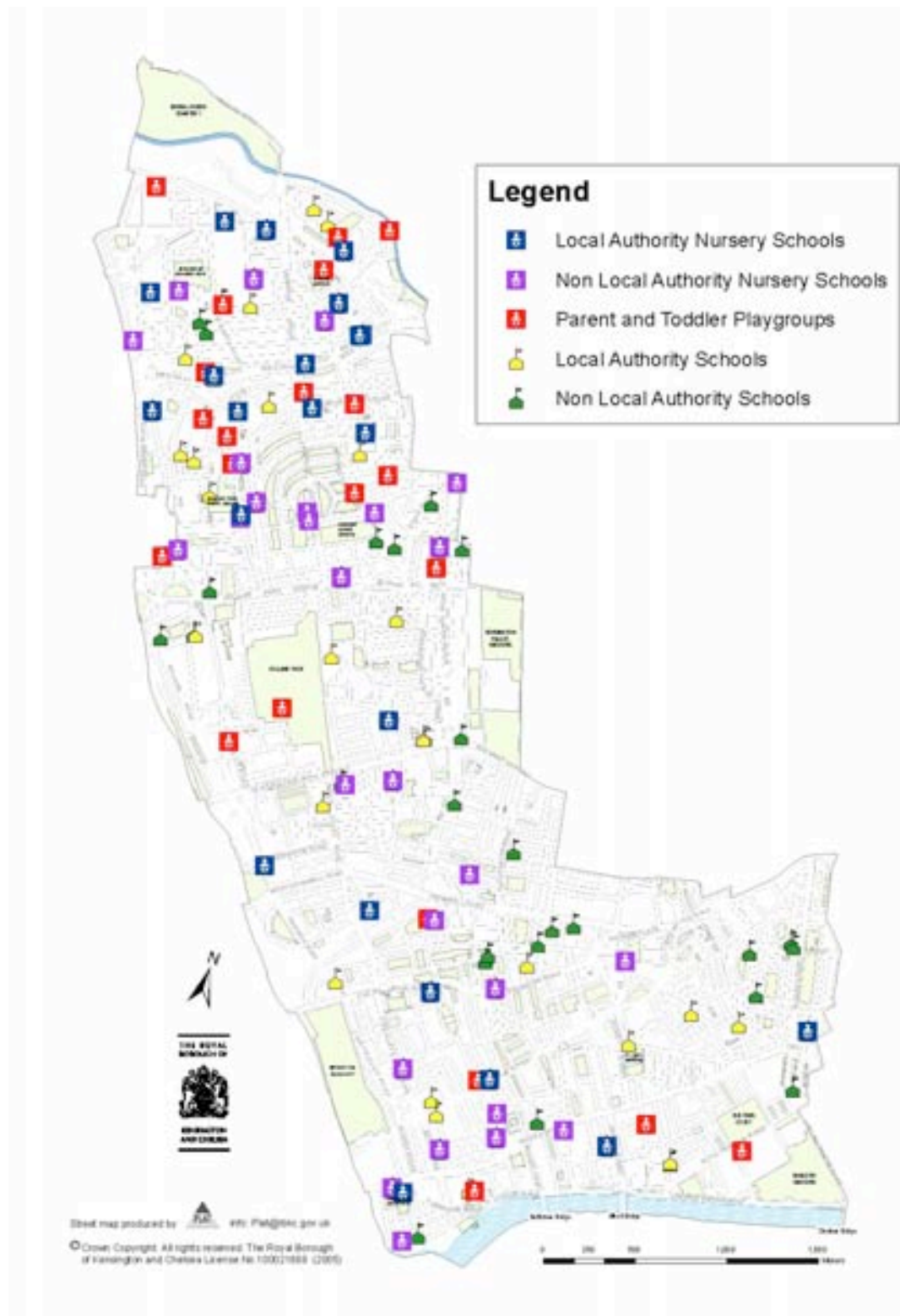
- 7.9 There are no compulsory Government Indicators relating to this area.

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<sup>26</sup> Issues and Options, Local Development Framework, The Royal Borough of Kensington and Chelsea

<sup>27</sup> [www.nhs.uk/england/dentists/](http://www.nhs.uk/england/dentists/)

Map 7.1 – Educational Facilities in Kensington and Chelsea



## **8. Hotels**

### **Borough Objectives**

**Limit hotel development to acceptable locations within the borough**

**Ensure that extensions to existing hotels in the borough do not cause loss of residential accommodation or detriment to residential amenity.**

**Limit the development of holiday let and time-share schemes to acceptable locations within the borough.**

### **Context**

- 8.1 Tourism is one of Britain's major industries, generating both wealth and employment. The accommodation of tourists and business visitors within London and the South East contributes to the continuing role of London as a capital city.
- 8.2 In Kensington and Chelsea, tourism is regarded as one of the primary businesses within the borough providing employment within hotels, as well as supporting many other tourism related industries in the borough such as the museums, art galleries, shops, bars and restaurants.

### **Contextual Indicators**

#### **Tourism Expenditure**

- 8.3 17 million tourists spend approximately £2 billion in the Royal Borough every year. An estimated £1,445 million is accounted for by tourist accommodation<sup>28</sup>.

#### **Contribution to London's Hotel Stock**

- 8.4 Although primarily a residential borough and covering less than 1% of the total area of London, Kensington and Chelsea makes a substantial contribution to the stock of accommodation for visitors in London. 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<sup>29</sup>.

#### **Hotel Employment**

- 8.5 The Annual Business Enquiry (2003) indicated that 'hotels and restaurants' in the borough employ 18,650 people; 16.5% of the borough's total employment.

#### **Hotel Bedspaces**

- 8.6 Table 8.1 shows the numbers of hotels and bedspaces in 2004. In total there are 191 hotels in the borough and 28,898 bedspaces. Map 8.1 shows the

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<sup>28</sup> Royal Borough of Kensington and Chelsea STEAM Report, 2003

<sup>29</sup> Demand and Capacity for Hotels and Conference Centres in London, 2002

geographic location of these hotels within the borough. The majority of hotels are located within the Earl's Court, Courtfield and Queen's Gate wards.

**Table 8.1: Number of hotels and bedspaces located in the borough in 2004**

<b>Ward</b>	<b>No. of Hotels</b>	<b>No. of Bed-spaces</b>
Abingdon	13	2, 416
Brompton	25	3,735
Campden	4	790
Cheyne (a)	-	-
Church (b)	-	-
Courtfield	28	4,724
Earl's Court	57	4,801
Hans Town	11	956
Holland	12	2,153
North Stanley (c)	-	-
Pembridge	10	643
Queen's Gate	20	7,149
Redcliffe	5	1,369
Royal Hospital	3	81
South Stanley (d)	-	-
Norland	1	14
Cremorne	1	25
Stanley	1	42
<b>Borough Total</b>	<b>191</b>	<b>28,898</b>

Source: Kensington and Chelsea Hotel Survey 2004

## **Evaluation of Policies**

### **Use of Policies in Determining Applications**

- 8.7 There were very few applications concerning hotels in 2004/05. Hotel policies were quoted a total of 9 times in decision notices, policy T4 (normally to permit proposals which would involve a reduction in bedrooms or bedspaces in existing hotels) representing 4 of these. Refer to appendix I for a full analysis of the hotel policies.

### **Analysis of Inspector's Decision Letters**

- 8.8 No hotel policies were referred to in either allowed or dismissed appeals

## **Output Indicators**

- 8.9 There are no government indicators with regard to monitoring of hotel development.

### **Indicator 1: Hotel gain and loss (UDP Indicator)**

- 8.10 In 2001, ward boundaries in Kensington and Chelsea were altered, making comparison between the 2004 and previous hotels surveys difficult. In 2009 (the

likely date of the next hotel survey), ward based analysis of hotel and bedspace change will be easier to achieve.

- 8.11 Table 8.2 shows the change in hotel stock and bedspace numbers since 1992. Hotel bedspaces have increased by 1,375 over the past 8 years. In contrast, the number of hotels has decreased by 23, more than 10% of the borough's total hotel stock. Two thirds of the hotels lost since 1992 contain less than 50 bedspaces. The majority of the increase in bedspaces can be explained by the inclusion of apartment-hotels in the borough's definition of hotels. Apartment-hotels are normally booked in advance and generally cater for longer stays in excess of one night, often for periods of a month or more and provide self-catering facilities. This form of hotel provision was previously excluded from surveys.

**Table 8.2 – Change in hotel stock and bedspace numbers since 1992**

	1992		1996		2004	
	Hotels	Bed-spaces	Hotels	Bed-spaces	Hotels	Bed-spaces
<b>Borough Total</b>	<b>214</b>	<b>27,700</b>	<b>196</b>	<b>27,523</b>	<b>191</b>	<b>28,898</b>

Source: Kensington and Chelsea Hotel Survey 2004

- 8.12 Table 8.3 shows all applications for hotel development between August 1997 and January 2005. Sixty applications were granted for the gain or loss of hotel bedspaces and 11 applications were refused. Thirty-two applications were granted resulting in the loss of a hotel and 21 applications were granted resulting in gains to hotel bedspaces either through the development of a new hotel or through extensions to existing hotels. Table 8.3 shows all applications for hotel development between August 1997 and January 2005.

