



**LOCAL
DEVELOPMENT
FRAMEWORK**

Annual Monitoring Report 2008

Local Development Framework



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

The Royal Borough of Kensington and Chelsea
Local Development Framework

Annual Monitoring Report

Draft for submission to the Government

December 2008

This AMR is for the year 1st April 2007 to 31 March 2008

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Contextual Indicator Box

Introduction Box
In this section we report on:

Government Indicator Box

Local Indicator Box

1. Introduction

1.1 Introduction

The Council is required to produce an Annual Monitoring Report (AMR) to assess the extent to which policies in the local development plan are being achieved, and to indicate the progress of the LDF timetable, known as the Local Development Scheme (LDS). This is the fourth AMR to be produced and it covers the financial year 1 April 2007 - 31st March 2008.

No Local Development Framework Development Plan Documents (DPD) have yet been adopted. Therefore adopted and consultation draft Supplementary Planning Documents (SPD) refer to 'saved' UDP policies. This Annual Monitoring Report therefore assesses the extent to which policies in the Unitary Development Plan (UDP) are being achieved.

The current UDP was adopted in 2002, and its policies and proposals were 'saved' for three years following the introduction of the 2004 Planning and Compulsory Purchase Act. In September 2007, this three year extension ended and the Secretary of State directed to extend the key policies further to guide development proposals until such time as the Local Development Documents are adopted. A schedule of UDP policies that have been saved is contained within Appendix 1.

1.2 Background

In accordance with the Planning and Compulsory Purchase Act 2004 and the Local Development Regulations 2004, the AMR comprises four elements:

1. Contextual Indicators – providing baseline data from secondary sources such as the census and technical studies;
2. Core Output Indicators – set by the Government;
3. Local Indicators - an overview of the monitoring of key UDP policies; and
4. Local Development Scheme (LDS) Review – whether the timetable and milestones for the preparation of documents set out in the LDS are being met and the reasons for any slippage. (The review of the LDS is submitted to support this AMR)

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

- Monitoring planning permissions for changes in residential units and commercial floorspace (conducted annually);
- Contributing to the London Development Database;
- The shopping survey (recently conducted annually);
- The number of developments permitted with permit-free parking requirements;
- Hotel survey (undertaken periodically, no survey undertaken for 2007-8); and
- Open space survey (undertaken periodically, no survey undertaken for 2007-8).

1.3 Planning Applications April 2006 to March 2007

Overall, there were 2,668 applications submitted to the Local Planning Authority in the review period from 1 April 2007 to 31 March 2008. These comprised 1,834 planning applications, 475 Listed Building applications, 34 Conservation Area Consent applications, 179 Control of Advertisements applications and Certificates of Lawful Use applications. These statistics indicate that approximately 18% of the Borough's planning applications relate to listed buildings – a reflection of the fact that there are 4,024 listed properties in the borough. The majority of the other applications are general planning applications relating to a variety of types of development.

Fig. 1 Development Control Performance

Type of application	2006-2007 Performance	2007-2008 Performance	CLG Target
Major applications	84%	63%	60%
Minor applications	84%	71%	65%
Other	89%	74%	80%

Source: Royal Borough of Kensington and Chelsea, Technical Support

Figure 1 shows the Borough's development control performance against the 2006/07 performance and national indicators. The targets for the reporting year 2007-08 show a decline in performance from the previous year. However, the Council continues to meet CLG targets for determining 'major' and minor' types of applications. Effective steps have now been taken to ensure that the registration of applications is faster and that the backlog of applications has been substantially reduced.

1.4 Appeals

There were 105 appeals in the review period. 74 appeals were dismissed (70%) whilst 31 were allowed (30%). There are no strategic appeal targets and therefore appeal decisions are analysed and commented against local policy indicators. Low usage may not mean that a policy is ineffective, merely that it relates to a specific form of development for which there are very few planning applications in any twelve month period.

2. Business Development

2.1 Context

- By Central London standards, Kensington and Chelsea is a 'low demand, low supply' borough in terms of office and industry.
Source: London Office Policy Review, 2004, GLA
- The unemployment rate, based on the claimant count, in Kensington and Chelsea in the review year was 2.6%. The London rate is 3.6%.
Source: Office for National Statistics and GLA estimates.
- Most of the borough's businesses are very small, with almost nine out of ten local businesses employing up to ten people and under three percent employing more than 50 people.
Source: Annual Business Enquiry 2006 (www.nomisweb.co.uk)
- A study of employment land and space in the borough concluded that the borough should not permit any more significant losses of employment land and floorspace.
Source: RBKC Employment Land Study, 2007, Roger Tym and Partners,

2.2 Monitoring Indicators

In this section we report on:

- New employment land and floorspace
- Overall loss of employment opportunities
- Employment opportunities on previously developed land
- Loss of employment opportunities to residential use
- Potential of existing sites to support employment uses.

2.2.1 Amount of floorspace developed by employment type (Government Indicator 1a)

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

The Council's Unitary Development Plan contains policies concerning these employment types, within its 'Offices and Industry' chapter. In summary, these policies seek to focus business development in the borough's Employment Zones

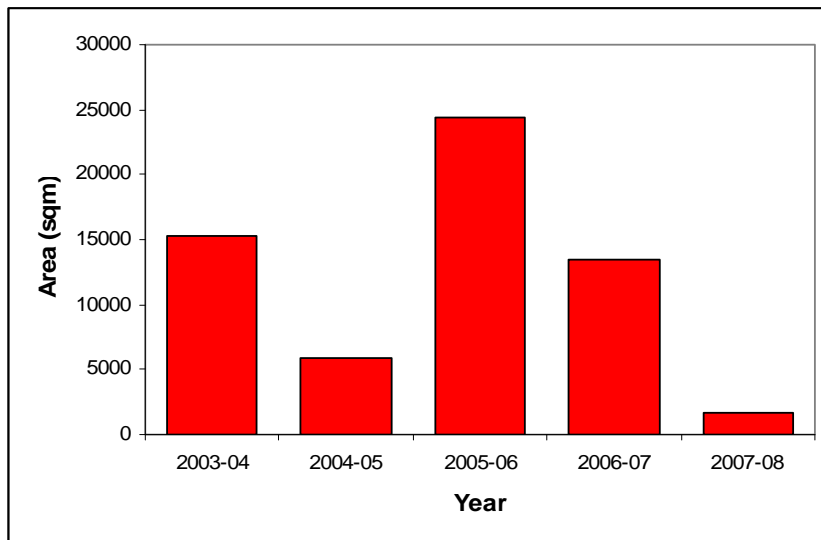
and to retain existing small business uses in commercial mews, principal shopping centres and light industrial areas in North Kensington.

During the review year, 1,748sqm of gross internal floorspace was completed for employment purposes, all of which fell under Use Class B1 with none under Use Classes B2 or B8. Figure 2 shows the gross employment floorspace implemented in the borough. The gross amount of completed employment floorspace for 2007 to 2008 was the lowest for five years continuing the pattern of the previous year.



Freston Road Employment Zone

Figure 2 - Use Class B1, B2, and B8 floorspace (proposed) implemented in Kensington and Chelsea 2004–08



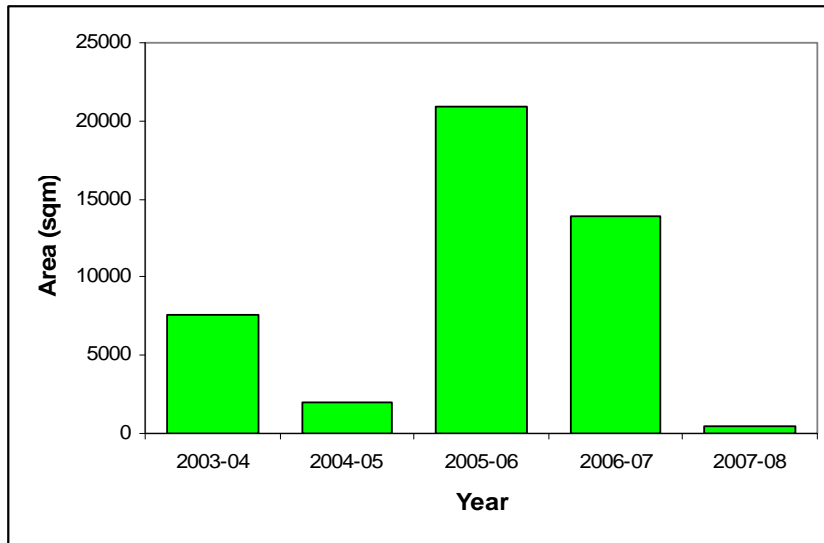
Source: RBKC Starts and Completions Survey

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

In 2007 to 2008, only 557sqm of B1 floorspace and no B2 or B8 floorspace were lost to other uses.

During the review year, one development was completed within the Lot’s Road Employment Zone with no loss of employment floorspace. Figure 3 shows lost business floorspace over the last five years. Less floorspace was lost this review year than any of the last five years.

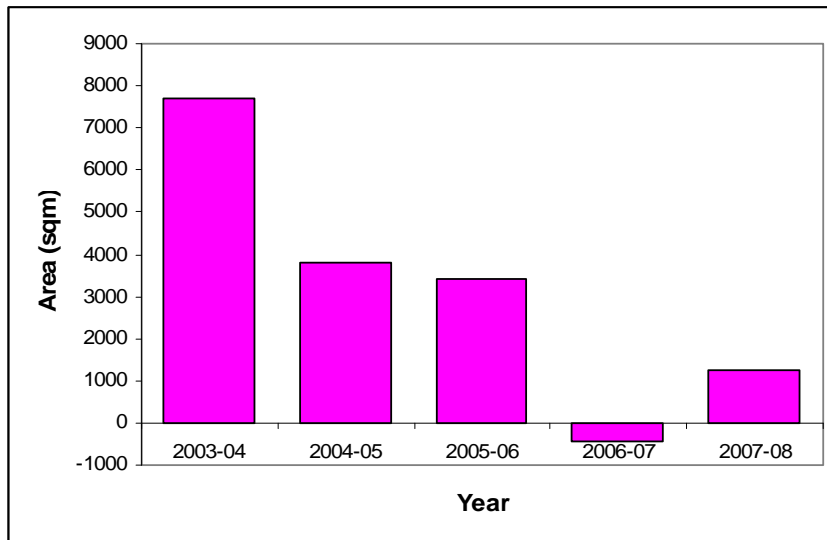
Figure 3 - Use Class B1, B2, and B8 gross floorspace (existing) lost in Kensington and Chelsea 2004–08



Source: RBKC Starts and Completions Survey

There has been a net gain in the borough of 1,151 square metres of business floorspace in the review year. Figure 4 below displays the net growth or loss figures for the past four years.

Figure 4 - Use Class B1, B2, and B8 floorspace (net) gained/lost in Kensington and Chelsea 2004-08



Source: RBKC Starts and Completions Survey

The net change in employment floorspace in the borough has reduced considerably in the last two years. The redevelopment and extensions at Chelsea Wharf and the change of use of Alfred House on Cromwell Road and Thurloe Street were the only major developments taken through to completion in the review year.

2.2.3. Amount of floorspace developed by employment type, in employment or regeneration areas (Government Indicator 1b)

In Kensington and Chelsea there are three Employment Zones, covering roughly 17 hectares of the borough. Lots Road is located to the south west of the borough and is typified by antique and fashion businesses. Kensal Road Employment Zone is located to the north of the borough and specialises in media related industries in association with nearby White City. Freston/Latimer Road Employment Zone is located to the north west of the borough and retains a traditional industrial character with a number of motor trade and storage uses. The Council's UDP seeks to protect business uses in Employment Zones, specifically in accordance with UDP Policies E20, E21 and E22.

During 2007-08 1,474sqm of B1 (offices, light industrial and research and development) gross internal floorspace was developed all within the Lots Road Employment Zone.

Figure 5 below shows there has been a minor (gross) increase in employment floorspace within the borough's Employment Zones over recent years, but this result needs to be read with the results of Local Policy Indicator analysis of protecting the function of Employment Zones, which found that employment land is being lost to other uses in Employment Zones, which would suggest the policy should be reviewed as part of the preparation of the LDF.

Figure 5 – Potential Employment Sites

Site Address	Area (Hectares)	Status 2007 - 2008
Kensal Green Gasworks	4.08	Planning permission for 15,989sqm B1 floorspace.
Newcombe House, 45 Notting Hill Gate	0.1	No application. Interest in pre-application for retail on ground floor and residential above.
TA Centre, Warwick Road	0.83	Planning application submitted for 270 residential dwellings. Warwick Road Planning Brief was adopted in January 2008.
Ombeter Site, 181-183 Warwick Road	0.2	Planning permission for residential development and hotel. Warwick Road Planning Brief was adopted in January 2008.
Fenelon Place (Phase II) Warwick Road	0.26	Proposal for a residential tower.
Lots Road Electricity Generating Centre	1.72	Planning permission for mixed use development including 420 residential units.
Kingsgate House, 536 King's Road	0.25	Proposal to use the site as off-site affordable housing.
South Kensington Underground Station Site	0.79	No application. The building has now been Listed.
49-93 Pelham Street	0.4	No application.

Clearings I and II, Draycott Avenue	0.5	Clearings Planning Brief expected to be adopted in February 2009, focusing on a primarily residential mixed use development.
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Source: RBKC Employment Land Study, 2007, Roger Tym and Partners, and the Royal Borough of Kensington and Chelsea Planning and Borough Development

2.2.4. Amount of floorspace by employment type, which is on previously developed land (Government Core Indicator 1c)

All of the floorspace developed for employment was built on previously developed land. All land within the borough is within this category.

2.2.5. Employment land available by type (Government Core Indicator 1d)

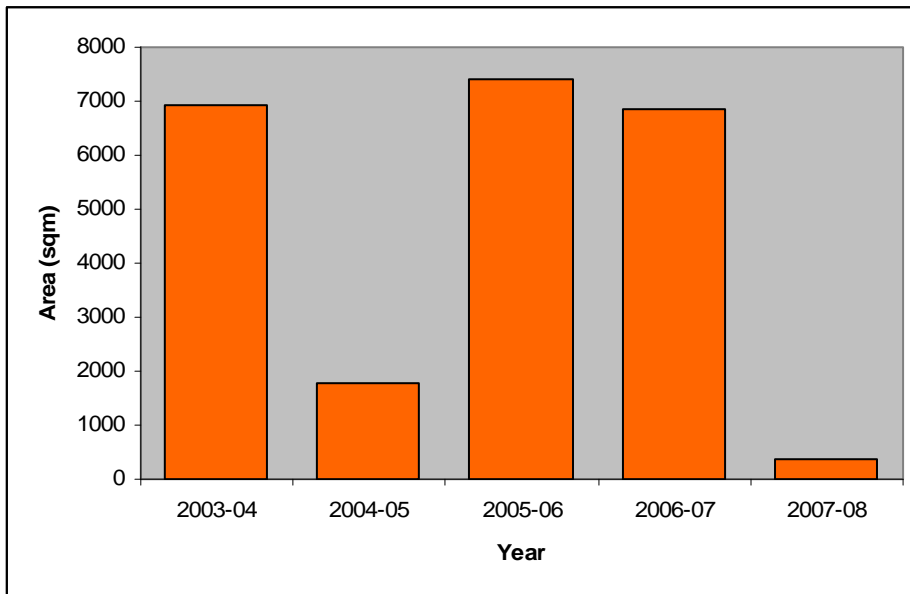
The Kensington and Chelsea Unitary Development Plan's Schedule of Major Development Sites provides an overview of all large sites in the borough and the types of land use that the Council would normally find acceptable for each site.

Figure 5 above lists the sites in the borough where employment uses would be considered acceptable and gives the current status of each site. This will be updated each year.

2.2.6. Amount of employment land lost to residential development

Figure 6 below shows that in the review year 357sqm of employment land was lost to residential, this was all B1 floorspace. No B2 or B8 Use Class floorspace was lost to residential development. Three schemes were implemented resulting in the loss of B1 floorspace to 18 residential units.

Figure 6 - Use Class B1, B2, and B8 floorspace lost to residential in Kensington and Chelsea 2006 - 2007



Source: RBKC Starts and Completions Survey

Conclusion

In the 2002 UDP there are no policies in place to protect employment floorspace outside of the Employment Zones, North Kensington and minor (<100sqm) offices in principal shopping centres. Given the pressure for residential uses this is seen to be a weakness in retaining vitality and a mix of uses. This issue will be addressed through the Local Development Framework.

2.2.7 Protection of business units in Principal Shopping Centres

UDP Policy E3

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

Purpose

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

Evaluation

The policy was referred to in thirteen committee reports in the review year. Of these, ten of the applications were granted; two refused and one withdrawn.

The supporting text for the policy states that the conversion of vacant and under-utilised office floorspace above shops or businesses into residential accommodation may be considered favourably depending on the length of vacancy and the suitability of the existing unit layout for future business occupiers.

Of those granted, in three cases it was found that the office floorspace exceeded 100sqm and therefore exceeded the requirements of the policy.

In six of the approvals there was a change to residential use including one to units for short-term letting and another for one-bedroom units. Four involved a change to D1 use class all of which were for medical or dental use.

Of the two refused applications one was for residential use over three storeys and the other was for D1 educational use.

The withdrawn application was for residential use with an extension on the upper floors.

In 11 instances E03 was used with policy TR36 and nine times with TR42. The use of policies in combination like this can make it difficult to judge the effectiveness of any particular policy. However, it provides a guide to how the overall effectiveness of policies can be improved.

Appeals and Policy E3

Policy E3 was not referred to in any appeal decisions in the review year. However the refusal of an application at 5-9 Kensington High Street, within the principal shopping centre, is currently going to appeal and should provide a useful test of the policy. The proposal is to change of the upper floors (1,2,3 and 4) from B1 to eight residential units. The current use is a number of small business units. Retaining these small units would be compatible with the emerging draft PPS4. In addition the Borough's Employment Land Study indicates that locations such as Kensington High Street provide an ideal location to meet the demand for small office units.

2.2.8. Diplomatic and Allied uses

UDP Policy E28

To resist the establishment of diplomatic uses in:

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

Purpose

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

Evaluation

The policy was not quoted in any officer's reports or appeals in the review year.

2.2.9. Protecting the function of Employment Zones

UDP Policy E20

To resist the loss of business uses in Employment Zones

Purpose

The Council has designated three Employment Zones in the borough that contain important concentrations of offices, light industry and other employment generating uses and which are particularly suitable for small business accommodation. In previous years the borough has experienced a significant loss in industrial floorspace and employment.

The Employment Zones retain a substantial proportion of the borough's industrial floorspace and employment and make a valuable contribution to job opportunities for local people. There are a number of competing land uses in Kensington and Chelsea. In the Employment Zones the priority is to protect employment uses.

Evaluation

In the review year, Policy E20 was mentioned fourteen times in committee reports, which were all granted with one case being subject to a Section 106 Agreement.

The permission which is subject to a S106 agreement is for a mixed use development comprising 12 flats, offices, workshops, film archive and associated parking with the residential component fronting onto Latimer Road. The workshop units are to the rear at ground floor level and the film archive and car park are located underground. The proposal replaces an existing single light industrial use with 6 separate units three of which are Class B1c, two of which are Class B1 offices and one is Class B8 storage. The proposed use of the rear of the site is considered to be consistent with the Council's Policies regarding employment generating uses and employment zones. The proposed section 106 agreement is to include £30,000 for the Economic Development Fund, which is to be used in part to finance small Class B2 General industrial and Class B1c units within the Borough as a whole.

Of the remaining permissions there was a major application granted for a 45 bedroom hotel as well as three applications to retain business uses. In addition there were three permissions for D1 uses and one for a new arts school on Lots Road. Two retail outlets and two café/restaurants also received permission.

In the reporting year policy E20 was used eleven out of fourteen times in association with policy TR36 which aims to prevent any increased traffic congestion, decrease in road safety or adverse environmental consequences.

Appeals and E20

Policy E20 was not referred to in any appeal decisions in the review year.

Conclusion

The findings above show that policy E20 was only partially successful in preventing the loss of business floorspace in 2007 to 2008. Given that a number of uses have been allowed in the Employment Zones that were not originally intended by Employment Zone policies, the future role of the Employment Zones will be reviewed as part of the preparation of the Local Development Framework.

3 Housing

3.1 Contextual

- The borough is primarily residential, with the highest land and property values in the country.
- Over recent years the cost of buying a house has risen more rapidly in Kensington and Chelsea than in Greater London and significantly more than in the country as a whole.
Source: Land Registry (www.landregistry.gov.uk)
- There was a particularly sharp rise in average house prices during the period of the previous Annual Monitoring Report of almost £150,000. This rate of increase has slackened significantly during the current reporting year to two thirds of that observed previously and prices have now begun to fall.
Source: Land Registry (www.landregistry.gov.uk)
- The sales volume over the current reporting year fell to roughly half that of a year earlier while more recent figures indicate that by August 2008 it has fallen to one third year on year.
Source: Land Registry (www.landregistry.gov.uk)
- In 2004 an estimated 2,800 homes fell below the Government's 'Decent Homes Standard'.
Source: Royal Borough of Kensington and Chelsea Community Strategy 2005
- The Housing Stock Survey carried out in 2006 found that 6.1% of private sector housing was unfit compared to 4.3% in the same study in 2000.
Source: Royal Borough of Kensington and Chelsea Housing Stock Condition and Energy Efficiency Study 2006, Fordham Research
- The Council's Tenant Management Organisation (TMO) manages 9,500 homes, 2,500 of which have been bought under the right to buy scheme. The fifty Registered Social Landlords (RSLs) operating in the borough own some 12,000 properties for letting.
Source: Royal Borough of Kensington and Chelsea Community Strategy
- The Council has established in its Housing Needs Study (2005) that there is a net affordable housing requirement of 3,741 units per annum
Source: Royal Borough of Kensington and Chelsea Housing Needs Study 2005, Fordham Research

Fig. 7 Tenure in the Royal Borough of 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%
Total	77,016	100.0%

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

3.2 Monitoring Indicators

In this section we report on:

- The supply and demand for housing land within the borough.
- Supply within the previous five years
- Current conditions within the housing market
- The supply of affordable housing
- Currently available sources of housing land
- Potential housing land supply over current development plan period and over the next five, ten and fifteen years.
- Whether it will be possible to meet targets appropriate to the demand for housing within the borough.
- The success of policies intended to:
 - Prevent the loss of housing units
 - Seek the development of land for residential use
 - Provide appropriate numbers of small and family sized dwellings

3.2.1 Housing Trajectory (Government Indicator 2 (a))

Each borough is required to provide a Housing Trajectory, demonstrating the following indicators:

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

The data for indicators i) and ii) was collected using the borough's annual starts and completions survey, which monitors the progress of residential planning permissions. Indicator iii) was collected from a variety of sources. The remaining capacity from extant permissions was assessed and completion dates estimated using knowledge within the department.

i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer.

The figures below show the completions and the number of new (net) residential units granted by the Council for the previous six years. There tends to be more units granted than completed each year.

Fig. 7: Residential Units completed in Kensington and Chelsea

Year	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Net Units	179	452	650	291	216	273

Source: London Development Database

Fig 8: Residential Units granted in Kensington and Chelsea

Year	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Net Units	259	829	340	415	719	376

Source: London Development Database

ii) Net additional dwellings for the review year

Fig. 9: Housing Completions during 2007-08

	2007/08	GLA Target
Net number of units completed (conventional supply)	134	237
Net number of non-conventional units completed	0	12
Number of vacant units brought back into use	18	103
Total units	152	352

Source: London Development Database, Royal Borough of Kensington and Chelsea Housing Department and Environmental Health

Fig. 10 Number of units granted 2007-08

	No. of units
Net number of units granted	261

Source: London Development Database

Fig 11: Number of units in the pipeline 2007-08

	No. of units
Number of units under construction	417
Net number of units not started (with planning consent)	1,218
Total residential units in the pipeline 2006/2007	1,635

Eighteen vacant homes were reported as being bought back into use during the review year. This number falls well short of the target figure. It is probable that this low figure does not represent the true state of affairs. Further investigation is necessary, as with other returns reported to the GLA in 2006-07, this may be a definitional matter regarding the non-inclusion of private sector voids. Consequently an estimate has been made based on the figures returned for the previous reporting year.

No non-self contained units were completed, through either conversions, refurbishments or extensions. This year's total figures failed to achieve the London Plan annualised targets. There is a potential net supply of a further 108 non-self contained units in the pipeline although none of these had been started or were under construction during the reporting year.

iii) Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, which ever is the longer.

The housing capacity on 'potential' development sites has been estimated, using the sites allocated in the UDP and the Site Specific Allocations consultation in 2005. Any additional sites that have been in discussion since have also been included.

The trajectory graph, contained in Fig. 12 and Appendix 3, contains a break down of residential capacity in the borough and when these will be delivered. Appendix 2 shows separate trajectories for the three development control areas of the borough. These charts show that the north of the borough has the largest potential supply of residential sites with the longest projected timescale. This information is speculative and the table will be updated each year for the Annual Monitoring Report.

In the previous annual monitoring report an average minor residential 'windfall' was calculated from completed net dwelling figures through minor planning permissions each year, for the past five years. This figure was 65 two years ago, was 72 last year and is back down to 65 again this year.

The 2004 Housing Capacity Study (GLA, 2005) calculated the Royal Borough of Kensington and Chelsea to have a small sites capacity of 1677 from 2007 to 2017, averaging 168 a year. The calculated five year average has shown this figure to be too high.

The minor 'windfall' figure was amalgamated with the extant major planning permissions and the speculative sites to forecast the projected net additional dwellings up to the end of the London Plan period.

PPS3: Housing which was published in November 2006 requires boroughs to maintain a rolling five year supply of deliverable land for housing. The boroughs

have a plan period target, which is 'annualised'. The AMR should be used to report on progress and supply will be updated each year.

The five-year housing land supply is provided in Appendix 3. This shows all the sites both large and small which are projected to deliver completed housing with construction beginning in the next five years. All these sites either already have planning permission or there is a strong commitment to the provision of dwellings within the next five year period. The table shows for these sites the number of units projected for completion in both the initial five year period as well as those running over into the following five years.

iv) The annual net additional dwelling requirement

The housing target set by RPG3 was a net gain of 517 units a year from 1992-2017. In 2004 the London Plan adjusted this target to 540 and the London Plan 'early alterations' has reduced this to an overall annual target of 352 units per annum, which has been rounded down to 350. The Early Alterations were published in December 2006 and are now part of the London Plan; therefore the targets are taken to apply to the 2006/07 financial year.

The 352 is broken down into three components which need to be reported on:

- conventional supply (237),
- non self-contained units (12) and
- vacant dwellings (103).

The conventional and non-conventional (for example hostel rooms) supply targets are to be met through the planning system and the Environmental Health report on vacant dwellings brought back into use. The overall target has been lowered in recognition of limited opportunities for development in the borough, as highlighted by the GLA's *2004 Housing Capacity Study*.

For this year's results against components of the target, see the results in indicator ii)

The net additional conventional dwelling units required each year is now 237.

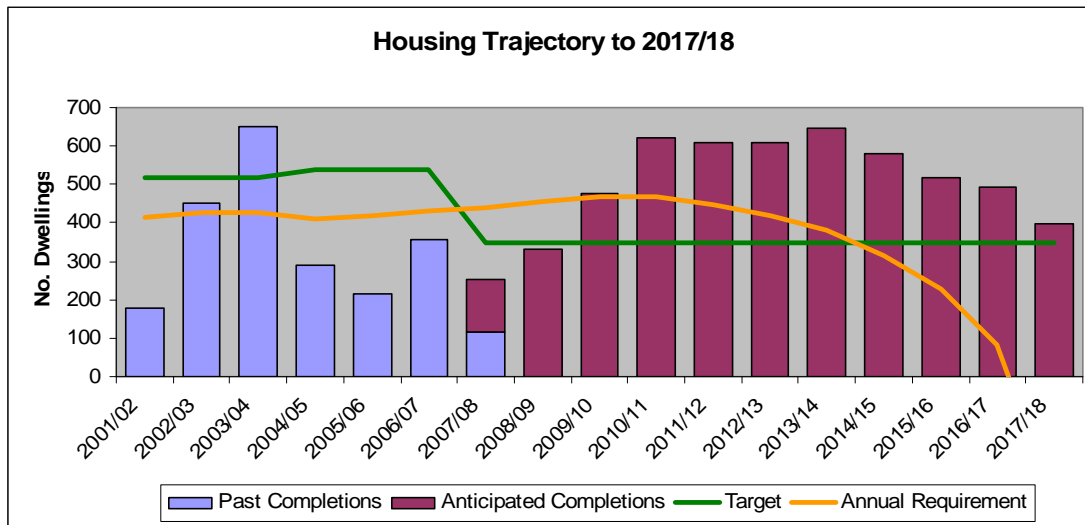
v) The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Looking at the past targets, the borough's shortfall or surplus against them and the current target, assesses the annual net additional dwelling requirement.

This year, we are looking at the figures in compliance with indicator i), which states you should look at the previous five year period or the start of the relevant plan period, whichever is longer. The UDP was adopted in May 2002 which is the 2002-2003 financial year which takes us back five years to 2002-2003.

Housing Trajectory Graph

Fig. 12 Housing Trajectory

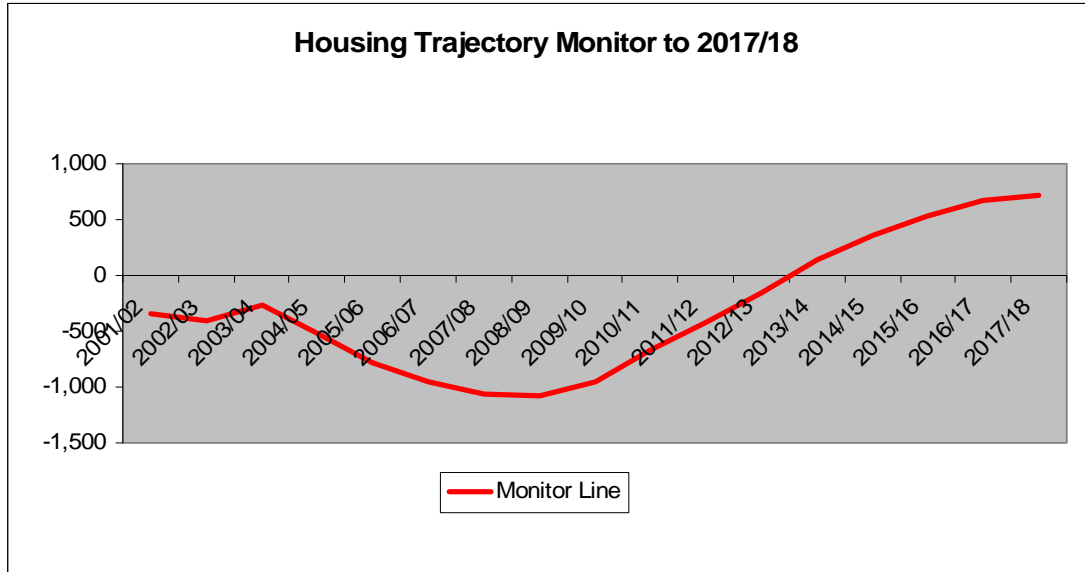


The figures shown for the number of future dwelling completions allow for anticipated fallout when planning permissions either lapse or are superseded. In addition the chart reflects a distribution of development taking place over a few years following the start of construction as well as a lapse rate of about a quarter. These proportions are based on patterns elsewhere within inner London. The construction progress over time also varies with the size of the development with the large developments taking longer.

The orange line on the graph denoted 'annual requirement' is based on a calculation at any point in time of the number of dwellings needed to meet the target over the whole period of the chart. In this case the shortfall in completions over the recent past from 2004 to 2007 has ensured that the annual requirement still remains positive until 2016/17 at the end of the trajectory period. If the target had been met earlier then the orange annual requirement line would have crossed the time axis of the chart sooner indicating that the requirement had been met at that point in time. The higher initial annual target affects the path of the line in subsequent years.

The separate 'Monitor' chart, figure 13 below, is a single line which represents a comparison between the cumulative total of dwellings completed since the beginning of the plan period and the cumulative target figure over the same period. Again the effect of the early deficit shows clearly in the mid section of the graph rising at the end of the period. The first half of the graph is affected by the early years deficit resulting from the higher target level followed by a period of catch-up allowed by the lower target level and then followed by a falling off as the anticipated housing supply from the available sites declines.

Fig. 13 Housing Trajectory Monitor Graph



The target levels and periods over which they and the trajectory operate are crucial. Apart from the current year the operational period covers the previous five years and in the case of the chart and graph above the subsequent ten years. Had the present target been in operation throughout the whole of the plan period the housing target would have been attained almost two years earlier. This is shown in the chart in Appendix 2 where the orange annual requirement line crosses the lower axis at 2014-15.

Fig. 14 Housing Trajectory Data Table

Table Royal Borough of Kensington and Chelsea - Brorough Housing Trajectory Data to 2017-18																	
Completions	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Past vacancies returning to use							128										
Projected vacancies returning to use								118	118	118	118	118	118	118	118	118	118
Vacancies returned to use							128	118	118	118	118	118	118	118	118	118	118
Past Minor Windfall Dwellings																	
Projected Minor Windfall dwellings								67	67	67	67	67	67	67	67	67	67
Minor Windfall Dwellings								67	67	67	67	67	67	67	67	67	67
Past completions - non-selfcontained							65	0									
Projections - non-selfcontained								0	0	3	7	9	10	10	10	10	10
Non-selfcontained dwellings							65	65	0	3	7	9	10	10	10	10	10
Past completions - conventional dwellings	179	452	650	291	216	165	114										
Projections - conventional dwellings							20	147	287	430	416	412	452	386	322	296	201
Conventional dwellings	179	452	650	291	216	165	134	147	287	430	416	412	452	386	322	296	201
All past completions	179	452	650	291	216	358	114										
All projections							138	332	475	622	610	607	647	581	517	491	396
Total Completions	179	452	650	291	281	358	252	332	475	622	610	607	647	581	517	491	396
Cumulative Completions	179	631	1,281	1,572	1,853	2,211	2,463	2,795	3,271	3,893	4,503	5,110	5,757	6,337	6,855	7,346	7,742
Annual Target	378	317	517	946	840	840	850	883	890	890	890	890	890	890	890	890	890
Dwellings above/below cumulative allocation	-338	-403	-270	-519	-778	-960	-1,058	-1,076	-950	-678	-418	-161	136	366	534	675	721
Annual Requirement	413	428	426	410	419	431	437	456	470	469	447	420	382	316	228	83	-325

Appendix 2 contains simplified individual housing trajectories for each of the three main areas of the borough designated for development control purposes. These show the future developments for each area making it easier to see the continuing impact of the anticipated larger scale developments in the northern part of the borough. By contrast no such continuing surge is expected to take place in the southern area and the chart for that area shows a rapid decline after an early peak.

Housing Targets

The borough's target for the period 2008-2009 to 2017-2018 is 3500 and this year's trajectory identifies that the borough is forecast to exceed this target, achieving over 5,279 net units by the end of 2017-2018. The shortfall from the

earlier stages of the period and the remits from previous under provision may have implications for a shortfall if the anticipated development sites do not come forward.