**Table 8.3 - Applications for hotel development**

**August 1997- January 2005**

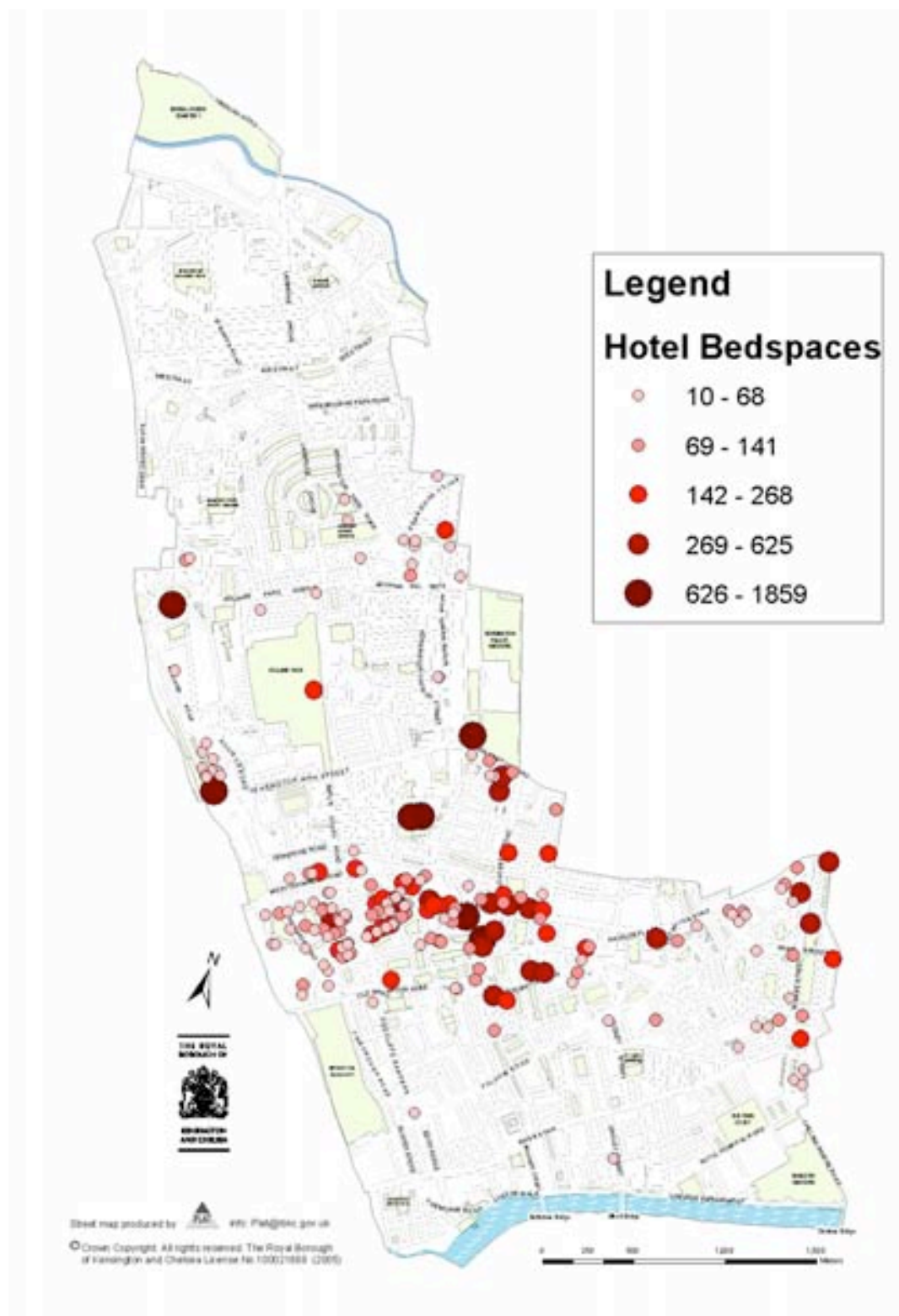
Application Type	Granted	Refused	Total
<b>New hotel</b>	5*	3	<b>8</b>
<b>Loss of hotel</b>	32	3	<b>35</b>
<b>Extension/ gains to existing hotel</b>	16	3	<b>19</b>
<b>Conversion to apartment-hotels or short stay serviced apartments</b>	7	2	<b>9</b>
<b>Loss of staff accommodation</b>	2	0	<b>2</b>
<b>Total</b>	<b>62</b>	<b>11</b>	<b>73</b>

- 8.13 Of the five granted permissions, one was the redevelopment of an existing hotel.



8.14 The total number of applications for new hotels has remained very low. Of the applications that have been granted permission, they have either involved a 'swap' with residential accommodation elsewhere or conversion from existing hostel or short stay accommodation.

## Map 8.1 – Hotels in Kensington and Chelsea



## **9. Leisure and Recreation**

### **Borough Objectives**

**To ensure the continued contribution of sports, leisure and recreation provision, including arts, cultural and entertainment facilities in the Royal Borough, to the local and metropolitan area.**

**To maintain and increase the provision and quality of open space and local and metropolitan value.**

**To encourage the provision of a continuous Thames path along the riverside and the maintenance and improvement of access to the river.**

**To have regard for nature conservation and the protection of the natural habitat and wildlife environment in the consideration of all proposals.**

### **Context**

- 9.1 The Royal Borough has a variety of leisure and recreation facilities to offer its residents, workers and visitors, including halls, libraries, art galleries, museums, cinemas and theatres. Kensington and Chelsea possesses significant parks and open spaces such as Kensington Gardens, Holland Park and the Royal Hospital, as well as Brompton and Kensal Green cemeteries. Many of the cultural and recreational activities that contribute to the character and function of London as a capital city are located in the borough, e.g. the South Kensington Museums, Kensington Palace, the River Thames and the Embankment and Portobello Road.

### **Contextual Indicators**

#### **Amount of Open Space**

- 9.2 In 2004, the Council carried out an Open Space Audit to establish the number and size of open spaces in the borough as well as the facilities that they provided. With regard to the London Plans Public Open Space Hierarchy, there are no regional, metropolitan or district parks in the borough. Kensington and Chelsea's open spaces fall within the smaller three open space categorisations: local (2 –20 hectares), small local (0.4 – 2 hectares) and pocket (under 0.4 hectares). Table 9.1 shows the number, size and area of open spaces in the borough. Map 9.1 shows all the open spaces in the borough.

**Table 9.1 – Number and size of borough’s open spaces**

Size	Number	Area (hectares)	Percentage of number	Percentage of Area
Local Park	10	83.5	3	44.4
Small Local Park	80	65.6	24.1	34.9
Pocket Park	242	38.8	72.9	20.6

- 9.3 Forty-one open spaces contained outdoor sports facilities with eight of these containing out door sports pitches; eighteen of these were private.
- 9.4 At present there are 75 public spaces in the borough. This amounts to a total of 50.9 hectares of public open space equating to roughly 2.8m\_ of open space per resident in the borough. In addition, there are 89.6 hectares of private open space in the borough and 47.4 hectares of open spaces with limited access in the borough.

### **Open Space Deficiency**

- 9.5 Map 9.3 shows areas that have a deficiency of public open space in the borough. It is a policy aim to ensure that as many residents as possible live within a short walking distance of public spaces. Areas not within 400 metres of a public open space are classed as being open space deficient<sup>30</sup>. Areas of private or semi-public open space were not included. Forty-eight percent of the borough (593 hectares) is judged to fall within an area of open space deficiency.

### **Leisure Facilities**

- 9.6 Map 9.2 shows that there are 6 public libraries in the borough, 11 museums and 7 art galleries. There are also 8 cinemas and 7 theatres in the borough. Kensington and Chelsea also accommodates 27 public and private health clubs and leisure centres.

### **Pedestrian Routes**

- 9.7 The Thames Path National Trail runs through the borough. The route is clearly signposted and promoted.

## **Evaluation of Policies**

### **Use of Policies in Determining Applications**

- 9.8 Leisure and Recreation policies were quoted a total of 39 times in decision notices in 2004/05. STRAT 47 (maintain and increase the provision and quality of open space) was the only leisure and recreation strategic policy quoted in 2004/05. Of the other policies, LR15 (require that amenity space is provided for new family housing) was quoted eight times and LR26 (consider the effect on nature conservation when dealing with proposals) was quoted five times. Refer to appendix I for a full analysis of the leisure and recreation policies.

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<sup>30</sup> London Plan, February 2004

## **Analysis of Inspector's Decision Letters**

- 9.9 Policy LR15 was quoted in seven dismissed appeals. Policy LR14 (negotiate the inclusion of open space in association with development proposals) and LR40 (ensure adequate communal play provision) were quoted in three dismissed appeals. Policies LR24 (protect Sites of Nature Conservation and Green Corridors), LR25 (adopt appropriate ecological management for Sites of Nature Conservation and Green Corridors), LR26 and LR32 (encourage new arts, cultural and entertainment uses) were each quoted twice in dismissed appeals. No Leisure and Recreation policies were quoted in appeals that were allowed. Refer to appendix II for a full analysis of the leisure and recreation policies in appeals.

## **Output Indicators**

### **Indicator 1: Amount of completed leisure development (Part of Government Indicator 4a)**

- 9.10 Use Class D2 constitutes assembly and leisure, representing cinema's, concert halls, bingo halls, casinos, swimming baths, ice rinks and other indoor or outdoor recreational sports facilities. In 2004/2005 no permissions were completed or granted which involved the D2 Assembly and Leisure Use Class.

### **Indicator 2: Amount of completed leisure development in town centres (Part of Government Indicator 4b)**

- 9.11 In 2004/2005 no permissions were completed or granted which involved the D2 Assembly and Leisure Use Class in town centres.

### **Indicator 2: Amount of eligible open spaces managed to Green Flag Award Standards (Government Indicator 4c)**

- 9.12 Holland Park was a Green Flag open space in 2004/05 accounting for a total of 19.5 hectares of Green Flag Open Space in the borough.

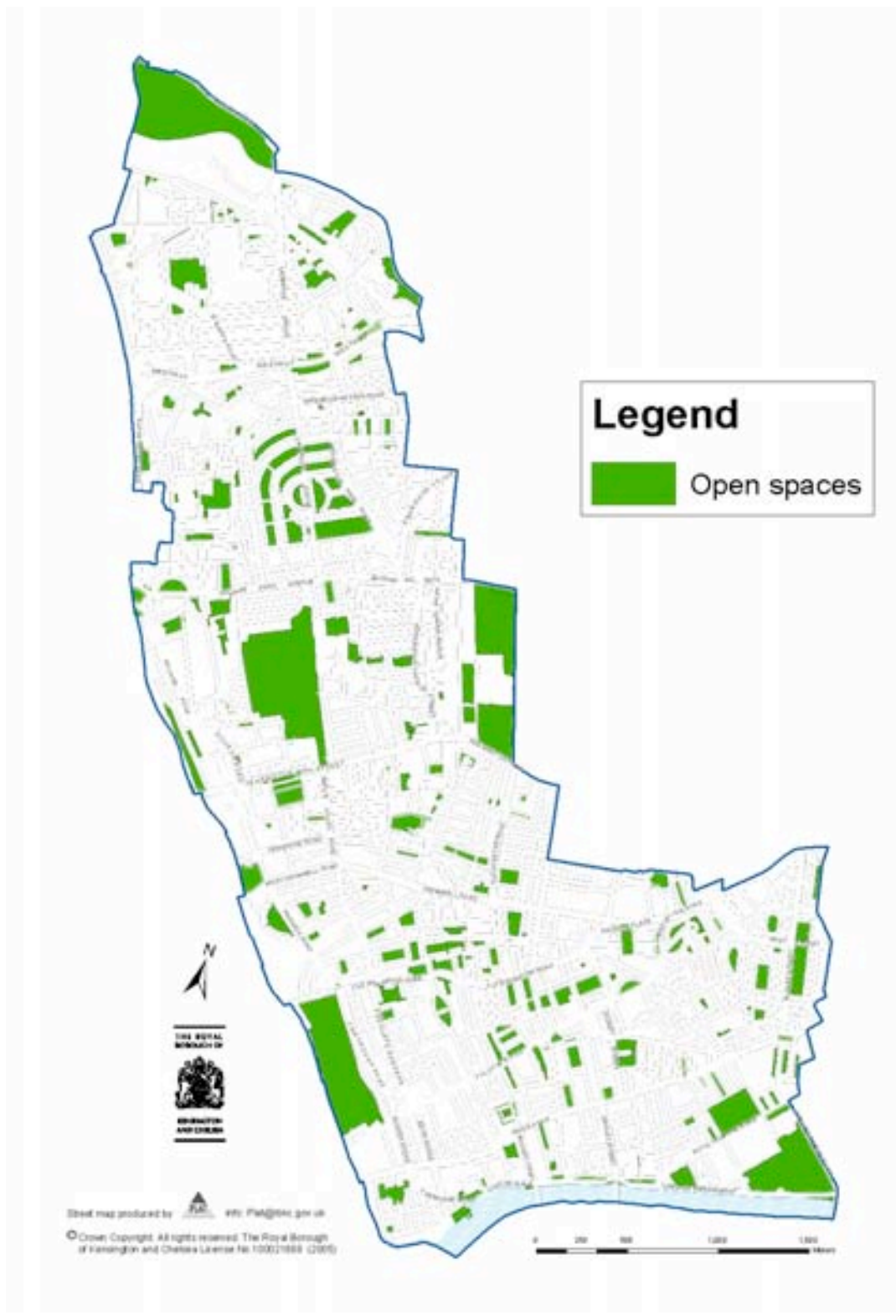
### **Indicator 3: Maintain a schedule of Sites of Nature Conservation Importance (UDP)**

- 9.13 Map 9.4 shows all the sites in the borough recognised as Sites of Nature Conservation Importance (SNCIs). Four of the sites are recognised as sites of Metropolitan Importance. Five locations in the borough are also recognised as a Site of Borough Importance (Grade 1).

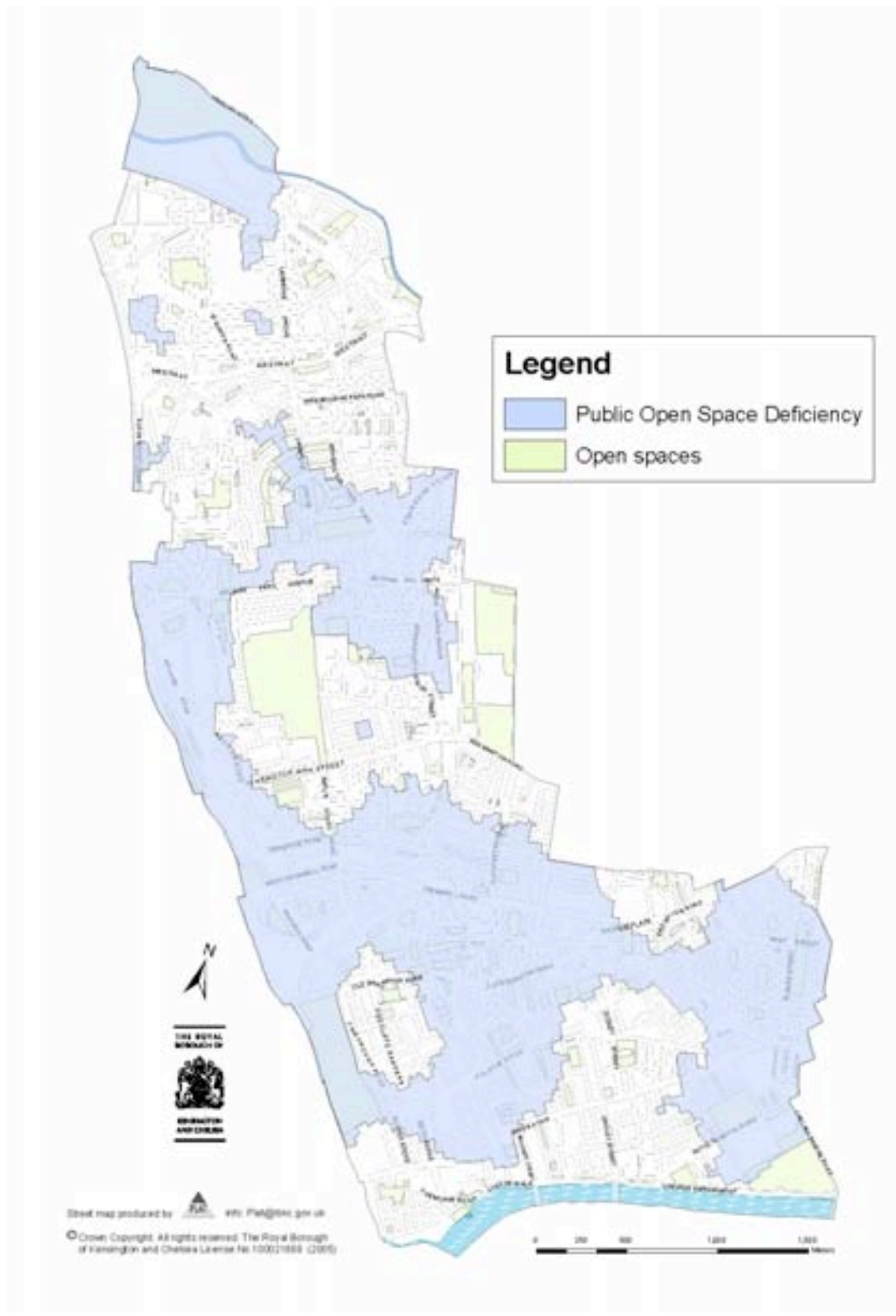
### **Indicator 5: Change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance (Government Indicator 8 (ii))**

- 9.14 The approval for redevelopment of the Entomology Building at the Natural History Museum is located within an SNCI, however, the officers report states that the wildlife garden there will be unaffected by the proposal and may even be enlarged in the long term.

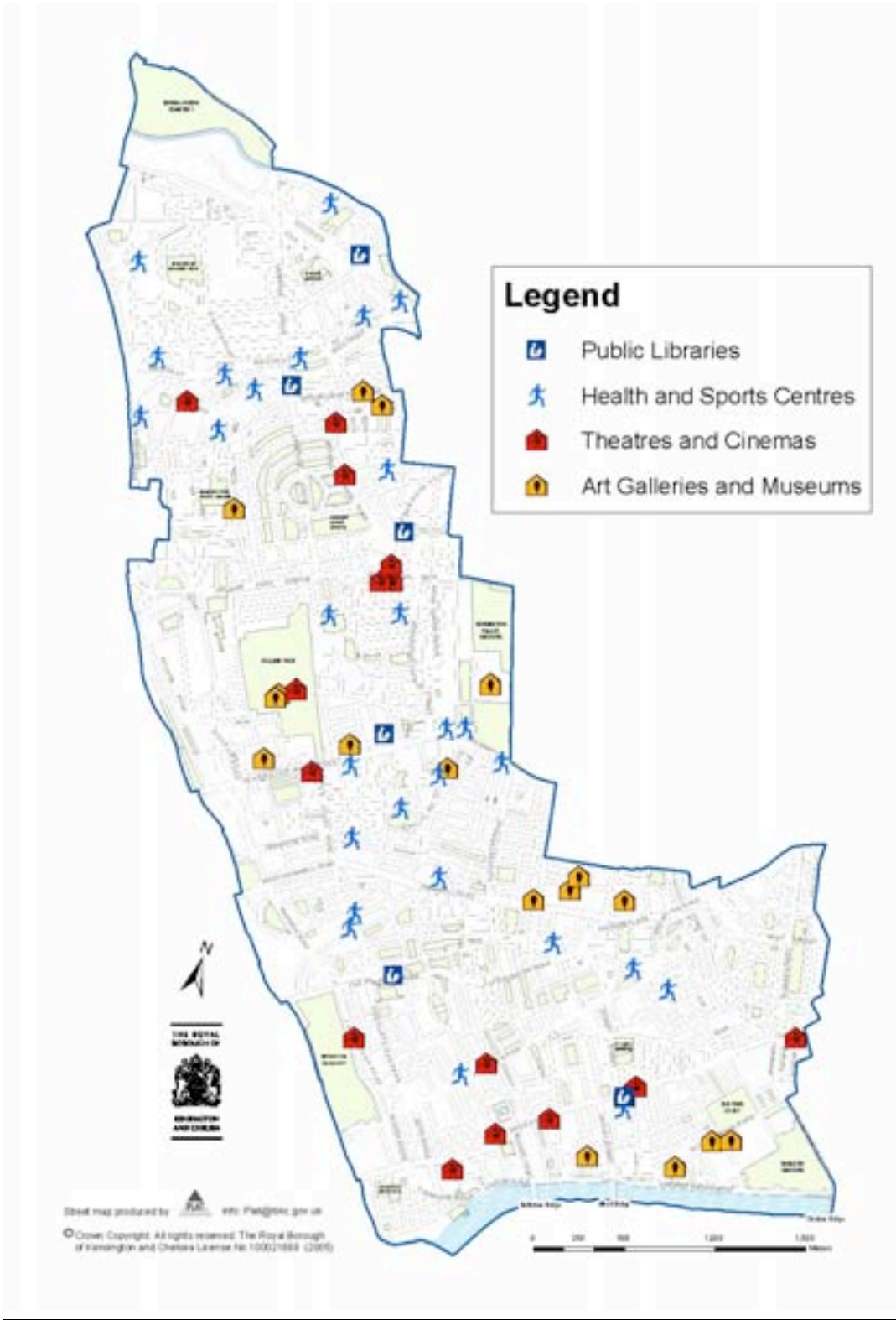
## Map 9.1 – Open Space in Kensington and Chelsea



## Map 9.2 – Public Open Space Deficiency in Kensington and Chelsea

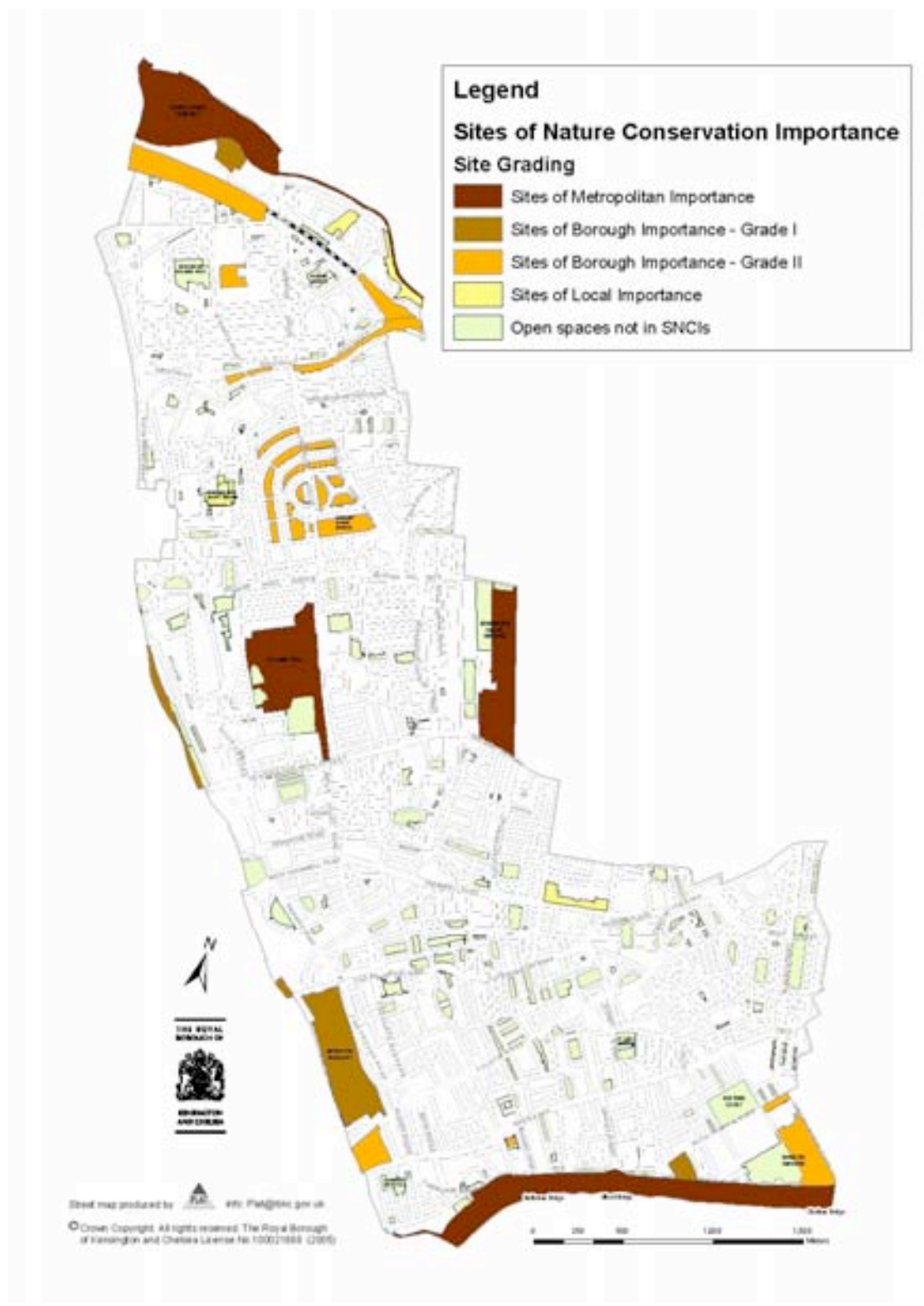


Map 9.3 - Leisure and Recreation Facilities in Kensington and Chelsea





Map 9.4 – Sites of Nature Conservation Importance in Kensington and Chelsea



## **10. Environment**

### **Borough Objectives**

**To control development in ways which reduce or minimise pollution and its impact on the environment, particularly with respect to water, air and land quality.**