If all the forecasted sites and the major extant permissions and minor windfall are completed, the borough would expect to exceed its overall conventional housing supply target.

3.2.2 Previously Developed Land (Government Core Indicator 2 (b))

Fig. 15 Percentage of new developments completed on previously developed land

2004/05	2005/06	2006/07	2007/08
100%	100%	100%	100%

Source: London Development Database

All land in the Borough has been used at one time or another and so can be classified as previously developed land.

3.2.3 Density (Government Core Indicator 2 (c))

Percentage of new developments completed at:

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

Fig. 16 Residential density of completed units

2006-07	<30	30-50	>50	Total
Units	8	9	223	240
Percentage	3.33	3.75	92.92	100

2007-08	<30	30-50	>50	Total
Units	0	2	70	72
Percentage	0	2.8	97.2	100

Source: London Development Database

UDP Policy H9 resists residential development designed to a very low density and was not referenced in the review year. Policy H10 normally requires that family housing is designed to a lower density and was also not referenced in the review year.

It can be seen that the vast majority of residential development in the Royal Borough is of a density sufficient to meet policy requirements. The eight units completed in the lowest density category were the rebuilding or de-conversion to single family dwellings, which are expected to be at a lower density.

3.2.4 Affordable housing completions (net and gross) (Government Core Indicator 2 (d))

Fig. 17: Affordable Housing Completions

2004/05	2005/06	2006/07	2007/08
33	66	64	0

Source: London Development Database

There were no affordable housing completions within the Borough during the review year. This does not preclude the provision of affordable housing through outright purchases or market activity by registered social landlords.

3.2.5 Affordable Housing Provision

UDP Policy H22

To negotiate the provision and retention of a significant proportion of affordable housing on sites suitable for residential use with a capacity of 10 dwellings or more in compliance with the London Plan.

This policy has not been saved.

Purpose

To maximise the provision of affordable housing in the borough in order to meet the needs of households whose incomes are not sufficient to allow them access to market housing in the borough. The Council wishes to increase the stock of affordable housing because of the significant level of need in the borough.

3.2.6: Resisting the loss of residential units in the borough

Policy H1

To resist the loss of permanent residential accommodation in all but the most exceptional circumstances.

Purpose

The Council wants to retain the existing housing stock for the residents and to prevent its loss to other uses.

Policies in the 2002 UDP are in place to encourage and protect residential accommodation. Their performance and usage during this review year is monitored below and linked to the Housing Trajectory in the Core Indicators.

Evaluation

Policy H1 was referred to in twelve cases; nine were granted and three allowed on appeal.

The use of policy H1 is associated with the use of policies TR36 which relates to traffic congestion and safety, TR42 to parking standards and CD32 relates to subterranean development.

Four of the cases related to deconversions, two of which were granted on appeal. One of these involved the net loss of three self-contained flats while the other allowed the creation of equivalent units elsewhere.

Appeals and H1

The three appeals which referred to policy H1 were allowed, of which two were for deconversions as described above.

Conclusion

There is a growing issue of the loss of dwellings through 'deconversion' where a number of flats are being converted back into a single house. There is also a concern with whether a policy to resist subterranean development, which typically relates to the expansion of a single dwelling, is appropriate. These issues will be reviewed in the Local Development Framework and subterranean development is the subject of a draft Supplementary Planning Document intended for adoption early in 2009.

3.2.7 Encourage residential development in the borough

Policy H2

Seek the development of land and buildings for residential use unless:

- a) satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination; or
- b) the land is required for the provision of social or community facilities to meet local needs; or
- c) the development is for the replacement on the same site of existing commercial floorspace which has not been given rise to environmental or traffic problems.

Purpose

Housing is a priority of the UDP, but there are some cases when it may not be appropriate or the land may be required for other locally important uses.

Evaluation

The policy is used more regularly than H1. During the year it was used in 63 planning decisions; 4 were refused and 57 granted. 5 of the approvals were subject to Section 106 Agreements. One refusal was allowed on appeal and another appeal dismissed.

Policies TR36 which relates to traffic congestion and safety and TR42 which relates to parking standards were frequently used together with policy H2 regardless of the decision taken. In all cases where the policy which aims to resist subterranean development, CD32, was quoted the application was approved including one major case involving a Section 106 agreement. This S106 agreement related to the redevelopment of the Kensington Park Hotel and another relating to a hotel conversion provided over 100 residential units between them.

Appeals using H2

Policy H2 was quoted in two appeals in the review year. The one allowed was a deconversion with provision for further dwellings off-site. The appeal which was dismissed would have involved a ground floor conversion to form a restaurant and separate dwelling.

Conclusion

The policy is working to an extent. In the last reporting year there was concern that too many social and community uses were being lost to residential. This year there is evidence of hotel and office uses being converted to residential along with some deconversions and subterranean work being approved.

3.2.8 Providing a Range of Dwelling Sizes

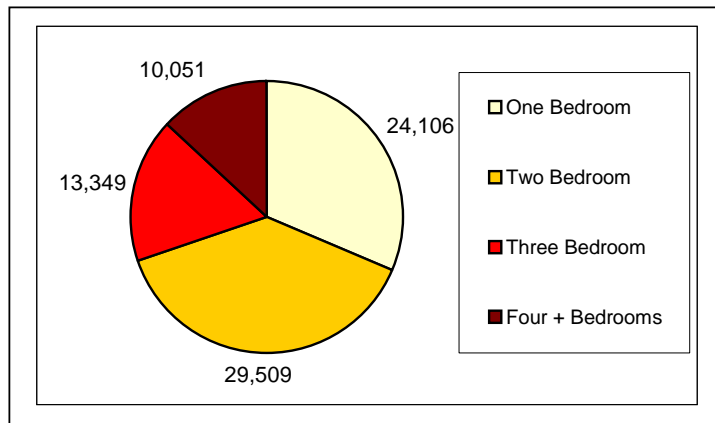
UDP Policy H18

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

Purpose

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

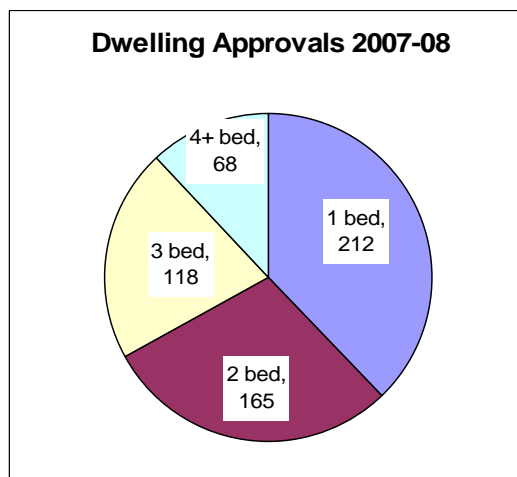
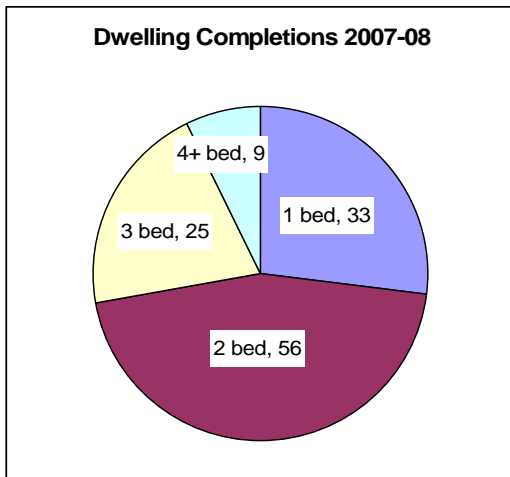
Fig 18: Range of dwelling sizes in the borough



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

Fig 19: Dwelling completions by size

Fig 20: Dwelling approvals by size



Source: London Development Database

Evaluation

The policy refers to habitable rooms but this cannot be reported on, but number of bedrooms can. In the previous AMR year, 631 (gross) residential units were granted.

This year, 563 residential units (gross) were granted in the review year. The table below shows the breakdown in the size of these granted units.

Fig.21 Approved dwellings by size and by year

	Bedrooms	1	2	3	4	5+	Total
2005-06	No. of units	219	353	227	52	19	870
	%	25.2	40.6	26.1	6.0	2.1	100
2006-07	No. of units	251	211	119	30	20	631
	%	39.5	33.1	18.7	4.7	3.1	100
2007-08	No. of units	212	165	118	39	29	563
	%	39.7	30.9	22.1	7.3	5.4	100

Source: London Development Database

The above tables and pie charts show that the vast majority of dwellings coming through the planning system continue to be small, one and two bed properties. This year, over two thirds were for one or two bedrooms. Just over one in twenty of granted properties are very large at 5 or more bedrooms. Although the number and proportion of larger dwellings (5+ bedrooms) has risen recently it remains low while the numbers of four bedroom properties is not rising by much. This is not addressing the shortage of larger, affordable family properties and suggests a link with the rising number of deconversions taking place. However, the trend in deconversions seems likely to continue into the near future.

The permissions records held on the GLA's London Development Database indicate that approvals for deconversions are most common within Inner London, notably in the Royal Borough, Camden, Wandsworth, City of Westminster and Brent. These are the five boroughs with the highest net loss of dwellings during both 2006-07 and in the review year amounting to over two thirds of the London total. The net loss of dwellings in these five boroughs increased by one third over this period. Of these Kensington and Chelsea had the highest loss of dwellings during 2006-07. However, during the review year while the number of approvals remained almost the same locally more permissions were granted elsewhere in Inner London. Evidence from the GLA suggests that there is a trend for this type of development to move out from the inner city core in so far as the number of applications involved are concerned.

This is a matter that will be looked into in the preparation of the Local Development Framework.

In the review year Policy H18 was quoted 22 times. Of these, two were refused and 20 granted, with 2 subject to Section 106 agreements and one refusal allowed on appeal. Policy H18 was used almost exclusively alongside policies TR36 and TR42 which deal with traffic congestion and parking issues respectively.

Most of those granted propose a range of one to three bed units. However, as the tables show, the trend is still to providing more one-bedroom units than larger dwellings.

Of the two schemes refused, one referred to a three bedroom mansard roof extension while the other was the major application at 100 West Cromwell Road for a tower block containing 433 apartments. This site is currently subject to discussion with the developer and to a design competition.

Appeals and H18

The policy was used once in deciding to refuse an application which was subsequently allowed on appeal. This involved both refurbishment and new build at 2 McGregor Road to provide a total of twelve flats.

Conclusion

This is a policy area that will be reviewed as part of the Local Development Framework, as the policy is delivering few larger family units, for which there is a proven demand.

4. Transport

4.1 Context

- The borough provides a source of employment for those who live outside the borough. Three quarters of the local workforce live elsewhere and half travel in from elsewhere in London, notably from nearby boroughs, Hammersmith and Fulham, Westminster and Wandsworth.
Source: Census 2001 (www.statistics.gov.uk)
- Just over one third of local residents who are in employment work within the borough while the main destinations for those leaving the borough are Westminster and the City of London.
Source: Census 2001 (www.statistics.gov.uk)
- 22% of the borough's workforce live in the borough, although many more travel into the borough each day.
Source: Census 2001 (www.statistics.gov.uk)
- Nearly 50% of borough residents that work, travel to work by public transport.
Source: Census 2001 (www.statistics.gov.uk)
- 50% of residents do not own a car or van, 39% have one car and 11% have two or more cars.
Source: Census 2001 (www.statistics.gov.uk)
- There are 27,000 on-street residents' parking bays within the borough and 6,000 on-street pay and display bays.
Source: Royal Borough of Kensington and Chelsea Transport Planning Team
- In 2006 to 2007 53,327 parking permits were issued to residents.
Source: Royal Borough of Kensington and Chelsea Transport Planning Team

4.2 Monitoring Indicators

In this section we report on:

- Those commercial developments complying with car parking standards
- Access to community services
- The effect of new developments on parking, traffic congestion and road safety
- Off-street parking
- Permit-free and car-free developments
- Developer contributions to transport facilities

4.2.1 Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework. (Government Core Indicator 3 (a))

Local Development Framework parking standards have not been set, so the Council continues to use the standards identified in the adopted UDP. We are unable to monitor completed development at present because we do not have monitoring data historically for the non-residential schemes which are completed. Information on granted schemes over the financial year can be used instead.

The borough seeks to avoid increasing the number of parking spaces through policy and requires developers to meet maximum provision standards rather than minimum.

100 per cent of schemes granted comply with the non-residential car parking standards.

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

All of the new build residential developments granted planning permission in the review year, were found to be within 30 minutes journey times using public transport (source: TfL Journey Planner) to one of six NHS hospitals (Charing Cross, Chelsea and Westminster, Hammersmith, Royal Marsden, St Charles and St Mary's).

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

Both residential and non-residential off-street and on-street parking are important issues in the borough.

4.2.1 Preventing the impacts of traffic from developments

UDP Policy T36

To resist development which would result in:

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

During the review period, Policy TR36 was further expanded in the *Supplementary Planning Guidance 10: Permit-free and Car-free plus Permit-free Residential Development*, which has now been replaced by the Transportation SPD December 2008.

Purpose

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

Evaluation

Policy TR36 was referenced 261 times in Committee Reports during the review period. Permission was granted in 235 of the applications, with five being subject to Section 106 Agreement. Five were withdrawn and 21 applications were refused.

As remarked earlier Policy TR36 is used extensively alongside other policies, particularly where housing is concerned. However, it was used on its own in 12 of the 21 applications which were refused and alongside only policy TR42 (below) in a further four refusals. In addition it was used on its own in almost four out of ten permissions.



Of the ten decisions which involved policy TR35 that went to appeal, six were dismissed and four allowed. Housing and subterranean developments were a key factor in three of those allowed while the fourth which referred to this policy only was for a replacement shop front. Those appeals which were dismissed related mainly to residential conversions but also to an advertisement hoarding and to subterranean car access.

4.2.2 Off-street parking

UDP Policy TR42

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

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

During the review period, Policy TR36 was further expanded in the *Supplementary Planning Guidance 10: Permit-free and Car-free plus Permit-free Residential Development*, which has now been replaced by the Transportation SPD December 2008.

Purpose

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

Evaluation

The policy was quoted 138 times in decision making, 115 of these applications were granted, a further four were granted subject to a Section 106 agreement, 9 were refused and three withdrawn. As mentioned earlier, many of these cases also used policy TR36.

Of those refused, in many cases the refusal was not directly related to transport, but where it was, they were proposals for minor residential (proposing less than ten units net) and it could have been resolved by the signing of a Permit Free agreement, which means that the tenants/owners can not apply for RBKC parking permits. Policy TR36 was cited in connection with refusal of the major application for 100 West Cromwell Road mentioned earlier with respect to housing policy H18. Other refusals related to the provision of a front garden parking space with pavement crossover and construction of a new three bedroom mews house.

Of those granted, the applications proposed adequate off street parking, the parking provision was not considered an issue, or the applicants were willing to enter into a condition or a Section 106 agreement, ensuring the future occupiers of the properties do not have access to parking permits.

Some other examples of those granted subject to Section 106 are a major application for the redevelopment of the Kensington Park Hotel and for a major mixed use development fronting onto Latimer Road but lying within the employment zone.

Policies TR36 and TR42 Appeals

Policies TR 36 and TR 42 were both used in deciding six appeals during the review period; two allowed and four dismissed. Those that were allowed both involved new residential building. Those which were dismissed involved a change of use and three conversions to create residential accommodation.

Conclusion

These findings demonstrate that in the Royal Borough of Kensington and Chelsea, applicants tend not to provide off-street parking. TR36 has been used to prevent a further increase in parking pressures by acting as a tool to refuse applications which would increase pressure, or used to negotiate conditions which will prevent the negative effects of development on traffic. TR42 was used in SPG 10 (see below) to guide applicants to enter into Permit-Free developments, although this SPG has now been replaced with the Transportation SPD. This is a way in which the borough can increase the dwelling stock without putting additional pressure on parking spaces.

4.2.3 Permit-Free and Car-Free Development

There is no current UDP policy referring to Permit-Free and Car-Free Developments but during the review period there was Supplementary Planning Guidance (SPG), see: http://www.rbkc.gov.uk/Planning/UnitaryDevelopmentPlan/spg_permitfree.pdf
The SPG is used as a tool to implement UDP transportation policies and now been replaced by the Council's Transportation SPD.

Purpose

Much of the borough suffers from pressure from on street parking demand and this is exacerbated by growth in residential units and increasing residential densities.

Permit-Free Development can be considered for all new residential development, both conversions and new builds. The Council will consider a Permit-Free Development when TfL's Public Transport Accessibility Level (PTAL) is at or above Level 3 (medium), where there is provision of off-street parking for future residents, the provision of available off-street parking, the character of the site and access to facilities; and the arrangements for reducing the demand for parking, such as access to Car Clubs.

Evaluation

Between June 2004 (the first Permit-Free agreement) and the end of the previous AMR review year, 16 Permit-free obligations were sealed, six of which were Section 106. During the 2005/06 period, 42 were entered into, seven by Section 106. During the 2006/07 period, 41 were entered into, 27 by Section 106. In this review year, Transportation reported 55 Permit-Free Developments seven of these involved a Section 106 agreement.

4.2.4 Contributions towards transport improvements

UDP Policy TR37

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

Purpose

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

Evaluation

TR37 was used only once in the reporting year in relation to new school buildings on the Chelsea Academy site

Policy TR37 Appeals

The policy was not used to decide any appeals in the review period.

Conclusion

This policy was used in connection with a single local authority application.

5. Local Services

5.1 Context

- There are two Council maintained Sports Centres in the borough, one in Chelsea and one in North Kensington.
- There are four hospitals in the borough; Royal Brompton hospital in Chelsea, Royal Marsden hospital on Fulham Road, Chelsea and Westminster hospital also on Fulham Road and St Charles hospital in the north of the borough.
- There are 44 General Practitioners distributed around the borough
- The Council maintains four Secondary Schools, 26 Primary Schools, 4 Nursery's which include three Children Centre's and three Special Schools.
- A new Chelsea Academy is being developed on Lots Road and an application has been submitted to redevelop Holland Park School to increase the pupil intake.
- The borough has over 330,000 square metres of retail floorspace, with the majority accommodated in the borough's nine Principal Shopping Centres.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 282,996 square metres of comparison retail floorspace. Of this, 253,117 square metres are within Principal Shopping Centres, 13,948 square metres are within Local Shopping Centres and 15,931 square metres are elsewhere in the borough.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- The borough has a total of 51,881 square metres of convenience retail floorspace. Of this, 20,501 square metres are within Principal Shopping Centres and 25,929 square metres are within Local Shopping Centres. Elsewhere in the borough there are 5,451 square metres of convenience floorspace.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- Retail turnover in the borough in 2004 was estimated to be £1.92billion.
Source: Kensington and Chelsea Retail Study, 2005, Drivers Jonas
- There are 3,180 units in shopping centre use in the borough; 2,143 under Class A1 (Retail), 243 under Class A2 (Professional and Financial Services), 527 under Class A3 (Restaurants and Cafes), 214 under Class A4 (Public Houses and Bars) and 53 units under Class A5 (Take-Away).
Source: Kensington and Chelsea Shopping Survey 2005

5.2 Monitoring Indicators

In this section we report on :

- New shopping, office and leisure developments
- In town centres and elsewhere
- Maintaining the health of shopping centres
- Protecting local shopping centres
- Protecting day to day services such as banks, building societies, launderettes etc
- The recent shopping survey
- The management of open spaces

5.2.1 Amount of completed retail, office and leisure development (Government Core Indicator 4a)

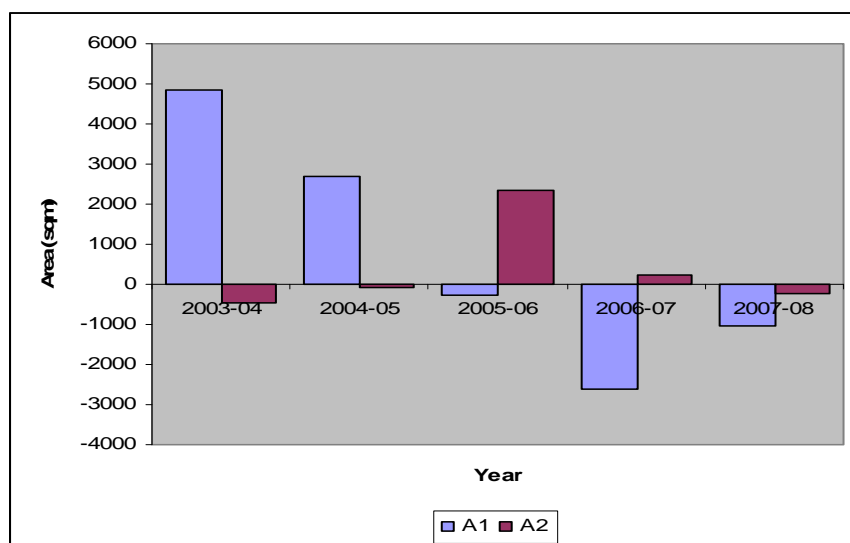
Retail

In the review year, virtually no A1 floorspace was developed in the borough. Over the same period, 1,061sqm of A1 floorspace was lost through development, resulting in a net borough wide loss of 1,057sqm of A1 floorspace. All these changes took place within principal shopping streets.

No A2 floorspace was developed in the borough in the review year. Over the same period, 248sqm of A2 floorspace was lost through development.

The net increase/decrease in retail floorspace is shown on Figure 22 below.

Fig 22 - Net gain/loss of A1 and A2 floorspace from 2003/04 to 2007/2008



Leisure

In the review year there was no change in D2 floorspace.

5.2.2 Amount of completed retail, office and leisure development in town centres (Government Core Indicator 4b)

Retail

The details given above for retail floorspace changes during the reporting year all took place on principal shopping streets.

The same applied to changes in A2 floorspace where there was a straight loss of 248 sqm.

Business

2,708 square metres of B1 gross internal floorspace were developed in Principal Shopping Centres. Over the same period, 140 square metres of B1 floorspace was lost resulting in an overall net gain in B1 floorspace of 2,568 square metres.

Leisure

In the review year no D2 floorspace was gained or lost either in Principal Shopping Centres or elsewhere within the Borough.

5.2.3 Healthy shopping centres

UDP Policy S7

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

Purpose

There are a wide variety of shopping centres in the borough, from world famous ones such as Knightsbridge, to small parades catering for the everyday needs of local people.

The borough's existing shopping centres, all of which have residents living in close proximity and workers employed nearby, are generally regarded as busy and vibrant, and contribute greatly to the character of the borough. This vitality and

viability must be maintained. The Council will ensure that their shopping function is protected and that a wide variety of uses are maintained.

Evaluation

The policy was quoted six times in the 2007/08 financial year; all six applications were granted. Losses and gains were evenly balanced with two losses to D1 uses, a new A1/A3 retail/café unit and two changes of use to retailing along with refurbishment of an existing retail premises.

Appeals and S7

Policy S7 was not quoted in any appeals in the review year.

Conclusion

Policy S7 has been used effectively in these four cases but has not prevented the loss of retail units to D1 uses in the other two cases. However, the loss of retail floorspace reported in the 2006-07 Annual Monitoring Report has not been in evidence in the current reporting year so far as applications for planning approval are concerned.

These changes will be examined in the preparation of the Local Development Framework.

5.2.4: Protecting the function of Local Shopping Centres

UDP Policy S8

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

Purpose

Local Shopping Centres usually provide a much smaller range of comparison shops than Principal Shopping Centres and are important because they commonly have a higher proportion of convenience shopping. In addition they provide for a range of everyday needs and reduce the need to travel by car.

The maintenance of strong Local Shopping Centres is important and all shops in such locations are likely to be essential to the centres' shopping character, such as convenience stores, florists and trade shops, which include non-convenience and specialist shops.

Evaluation

Policy S8 was referred to 15 times in Committee Reports in the review year. Nine of the applications were granted and five of the applications were refused, all as a result of being contrary to the policy. There was one withdrawal.

Of the 9 permissions granted there were 4 losses to residential and two losses to D1 uses. There were two retail gains, one from B1 use and another from a gymnasium. An application involving a conversion to residential was withdrawn and an appeal against a change from A1 retail to A2 office use on Kensington High Street was dismissed.

Conclusion

The policy should be reviewed as part of the LDF.

5.2.5: Protecting important day to day services in the borough

UDP Policy S12

Where possible, to resist the loss of:

- a) bank and building society branches in North Kensington and South West Chelsea
- b) Launderettes.

Purpose

Not every resident in the borough owns a private car and in areas not particularly well served by public transport, it is important that residents have access to day-to-day facilities.

There is a particular shortage of banks and building societies in the far north and the south west of the borough. These deficits correlate with areas of deprivation. There is therefore a particular need to provide services in these areas, as car ownership is generally lower and the affordability of public transport is reduced.

There is a need to protect launderettes borough wide as long as they can be proven to be financially viable. Although the majority of households now own their own washing machines, there are a large proportion of HMO properties that still do not contain laundry facilities. It is therefore important that all the borough's residents have access to a launderette within easy reach of their residence.

Evaluation

Three applications quoted policy S12 in the review year. One of the applications was refused whilst the other two applications were granted.

The two granted applications each allowed the loss of a launderette. The launderettes were lost to a residential use and to an estate agent.

The one refused permission was for the change of use from a laundry to a hot food takeaway. The application was refused on the grounds of policy S12.

Conclusion

This policy area will be reviewed as part of the Local Development Framework preparation. The policy is resisting the loss but in development decision making it is considered that there is no market for launderettes and that there are more than enough in the borough and therefore this policy may no longer be required.

Unfortunately the planning system of development control does not identify most of the retail changes within the borough. This is because many significant changes can take place within certain use classes and therefore do not constitute development. The shopping survey aims to correct this deficiency.

Shopping Survey

A shopping survey was carried out during the summer of 2008 in order to assess the anticipated impact of opening of the nearby Westfield Shopping Centre on retail services within the borough. This survey followed the pattern of a similar survey which took place one year earlier thus making it possible to examine retail changes during the review year. The timing of the survey also allows us to observe the effects of the current economic difficulties or 'credit crunch' over the current year (2008-09).



The Westfield shopping centre, which is located just outside the borough boundary in the White City area of the London Borough Hammersmith and Fulham, opened in November 2008 and is expected to attract both shops and custom from within the borough. It is anticipated that another full survey will be carried out in the summer of 2009 in order to provide information on an annual basis during a period when we expect there will be significant pressure on retailing in the borough on both the principal and local shopping centres.

The 2008 survey included all the principal and local shopping centres throughout the Borough as well as those out-of-centre shops located mainly in the south of the Borough.

Evaluation

During the one year period between the 2007 and 2008 surveys the proportion of shops which remained either vacant or being redeveloped was about one in 14. This proportion fell during this time in both principal and local centres. Changes in retail activity (retail churn) as indicated by a change in trading name were about one in seven on primary shopping centres and lower at about one in eleven in local centres. In over four fifths of cases where there was a change in trading name there was also a change in the trading activity being carried on. The general picture, however, is one of relative stability over the review year notably in the local centres with a steady turnover of premises and types of activity. This steady

turnover also applies to the number of vacant properties both entering and leaving the market.

Changes in retail activity can also be measured by changes in use class and on this measure changes were again greater in the primary centres at just under one in ten and lower at over one in seventeen in local centres.

Conclusion

While the picture in the recent past is one of a steady retail churn we must anticipate some changes arising from adverse national as well as local conditions.

Shopping studies of this type can detect types of change which are not picked up by the planning system with its emphasis on certain types of change between use classes. The frequency of changes in occupier and of type of goods traded within the broad A1 use class category provide information on the health of shopping centres especially where premises may become, however temporarily, vacant. The survey should be repeated next year and should again cover all retail premises.



5.2.4. Amount of eligible open spaces managed to Green Flag awards standard (Government Core Indicator 4c)

Holland Park and Kensington Memorial Park were both awarded a Green Flag in the review year.

Holland Park constitutes 19.5 hectares of publicly accessible open space and Kensington Memorial Gardens provides a publicly accessible open space of 2.7 hectares. Holland Park had been awarded the Green Flag for eight years running, and 2007-08 was the third year in which Kensington Memorial Park received the award.

In total, 22.2 hectares of the Royal Borough is managed to Green Flag award standards.

6. Conservation and Design

6.1 Context

- The Royal Borough of Kensington and Chelsea has 36 Conservation Areas covering a total of 892 hectares, representing 72% of the borough.
- The borough possesses 16 Grade I listed buildings, 240 Grade II* listed buildings and 3,764 Grade II listed buildings.

6.2 Monitoring Indicators

In this section we report on:

- Protection of the Borough's open spaces
- Subterranean developments

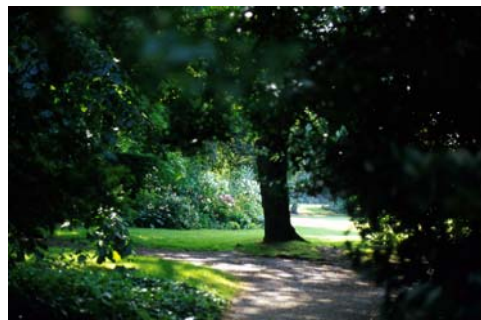
6.2.1: Protection of the borough's open spaces

UDP Policy LR8

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

Purpose

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



In the review year, four Tree Preservation Orders were declared in the borough, taking the total number to 718.

Evaluation

Policy LR8 was not quoted in any officer reports in the review year.

Appeals and LR8

LR8 was not referred to in any appeal during the review year.

Conclusion

In previous years the policy has proved successful, and where losses are granted, they are small and are compensated for by the provision of other sought after benefits. The policy and the local and the strategic requirements for open space will be assessed as part of the Local Development Framework process.

6.2.2 Protecting and improving the borough's public realm

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

Purpose

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



Evaluation

There are five Buildings at Risk in the borough presently on the register; Kensal Green Cemetery, The Anglican Chapel on Harrow Road, the North Colonnade on Harrow Road, the arcade forming circle and avenue at Brompton Cemetery and Holland House, which was added this year. In total there are 4,020 listed buildings in the borough, 0.1% of these are at risk. In 2005, the average proportion at risk across London was 3.6%.

6.2.3. Subterranean Development

UDP Policy CD32

To resist subterranean developments where:

- a) the amenity of adjoining properties would be adversely affected; or
- b) there would be a material loss of open space; or
- c) the structural stability of adjoining or adjacent listed buildings or unlisted buildings within conservation areas might be put at risk; or
- d) a satisfactory scheme of landscaping including soil depth has not been provided; or
- e) there would be a loss of trees or townscape of amenity value; or
- f) there would be a loss of important archaeological remains

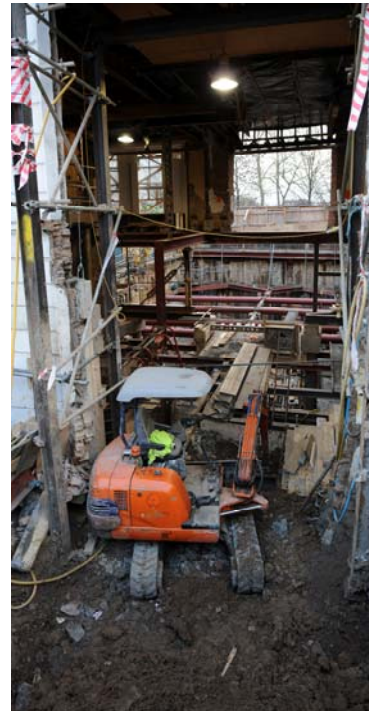
Purpose

Due to the shortage of available land to develop and the design controls that the Council places on the majority of the borough, there has been a noticeable increase in recent years in the number of subterranean developments in the borough. There are also significant financial gains to be made from this sort of development. Even in the current difficult housing market subterranean developments can be seen as helping to increase the attraction of a property to potential purchasers and help to maintain its value. In a thriving market high land prices mean that significant increases to the floorspace of a property can lead to greatly increased financial benefits. This has made the pressures leading to subterranean development a particular concern in the borough and something that warrants monitoring.

Evaluation

During the review year policy CD32 was cited in 239 decisions compared with 134 the previous year, 222 of these applications were granted in addition case subject to a Section 106 agreement, 4 were refused and one was withdrawn.

Of the 222 applications granted 17 involved the construction of subterranean swimming pools. Most developments involve significant excavation either directly under the main house and or underneath a rear garden sometimes for almost the entire length of a substantial garden accompanied by a sufficient depth of topsoil cover. Structural reports are used to ensure the safety of the local and neighbouring properties.



There were four pre-application enquiries one being for a substantial subterranean development. Four applications were refused with only policy CD32 being cited in the officer's report.

Spatial analysis of subterranean developments suggests that they take place predominantly in those wards where property values, as measured by Council Tax banding, are at their highest. The increasing trend towards subterranean development does not, at least up to now, appear to have been significantly affected by the deteriorating economic climate and may even be a response to it by those who can afford the development.

Appeals and CD32

Five cases were allowed on appeal. Two of these were linked to traffic and parking policies.

Conclusion

Policy CD32 is being complied with but it is considered that existing policy was not drafted to deal with some of the issues that are now causing concern.

The Council has commissioned an independent study into the effects subterranean development may have on neighbouring properties and the matter is being given consideration in the preparation of the Local Development Framework.

An analysis of planning permissions for subterranean development during the review year and looking forward into the current year indicates that this is a continuing trend. Subterranean developments tend to take place in those locations (wards) where property values are already high, at least as measured by council tax banding. A similar distribution is observed with regard to deconversions.

7. Environment

7.1 Context

The council is responsible for the collection of waste, and disposal is the responsibility of the Western Riverside Waste Authority (WRWA). Municipal waste and dry recyclables are picked up throughout the borough. Within the borough there is relatively little space for new waste facilities and mini recycling centres. Currently there are 26 mini recycling centres. Residents can use two WRWA civic amenity sites located just outside the borough.

7.2 Monitoring Indicators

In this section we report on:

- Waste management facilities
- Management of municipal waste
- Recycling and composting
- Flood risk protection
- Water quality
- Changes in biodiversity - habitats, species and designated areas
- Renewable energy capacity
- Contaminated land

7.2.1 Minerals (Government Indicator 5)

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

7.2.2 Capacity for new management facilities by type. (Government Indicator 6a)

The Royal Borough of Kensington and Chelsea is a waste authority and is a member of the Western Riverside Waste Authority (WRWA) along with the London Boroughs of Hammersmith and Fulham, Lambeth and Wandsworth. The Authority

is committed to reducing the amount of waste generated in its area. Facilities are Western Riverside and Cringle Dock Reuse and Recycling Centres situated at Smugglers Way, Wandsworth, SW18 and Cringle Street, Battersea, SW8.

There were no new waste management facilities in RBKC granted planning permission or built in 2007/08.

7.2.3 Amount of municipal waste arising, and managed by management type, and the percentage each management (Government Indicator 6b)

The table below highlights a decrease in the total municipal waste collected in the borough. Each year there has been an increase in the amount of waste both recycled and composted and the percentage sent to landfill has decreased.