**To promote the reduction, re-use and recycling of waste.**

**To support the provision of waste management facilities which minimise the distances that waste has to be transported and minimise the need for transportation by road.**

**To promote the appropriate provision and use of land to accommodate the needs of public utilities, telecommunications and emergency agencies.**

**To encourage high environmental standards in all works by statutory undertakers and other providers of utilities services.**

**To ensure the adequate provision of public conveniences and of facilities for street cleaning, waste disposal and recycling services.**

### **Context**

- 10.1 There are many benefits associated within living in a Central London Borough such as Kensington and Chelsea. However, the borough also experiences high volumes of traffic which generate considerable air pollution. Consequently in 2003, the Council published its Air Quality Action Plan, which set out the steps the Council is taking to work towards meeting the Government's air quality objectives. A Supplementary Planning Guidance (SPG) note has been published on air quality which requires developers to produce air quality assessments for certain developments and an SPG on 'Permit Free and Car-Free plus Permit-Free Residential Development' has also been published. In addition, since 2004 the whole borough is now within a smoke control zone<sup>31</sup> and the Council has appointed a school travel plan officer who is working with schools to help them develop their school travel plans, encouraging less polluting forms of travel to school.
- 10.2 This chapter also covers other environmental issues such as flooding, biodiversity and waste management.

### **Contextual Indicators**

#### **Waste**

- 10.3 The Council is responsible for the collection of waste, and disposal is the responsibility of the Western Riverside Waste Authority (WRWA). Municipal

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<sup>31</sup> The Secretary of State has revoked all the existing smoke control orders (bar one which is still awaiting revocation). The new order cannot come into force until 6 months has passed after the date of revocation, which means the new Order will apply from May 2006.

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<sup>32</sup>. Currently there are 24 mini recycling centres. Residents can use two WRWA civic amenity sites located just outside the borough.

### **Noise Pollution**

- 10.4 Noise complaints received by Environmental Health Officers reached 6751 for 2004/5. This is lower than that for 2000/01 at 7,142<sup>33</sup>.

### **Air Quality**

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

## **Evaluation of the Policies**

### **Use of policies in determining applications**

- 10.6 Of the strategic policies, STRAT 50 (have regard to air and land quality) and STRAT 52 (support the proximity principal for recycling and waste reduction) were each quoted once. Of the environmental policies, the most quoted policy was PU3 (require additional information for developments on land potentially affected by contamination), which was quoted 3 times in decision notices. In total, environment policies were quoted 9 times.

### **Analysis of Inspector's Decision Letters**

- 10.7 No environment policies were quoted in appeals which occurred during the monitoring timeframe.

## **Output Indicators**

### **Indicator 1: Capacity of new waste management facilities by type (Government Indicator 6a)**

- 10.8 There were no new waste management facilities granted planning permission or built in 2004/5.

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<sup>32</sup> Municipal Waste Management Strategy and Action Plan 2004-2009. The Royal Borough of Kensington and Chelsea

<sup>33</sup> Strategic Environmental Assessment, Scott Wilson, 2005

**Indicator 2: Amount of municipal waste<sup>34</sup> arising, and managed by management type, and the percentage each management type represents of the waste managed. (Government Indicator 6b)**

**Table 10.1 – Kensington and Chelsea Waste Disposal Summary 2004/05**

	<i>tonnes</i>	<i>%</i>
<b>Total Municipal Waste</b>	<b>89,787</b>	<b>100.00</b>
<b>Total Municipal Waste Recycled</b>	<b>11,674</b>	<b>13.00</b>
<b>Total Municipal Waste Composted</b>	<b>231</b>	<b>0.26</b>
<b>Total Municipal Waste Landfilled</b>	<b>77,877</b>	<b>86.74</b>
<b>Total Municipal Waste Incinerated (Clinical Waste)</b>	<b>5</b>	<b>0.01</b>

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

- 10.9 All (100%) residents are served by a recycling collection or live within 1km of a mini recycling centre. 99.7% of residents enjoy a kerbside recycling service; but no one at all has no kerbside recycling service and more than a 1km walk to a recycling centre. This is higher than the UK and London percentages.

**Indicator 3: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (Government Indicator 7)**

- 10.10 No planning permissions were granted contrary to Environment Agency advice.

**Indicator 4: Change in areas and populations of biodiversity importance - Change in area and priority habitats and species (Government Indicator 8 (i))**

- 10.11 The Royal Borough's Ecology Centre in Holland Park carries out biodiversity studies alongside environmental education. The Council hopes to develop biodiversity monitoring with the Ecology Centre for future Annual Monitoring Reports.
- 10.12 It has been observed that populations of finches and house sparrows have been in decline over recent years, which is a city and nationwide trend<sup>33</sup>.

**Indicator 5: Previously contaminated land that has been remediated. (UDP Indicator)**

- 10.13 There are two regimes through which land that is potentially contaminated can be investigated:
- Part IIA of the Environmental Protection Act 1990
  - Planning system.

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<sup>34</sup> Municipal Solid Waste is defined in the Mayor's Municipal Waste Management Strategy, 2003. It includes all household waste, street litter, waste delivered to council recycling points, municipal parks and gardens wastes, council office waste, Civic Amenity waste and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place.

10.14 Under Part IIA, contaminated land is defined as ‘any land which appears to the local authority in whose area it is situated to be in such a condition, by reasons of substances in, on or under that land that significant harm is being caused or there is a significant possibility of such harm being caused, or pollution of controlled waters is being, or likely to be caused’.

10.15 This therefore focuses on the current use of the land. The Planning Regime looks at whether the site will be suitable for its future use.

*‘A fundamental principle of sustainable development is that the condition of land, its use and its development should be protected from potential hazards. Without appropriate action, the presence of substances with potential to cause harm to human health, property and the wider environment may severely limit or altogether preclude development and the beneficial use of land.’ (PPS23, Annex 2: Development on Land Affected by Contamination).*

10.16 For planning purposes, the assessments of risk arising from contamination and remediation requirements should be considered on the basis of both the current use and circumstances and its proposed new use. Remediation is defined as action taken to minimise, prevent, remedy or mitigate the effects of any identified unacceptable risks on land<sup>35</sup>.

10.17 In 2004/5 five sites in the borough were remediated (two of these were through the Planning system), amounting to approximately 19,500 square metres. These included a former college with science laboratories and an incinerator and a hotel where underground storage tanks were found. No sites in the borough have been declared contaminated under the statutory definition of contaminated land under Part IIA.

#### **Indicator 6: Provision of storage space for recycling and disposal of refuse in association with development (UDP Indicator)**

10.18 Policy PU11 in the Environment chapter of the UDP seeks to require the provision of adequate and accessible storage space in all appropriate developments to enable waste to be easily collected for recycling and disposal. In the financial year 2004/05 this policy was not quoted in any decision notices.

#### **Indicator 7: Air quality: concentrations of nitrogen dioxide and fine particulates and progress towards meeting the National Air Quality Strategy Targets (UDP Indicator)**

10.19 Under the national Air Quality Strategy (AQS), the Council is required to review and assess air quality at regular intervals. This is done by comparing air quality monitoring data recorded in the borough against the objectives set by the government.

10.20 Air quality objectives have been set for seven pollutants (nitrogen dioxide, particulate matter, carbon monoxide, benzene, 1,3-butadiene, sulphur dioxide

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<sup>35</sup> Environment Agency, Model Procedures for the management of Land Contamination. Contaminated Land Report 11.

and lead) in the national AQS<sup>36</sup>. The objectives are health based standards which have to be achieved by a given date (some which have passed and others up to 2010) and should continue to be met beyond the deadline. Objectives have different time averaging periods for each pollutant as these closely represent the exposures that are likely to be harmful to health.

- 10.21 As a result of a review carried out in 2000, the whole borough was declared an Air Quality Management Area on the basis that nitrogen dioxide and particulate matter (to a lesser extent) would fail their respective objectives.

#### **Monitoring data from 2004**

- 10.22 The tables below give the levels of nitrogen dioxide and particulate matter recorded in 2004. Table 10.2 shows the annual mean levels of nitrogen dioxide at five monitoring locations in the borough. All monitoring locations in the borough exceeded the annual mean objective level of 40  $\mu\text{g}/\text{m}^3$ , except the North Kensington site which equalled it (the date for the achievement of the annual mean and hourly mean objectives are by the end of 2005). Levels of nitrogen dioxide were highest at roadside locations in Knightsbridge and Chelsea.

**Table 10.2 - Nitrogen dioxide – Annual Mean**

<b>Monitoring location</b>	<b>Type of monitoring site</b>	<b>Annual mean (<math>\mu\text{g}/\text{m}^3</math>)</b>	Annual mean objective level 40 $\mu\text{g}/\text{m}^3$
North Kensington	Urban background	40	
Cromwell Road	Roadside	80	
West London	Urban background	51	
Knightsbridge	Roadside	87	
Chelsea	Roadside	92	

- 10.23 Table 10.3 shows the number of exceedences above 200  $\mu\text{g}/\text{m}^3$  at five monitoring locations in the borough. There were more than 18 exceedences of this hourly mean level at the roadside monitoring sites in Knightsbridge and Chelsea.

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<sup>36</sup> The AQS actually specifies objectives for nine pollutants but ozone and polyaromatic hydrocarbons have not been transposed into regulations at this present time.

**Table 10.3 - Nitrogen dioxide – Hourly means exceeding 200\_g/m<sup>3</sup>**

Monitoring location	Type of monitoring site	Number of hourly means above 200_g/m <sup>3</sup>	Hourly mean objective level - no more than 18 exceedences above 200_g/m <sup>3</sup>
North Kensington	Urban background	0	
Cromwell Road	Roadside	3	
West London	Urban background	1	
Knightsbridge	Roadside	254	
Chelsea	Roadside	56	

10.24 Table 10.4 below shows annual mean particulate readings in three parts of the borough. Earl's Court Road exceeded the annual mean objective level by 1\_g/m<sup>3</sup>. Both the annual mean objective and the daily mean objective should have been achieved by the end of 2004.