Fig. 23 – Municipal waste in the Royal Borough of Kensington and Chelsea

	2004/05		2005/06		2006/07		2007/08	
	tonnes	%	tonnes	%	tonnes	%	tonnes	%
Total Municipal Waste	89,787	100	92,485	100	94,241	100.00	92,206	100
Total Municipal Waste Recycled	11,674	13	13,539	14.6	16,693	17.71	19,438	21.1%
Total Municipal Waste Composted	231	0.26	396	0.43	425	0.45	561	0.6%
Total Municipal Waste Landfilled	77,877	86.74	78,544	84.9	77,122	81.83	72,207	78.3%
Total Municipal Waste Incinerated (Clinical Waste)	5	0.01	7	0.01	4	>0.01	4	>0.01
Total Household Waste (/Audit Commission/BVPI definition)	59,375	66.13	60,838	65.8	61,446	65.2	62,176	67.43%
Total Household Waste Recycled BVPI 82a	10,502	17.69	11,735	19.3	14,487	23.58	16,804	27.03%
Total Household Waste Composted BVPI 82b	231	0.39	396	0.65	425	0.69	561	0.90%

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

7.2.4: Increasing Recycling and Composting

There are short-term targets for recycling and composting that Kensington and Chelsea have committed to as part of the Local Area Agreement:

- 28.20% for 2008/09
- 30.70% for 2009/10
- 33.20% for 2010/11

In addition to the above there are long-term national targets that have been set by the Government as stated in the Waste Strategy for England 2007:

- At least 40% by 2010
- At least 45% by 2015
- At least 50% by 2020



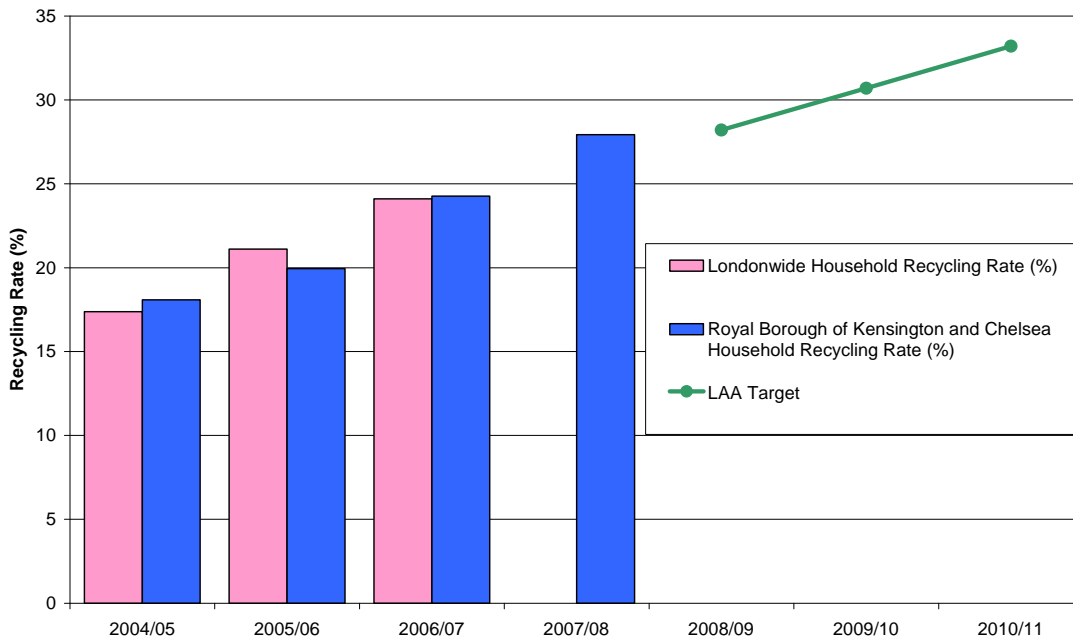
Purpose

Recycling and composting are seen as environmentally friendly methods of disposing of waste as they avoid both landfill or incineration of the waste.

Evaluation

The chart below shows there has been a steady increase in the recycling rate in the borough. However, the rate at which recycling has increased could drop, making future targets more challenging to achieve.

Fig. 24 - Recycling Rates in Kensington and Chelsea and London wide



Source: London wide figures from annual BVPI returns. Royal Borough of Kensington and Chelsea's data from Waste Management Division.

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

The borough has carried out a Strategic Flood Risk Assessment (SFRA) in partnership with the neighbouring London Borough of Hammersmith and Fulham. The recommended policies from the study will help inform the boroughs Local Development Framework policies on flood risk and development. The Royal Borough of Kensington and Chelsea is primarily in Flood Risk Zone 1 (Low risk of flooding), but has areas in Zone 2 (medium risk) and Zone 3a (high risk) adjacent to the Thames. See the Council's draft SFRA for indication of flood risk in the borough.

No planning permissions were granted contrary to Environment Agency advice on flood risk or water quality grounds over the review year.

7.2.6 Mitigating Flood Risk and Improving Water Quality

A local flood risk and water quality indicator was not reported on last year but the issue continues to grow in relevance and significance.

There are currently no UDP policies directly addressing flood risk. In July 2007, during the AMR review period, excessively heavy rain and the sewer's inability to discharge surface water caused flooding in areas of the borough not within the identified flood risk zone and over 400 residents and businesses reported damage to their properties. The Strategic Flood Risk Assessment uses data from the 2007 and 2005 flooding incidents and LDF flooding and development policies will address these issues and will be monitored in future AMRs.

UDP Policy PU10

To encourage the use of sustainable urban drainage techniques in appropriate developments

Purpose

Sustainable Drainage Systems (SuDS), for example green roofs and water retention ponds, reduce run-off from redeveloped land, mitigating the effects development can have on flood risk and water pollution due to surface water run off.

Evaluation

Policy PU10 was not referred to in any committee reports either in 2006/07 or in the reporting year and therefore was not used in determining any planning applications.

Appeals and PU10

The policy was not used by the Planning Inspectorate in making any appeal decisions.

Conclusion

This policy has now been deleted from the UDP, following direction from the Secretary of State, and replaced by the London Plan SuDS policy. The LDF will address SuDS as recommended by the Strategic Flood Risk Assessment.

7.2.7 Change in areas and populations of biodiversity importance, (Government Indicator 8) including:

- (i) change in priority habitats and species (by type)**
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.**

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

Data has been collected on breeding bird species by the Council's Ecology team, covering the period from 1995 to 2006. The selection of species covers waterfowl, birds of prey, common garden songbirds, migrant warblers, corvids and finches. Figure 25 lists the total numbers breeding at six main sites in the borough that have been repeatedly surveyed.

The numbers of pairs in the tables below represent only the numbers of confirmed breeding pairs. These are not the total numbers of pairs in the whole of the borough. Please also note that no breeding survey was done in 1996 and also that no survey took place in 2007. It is hoped that the survey will be resumed in future years.

The survey shows some species to have a stable number of breeding pairs at the survey sites but the decrease of other species and the local extinction of the House Sparrow need to be noted.



Fig. 25 Royal Borough of Kensington and Chelsea Bird Survey

Species	1995	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	summary
Sparrowhawk	4	2	2	2	3	1	1	0	0	0	1	stable
Moorhen	8	7	7	9	10	9	9	10	11	8	9	stable
Great Spotted Woodpecker	1	2	2	1	1	1	2	2	1	2	2	stable
Wren	25	26	23	29	32	28	28	25	25	25	27	stable
Dunnock	20	14	10	9	11	9	7	7	7	5	6	marked decrease
Robin	20	18	24	21	23	24	24	24	25	24	25	stable
Blackbird	70	59	54	51	52	49	45	45	45	45	46	stable
Song Thrush	9	7	7	6	4	3	5	3	6	5	4	decrease
Blackcap	4	7	6	8	6	5	5	5	6	6	8	stable
Blue Tit	35	41	30	38	48	41	45	45	42	40	40	stable
Magpie	5	5	5	4	3	3	3	4	4	3	4	stable
Carrion Crow	8	8	8	4	4	4	3	4	4	4	6	stable
Starling	15	14	13	12	8	10	10	10	9	9	7	decrease
House Sparrow	70	35	35	10	6	2	0	0	0	0	0	Locally extinct
Greenfinch	10	6	6	3	1	2	3	6	6	9	13	increase

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

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

Table 26 identifies any changes over the period 1993 to 2002 or proposed changes to the borough's Sites of Nature Conservation Importance (SNCI's). This will be updated in the future AMR's. There are three sites to be lost and four sites to be gained as SNCI's.

The sites that may be lost are sites identified in the 2002 UDP, such as Kensal Gas Works, as sites for development or sites whose development would have a strategic importance for London.

Fig. 26: Summary of Changes to SNCI's in Royal Borough of Kensington and Chelsea between 1993 and 2008

SNCI reference	SNCI name	Change between 1993 and 2008
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Sites of Metropolitan Importance		
M31	The River Thames (including Chelsea Creek)	None
M103	Kensington Gardens	Proposed extension to include Perks Field.
M6	The Grand Union Canal	Considerably greater area within Royal Borough of Kensington and Chelsea due to 1994 boundary changes.
M131	Holland Park	None
M125	Kensal Green Cemetery	None
Sites of Borough Importance Grade I		
BI01	Kensal Green Gas Works	Proposed de-designation due to existing planning approval.
BI02	The West London and District Lines	None
BI03	Brompton Cemetery	None
BI04	Chelsea Physic Garden	None
BI05	Chelsea Hospital South Front Lawn	Proposed new site.
Sites of Borough Importance Grade II		
BII01	British Rail Western Region Land	Adjustment of site boundary
BII02	Metropolitan Line	Adjust boundary:..re named 'Hammersmith and City Line'.
BII03	Carmelite Monastery	None
BII04	Ladbroke Grove Garden Complex	None
BII05	Moravian Burial Ground	None
BII06	Royal Hospital South Grounds	None
BII07	Ranelagh Gardens	None
BII08	Kings College	De-designation due to development of site
Sites of Local Importance		
L01	Emslie Horniman Pleasance	None
L02	Westway Wildlife Garden	None
L03	Avondale Wildlife Garden	None
L04	Natural History Museum Gardens	Proposed re-designation as Borough Grade II.
L05	Little Wormwood Scrubs Park	Proposed re-designation as Borough Grade II.
L06	Meanwhile Gardens	Proposed re-designation as Borough Grade II.
PL07	Holland Park School	Proposed new site.
PL08	Sunbeam Gardens	Proposed new site.
PL09	Kensington Memorial Gardens	Proposed new site.

7.2.8 Renewable energy capacity installed by type (Government Indicator 9)

Planning permission was given during the review year for eight schemes involving renewable energy provision. Of these five used photovoltaic cells, two utilised heat pumps and one was for the installation of a wind turbine. Of those utilising solar power one also employed rainwater harvesting and another green (sedum) roof.

The Council is currently making significant progress on calculating and recording renewable energy capacity by type, and this will be reported in subsequent monitoring reports.

7.2.9 Contaminated Land

This is land that has become polluted as a result of a present or previous activity, for example, having been used as a vehicle fuelling station. To be classed as 'contaminated' there must be a way for the pollution to reach a person, or a water course and where the contaminated material would cause harm. For development to happen, the land will need to be made suitable for use and the pollution removed or contained so it can cause no harm. The Council has produced a Remediation Strategy which can be used for guidance. The Strategy can be seen at:

http://www.rbkc.gov.uk/environmentalservices/landquality/f_remediation_strategy.pdf

UDP Policy PU3

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

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

UDP Policy PU4

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

Purpose

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

Evaluation

Neither policy PU3 nor PU4 were used in Development Control decision making this review year.

Appeals and PU3 and PU4

PU3 and PU4 were not relevant to or used in any appeal decisions during 2007 to 2008.

8. Hotels

8.1 Context

- 17 million tourists spend approximately £2 billion in the Royal Borough every year. An estimated £1,445 million is accounted for by tourist accommodation.
Source: Kensington and Chelsea STEAM Report 2003
- The London Tourist Board found that in 2001 Kensington and Chelsea had 15% of all known serviced establishments and 19% of all bedspaces in London.
Source: Demand and Capacity for Hotels and Conference Centres in London, 2002
- The Annual Business Enquiry (2006) indicated that hotels and restaurants in the borough employ 18,003 people; 16.5 per cent of the borough's total employment.
Source: Annual Business Enquiry, 2006
- In 2004 there were 191 hotels in the borough and 28,898 bedspaces.
Source: Kensington and Chelsea Hotel Survey, 2004

8.2 Monitoring Indicators

In this section we report on:

- Policies to manage the number and location of hotels with respect to existing residential amenity, traffic congestion and environmental consequences

8.2.1 Hotel Development

UDP Policy T1

To resist the development of new hotels unless:

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

UDP Policy T2

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

Purpose

New hotels and extensions to existing hotels can result in an intensification of activity on the site to the detriment of the residential character and amenity of the borough. If the borough is to achieve additional housing expected by the Secretary of State in PPS3 the need is for an increase in housing rather than hotel use. Although primarily a residential area, the borough, with less than 1 per cent of the total area of London, makes a substantial contribution to the stock of accommodation for visitors in London. The highest concentration of hotels is in the Earl's Court and Courtfield Wards and the amount of hotels in these two wards is seen to have an impact upon residential areas.

Evaluation

Policies T1 and T2 were referred to in relation to a proposed four storey 45 bedroom hotel on land to the rear of Freston Road. This application was granted being in a location away from the main concentration of hotels. Traffic and employment policies were also considered in this instance. Likewise no objections were raised in response to a 140 bedroom hotel proposed in the Shepherd's Bush Green area of Hammersmith and Fulham. Both hotel sites are in close proximity to the new Westfield shopping centre and should benefit from the new centre's activity.

Conclusion

There have been few applications for new hotels in recent years and Policy T1 has been referred to and complied with in those few cases.

Appeals and T1 and T2

Neither policy was referred to in any appeal decisions in the review year.

9. Local Development Scheme Implementation

This section reviews progress in implementing the Council's Local Development Scheme (LDS). The Local Development Scheme sets out the three year programme necessary to deliver the Local Development Framework. It specifies the Local Development Documents which will be produced, and the milestones against which progress will be measured. The Scheme is also the starting point for the public to ascertain the status of the Local Development Framework, and the processes and timetables for its future development.

Period of Review

The Annual Monitoring Report is required to review progress in the previous financial year, which is from April 2007 to March 2008. The Annual Monitoring Report should review actual plan progress compared with the targets and milestones for local development document preparation set out in the LDS for the monitoring period.

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

Review of Progress in Local Development Document preparation

The following is a review of progress on the various Local Development Documents that are being prepared. In order to show progress, the text does not confine itself to the review year, but gives the position up to AMR submission date of December 2008.

Revised draft Local Development Scheme

A revised Local Development Scheme is submitted with this AMR. This will take account of changes to the regulatory framework which governs the LDF process. The LDS specifies documents that will be produced to form the LDF, timetables for completion of these and milestones against which progress can be measured. It was last revised during the previous reporting year in December 2007 and a new revised version is submitted with this AMR for December 2008. The LDS already submitted to Government may be viewed on the Council's website at: <http://www.rbkc.gov.uk/planning>.

The Core Strategy

The Core Strategy, which now incorporates the North Kensington Plan, sets out the long-term spatial vision for the Royal Borough as a whole, as well as for specific places that are seen of particular strategic importance, the 'spatial areas'. Within the borough wide spatial vision, seven strategic issues are identified, and the Core

Strategy and North Kensington Plan sets out the strategic policies to address these.

In February 2008 we consulted on these documents. For the Core Strategy it was an 'interim' Issues and Options consultation. The formal Issues and Options consultation had taken place in 2005. For the North Kensington Plan we consulted on Issues and Options, complying with then Regulation 25.

As a result of this consultation, the two documents were integrated, principally because the proposals in the North of the borough were of central importance to the strategy of the borough as a whole.

The combined edition, 'Towards Preferred Options' of the Core Strategy and North Kensington Plan was issued for public consultation from July until September 2008. This was issued in parallel with the draft Community Strategy (see above).

The July 2008 document did not meet the milestone set out in last year's LDS, of publishing Preferred Options in June/July 2008. The potential soundness of the plan was a significant concern, and, as the revised PPS12 had not been published, there was uncertainty in relation to the changes to the regulations. However, we wished to maintain the close link to the Community Strategy. We thus prepared a document that set out our potential policy direction, but which stopped just short of being a 'preferred option'. This was issued alongside the draft Community Strategy. The findings of this consultation are currently being considered and will be issued early in 2009.

The final 'draft' version of the Core Strategy and North Kensington Plan is intended for 'Publication' in September 2009 and will then be submitted to the Secretary of State for Examination in Public towards the beginning of 2010.

The detailed timetable for producing the Core Strategy and North Kensington Plan is set out in the revised Local Development Scheme, as submitted with this AMR.

The draft Commonwealth Institute Planning Brief

The SPD was initially consulted on in February 2008, however owing to the time lapsed and material changes to the initial draft since the first consultation, the Council decided to consult upon a revised draft. This second period of consultation ran between November and December 2008. The Council expects to adopt the brief in March 2009



The Warwick Road Sites Planning Brief

The Council adopted the Warwick Road Planning Brief and Master Plan in January 2008. This supplementary planning document provides guidance on the planning, design and layout of the four adjoining sites that lay on the west side of Warwick Road, south of Kensington High Street (from Charles House to Sainsbury's

Homebase). It sets out the principles that should shape the function and appearance of development.

Wornington Green Supplementary Planning Document

The draft supplementary planning document provides guidance on the planning design and layout of the Wornington Green Estate. The document also sets out the principles that should shape the function and appearance of development and the infrastructure to go with it. The supplementary planning document was subject to a formal period of consultation during June/July 2008 and a further formal consultation is due in March/April 2009.

Draft Strategic Flood Risk Assessment Supplementary Planning Document

The Strategic Flood Risk Assessment is a planning tool that enables the council to select and develop sustainable sites allocations away from vulnerable flood risk areas. The assessment focuses on the existing site allocations within the borough but also sets out the procedure to be followed when assessing additional sites for development in the future. It will help make the spatial planning decisions required to inform the Local Development Framework. It is currently in a draft form.

The draft Access Design Guide

The SPD was initially consulted on in 2006. However due to the time lapsed since the first consultation and material changes to the initial draft, the Council has decided to consult on a revised draft.

The revised draft has been prepared, and is currently being amended before formal consultation in early 2009.

Designing Out Crime Supplementary Planning Document

This SPD provides guidance for developers and planners to ensure that all development proposals incorporate the principles of designing out crime. It sets out the Council's commitment to crime prevention, what to consider during the preparation of a scheme, and how the Metropolitan Police Crime Prevention Design Adviser can help. The draft SPD was consulted upon from 21 May to 2 July 2007 and adopted on the 17th of January 2008.

The Transportation Supplementary Planning Document

The Transportation SPD went to public consultation from June 3rd until July 15th 2008. We received responses from 19 organisations, providing us with 110 comments. The SPD deals with the Council's requirements for permit-free, parking, servicing and highway improvements with regard to development. The SPD complements the UDP policies and provides detailed guidance on how to implement them. The SPD provides an opportunity to ensure that the Council's current approach to transport issues as they relate to development is up to date and clearly expressed. Following consultation a number of amendments have been made to the document and it was adopted on the 10th of December 2008.

The Air Quality draft Supplementary Planning Document

This SPD provides detailed guidance for developers and planners to ensure that all development proposals incorporate strategies to minimise emissions and improve air quality. It replaces the Supplementary Planning Guidance document adopted on

25th May 2002. The Air Quality SPD amplify the Council's objective of improving air quality within the borough and offers advice on the use of planning conditions and S106 agreements and on Borough-wide and site-specific measures which could help achieve air quality objectives. It also identifies circumstances where low emissions strategies and/or emissions assessments may be required.

The draft SPD was consulted on from 04 November to 16 December 2008 and the Council expects to adopt it in March 2009.

The draft Noise Supplementary Planning Document

Consultation on the draft Noise Supplementary Planning Document ended on 16th December 2008 and the Council expects to adopt it in March 2009.

The draft Subterranean Development Supplementary Planning Document

The Council prepared a draft Subterranean Development Supplementary Planning Document to explore the real or perceived impacts of subterranean development in the borough. This was based upon a technical study carried out by Ove Arup on behalf of the Council. The SPD was consulted upon between November and December 2008 and the Council expects it to be adopted in February 2009.

The draft Tall Buildings Supplementary Planning Document

The SPD sets out the Council's requirements relating to provide a physical analysis, context and policy for the planning and development of tall buildings in the Borough. The draft SPD supports the UDP's policies on conservation and design. The SPG was consulted upon between November and December 2008 and the Council expects it to be adopted in March 2009.

The draft Clearings Supplementary Planning Document

Based on policies contained in the Royal Borough's UDP the brief provides guidance on the planning and design of the Clearings site in Draycott Avenue, Chelsea. It sets out the principles that should shape the function and appearance of the development and ensure its integration within the local townscape. The draft planning brief was consulted upon between July and September 2007. We expect to adopt the brief in February 2009.

The Infrastructure Study

The Infrastructure Capacity Assessment (ICA) commenced in September 2008 and is ongoing. The ICA identifies and assesses the infrastructure needs for the local authority area to help plan for the increased pressures that are going to be placed upon it arising from development throughout the life of the LDF. This is in accordance with PPS 12: Local Spatial Planning.

The ICA will indicate the relative importance of the identified infrastructure needs, both what is being programmed and what is perhaps being overlooked, to help establish the infrastructure priorities across the borough. The Study looks both locally at borough-specific needs, and the wider area, within London. Both aspects will be complete by the end of the financial year 2008/9.

The Statement of Community Involvement (SCI)

The draft SCI was subject to two formal periods of consultation; the first consultation was undertaken in March 2005 and the second in June / July 2006. The final draft was submitted to the Secretary of State for Communities and Local Government on 8 January, 2007. It was examined by the Planning Inspectorate by way of written representation and, subject to nine minor alterations, was found to be 'sound'. The SCI was adopted by the Council on 5 December 2007

Submission of the Annual Monitoring Report

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

Fig. 27 Prioritised Timetable for Local Development Framework Documentation

Document Title	Brief Description	Publish the scope of the DPD for the purposes of SA	Publication consultation (Reg 27) and representations (Reg 28) / Public Participation on SPDs (Reg 17)	Submission to Secretary of State (Reg 30)	Pre-examination meeting	Independent Examination (Reg 31)	Adoption
Priority One							
Core strategy and North Kensington Plan DPD	Sets out core spatial policies for the borough	September 2005	September 2009 to November 2009	March 2010	April 2010	September 2010	February 2011
Proposals Map DPD	Shows spatial proposals of DPDs on an OS base map	September 2005	September 2009 to November 2009	March 2010	April 2010	September 2010	February 2011
Priority Two							
Annual Monitoring Report	Monitors LDF, development trends and existing policy	Submitted to the Government annually, by the end of December, reporting on the Monitoring year ending at the end of March.					
Priority Three							
S106 Planning Obligations (SPD)	Sets out basis on which RBKC will collect contributions	January 2009	April 2009	N/A	N/A	N/A	July 2009
Other SPD	Exact scope of SPD to be published three months before public consultation	3 months before Reg 17 consultation	April or Oct each year	N/A	N/A	N/A	Within 6 months of Reg 17 consultation
Priority Four							
Development Management policies DPD	DC policies against which planning applications will be considered	September 2005	September to November 2011 (Following Reg 25 consultation earlier in 2011)	February 2012	Mar 2012	June 2012	Nov 2012
Site Allocations DPD	Allocates main development sites including housing, employment, retail and mixed use.	September 2005	September to November 2011 (Following Reg 25 consultation earlier in 2011)	February 2012	Mar 2012	June 2012	Nov 2012

Fig. 28 Current Status of Supplementary Planning Documentation either adopted or in preparation

SPD	Current status / update	Date of adoption
Princess Louise Planning Brief	Adopted	January 2007
Designing Out Crime	Adopted	January 2008
The Warwick Road Sites Planning Brief	Adopted	January 2008
Transportation	Adopted	December 2008
Access Design Guide	Consultation took place autumn 2007. Re-consultation likely April 09, with adoption by October 2009.	
The Clearings I & II, Draycott Avenue, Planning Brief	Consultation took place autumn 2007. Adoption is imminent.	
The Commonwealth Institute Planning Brief	Consultation took place autumn 2007. Re-consultation draft issued Nov 08, with adoption likely by March 09.	
Noise	Consultation on draft SPD in Nov 08, with adoption likely by March 09.	
Air Quality	Consultation on draft SPD in Nov 08, with adoption likely by March 09.	
Subterranean Development	Consultation on draft SPD in Nov 08, with adoption likely by March 09.	
Tall Buildings	Consultation on draft SPD in Nov 08, with adoption likely by March 09.	
Wornington Green	Consultation on draft SPD in April 08. Second stage consultation planned for April 09, with adoption likely by October 2009.	
S106 / Planning Obligations	Consultation on draft SPD in April 09. Adoption likely in July 2009.	
100 West Cromwell Road	Consultation on draft SPD in April 09. Adoption likely in October 2009.	

10. Looking to the Future

The information and analysis contained in this fourth Annual Monitoring Report refers to the 2007 to 2008 reporting year ending in March 2008. A number of events of financial and economic significance have taken place during recent months and may be expected to continue. These events may be expected to have an impact on development pressures within the Royal Borough and future monitoring reports will identify new development trends and emerging issues.

Key issues for the future are:

- The ability of the Council to meet GLA housing targets over the next five and ten years.
- The effect of the changes in housing market nationally and their effect locally.
- The pressure for subterranean development.
- The anticipated effect of the new Westfield shopping centre on retailing within the borough coupled with the present downturn in economic activity.
- The effect of the economic downturn on development rates both in terms of new proposals coming forward and on exiting permissions being taken through to completion.

APPENDIX 1

Schedule of saved policies contained within the Royal Borough of Kensington and Chelsea UDP 2002

- STRAT 1** To give priority to the protection and enhancement of the residential character and amenity of the Royal Borough.
- STRAT 5** To ensure that further visitor related development locates in places that are well served by public transport and does not harm the residential character or amenity of the Borough.
- STRAT 7** To promote sustainable development through locating high trip generating uses in areas which are or will be well served by public transport and by encouraging the local provision of services and facilities to reduce the need to travel.
- STRAT 9** To seek to ensure that all development preserves and enhances the residential character of the Royal Borough.
- STRAT 10** To protect Listed Buildings and to preserve and enhance the character or appearance of Conservation Areas, Areas of Metropolitan Importance, Areas of Local Character, and other buildings or places of interest.
- STRAT 11** To promote high environmental and architectural design standards in new developments and alterations and in additions to existing buildings.
- STRAT 22** To retain a range of business premises and uses in the Royal Borough, whilst giving priority to the provision of small business units particularly small light industrial premises.
- STRAT 25** To promote walking and to improve the pedestrian environment.
- STRAT 26** To promote cycling and to provide comprehensively for cyclists.
- STRAT 29** To support the development of new rail links around London for through passenger and freight movement in order to release capacity in London for local services.
- STRAT 35** To support an effective London-wide control of night-time and weekend lorry movement.
- STRAT 36** To monitor regularly demand in the Controlled Parking Zone and periodically review its operation, including regulations for the issue of residents' permits, taking account of the supply of on-street and public off-street parking space.
- STRAT 37** To oppose any increased capacity at Heathrow Airport unless associated improvements to the public transport networks are developed to relieve increased pressure on the networks within the Borough.
- STRAT 38** To seek to enhance the vitality and viability of Principal and Local Shopping Centres and to ensure that they are the focus for new retail development and continue to provide shopping facilities in the Royal Borough.
- STRAT 39** To ensure that large new retail development is concentrated in the Principal Shopping Centres.
- STRAT 40** To promote retail development in the Local Shopping Centres in keeping with their scale, character and function.
- STRAT 41** To improve the attractiveness and competitiveness of the Borough's shopping centres by improving the townscape and streetscape environment.
- STRAT 43** To ensure that the needs of those who live and work in the Royal Borough are met by shops and services which are easily accessible by means of transport other than the car.
- STRAT 44** To protect and encourage social and community facilities which are easily accessible to meet the needs of those who live, work and study in the Royal Borough.

STRAT 45 To restrict further new hotel development to acceptable locations in order to protect the residential character of the Borough.

STRAT 46 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.

STRAT 47 To maintain and increase the provision and quality of open space of local and metropolitan value.

STRAT 48 To encourage the provision of a continuous Thames path along the riverside and the maintenance and improvement of access to the River.

CD1 To protect and enhance views and vistas along the riverside including: river views of Chelsea Embankment and the setting of Chelsea Old Church and views from the Thames bridges.

CD2 To raise objection to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs.

CD4 To resist permanently moored vessels on the River, except where they would not have:

- a) a detrimental effect on the special character of the river;
- b) a detrimental effect on amenity arising from traffic generation or servicing needs;
- c) an adverse affect on the character or appearance of the existing residential moorings at Battersea Reach.

CD5 To seek to protect and enhance the established area of residential moorings at Battersea Reach.

CD6 To require any development on the riverside to preserve and enhance the waterfront character, protect or improve physical and visual links between the River and the rest of the Borough, and be of a height no greater than the general level of existing building heights to the east of Blantyre Street.

CD7 To ensure the provision of a riverside walk within appropriate developments.

CD8 To protect important views and vistas in and around the Royal Hospital.

CD9 To protect the open spaces surrounding the Royal Hospital from inappropriate development both in the landscaped areas themselves and in the neighbouring streets.

CD10 To protect important views and vistas in and around the South Kensington Museums Area.

CD11 To preserve and enhance the precinct character of South Kensington Museums Area by:

- a) safeguarding skylines and vistas to the Natural History and Victoria and Albert Museums, the Colcutt Tower and Brompton Oratory;
- b) seeking reinforcements of the axial layout formed by the tower of the Natural History Museum, the Colcutt Tower and the Royal Albert Hall in any redevelopment on the site of Imperial College;
- c) encouraging better conditions for viewing the main facades within the precinct area and proposing environmental improvement schemes where appropriate;
- d) seeking improvements in setting-down facilities for coach-borne visitors (see also Transportation Chapter);
- e) encouraging greater use of the South Kensington pedestrian tunnel for affording access to and circulation within the precinct and proposals to make it more attractive; and
- f) maintaining a pedestrian arcade with direct access to South Kensington Station.

CD12 To resist development on Metropolitan Open Land and to protect and enhance its existing uses.

- CD13** To require new buildings and extensions to existing buildings in the Royal Borough, which can be seen from Kensington Gardens and Hyde Park, to be designed so as not to exceed the general height of buildings excluding post war blocks and to pay regard to the tree lines.
- CD14** To ensure that new buildings do not impose themselves as an unsympathetic backcloth to Kensington Palace, particularly when viewed from the east across the Round Pond.
- CD15** To resist proposals that would encroach upon or adversely affect the setting of Holland Park.
- CD16** To promote opportunities for the appreciation of Kensal Green and Brompton Cemeteries whilst protecting their special character.
- CD17** To protect the long-distance view from King Henry's Mound (Richmond Park) to St Paul's.
- CD18** To resist development that would adversely affect the setting of the canal.
- CD21** To encourage improved access to the canalside.
- CD23** To protect and enhance, and to resist the loss of existing public and private open space which makes, or is capable of making, a contribution to an area's character or appearance; and to resist proposals which would adversely affect its setting.
- CD24** To resist development in, on, over or under garden squares, in order to protect their special character; and to promote proposals for their enhancement.
- CD25** To protect Parks and Gardens of Special Historic Interest from development which would have an adverse effect on the site, setting or enjoyment of any part of their grounds and to encourage the maintenance of their historic character.
- CD26** To encourage the improvement of land which is environmentally poor and buildings in poor condition by investment and refurbishment or new development.
- CD27** To ensure that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.
- CD28** To require development to be physically and visually integrated into its surroundings by:
- a) preserving existing public routes, creating new routes where appropriate, and extending links to maintain a high level of accessibility,
 - b) ensuring that the appearance of buildings form a pattern which reflects the traditional urban form of the Borough, by maintaining and creating new building lines and giving a coherent form to the spaces enclosed by new buildings. Buildings and features should also be designed to emphasise the relative importance of main routes, and of key locations such as important cross-roads, shopping centres, or other public gathering places;
 - c) maintaining a clear distinction between private and public space, and ensuring the provision of active building frontages, particularly at ground floor level in appropriate locations, and the incorporation of doors and windows to provide physical and visual links between buildings and the public domain;
 - d) preserving and creating those aspects of architecture and urban form which contribute to local distinctiveness and character such as plot widths, building lines, roofscape and open space.
- CD31** To resist the development of backland sites if:
- a) there would be inadequate vehicular access, or
 - b) the amenity of adjoining properties would be adversely affected, or
 - c) there would be a loss of open space, or
 - d) the character of the area would be harmed.
- CD32** To resist subterranean developments where:
- a) the amenity of adjoining properties would be adversely affected; or
 - b) there would be a material loss of open space; or
 - c) the structural stability of adjoining or adjacent listed buildings or unlisted buildings within conservation areas might be put at risk; or

- d) a satisfactory scheme of landscaping including adequate soil depth has not been provided; or
- e) there would be a loss of trees of townscape or amenity value.
- f) there would be a loss of important archaeological remains

CD33 To resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces.

CD34 To require development to be designed to ensure good light conditions for its buildings and spaces.

CD35 To require development to be designed to ensure sufficient visual privacy of residents and the working population.

CD36 To resist development where it would result in a harmful increase in the sense of enclosure to nearby residential property

CD38 To ensure that where open space forms part of a proposal it is designed and landscaped to a high standard.

CD39 To require that the design of new and altered buildings or areas adequately takes into account the safety and security of the users of the facilities and that of neighbouring residents.

CD40 To resist proposals where the noise generated by the use or activity would cause material disturbance to occupiers of surrounding properties.

CD41 To ensure that residential developments include adequate protection of the internal environment from the effects of noise.

CD42 To require that all non-domestic developments, including where possible, changes of use, alterations, and extensions to existing buildings are accessible to people with special mobility needs, incorporating level access into the building.

CD44 To resist additional storeys and roof level alterations on:

- a) complete terraces or groups of buildings where the existing roof line is unimpaired by extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;
- b) buildings or terraces that already have an additional storey or mansard;
- c) buildings that include a roof structure or form of historic or architectural interest;
- d) buildings which are higher than surrounding neighbours;
- e) buildings or terraces where the roof line or party walls are exposed to long views from public spaces, and where they would have an intrusive impact on that view or would impede the view of an important building or open space beyond;
- f) buildings which, by the nature of the roof construction and architectural style are unsuitable for roof additions, e.g. pitched roofs with eaves;
- g) mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- h) terraces which are already broken only by isolated roof additions.

CD45 To permit additional storeys and roof level alterations in the following circumstances:

- a) where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling between them would help to re-unite the group; and
- b) the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.

CD46 To resist the introduction of roof terraces if:

- a) significant overlooking of, or disturbance to neighbouring properties or gardens would result; or
- b) any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene.