**Table 10.4 - Particulate matter PM<sub>10</sub> – Annual Mean**

Monitoring location	Type of monitoring site	Annual mean	Annual mean objective level 40_g/m <sup>3</sup>
North Kensington	Urban background	24	
Cromwell Road	Roadside	35	
Earls Court Road	Kerbside	41	

10.25 Table 10.5 shows the number of days per year that exceedences have been recorded above 50\_g/m<sup>3</sup>. The Earl's Court Road monitoring site exceeded the national air quality strategy objective of no more than 35 days per year, and recorded levels of over 50\_g/m<sup>3</sup> for 66 days.

**Table 10.5 - Particulate matter PM<sub>10</sub> – Number exceeding 50\_g/m<sup>3</sup> per annum**

Monitoring location	Type of monitoring site	Number of exceedences above 50_g/m <sup>3</sup> (gravimetric/gravimetric equivalent)	Daily mean objective level - no more than 35 days above 50_g/m <sup>3</sup>
North Kensington	Urban background	6	
Cromwell Road	Roadside	35	
Earls Court Road	Kerbside	66	

10.26 Nitrogen dioxide and particulate matter have proved to be the most problematic of the strategic pollutants to deal with. Concentrations of these pollutants in the borough are affected by long-range pollution and photochemical reactions in addition to contributions from local sources. Meteorological events can also influence the levels measured.



## 11. Local Development Scheme Implementation

- 11.1 This section reviews progress in implementing the Council's first 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.

### Period of Review

- 11.2 The Annual Monitoring Report is required to review progress in the previous financial year, that is from April 2004 to March 2005. However, this first AMR is different insofar as it needs only to cover the period from September 2004, being the date that the new legislation commenced.
- 11.3 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.
- 11.4 The Council is preparing four Development Plan Documents in parallel:
- Core Strategy
  - Site Specific Allocations and Policies
  - General Development Control Policies
  - Proposals Map.
- 11.5 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.
- 11.6 Only the first of these key milestones falls within the period of review of this Annual Monitoring Report. In this respect, pre-production work on gathering evidence to support the preparation of the development plan documents was already underway on commencement of the Planning Act in September 2004 (see below), and so progress was in line with the programme set out in the LDS.
- 11.7 Work has also begun on the preparation of the following supplementary planning documents in accordance with the scheme; the Access Design Guide, the Brompton Hospital Planning Brief, the Princess Louise Hospital Planning Brief and the Clearings 1 & 2 Planning Brief.

- 11.8 The only other requirement in the review period in relation to the LDS was that it should be submitted to the Secretary of State for assessment before the end of March 2005. **This requirement was met.**
- 11.9 The Government Office for London wrote to the Council in April 2005 indicating that the Secretary of State did not intend to direct the Council to make any changes to the Scheme. The LDS was therefore adopted by the Council and came into effect on 23 May, 2005.

### **Progress since adoption of the Local Development Scheme**

- 11.10 The Local Development Scheme identified a number of risks that might affect the Council meeting the milestones that it had set out for the preparation of its Local Development Documents. These included staff stability and experience, the challenging timescale and the impact of the review of the London Plan and the emergence of new Government guidance.
- 11.11 Since the LDS was adopted, the Council has experienced difficulties in recruiting experienced planning staff (a problem shared by other authorities across London). The Mayor of London has published Alterations to the London Plan and a draft Sub-Regional Development Framework for Central London for consultation. The Government has carried out consultations on revisions to planning guidance and legislation. The Council in preparing its LDS also underestimated the amount of time that it would take to produce the Sustainability Appraisal Scoping Report and the Interim Sustainability Appraisal report of Issues and Options (this is the first time these documents have had to be produced).
- 11.12 As a result, some amendments are to be proposed to the Local Development Scheme in early 2006, mainly due to the above pressures and to a better and growing understanding of the resource implications of the new work processes, emerging as work progresses. Any amendments to the LDS will be discussed with the Government Office for London and the Planning Inspectorate.
- 11.13 The following is an overview of general progress since the LDS came into effect in May.

#### **Developing the Evidence Base**

- 11.14 Work on developing the evidence base for the local development documents has progressed well.
- 11.15 The annual Shopping Centres survey has been completed, augmented this year by a survey of shopping centre uses that fall outside of defined centres. A survey of Employment Zones was carried out in 2004. In terms of applications monitoring, the Council has continued to input into the London Development Database to timescale and has completed the annual Residential Implementation Monitoring and Office Implementation Monitoring Surveys.
- 11.16 Other research completed includes the Housing Needs Assessment 2004-05, the Retail Needs Assessment 2004-05, the Hotels Survey 2004, the Audit of Open Space 2004 and the Demographic Profiles (Borough and Wards) 2004. The

Council has inputted into the London-wide Housing Capacity Study (produced by the Greater London Authority). The Industrial Land and Premises Study is running behind schedule due to difficulties in contracting consultants for the work but it will be finished in early 2006.

- 11.17 Other fact finding research, such as mapping the spatial distribution of doctors' surgeries, embassies and diplomatic missions, residential care home and the like has also been completed.

### **Scoping Report for Sustainability Appraisal**

- 11.18 The Council will be carrying out a Sustainability Appraisal of all of the Local Development Documents which will form part of the Royal Borough's Local Development Framework. Following a five week period of public consultation in the summer, the Council has produced a Scoping Report which is the first of two formal reports to be produced as part of the Sustainability Appraisal process. The Scoping Report consists of three volumes – the report itself and two technical appendices. The Scoping Report sets out what it considers to be the appropriate context of the appraisals that will have to be carried out; it establishes the Royal Borough's environmental baseline; it decides on the sustainability appraisal objectives which are considered to be most appropriate for the Royal Borough; and it decides on the scope of the future appraisal.

### **The Development Plan Document 'Issues and Options' Stage**

- 11.19 The Council has produced a consultation report on the issues and alternative options which have to be addressed as the initial stage of preparing the Development Plan Documents in the Local Development Framework. Primarily concerned with the Core Strategy and General Development Control Policies Development Plan Documents, the report addressed key options across a broad range of subject areas. The Issues and Options Report was launched in mid-November to commence a six week period of consultation, due to end on December 23. The Local Development Scheme saw this process concluding at the end of October, so some slippage has occurred. This will be addressed in the revision to the LDS.
- 11.20 In terms of the Site Specific Allocations and Policies Development Plan Document, the Council has written to landowners and agents who frequently submit applications to the Council asking them to identify potential development sites and to their preferred uses for the sites. The Issues and Options Report also asks respondents to identify potential development sites for inclusion in this development plan document, which will be consulted on at the Preferred Options stage.
- 11.21 The Council has used the Sustainability Appraisal Scoping Report as the basis of carrying out the sustainability appraisal of the various options outlined within the Issues and Options report. The Interim Sustainability Appraisal Report documents the findings of this options appraisal.

## **The Statement of Community Involvement**

- 11.22 Work on the Statement of Community Involvement began at the start of the year and an initial draft was made available to view on the Council's website in early 2005.
- 11.23 The Council distributed Local Development Framework newsletter 1 *Have Your Say* in March 2005 to 1178 addressees. The newsletter informed everyone that the initial draft SCI was available for comment. It made clear that the information provided by completing the questionnaire attached to the newsletter would help the Council to make sure that the final Statement of Community Involvement reflected respondents' views on how best to consult the local community.
- 11.24 The Local Development Scheme envisaged consultation on the SCI at the same time as consultation on the Issues and Options was taking place. However, it was considered that this would confuse the two processes and could lead to consultation 'overload'. In view of the fact that the SCI is not scheduled to go before an Inspector until early 2007, it is intended to review the milestones for this document and to consult on its contents and proposals during 2006. The timing of the examination in public into the SCI should remain unchanged.

## **Supplementary Planning Documents**

- 11.25 The SPDs identified for preparation in the early part of the LDS are intended to supplement the 'saved' policies in the UDP. The following reviews progress in preparing those SPDs on which work was due to begin in the monitoring period.

### **Access Design Guide**

- 11.26 Work on this document is nearing completion and was held up initially by the slippage in the preparation of the Sustainability Appraisal Scoping Report and then by the workload involved in preparing the Issues and Options Report. The document will be ready for consultation early in 2006.

### **The Brompton Hospital Planning Brief**

- 11.27 The draft planning brief was prepared for consultation; however, proposals to build a major new hospital at Paddington (to which the Brompton Hospital would have relocated) have now been abandoned and the reasons for preparing the draft brief have gone away. The brief will therefore be removed from the Scheme when it is revised.

### **The Princess Louise Hospital Planning Brief**

- 11.28 The draft planning brief has involved a greater workload than originally anticipated and this, with the delay in the preparation of the Sustainability Appraisal Scoping Report, has meant that the preparation milestone has slipped. It is anticipated that public consultation will be undertaken in early 2006.

## **Clearings 1 and 2 Planning Brief**

11.29 The project start was delayed due to staffing difficulties and increased work pressures. A draft brief has now been prepared and public consultation will take place in early 2006, which will be reflected in the revised Scheme.

## **Other SPDs referred to in the Local Development Scheme**

11.30 Work on the Conservation Area Guidance SPD began in December 2005, slightly later than set out in the LDS, but as this is a long-term project going into 2007, this is not seen as problematic.

11.31 Work on the Urban Design Strategy began later than set out in the LDS because of difficulties in recruiting specialist staff. This problem has now been addressed, consultants have been appointed, the project is well underway and the slippage will be addressed in the revision to the LDS.

11.32 Other pressures of work led to a delayed start on the Designing out Crime SPD but a working draft has been prepared and public consultation will take place in early 2006, which will be reflected in the revised LDS.

11.33 Following the failure of the owners to get the Commonwealth Institute de-listed, they are now looking to provide primarily Class D1 uses in the building. The brief is now considered unnecessary and will therefore be removed from the LDS when it is revised.

11.34 The Council intend to review and update its current supplementary planning guidance notes once the development plan documents have been adopted. Preparation of all of these remaining SPDs referred to in the LDS is not scheduled to begin until the summer of 2007 and it is envisaged that no significant alteration of the LDS will be necessary in this respect.