CD47 To resist proposals for extensions if:

- a) the extension would extend rearward beyond the existing general rear building line of any neighbouring extensions;

- b) the extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around (see also policy CD80);
- c) the extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main eaves or parapet;
- d) the extension would not be visually subordinate to the parent building;
- e) on the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;
- f) the extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed;
- g) the adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse (see Planning Standards Chapter);
- h) there would be a significant increase in overlooking of neighbouring properties or gardens;
- i) the detailed design of the addition, including the location or proportions of fenestration or the external materials and finishes, would not be in character with the existing building (some exception may be allowed at basement level).
- j) the extension would breach the established front building line;
- k) an important or historic gap or view would be blocked or diminished.

CD48 To resist proposals for conservatories if:

- (a) located at roof level;
- (b) located significantly above garden level;
- (c) covering the whole width of the property;
- (d) located on a corner site;

CD49 To resist side extensions to buildings if:

- (a) the architectural symmetry of a building, terrace or group of buildings would be impaired;
- (b) the original architectural features on a formal flank elevation would be obscured;
- (c) access to the rear of the property or of those adjoining would be lost or reduced.

CD50 To permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.

CD51 To resist unsympathetic small-scale developments which in themselves cause harm and where the cumulative effect of a number of similar proposals would be detrimental to the character of the area.

CD52 To resist the installation of plant and equipment where:-

- a) they would cause material harm to the appearance of the building or the character of the area, or
- b) noise or vibration generated would cause material disturbance or nuisance to occupiers of surrounding properties, or
- c) odours would cause material disturbance or nuisance to occupiers of surrounding properties.

CD53 To permit satellite dishes and antennas except:

- a) on listed buildings where their special character would be harmed; or
- b) on the front, side and above rooflines of buildings where harm to the character or appearance of the area would be caused; or
- c) in other parts of the Borough where they would cause material harm to the appearance of the surrounding area.

CD54 To resist off-street car parking in forecourts and gardens if:

- a) the proposal would result in the loss of a material part of the existing garden space;
- b) the proposal would result in the loss of any trees of amenity value (including street trees);
- c) the proposal would result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it, particularly where the wall or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;
- d) the car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by a basement dwelling.

CD55 To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions.

- CD56** To resist the loss of, and inappropriate alterations and extensions to artists' studios.
- CD57** To pay special attention to the desirability of preserving or enhancing the character or appearance of each conservation area.
- CD58** To encourage and contribute to the improvement of the environment of conservation areas.
- CD59** To seek the implementation of specific proposals which have been agreed in Conservation Area Proposals Statements as resources permit, and in consultation with amenity groups, commercial interests and other relevant bodies.
- CD60** To resist demolition or substantial demolition of buildings in conservation areas unless:
- a) the building or part of the building structure makes no positive contribution to the character or appearance of the area; or
 - b) the condition of the building is proved to be such that refurbishment is not possible; and
 - c) a satisfactory scheme for redevelopment has been approved.
- CD61** To ensure that any development in a conservation area preserves and enhances the character or appearance of the area.
- CD62** To ensure that all development in conservation areas is to a high standard of design and is compatible with:
- a) character, scale and pattern;
 - b) bulk and height;
 - c) proportion and rhythm;
 - d) roofscape;
 - e) materials;
 - f) landscaping and boundary treatment; of surrounding development.
- CD63** To consider the effect of proposals on views identified in the Council's Conservation Area Proposals Statements, and generally within, into, and out of conservation areas, and the effect of development on sites adjacent to such areas.
- CD64** To require full planning applications in conservation areas where a proposal is likely to affect the character or appearance of the conservation area.
- CD65** To resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external).
- CD66** To resist proposals to alter listed buildings unless:
- a) the original architectural features, and later features of interest, both internal and external, would be preserved; and
 - b) alterations would be in keeping with the style of the original building; and
 - c) all works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and
 - d) the integrity, plan form and structure of the building including the ground and first floor principal rooms, main staircase and such other areas of the building as may be identified as being of special interest are preserved.
- CD67** To encourage the use of listed buildings for their original purpose.
- CD68** To resist the change of use of a listed building which would materially harm its character.
- CD69** To resist development which would adversely affect the setting of a listed building.
- CD70** To encourage the retention of shopfronts of quality, either original to the building or later and of historic value. In those exceptional cases where the fabric is beyond repair, the replacement should be designed as a scholarly replica of the existing shopfront in respect of its design, form, detailing and materials.
- CD71** To seek that all new shopfronts respect the building's original structural framework.

CD72 To require, where shop units are combined, new shopfronts and signage to be installed within the original surrounds and not to obscure them.

CD73 To resist open shopfronts.

CD74 To resist new shopfronts which would involve the removal of existing separate access to residential accommodation or preclude the restoration of such access if already removed, and to seek, where possible, the reinstatement of such access.

CD76 To resist advertisements if:

- a) by reason of size, siting, design, materials or illumination they would harm the appearance of a building or the street scene; or
- b) they would adversely affect public safety.

CD77 To permit awnings or blinds which are in character with the age and style of the building in which they are situated.

CD78 To permit .agpoles unless their siting would harm the character of an area or would not preserve or enhance the character and appearance of a conservation area.

CD79 To resist the erection of permanent hoardings.

CD80 To resist development proposals that would result in unnecessary damage or loss of trees.

CD81 To encourage the planting of trees, particularly in new development.

CD82 To resist the loss of trees unless they are dead, dying or potentially a public danger, causing an actionable nuisance or, exceptionally, when removal is required in a replanting programme.

CD83 To require where practicable an appropriate replacement for any tree that is felled.

CD84 To ensure adequate protection of trees on sites in the course of development.

CD85 To encourage the conservation, protection and enhancement of sites of archaeological interest and their settings and their interpretation and presentation to the public.

CD86 To require, where development is proposed on sites of archaeological significance or potential that:

- a) desk based assessment and where necessary archaeological .eld evaluation takes place before development proposals are determined;
- b) remains and their settings are permanently preserved either in situ, or exceptionally by record; and
- c) provision is made for an appropriate level of archaeological excavation and recording to take place prior to development commencing on site.

CD88 To preserve and enhance all scheduled ancient monuments and other nationally important archaeological sites and monuments in the borough, including their settings.

CD89 To retain where possible religious buildings of architectural or townscape merit.

CD92 Where appropriate, the Council will negotiate planning obligations to achieve conservation and development aims and objectives.

CD93 To discourage excess street furniture.

CD94 To encourage, good quality street furniture of unobtrusive design, in harmony with the street scene, sited to minimise visual clutter and to allow clear and safe passage for people with sensory and mobility difficulties.

CD95 To seek the preservation of historic street furniture and other structures.

H1 To resist the loss of permanent residential accommodation in all but the most exceptional circumstances.

- H2** To seek the development of land and buildings for residential use unless:
- a) a satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination; or
 - b) the land is required for the provision of social or community facilities to meet local needs; or
 - c) the development is for the replacement on the same site of existing commercial floorspace which has not given rise to environmental or traffic problems.
- H4** To resist the encroachment into residential areas of commercial activities which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use.
- H6** To permit proposals for the conversion of self-contained residential units into smaller self-contained dwellings, except where they would result in :
- a) unacceptable levels of on-street parking demand or add to already unacceptable levels;
 - b) the unacceptable loss of off-street parking spaces;
 - c) the loss of family-sized dwellings of .ve habitable rooms or fewer which have direct access to amenity space;
 - d) the creation of undersized dwellings which are contrary to Council standards.
- H7** To seek, where appropriate, the provision of some outdoor space in all new development and, in particular, the provision of open space and play facilities in developments of over ten units.
- H8** To require the provision of appropriate social and community facilities within major residential schemes.
- H9** Normally to resist residential development designed to a very low density.
- H10** Normally to require that housing predominantly suitable for occupation by families with children is designed to a lower density.
- H15** To require a substantial proportion of housing to be provided on those sites to which this policy applies as identified in the Schedule of Major Development Sites and shown on the Proposals Map.
- H17** To resist the loss of existing, small, self-contained .ats of one or two habitable rooms.
- H18** To seek the inclusion of smaller units (of one or two habitable rooms) and larger units (of three habitable rooms and more) in schemes for residential development.
- H19** To seek an appropriate mix of dwellings within a scheme, having regard to the following factors:
- a) the physical character of the site or building and its setting;
 - b) the previous or existing use of the site or building;
 - c) access to private gardens or communal garden squares for family units;
 - d) the likely effect on demand for car parking within the area;
 - e) the surrounding composition and density of population;
 - f) the location of schools, shops and open spaces;
 - g) provision of accommodation for special needs (see paragraphs 5.5.19 to 5.5.31); and
 - h) busy roads or railway lines nearby.
- H20** Normally to resist proposals for the conversion into self-contained accommodation of those Houses in Multiple Occupation and individual bedsitting rooms which comply with, or are capable of reaching, the standards laid down by the Housing Acts.
- H25** To resist the loss of existing residential hostels, except in Earls Court Ward.
- H26** To permit proposals for residential hostels on behalf of recognised providers of hostel accommodation, where it can be shown that there would be:
- a) no loss of permanent residential accommodation, unless the applicants can demonstrate a known and established local need for that type of hostel accommodation in that location;
 - b) no adverse effect upon the amenity enjoyed by local residents. The proposals will have to comply with the policies for conservation and development; and
 - c) no adverse effects upon the environment and safety of neighbouring residential areas and roads by way of traffic generation.

- H27** To welcome the provision of sheltered housing, in particular very sheltered housing, in appropriate locations, having regard to the existing distribution of similar types of accommodation within the area.
- H29** To resist the loss of the Westway Travellers' Site and resist the provision of new travellers' sites elsewhere in the Borough.
- E1** To resist large-scale business development unless either the proposal is for the replacement of existing business floorspace which has not given rise to environmental or traffic problems or
- a) there would be no significant adverse effect on the character and amenity of the surrounding area, and
 - b) the site is in a location where business uses are already concentrated, and
 - c) the site is unsuitable for housing or, where appropriate, the development includes a substantial proportion of housing, and
 - d) the site is well served by public transport or would be as a result of the development providing or contributing to the improvement of public transport facilities.
- E3** Normally to resist the loss of small business units of 100 square metres or less above or below ground floor level within Principal Shopping Centres.
- E4** To require a substantial proportion of housing to be provided on those sites to which this policy applies as identified in the Schedule Of Major Development Sites and shown on the Proposals Map.
- E5** Where appropriate to negotiate the provision of the following in association with large scale business development proposals:
- a) social and community facilities;
 - b) workplace nurseries;
 - c) sports and recreation facilities;
 - d) small business units of 100 square metres or less;
 - e) flexible size business accommodation;
 - f) secure cycle parking.
- E8** To resist the loss of those existing general industrial uses where they have no significant adverse effect on residential amenity.
- E10** To encourage business use proposals to provide a range of unit sizes.
- E11** To encourage the provision of premises for the start-up and expansion of small businesses, particularly small light industrial businesses, in appropriate locations.
- E12** To encourage the refurbishment of existing office and industrial buildings, particularly where this would involve conversion into small units.
- E13** To encourage the provision of premises, and improvement of existing premises, for small locally-based service industries and offices.
- E14** To resist the loss of commercial uses within primarily commercial mews where the use is not detrimental to the amenity of surrounding areas.
- E15** To seek the provision of light industrial premises as part of appropriate business development in North Kensington.
- E16** To restrict, through the use of conditions attached to planning permissions, future changes from light industrial use to other uses within the B1 and B8 Use Classes in appropriate circumstances in North Kensington.
- E17** Normally to resist the loss of light industrial uses in North Kensington.
- E19** Normally to refuse to release conditions which limit premises in North Kensington to industrial use.
- E20** To resist the loss of business uses in the Employment Zones.

- E21** To resist the loss of other employment-generating uses in the Employment Zones, except where:
- a) the use is creating a disturbance, or;
 - b) new business development would offer greater employment opportunities and make more efficient use of land and buildings.
- E22** Normally to refuse to release conditions which limit premises in the Employment Zones to industrial use.
- E23** To restrict, through the use of conditions attached to planning permissions, future changes from light industrial use to other uses within the B1 and B8 Use Classes in appropriate circumstances, in the Employment Zones.
- E25** To encourage the provision of small, flexible business units in the Employment Zones.
- E26** To encourage the refurbishment and improvement of existing office and light industrial buildings in the Employment Zones, particularly where this would provide a range of unit sizes.
- E27** To require the provision of business uses in proposals for the development of sites in the Employment Zones.
- E28** To resist the establishment of diplomatic uses in:
- a) that part of the Borough North of Holland Park Avenue/Notting Hill Gate; and
 - b) that part of the Borough generally south of Sloane Avenue and Fulham Road (west of its junction with Sloane Avenue).
- E29** To permit proposals for diplomatic use within that part of the Borough indicated in Map 9 (see page 156), except where they would result in:
- a) the loss of permanent residential accommodation;
 - b) a detrimental effect upon the character of a conservation area, listed building or predominantly residential area by virtue of the type and size of the proposal;
 - c) a significant increase in pedestrian or vehicular traffic or parking problems;
 - d) the loss of valued local uses such as shops, small business accommodation, and social or community facilities.
- TR1** To ensure that high trip-generating development is located in areas well served by public transport in conjunction with other policies of the Plan.
- TR3** To maintain and improve footways to provide a safe and attractive environment for pedestrians.
- TR4** To protect existing footpaths and encourage provision of new direct pedestrian routes and accesses when assessing all development proposals.
- TR8** When considering proposals for development, to ensure that cycle routes are provided where necessary to improve accessibility through the site and/or to connect it with the existing cycle networks.
- TR9** Where appropriate, to require the provision of cycle parking facilities in residential and commercial developments and at other suitable locations.
- TR10** To support the development of the Chelsea/Hackney Line as a priority for new underground line investment.
- TR11** To support the proposal for Crossrail.
- TR12** To support and encourage the improvement of local passenger services on the West London Line, including the provision of new stations.
- TR13** To support proposals for the improvement of existing stations.
- TR14** To seek new bus services and improvements to the quality, reliability and environmental performance of existing bus services.

- TR16** To seek improvements in facilities at locations where public transport users interchange between types of transport.
- TR17** To seek the provision of interchange facilities where none presently exist where they enhance the public transport network.
- TR18** To require, where appropriate, coach facilities for the dropping-off and picking-up of passengers at new hotel developments and at extensions to existing hotels.
- TR19** To encourage the provision of coach parking at off-street locations sufficiently convenient for major hotels and public attractions.
- TR20** To resist the loss of off-street coach parking.
- TR21** To support restrictions on coach movements in local areas.
- TR23** To encourage increased use of the River Thames And Grand Union Canal for public transport and freight movement.
- TR26** To implement schemes to gain area-wide benefits from measures which restrict and slow down traffic on Minor Roads.
- TR27** To oppose proposals which may encourage unnecessary traffic to use Minor Roads.
- TR29** To support proposals which help relieve the Earl's Court One-Way System of long distance traffic without leading to an increase in the total volume of traffic.
- TR32** Normally, to maintain the number of pay and display parking spaces in areas where off-street parking for visitors is limited.
- TR35** To assess the impact of new development on public transport infrastructure, the highway and on the environment.
- TR36** To resist development which would result in:
- a) any material increase in traffic or parking, or in congestion on the roads or on public transport, or;
 - b) any decrease in road safety, or;
 - c) unacceptable environmental consequences.
- TR37** To negotiate developer contributions from related developments for improvements to transport services and facilities, including those to public transport services, walking and cycling facilities and to improvements to the pedestrian environment, particularly around public transport nodes.
- TR38** To limit the number of off-street parking spaces provided in non- residential development to meet essential need only, in accordance with specific standards and criteria.
- TR39** To permit only small-scale development on sites in Local Areas or where access is from a Local Road.
- TR40** To resist the formation of new accesses on the Major Roads.
- TR41** Normally to require designated off-street service space for development schemes.
- TR42** To require new residential development to include off-street parking up to the maximum standards adopted by the Council and contained in Chapter 13 of the plan, except:
- a) in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
 - b) which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing;
 - c) involving the conversion of housing or non- residential buildings where off-street parking is less likely to be successfully designed into the scheme;

d) where, for specific townscape reason or because the building is of architectural or historic interest, off-street parking is less likely to be successfully designed into the scheme.

TR43 To resist development which would result in the loss of off-street residential parking.

TR44 Normally to resist development which would result in the net loss of on-street residents' parking.

TR45 To resist the development of helicopter facilities which would result in increased noise over the Borough and increased pressure on the transport networks within the Borough.

S1 Normally to resist the loss of shop units and floorspace particularly where this would reduce the range or choice of local convenience shops.

S2 Normally to permit new shop floorspace and extensions to existing shop units.

S3 To seek the replacement of shop floorspace and frontage in redevelopment schemes.

S4 To seek the provision of shop units as part of appropriate development schemes.

S5 To seek a range of shop unit sizes in shopping developments.

S6 To seek to maintain and improve the vitality, viability and function of the shopping centres throughout the borough.

S7 To seek a concentration of shops in the core frontage of Principal Shopping Centres.

S8 Normally to resist the loss of any shop in a Local Shopping Centre.

S9 To encourage new convenience retail development in the Local Shopping Centres of a size appropriate to the character and function of the centre.

S12 Where possible, to resist the loss of:

- a) bank and building society branches in North Kensington and South West Chelsea;
- b) launderettes.

S13 To permit the change of use of shops in Local Shopping Centres and in the non-core frontage of the Principal Shopping Centres, to:

- a) community and advice centre uses;
- b) launderettes;
- c) medical uses which provide a local service; where there is a known and established need and providing there is no detriment to the vitality and viability of the shopping parade or centre.