## Appendix I – Policy Analysis: number of times that policies were quoted in decision notices

Policy Code	Policy Description	Number
<b>PRINCIPAL STRATEGIC POLICIES</b>		
STRAT 1	Protect and enhance of the Borough's residential character	15
STRAT 2	Increase residential provision	7
STRAT 3	Seek continued economic growth	3
STRAT 4	Seek a safe, efficient and green transport system	0
STRAT 5	Locate tourist related development close to public transport	1
STRAT 6	Encourage sizeable activities to locate in Central RBKC	0
STRAT 7	Promote sustainable development by reducing the need to travel	2
STRAT 8	Promote sustainable development by enhancing environmental quality	3
<b>CONSERVATION AND DEVELOPMENT</b>		
STRAT 9	Ensure development preserves and enhances residential character	11
STRAT 10	Protect Listed Buildings and preserve Conservation Areas	27
STRAT 11	Promote high environmental and architectural design standards	21
STRAT 12	Protect London's skyline and strategic views	0
STRAT 13	Protect the River Thames and its setting	8
STRAT 14	Ensure people with special mobility needs have equality of access	4
STRAT 15	Protect Ancient Monuments and Sites of Archeological Interest	0
<b>Thames Policy Area</b>		
CD1	Protect and enhance views and vistas along the riverside	7
CD2	Object to developments that affect views of the Chelsea riverside	7
CD3	Resist development that results in the loss of Cremorne Wharf	1
CD4	Resist permanently moored vessels on the river STC	0
CD5	Protect and enhance existing residential moorings at Battersea Reach	0
CD6	Require a riverside development to preserve and enhance the waterfront	3
CD7	Ensure provision of a riverside walk within appropriate developments	0
CD8	Protect important views and vistas around the Royal Hospital	7
CD9	Protect the open spaces around the Royal Hospital from development	5
CD10	Protect views around the South Kensington Museums Area	1
CD11	Preserve and enhance character of South Kensington Museums Area	3
<b>Metropolitan Open Land</b>		
CD12	Resist development on metropolitan open land	1
CD13	Restrict building height around Kensington Gardens and Hyde Park	0
CD14	Ensure new buildings do not impose themselves on Kensington Palace	0
CD15	Resist proposals encroaching or affecting the setting of Holland Park	0
CD16	Promote public access to Kensal Green and Brompton Cemeteries	0
<b>Strategic Views</b>		
CD17	Protect the long-distance view from King Henry's Mound to St. Pauls	0
<b>Areas of Local Character</b>		
CD18	Resist development that would adversely affect the setting of the canal	0
CD19	Encourage use of the canal for freight and recreational passengers	0
CD20	Encourage canalside development relating to water-based activities	0
CD21	Encourage improved access to the canalside	1
CD22	Permit residential moorings on the Grand Union Canal STC	1
CD23	Protect, enhance and resist loss of public and private open space	4
CD24	Resist development in, on, over or under garden squares	2

CD25	Protect Parks and Gardens of Specific Historic Interest	19
<b>Areas of Development</b>		
CD26	Encourage improvement of land/buildings which are in poor condition	1
<b>Control of Development</b>		
CD27	Ensure that all development is to a high standard of design	1170
CD28	Require development to be integrated into its surroundings	32
CD29	Encourage energy efficiency of buildings	6
CD30	Require infill development to maintain character of its surroundings	21
CD31	Resist development of backland sites STC	6
CD32	Resist subterranean developments STC	94
CD33	Resist development which reduces daylight in adjoining buildings	293
CD34	Require developments to ensure good light conditions	28
CD35	Ensure sufficient visual privacy of residents and the working population	384
CD36	Resist developments with a harmful increase in the sense of enclosure	221
CD37	Resist developments significantly higher than neighbouring buildings	6
CD38	Ensure proposals for open space are designed to high standards	4
CD39	Require developers to account for safety and security	23
CD40	Resist proposals that would cause material disturbance to neighbours	169
CD41	Ensure developments include adequate protection from external noise	16
CD42	Require all non-domestic developments are accessible to disabled	46
CD43	Have regard to standards set out in Planning Standards Chapter	39
<b>Alterations and Extensions to Buildings</b>		
CD44	Resist additional storeys and roof level alterations STC	235
CD45	Permit additional storeys and roof level alterations STC	219
CD46	Resist the introduction of roof level terraces STC	137
CD47	To resist proposals for extensions STC	360
CD48	To resist proposals for conservatories STC	128
CD49	To resist side extensions to buildings STC	42
CD50	Permit alterations only where external appearance would not be harmed	921
CD51	Resist unsympathetic small-scale developments	194
CD52	Resist the installation of plant and equipment STC	111
CD53	Permit satellite dishes and antennas STC	24
CD54	Resist off-street car parking in forecourts and gardens STC	11
CD55	Ensure character of mews properties is preserved and enhanced	55
CD56	Resist loss of and inappropriate alterations/extensions to artists' studios	9
<b>Conservation Areas and Listed Buildings</b>		
CD57	Preserve and enhance appearance of Conservation Areas (CAs)	428
CD58	Encourage improvement of the environment of CAs	89
CD59	Seek implementation of specific proposals agreed in CAPS	3
CD60	Resist partial or full demolition of buildings in CAs STC	30
CD61	Ensure developments in CAs preserve and enhance character	1083
CD62	Ensure all development in CAs is to a high standard	938
CD63	Consider the effect of proposals on views in CAPS	50
CD64	Require full planning applications in CAs	0
CD65	Resist demolition of listed buildings in whole or in part	141
CD66	Resist proposals to alter listed buildings STC	298
CD67	Encourage use of listed buildings for their original purpose	7

CD68	Resist change of use of listed buildings that would harm its character	9
CD69	Resist development that would adversely affect a listed buildings setting	21
<b>Shopfronts and Advertisements</b>		
CD70	Encourage retention of shopfronts of quality	34
CD71	Seek all new shopfronts respect the buildings original structure	55
CD72	Require suitable shop signage on combined shopping units	11
CD73	Resist open shopfronts	3
CD74	Resist shopfronts resulting in removal of separate access to residential	9
CD75	Require where appropriate that mobility needs are met by shopfronts	46
CD76	Resist advertisements STC	99
CD77	Permit awnings and blinds that are in character with the building	9
CD78	Permit flagpoles unless their siting would harm the areas character	1
CD79	Resist the erection of permanent hoardings	0
<b>Trees</b>		
CD80	Resist developments that would result in damage or loss of trees	38
CD81	Encourage the planting of trees in new developments	3
CD82	Resist tree loss unless they are dead/dying or a public danger	4
CD83	Require an appropriate replacement for any tree that is felled	8
CD84	Ensure adequate protection of trees during the course of construction	13
<b>Archaeology and Ancient Monuments</b>		
CD85	Encourage protection of Sites of Archaeological Interest (SAI)	1
CD86	Requirement of various actions if application is situated on an SAI	2
CD87	Encourage co-operations between various parties with regard to SAIs	0
CD88	Preserve and enhance all scheduled ancient monuments and SAIs	0
<b>Churches and Other Places of Worship</b>		
CD89	Retain religious buildings of architectural or townscape merit	1
<b>Planning Powers and Local Authority Activity</b>		
CD90	Prepare planning briefs and guidelines for important development sites	0
CD91	Identify sites that would benefit from environmental improvement schemes	1
CD92	Negotiate planning obligations to achieve conservation and development	0
CD93	Discourage excess street furniture	10
CD94	Encourage good quality street furniture	8
CD95	Seek the preservation of historic street furniture	0
<b>HOUSING</b>		
STRAT 16	Ensure contribution of RBKC to Greater London dwelling stock	32
STRAT 17	Seek to maximise residential capacity in the Borough	21
STRAT 18	Encourage an adequate and continuous supply of land for new housing	3
STRAT 19	Seek an increase in amount and range of sizes of dwellings	6
<b>Maintaining and Enhancing the Residential Function of the Borough</b>		
H1	Resist the loss of permanent residential accommodation	25
H2	Seek the development of land for residential use STC	80
H3	Encourage the use of property, wherever appropriate, for residential	61
<b>Maintaining and Enhancing the Residential Character of the Borough</b>		
H4	Resist encroachment into residential areas of commercial activities	5
H5	Encourage local services that support the residential character of the area	1
H6	Permit conversions from self-contained units into smaller s/c units	16
H7	Seek provision of outdoor space in all new development	11



H8	Require appropriate social and community facilities in major developments	0
H9	Resist residential development designed to a very low density	2
H10	Require that housing designed for families is designed to a lower density	2
H11	Resist housing designed to higher densities STC	4
H12	Resist higher densities unless necessary for townscape reasons	9
H13	Continue to encourage improvement/preservation of existing housing	14
H14	Ensure the enhancement of the residential environment	0
<b>Increasing the Supply of Housing</b>		
H15	Require majority of housing to be located on Major Development Sites	2
H16	Encourage use of publicly owned land for housing provision	0
H17	Resist loss of existing small self-contained flats	9
H18	Seek inclusion of smaller units and larger units in residential schemes	18
H19	Seek an appropriate mix of dwellings within a scheme STC	20
H20	Normally to resist conversion of HMOs into s/c flats	15
H21	Welcome affordable housing and housing for special needs	2
H22	Negotiate provision of affordable housing for sites of over 15 dwellings	14
H23	Provide affordable housing for Schedule of Major Developments Sites	3
H24	Provide housing for people with special accommodation needs	0
H25	Resist loss of residential hostels except in Earl's Court Ward	5
H26	Permit proposals for hostels by recognised hostel providers STC	0
H27	Welcome provision of sheltered housing	1
H28	Seek that ground floor dwellings are built to mobility standard	5
H29	Resist loss of the Westway Travellers' Site	0
<b>OFFICES AND INDUSTRY</b>		
STRAT 20	Support diverse economy whilst protecting from inappropriate development	3
STRAT 21	Encourage large developments to locate close to public transport	4
STRAT 22	Retain a range of business premises whilst prioritising small businesses	5
<b>Controlling the Impact of Business Development</b>		
E1	Resist large-scale business development STC	10
E2	Permit small-scale business development	8
E3	Resist loss of business units of less than 100 metres squared	11
E4	Require housing to be developed on Major Development Sites	2
E5	Negotiate planning gains from large developments	1
E6	Ensure developments provide a visually interesting street frontage	2
E7	Ensure adequate provision for storage, recycling and disposal of waste	0
E8	Resist loss of existing general industrial uses	1
E9	Resist applications for the development of premises for special industries	0
<b>Securing a Range of Premises</b>		
E10	Encourage business proposals to provide a range of unit sizes	0
E11	Encourage provision of start-up units	3
E12	Encourage refurbishment of existing office and industrial buildings	2
E13	Encourage premises for locally based service industries and offices	5
E14	Resist loss of commercial uses within primarily commercial mews	2
E15	Seek provision of light industrial premises in North Kensington	2
E16	Restrict change of use between B1-B8 uses in North Kensington	2
E17	Resist loss of light industrial uses in North Kensington	5
E18	Consider sympathetically proposals for expansion in North Kensington	0

E19	Adhere to conditions that limit premises in North Kensington to industrial	1
E20	Resist the loss of business use in Employment Zones	4
E21	Resist loss of other employment generating uses in Employment Zones	2
E22	Adhere to conditions that limit premises in Employment Zones to industrial	2
E23	Resist change of use of light industrial premises in Employment Zones	1
E24	Consider sympathetically proposals for expansion in Employment Zones	0
E25	Encourage provision of small, flexible business units in Employment Zones	3
E26	Encourage improvement of light industrial units in Employment Zones	0
E27	Require business uses in proposals for sites in Employment Zones	2
<b>Diplomatic and Allied Uses</b>		
E28	Resist establishment of diplomatic uses in specified areas	1
E29	Permit establishment of diplomatic uses in specified areas STC	1
E30	Consider favourably applications for diplomatic uses in listed buildings	0
<b>TRANSPORTATION</b>		
STRAT 23	Support the reduction of road traffic movement in the metropolitan area	2
STRAT 24	Support measures to reduce air and noise pollution from motor vehicles	0
STRAT 25	Promote walking and improve the pedestrian environment	2
STRAT 26	Promote cycling and provide comprehensively for cyclists	0
STRAT 27	Support and encourage the improvement of the public transport network	1
STRAT 28	Encourage the use of rail for passenger and freight movement	0
STRAT 29	Support the development of new rail links around London	0
STRAT 30	Support local bus services and measures to improve service quality	0
STRAT 31	Support the use of the River Thames for passenger and freight movement	1
STRAT 32	Achieve targets set for reduction in road accidents through safety schemes	0
STRAT 33	Support maintenance of a strategic London Road Network	0
STRAT 34	Implement programmes of comprehensive traffic management	0
STRAT 35	Support control of night-time and weekend lorry movement	0
STRAT 36	Monitor demand in the controlled parking zone	0
STRAT 37	Oppose and increased capacity at Heathrow Airport STC	1
<b>The Location of Development</b>		
TR1	Ensure high trip-generating development is located close to transport	1
<b>Walking</b>		
TR2	Maintain, improve and provide safe pedestrian crossing facilities	1
TR3	Maintain and improve footways	33
TR4	Protect existing footpaths and encourage provision of new routes	5
TR5	Improve and introduce cycle facilities, expanding the Local Cycle Network	0
TR6	Review and alter major junctions that act as a barrier to cycle movement	0
TR7	Co-operate with the Traffic Director for London	0
TR8	Ensure cycle routes are provided in appropriate developments	0
TR9	Require cycle parking facilities in appropriate developments	81
<b>Public Transport</b>		
TR10	Support the development of the Chelsea-Hackney Underground line	0
TR11	To support the proposal for Crossrail	1
TR12	Support and encourage the improvement of the West London Line	1
TR13	Support proposals for the improvement of existing stations	1
TR14	Seek new bus services and improve existing services	0
TR15	Improve bus services by introducing traffic management schemes	1

TR16	Seek improvements at public transport interchanges	1
TR17	Seek the provision of interchange facilities where none presently exist	0
TR18	Require coach facilities for picking up and dropping off of hotel customers	1
TR19	Encourage provision of coach parking at major hotels and attractions	1
TR20	Resist the loss of off-street coach parking	0
TR21	Support restrictions on coach movements in local areas	1
TR22	Support the provision of safe and convenient taxi facilities	1
TR23	Encourage use of the River Thames and the Grand Union Canal for freight	0
<b>Road Safety</b>		
TR24	Ensure road improvements in developments are safe	1
<b>Roads and Traffic Management</b>		
TR25	Improve the efficiency of the major roads in the Borough	0
TR26	Implement schemes that slow down traffic on minor roads	0
TR27	Oppose schemes which may encourage traffic to use minor roads	1
TR28	Resist highway proposals that would lead to increased Borough traffic	0
TR29	Support proposals that help relieve the Earls Court One-Way system	0
<b>Public On-Street and Public Off-Street Parking</b>		
TR30	Review the extent of waiting and loading provisions on major roads	0
TR31	Review and adjust provision of on-street parking for residents	1
TR32	Maintain the number of pay and display parking spaces	0
TR33	Resist the provision of additional public car parks	1
TR34	Control the management of new public off-street car parks	2
<b>Control of Development</b>		
TR35	Assess the impact of new development on public transport infrastructure	9
TR36	Resist development resulting in increasing traffic or decreasing safety	189
TR37	Negotiate developer contributions towards transport improvements	1
TR38	Limit amount of off-street parking spaces in non-residential development	19
TR39	Permit only small-scale development in less accessible areas	6
TR40	Resist the formation of new accesses on major roads	1
TR41	Require designated off-street service space for development schemes	10
TR42	Require new residential development to require off-street parking STC	101
TR43	Resist development which would result in the loss of off-street parking	18
TR44	Resist development which would result in the loss of on-street parking	8
<b>Helicopter Facilities</b>		
TR45	Resist development of helicopter facilities in the Borough	1
<b>SHOPPING</b>		
STRAT 38	Enhance the vitality and viability of Principal and Local Shopping Centres	7
STRAT 39	Ensure large new retail development is concentrated in Principal Centres	0
STRAT 40	Promote retail development in Local Shopping Centres	4
STRAT 41	Improve the attractiveness and competitiveness of the shopping centres	0
STRAT 42	Ensure continued enhancement of Principal Shopping Centres	1
STRAT 43	Ensure that the needs of residents and workers are met by retail	0
<b>Providing for a Range of Shops</b>		
S1	Resist loss of shops particularly where this would decrease choice	27
S2	Permit new shop floorspace and extensions to existing shops	11
S3	Seek the replacement of shop floorspace and frontage in new schemes	1
S4	Seek provision of shop units as part of appropriate development schemes	1

S5	Seek a range of shop unit sizes in shopping developments	1
S6	Maintain and improve the vitality of the Borough's shopping centres	29
S7	Seek a concentration of shops in the core frontage of shopping centres	6
S8	Resist the loss of any shop in a Local Shopping Centre	12
S9	Encourage new convenience retail development in local centres	0
S10	Encourage provision for convenience shopping in appropriate schemes	1
S11	Encourage local shopping facilities to meet residents needs	0
S12	Resist the loss of launderettes, banks and building societies	2
S13	Permit certain changes of use in Local Shopping Centres	5
S14	Permit changes of use from A1 to A2 in certain parts of the Borough	0
S15	Encourage the retention and resist the loss of street market stalls	0
S16	Encourage retention and provision of additional storage for street traders	0
<b>Control of Non-Shop Uses</b>		
S17	Permit A2 and A3 uses in the core frontage of Principal Centres STC	10
S18	Permit A2 and A3 uses in the non-core frontage of Principal Centres STC	4
S19	Permit non-shop uses above or below ground floor levels STC	10
S20	Resist use of shopping units for non-public uses	2
S21	Require shop frontages and displays areas are retained by non-shop uses	2
S22	Resist development of amusement centres and arcades STC	0
S23	Resist development of A3 uses outside of Principal Shopping Centres STC	13
<b>Large New Stores and Shopping Centres</b>		
S24	Permit large new retail development in shopping centres STC	0
S25	Other retail proposals will only be acceptable STC	0
<b>Environmental Quality and Safety in Shopping Streets</b>		
S26	Seek improvement of townscape and shopping street environment	0
S27	Ensure alterations are in keeping with shopping centre character	1
S28	Resist proposals involving pavement trading resulting in reduced passage	2
S29	Require the provision of servicing facilities in shopping developments	1
S30	Encourage provision of storage for recyclable/re-usable materials	0
<b>SOCIAL AND COMMUNITY USES</b>		
STRAT 44	Protect and encourage accessible social and community facilities	3
<b>Provision of Local Facilities</b>		
SC1	Resist community facilities catering for non-local demand STC	2
<b>Protecting Existing Social and Community Uses and Facilities</b>		
SC2	Resist the loss of accommodation for social and community use	8
SC3	Negotiate planning obligations to replace lost community facilities	1
<b>Encouraging the Provision of New Social and Community Uses and Facilities</b>		
SC4	Encourage provision of new social and community facilities	8
SC5	Permit developments for social and community facilities STC	9
SC6	Negotiate planning obligations to provide social and community facilities	0
<b>Specific Land Uses</b>		
SC7	Safeguard sites identified for Local Education Authority Proposals	0
SC8	Encourage shared use of purpose-built education facilities	1
SC9	Negotiate provision of workplace nurseries	1
SC10	Resist proposals for education/training facilities unless benefitting locals	2
<b>Health Facilities</b>		
SC11	Balance development of medical institutions with residential needs	0

<b>HOTELS</b>		
STRAT 45	Restrict new hotel development to acceptable locations	1
<b>Hotel Provision</b>		
T1	Resist the development of new hotels STC	1
T2	Resist new hotel development in areas of existing over-concentration	1
T3	Allow extensions to existing hotels STC	4
T4	Permit proposals involving a reduction in bedspaces in existing hotels	2
<b>Other Forms of Temporary Sleeping Accommodation</b>		
T5	Resist provision of new temporary sleeping accommodation STC	0
T6	Allow extensions to existing temporary sleeping accommodation STC	0
<b>LEISURE AND RECREATION</b>		
STRAT 46	Ensure continued contribution of sports, leisure and recreation provision	0
STRAT 47	Maintain and increase the provision and quality of open space	1
STRAT 48	Encourage provision of continuous Thames path, improve access to river	0
STRAT 49	Consider nature conservation and protection in all proposals	0
<b>Encouraging and Retaining Sport and Recreation Provision</b>		
LR1	Resist loss of playing fields, pitches and other recreational provision	0
LR2	Encourage provision of additional sports and recreational facilities	2
LR3	Negotiate provision of sports and recreational facilities in proposals	0
LR4	Require new sports facilities to be designed for shared use	0
LR5	Encourage public access to all new sports and recreational facilities	0
LR6	Encourage full use of existing sports facilities	0
LR7	Council to adopt sequential approach to health and fitness developments	1
<b>Open Space Provision</b>		
LR8	Resist loss of existing public and private open space	3
LR9	Seek establishment of Green Chains linking open spaces	1
LR10	Encourage wider use of private open space	1
LR11	Encourage temporary use of vacant sites for open space and playgrounds	1
LR12	Encourage outdoor seating in appropriate locations	0
LR13	Ensure retention of public rights of way over public and private land	0
LR14	Negotiate inclusion of open space in association with proposals	3
LR15	Require that amenity space is provided for new family housing	8
LR16	Encourage public access to all new communal open space	0
LR17	Encourage provision of nature gardens and ecological sites	0
LR18	Encourage the increased use of the Thames for leisure and recreation	0
LR19	Protect the Thames Path and seek its improvement and completion	0
LR20	Require foreshore means of access are safeguarded and supplemented	0
LR21	Encourage use of canal for water-based leisure and recreation activities	0
LR22	Use the two canal basins at Kensal Green for water recreation and mooring	0
LR23	Encourage the enhancement of the canal towpath and new access	2
<b>The Natural Environment</b>		
LR24	Identify and protect Sites of Nature Conservation Importance (SNCIs)	1
LR25	Encourage appropriate ecological management of SNCIs	0
LR26	Consider effect on nature conservation in dealing with proposals	0
LR27	Encourage allocation of pockets of land for nature conservation	0
<b>The Arts, Culture and Entertainment</b>		
LR28	Resist loss of arts, cultural and entertainment facilities	2

LR29	Require replacement of similar capacity in cinema and theatre development	0
LR30	Resist loss of hall premises providing leisure and recreation uses	1
LR31	Require new hall premises be designed to enable multiple uses	0
LR32	Encourage new arts, culture and entertainment uses	3
LR33	Adopt a sequential approach to the location of high trip generating uses	0
LR34	Resist proposals for night clubs, discos, casinos and gaming rooms STC	0
LR35	Resist development of new conference centres or exhibition halls	0
LR36	Negotiate provision of arts, culture, and entertainment facilities	5
LR37	Resist the loss of artists' studio space	2
<b>Leisure and Recreation for All</b>		
LR38	Encourage provision of active play and tranquility in open space	0
LR39	Resist loss of existing facilities for play provision	1
LR40	Seek to ensure adequate communal play provision	0
LR41	Continue to provide play provision in the Council's housing estates	0
LR42	Encourage increased use of Council's playground school premises	0
LR43	Encourage wider access to facilities for those with special mobility needs	1
<b>ENVIRONMENT</b>		
STRAT 50	Have regard to air quality and land contamination	1
STRAT 51	Seek land for provision of public utilities	0
STRAT 52	Support the 'Proximity Principal'	1
<b>Planning and Pollution Control</b>		
PU1	Resist development impacting on air quality	1
PU2	Resist development leading to pollution impacting on amenity	1
<b>Planning and Contaminated Land</b>		
PU3	Require additional information for developments on contaminated land	3
PU4	Ensure appropriate protection for future users of contaminated land	2
<b>Promoting Provision of Space for use by Public Utility Agencies</b>		
PU5	Ensure provision of buildings for public utility agencies	0
PU6	Ensure land released by utility agencies is used in accordance with policy	0
PU7	Seek adequate provision for the needs of emergency services	0
PU8	Advise agencies on the appropriate siting of equipment for public utilities	0
<b>Encouraging High Environmental Standards</b>		
PU9	Encourage liaison with statutory undertakers for streetworks	0
PU10	Encourage use of sustainable urban drainage	0
<b>Ensuring Adequate Provision of Waste Disposal, Street Cleaning and Public Conveniences</b>		
PU11	Require provision of adequate storage space for ease of refuse collection	0
PU12	Resist the loss of Cremorne Wharf as a waste management facility	0
PU13	Promote the provision of suitable recycling collection sites	0
PU14	Encourage the re-use of construction materials in development schemes	0
PU15	Seek appropriate distribution of public conveniences through the Borough	0
<b>PLANNING STANDARDS</b>		
CD43	Have regard to standards set out in chapter	39
<b>MONITORING</b>		
MI1	Negotiate planning obligations to ensure satisfactory developments	1

**Appendix II – Appeals Analysis: number of times that policies were quoted in inspector’s notices in appeal decisions**

<b>Policy Code</b>	<b>Total Number of Quotations in Appeals (out of 92 appeals)</b>	<b>Usage in 'allowed' Appeals (out of 25 appeals)</b>	<b>Usage in Dismissed Appeals (out of 67 appeals)</b>
STRAT 1	7	0	7
STRAT 2	6	0	6
STRAT 5	1	0	1
STRAT 6	1	0	1
STRAT 7	1	0	1
STRAT 8	1	0	1
STRAT 9	3	0	3
STRAT 10	5	0	5
STRAT 11	3	0	3
CD23	6	0	6
CD26	1	0	1
CD27	53	21	32
CD28	5	1	4
CD29	1	0	1
CD30	2	1	1
CD31	7	1	6
CD32	8	1	7
CD33	21	5	16
CD34	4	1	3
CD35	20	3	17
CD36	18	3	15
CD38	1	0	1
CD39	1	0	1
CD40	6	0	6
CD41	2	0	2
CD42	1	0	1
CD43	4	1	3
CD44	22	3	19
CD45	16	4	12
CD46	10	0	10
CD47	21	8	13
CD48	3	1	2
CD49	2	1	1
CD50	28	9	19
CD51	14	4	10
CD52	1	0	1
CD54	2	0	2
CD55	7	3	4
CD57	29	9	20
CD58	1	0	1
CD60	8	1	7
CD61	63	19	44
CD62	62	20	42
CD63	12	1	11

<b>Policy Code</b>	<b>Total Number of Quotations in Appeals (out of 92 appeals)</b>	<b>Usage in 'allowed' Appeals (out of 25 appeals)</b>	<b>Usage in Dismissed Appeals (out of 67 appeals)</b>
CD65	5	2	3
CD66	17	5	12
CD69	3	0	3
CD70	1	1	0
CD71	3	1	2
CD73	1	0	1
CD75	2	1	1
CD76	8	4	4
CD79	1	1	0
CD80	9	0	9
CD81	7	0	7
CD82	2	0	2
CD83	6	0	6
CD90	1	0	1
STRAT 16	5	0	5
STRAT 17	5	0	5
STRAT 18	4	0	4
STRAT 19	6	0	6
H1	1	0	1
H2	5	0	5
H3	1	0	1
H7	7	0	7
H8	2	0	2
H12	3	0	3
H17	1	0	1
H18	2	0	2
H19	2	0	2
H21	1	0	1
H22	3	0	3
STRAT 20	1	0	1
STRAT 22	1	0	1
E2	1	0	1
E11	1	0	1
E13	1	0	1
E14	1	0	1
TR1	1	0	1
TR2	1	1	0
TR3	3	1	2
TR4	2	0	2
TR9	3	0	3
TR27	1	0	1
TR35	2	0	2
TR36	13	1	12
TR38	2	2	0



<b>Policy Code</b>	<b>Total Number of Quotations in Appeals (out of 92 appeals)</b>	<b>Usage in 'allowed' Appeals (out of 25 appeals)</b>	<b>Usage in Dismissed Appeals (out of 67 appeals)</b>
TR44	2	0	2
S19	1	0	1
S23	1	0	1
SC5	1	0	1
LR5	1	0	1
LR7	1	0	1
LR14	3	0	3
LR15	7	0	7
LR24	2	0	2
LR25	2	0	2
LR26	2	0	2
LR32	1	0	1
LR40	3	0	3

Appendix III – Development Control Team Areas



## Appendix IV – Schedule of Major Development Sites

The schedule updates the information given for sites identified in the 2002 Unitary Development Plan as Major Development Sites. These sites were selected because of the level of development interest in the site as indicated by the submission of planning application, pre-application meetings and enquiries.

The UDP Major Development Site Schedule will be superseded when the Council produces the Site Specific Allocations and Policies Development Plan Document.

Ref	Site Address	Acceptable land Uses	Status of Site	Development Approved by Planning Permission
1	Kensal Green Gasworks	Business (Offices, Light Industrial R&D), Recreation, Wildlife Reserve, residential including Affordable housing	Not implemented	Planning permission 97/2707 for 15,989sqm B1 floorspace plus 308 private and affordable residential units. Planning application awaiting validation for 790 units.
2	Former London Electricity Depot 20 Victoria Gardens	Residential including affordable housing, Public Short Stay Car Park	Not implemented	No current planning application
3	Newcombe House	Retail, Residential (including affordable housing), Business (Offices, Light Industrial, R&D)	Not implemented	No current planning application
4	Queen Elizabeth College, King's College, Campden Hill Road	Residential conversion including affordable housing (listed building), Education	Complete	Permission 00/00556 for 68 residential units.
5	Atkins Building, King's College, Campden Hill Road	Residential including affordable housing, Education	Under construction	Permissions 00/01292 for 43 private units and 04/00754 for 33 affordable units
6	Campden Hill Reservoir, 97 Campden Hill Road	Residential including affordable housing, Tennis Courts, Open Space	Complete	Permission 99/00733 for 62 residential units
7	Kensington Market Site, 49-53 Kensington High Street	Retail, Residential (including affordable housing), Business (Offices, Light Industrial, R&D)	Part of site under construction	Planning permission 00/01512 for 3,450sqm A1, 5896sqm B1 and 362sqm A3 floorspace and 13 residential units. Permission covers 37-53 Kensington High Street and 5-13 Young Street

Ref	Site Address	Acceptable land Uses	Status of Site	Development Approved by Planning Permission
8	High Street Kensington Underground Station (could include adjoining parcels of land)	Retail, Residential (including affordable housing), Business (Offices, Light Industrial, R&D)	Not implemented	No current planning application
9	Odeon Cinema, 261-265 Kensington High Street	Cinema and Residential including affordable housing	Not implemented	No current planning application
10	TA Centre, Warwick Road	Residential, including affordable housing), Open Space, Recreation, Social/Community and Business (Offices, Light Industrial, R&D)	Not implemented	No current planning application
11	Ombeter Site, 181-183 Warwick Road	Residential (including affordable housing), Business (Offices, Light Industrial, R&D) Hotel	Not implemented	Planning permission for 235 bedroom hotel with 500 bedspaces and 7 residential staff flats 00/1201. Application for 104 residential flats granted subject to a Section 106 as yet unsigned.
12	Fenelon Place (Phase II) Warwick Road	Business, Leisure including rifle club, coach/lorry park, link road (partial)	Partially implemented	Planning application 05/02073 awaiting decisions for a 435 residential units, both affordable and private. Site is now referred to as 100 West Cromwell Road.
16	King's College, 552 King's Road	Residential (including affordable housing) Open Space, Business (Offices, Light Industrial, R&D) GP Surgery	Complete	Permission 98/1010. Refurbishment and change of use to 308 residential dwellings. Off-site affordable.
17	Lots Road Electricity Generating Centre	Residential (including affordable housing) Business (Offices, Light Industrial, R&D) along the Lots Road frontage, Retail, Food and Drink, Leisure, Health Care, Public Open Space, Thames Path Cycle Route.	Not implemented	Permission for mixed-use development refused. Appeal lodged and decision awaited.
18	Kingsgate House, 536 King's Road	Residential (including affordable housing) Business (Offices, Light Industrial, R&D), GP Surgery.	Not implemented	No current planning application

Ref	Site Address	Acceptable land Uses	Status of Site	Development Approved by Planning Permission
19	Lightfoot Hall, King's Road	Residential Hostel, Residential (including affordable housing), Retail along the King's Road frontage, GP Surgery.	Complete	The site includes Lightfoot Hall, College House, Assembly Hall and Porters House. Redevelopment has gone ahead. Assembly Hall is refurbished and now a B1 Architects Office (01/0293), College House is A1 Retail and B1 Offices (01/1354). The Porters House is a B1 Studio (03/2635) and Lightfoot Hall is a refurbished C2 Hall of Residence with retail at ground floor (02/0231).
20	King's College, Manresa Road	Residential (including affordable housing) small scale Business (Offices, Light Industrial, R&D), Artists' Studios, Social and Community, Education,	Under Construction	Planning permission 03/0241 for 19 apartments behind the retained façade and a dwelling house.
21	National Heart and Lung Hospital, Sydney Street	Social and Community facilities, including GP surgery/medical centre and affordable housing.	Not implemented	No current planning application
22	Brompton Hospital: South Block, Fulham Road	Social/Community uses including education, Residential Hostel, Residential (including affordable housing)	Not implemented	No current planning application
23	Iranian Embassy Site, 117a-122 Queensgate, 34-49 Harrington Road	Residential and Cultural Centre	Not implemented	No current planning application
24	South Kensington Underground Station	Business (Offices, Light Industrial, R&D), Retail, Hotel, Leisure, Residential (including affordable housing)	Not implemented	No current planning application
25	49-93 Pelham Street	Retail, Business (Offices, Light Industrial, R&D, Residential (including affordable housing)	Not implemented	No current planning application
27	Clearings I and II, Draycott Avenue, Denyer Street, Mossop Street	Residential including affordable housing, Business (Offices, Light Industrial, R&D), Retail, Food and Drink, Open Space.	Not implemented	No current planning application

<b>Ref</b>	<b>Site Address</b>	<b>Acceptable land Uses</b>	<b>Status of Site</b>	<b>Development Approved by Planning Permission</b>
28	Duke of York's Head Quarters, King's Road	Retail, Business (Offices, Light Industrial, R&D) Residential (including affordable housing), Institutional, Education, Health Care, Public Open Space	Partly implemented	Phase I is complete under 99/1446 which included 30 affordable dwellings, Retail, Offices, Education and Healthcare. Phase II is not complete. Health club not yet implemented in 05/01481. Residential developments not yet implemented 05/00844 for 25 units and 05/00181 for 21 units.
29	Thames Path	Extension to existing Thames path including a new pedestrian bridge across Chelsea Creek.	Under Construction	The council is seeking to secure elements of the path and the bridge to link Chelsea harbour and Cremorne gardens by way of Section 106 agreements in relation to redevelopment proposals including Lots Road Power Station and Chelsea Wharf,