S14 To permit the change of use of shops in Local Shopping Centres to bank and building society branches in north Kensington and south west Chelsea where there is a known and established need and providing there is no detriment to the vitality and viability of the shopping parade or centre.

S15 To encourage the retention and to resist the loss of street markets and stalls in appropriate locations.

S16 To encourage the retention and provision of additional storage for street traders.

S17 To permit uses falling within Use Classes A2 and A3 in the core frontage of a Principal Shopping Centre, subject to the following:

Environmental Criteria

Proposals will be resisted where they are likely to cause:

- a) any material increase in traffic or parking; or
- b) any material reduction in residential character or amenity including by smells or late night noise.

Retail Character and Function Criteria

Proposals will be resisted in circumstances where whether before or as a result of the proposal, the following apply:

- c) more than one quarter of the ground floor units in the relevant street frontage are occupied by non-shop uses; or
- d) there are more than two adjoining units at ground floor level in the same use class as proposed; or
- e) there is a break in the relevant ground floor retail frontage of more than two times the average width of units in the core frontage of the centre.

S18 To permit uses falling within use classes A2 and A3 in the non-core frontage of a principal shopping centre, subject to the following:

Environmental Criteria

Proposals will be resisted where they are likely to cause:

- a) any material increase in traffic or parking; or
- b) any material reduction in residential character or amenity including by smells or late night noise.

Retail Character and Function Criteria

Proposals will be resisted in circumstances where whether before or as a result of the proposal, the following apply:

- c) more than one third of the ground floor units in the relevant street frontage are occupied by non-shop uses; or
- d) there are more than three adjoining units at ground floor level in the same use class as proposed; or
- e) there is a break in the relevant ground floor retail frontage of more than three times the average width of units in the non-core frontage of the centre.

S19 To permit the location in Principal Shopping Centres of non-shop uses above or below ground floor level where the use would not:

- a) adversely affect the essential shopping character and function of the centre; or
- b) unacceptably reduce the effective shop frontage and window display area by way of access to the non-shop use; or
- c) materially reduce residential character and amenity including by smells or late night noise; or
- d) materially increase traffic or parking.

S20 To resist the loss of shopfront premises in non-shop use to a use which does not principally trade directly with visiting members of the public.

S21 To require that shop frontages and window display areas are retained where the shop use is lost to a non-shop use.

S22 To resist the development of amusement centres and arcades, except in the non-core frontage of Principal Shopping Centres where proposals may be permitted subject to the following:

Environmental Criteria

Proposals will be resisted where they are likely to cause:

- a) any material increase in traffic or parking; or
- b) any material reduction in residential character or amenity including nuisance arising from noise.

Retail Character and Function Criteria

Proposals in the non-core will be resisted in circumstances where whether before or as a result of the proposal, the following apply:

- c) more than one third of the ground floor units in the relevant street frontage are occupied by non-shop uses; or
- d) there is a break in the ground floor retail frontage of more than three times the average width of units in the non-core frontage of the centre.

S23 To resist the development of restaurants, public houses, snack bars, cafes, wine bars and shops for the sale of hot food outside Principal Shopping Centres in the following circumstances:

Environmental Criteria

Where the proposal is likely to cause:

- a) any material reduction in residential character or amenity including by smells or late night noise; or
- b) any material increase in traffic or parking; or

Retail Character and Function Criteria

Where the proposal:

- c) would result in the loss of usable retail space; or
- d) relates to premises which are adjacent to two or more adjoining units at ground floor level in Class A3 use.

- S24** To permit large new retail development in shopping centres of a size appropriate to the character and function of the shopping centre, where it can be shown that the development would be accessible by a choice of means of transport other than the car, including on foot, bicycle and public transport, and would not:
- have a detrimental effect on the vitality and viability of any existing shopping centres; or
 - result in material increases in traffic movement on the existing road network, or
 - result in any material reduction in residential character or amenity by reason of noise and excessive activity.
- S25** Proposals for large new retail development located on sites at the edge of existing shopping centres will only be acceptable where there are no suitable, viable and available in-centre sites. Proposals for large new retail development located on sites outside existing shopping centres will only be acceptable where there are no suitable, viable and available sites .rstly in-centre and then edge-of-centre locations.
- In addition both edge-of-centre and out-of-centre proposals must show that:
- there is a clearly established need for the development; and
 - the development would be accessible by a choice of means of transport other than by car, including on foot, bicycle and public transport;
- and would not:
- have a detrimental effect on the vitality and viability of any existing shopping centres; or
 - result in material increases in traffic movement on the existing road network; or
 - result in any material reduction in residential character or amenity by reason of noise and excessive activity.
- S28** To resist proposals involving pavement trading which would reduce the free passage, safety and security of pedestrians.
- SC1** to resist proposals for the provision of social and community facilities which would cater predominantly for non-local demand, except where there is a particular need for the use to be located in the Borough.
- SC2** To resist the loss of accommodation for social and community use.
- SC3** Where appropriate, the Council will negotiate planning obligations to replace or relocate accommodation for social and community uses lost in development schemes.
- SC4** To encourage the provision of new social and community facilities which meet local needs.
- SC5** To permit proposals for the development of social and community facilities to meet local needs, unless:
- there would be a loss of permanent residential accommodation, particularly accommodation for people with special housing needs;
 - there would be a loss of a ground floor unit in A1 use in the core frontage of a Principal Shopping Centre;
 - there would be any material reduction in an area's residential character and amenity;
 - the site is not well located in terms of the place of residence of the potential users, and/or local public transport facilities are inadequate;
 - there would be a material increase in traffic or parking;
 - the development would result in an over- concentration of facilities catering for similar needs;
 - the facility would not maintain or assist in ensuring a balanced provision.
- SC6** Where appropriate, the Council will negotiate planning obligations to provide social and/or community facilities in association with development schemes.
- SC7** To safeguard sites identified for future Local Education Authority proposals where there is an identified need.
- SC8** To encourage the multi-purpose and/or shared use, by the local community, of purpose-built education facilities.
- SC9** To negotiate the provision of workplace nurseries.
- SC10** To resist any proposal for education and training facilities unless intended to provide primarily for local needs, or made on behalf of an established institution of national significance.

SC11 To balance the development needs of hospitals and other medical institutions against the impact of redevelopment on the surrounding residential community.

T1 To resist the development of new hotels unless:

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

T2 To resist new hotel development in areas of existing over-concentration and in areas where new hotel development will result in over-concentration of hotels.

T3 To allow extensions to existing hotels unless there would be:

- a) any loss of permanent residential accommodation, including hotels' staff accommodation; or
- b) any material adverse effect on the quiet and amenity enjoyed by local residents by reason of activity and noise; or
- c) any material adverse effect on the environment and safety of neighbouring areas and roads resulting from vehicular or pedestrian movement or parking generated by the development.

T5 To resist the provision of new temporary sleeping accommodation unless:

- a) there would be no loss of permanent residential accommodation;
- b) there would be no material adverse effect on the residential character or amenity enjoyed by local residents by reason of activity and noise;
- c) there would be no material adverse effect on the environment and safety of neighbouring areas and roads resulting from vehicular or pedestrian movement or parking generated by the development;
- d) the site is well served by public transport or would be as a result of the development providing or contributing to the improvement of public transport facilities; and
- e) the development would not result in an over- concentration of temporary sleeping accommodation.

T6 To allow extensions to existing temporary sleeping accommodation unless there would be:

- a) any loss of permanent residential accommodation, including staff accommodation; or
- b) any material adverse effect on the quiet and amenity enjoyed by local residents by reason of activity and noise; or
- c) any material adverse effect on the environment and safety of neighbouring areas and roads resulting from vehicular or pedestrian movement or parking generated by the development.

LR1 To resist the loss of playing fields, pitches and other sports and recreational provision.

LR2 To encourage the provision of additional sports and recreational facilities.

LR3 Where appropriate, to negotiate the provision of sports and recreational facilities in association with development proposals.

LR4 To require that, where appropriate, new sports and recreation provision be designed to enable multiple and/or shared use.

LR8 To resist the loss of existing public and private open space which meets leisure and recreation needs.

LR12 To encourage the creation of sitting-out and amenity areas in suitable locations.

LR13 To ensure the retention of Public Rights of Way over public and private land, and provide new rights of way where appropriate.

LR14 To negotiate the inclusion of open space, including the provision of public open space where appropriate in association with development proposals.

- LR15** To require that amenity space is provided for new family housing.
- LR16** To encourage public access to all new communal open space.
- LR17** To encourage the provision of nature gardens and ecological sites for community use.
- LR18** To encourage the increased use of the River Thames for leisure and recreation purposes.
- LR20** To require that existing means of access to the foreshore are safeguarded and supplemented where appropriate.
- LR21** To encourage use of the Canal for water-based leisure and recreation activities.
- LR22** To seek the use of the two canal basins situated in the Kensal Green Gasworks site for water recreation and boat moorings.
- LR24** To identify and protect Sites Of Nature Conservation Importance and Green Corridors.
- LR27** To encourage the allocation of pockets of land for nature conservation and the planting of native species in landscaping on appropriate development sites.
- LR28** Normally to resist the loss of arts, cultural and entertainment facilities.
- LR29** To require a replacement of similar capacity upon redevelopment of any cinema or theatre.
- LR31** To require that new hall premises be designed to enable multiple and/or shared use to take place.
- LR32** To encourage new arts, cultural and entertainment uses subject to other policies of the plan.
- LR34** To resist proposals for nightclubs, discotheques, casinos and gaming rooms if there would be:
a) a significant reduction in the area's character or amenity; or
b) any material increase in traffic or parking.
- LR35** Normally to resist the development of new conference centres or exhibition halls and the further extension of the Earls Court Exhibition Centre.
- LR36** Where appropriate to negotiate provision of arts, cultural and entertainment facilities, new works of art or performing arts space in association with development proposals.
- LR38** To encourage provision for both active play and separate areas of tranquillity where new open space is created.
- LR39** To resist the loss of existing facilities for play provision.
- LR40** To seek to ensure adequate communal play provision in large residential developments containing family housing.
- LR42** To encourage the increased use of the Council's playground school premises facilities out of school hours and to extend the period of use where appropriate and as resources permit.
- PU1** To resist development which would have an unacceptable impact on air quality.
- PU2** To resist development leading to pollution that would have an unacceptable impact on amenity.
- PU3** To require developers to submit information in association with development proposals on land that is or might be contaminated:
a) to set out a full assessment of the condition of the land
b) to specify adequate measures to negate or minimise the effects of the contamination on the proposed development and adjacent land.

PU4 To require that developments of contaminated land include appropriate measures to protect future users or occupiers of the land, the public, new structures and services, wildlife, vegetation, ground water and surface water.

PU11 To require the provision of adequate and accessible storage space in all appropriate developments to enable refuse to be easily collected for disposal and recycling.

PU12 To resist the loss of Cremorne Wharf as a waste management facility.

PU13 To promote the provision of suitable recycling collection sites throughout the Borough.

PU14 To encourage the re-use of construction materials in development schemes.

PU15 To seek an appropriate distribution of public conveniences throughout the Borough, with improved provision for people with special mobility needs.

MI1 Where appropriate the Council will negotiate planning obligations in order to ensure satisfactory developments.

APPENDIX 2

Data - Indicators

Annual Monitoring Report 2008

Contextual Indicators

Demographic

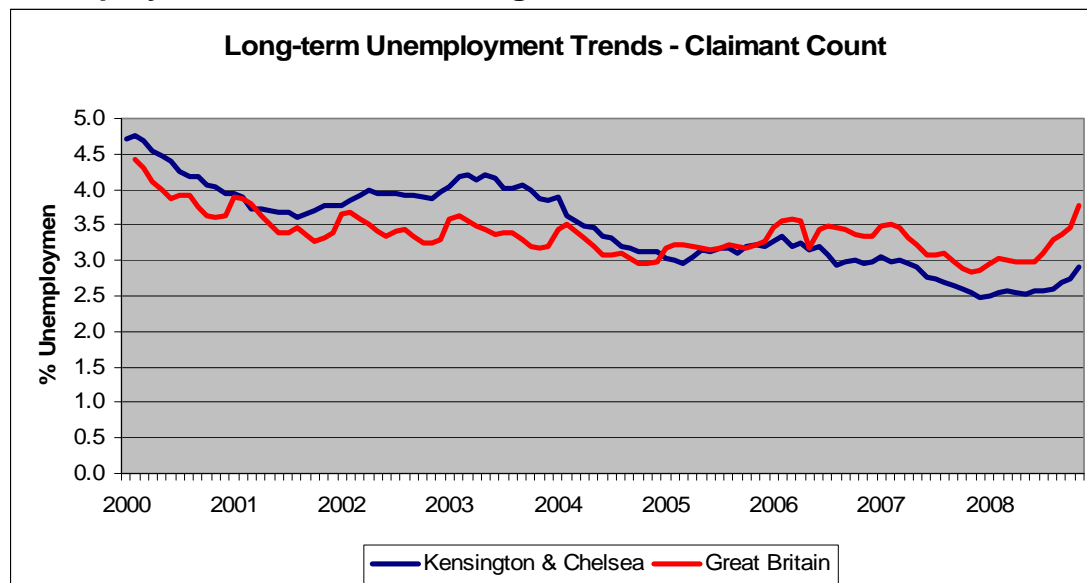
Description	AMR 2005/06	AMR 2006/07	AMR 2007/08	Change 06/07 - 07/08	Source
Cx 1 Population Size	175,800	178,000	178,600	0.3% increase this last year	ONS Mid-year Estimates 2006 2007

CXT.1 Population of Kensington and Chelsea				
All Ages- 178,600		Figures below to nearest 1000		
Age Group	Persons	Male	Female	
under 1 year	2,100	1,100	1,100	
1 - 4 years	7,500	3,800	3,800	
5 - 9 years	9,200	4,600	4,600	
10 - 14 years	7,500	3,900	3,600	
15 - 19 years	7,500	3,800	3,800	
20 - 24 years	12,800	6,200	6,600	
25 - 29 years	19,100	9,600	9,500	
30 - 34 years	18,800	9,800	9,000	
35 - 39 years	17,100	8,700	8,400	
40 - 44 years	15,100	7,900	7,200	
45 - 49 years	11,800	5,900	5,900	
50 - 54 years	9,300	4,400	5,000	
55 - 59 years	9,900	4,600	5,300	
60 - 64 years	8,500	3,700	4,800	
65 - 69 years	6,600	2,900	3,700	
70 - 74 years	5,000	2,300	2,700	
75 - 79 years	4,200	1,800	2,400	
80 - 84 years	3,100	1,400	1,700	
85 and over	3,500	1,300	2,200	
All Ages	178,600	87,600	91,000	
Source: Office for National Statistics Mid-year Estimates 2007				

CxT3 Ethnic Group					
		Kensington and Chelsea		London	England and Wales
	Ethnic Group	No.	%	%	%
	All White	124,924	78.6	71.2	91.3
	White - British	79,594	50.1	59.8	87.5
	White - Irish	5,183	3.3	3.1	1.2
	White - Other	40,147	25.3	8.3	2.6
	Minority Ethnic Groups	33,995	21.4	28.8	8.7
	All Mixed	6,507	4.1	3.2	1.3
	White and Black Caribbean	1,288	0.8	1.0	0.5
	White and Black African	1,060	0.7	0.5	0.2
	White and Asian	1,862	1.2	0.8	0.4
	Other	2,297	1.4	0.9	0.3
	Asian	7,735	4.9	12.1	4.4
	Indian	3,226	2.0	6.1	2.0
	Pakistani	1,205	0.8	2.0	1.4
	Bangladeshi	1,147	0.7	2.1	0.5
	Other	2,157	1.4	1.9	0.5
	Black	11,083	7.0	10.9	2.2
	Black Caribbean	4,101	2.6	4.8	1.1
	Black African	6,013	3.8	5.3	0.9
	Other	969	0.6	0.8	0.2
	Chinese or other	8,670	5.5	2.7	0.9
	Chinese	2,592	1.6	1.1	0.4
	Other ethnic group	6,078	3.8	1.6	0.4
	All People	158,919	100.0	100.0	100.0

Source: Office for National Statistics, 2001 Census

Unemployment Trends in Kensington and Chelsea 2000-2008



Source: Office for National Statistics (Jobcentre Plus administrative system) & GLA estimates

Employment by Industry

Employees by Industry	2006	
	number	percent
A : Agriculture, hunting and forestry	~	~
B : Fishing	0	0.0
C : Mining and quarrying	~	~
D : Manufacturing	5,220	4.8
E : Electricity, gas and water supply	~	~
F : Construction	677	0.6
G : Wholesale and retail trade; repair of motor vehicles&c	22,760	20.9
H : Hotels and restaurants	18,003	16.5
I : Transport, storage and communication	4,745	4.4
J : Financial intermediation	2,556	2.3
K : Real estate, renting and business activities	23,250	21.3
L : Public administration and defence; compulsory social security	3,350	3.1
M : Education	5,224	4.8
N : Health and social work	12,564	11.5
O : Other community, social and personal service activities	10,381	9.5
P : Private households with employed persons	0	0.0
Q : Extra-territorial organisation and bodies	0	0.0
Column Total	109,051	100.0

Note ~ indicates date is confidential and has been suppressed for publication

Source: Annual Business Inquiry 2006 - Nomis
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Changes in Industrial Structure

VAT registrations by industry in Kensington and Chelsea, London and Great Britain 2007				
Industry	Kensington and Chelsea		London	Great Britain
	number	percent	percent	percent
1 : Agriculture; Forestry and fishing (SIC A,B)	5	0.4	0.3	1.8
2 : Mining and quarrying; Electricity, gas and water supply (SIC C,E)	0	0.0	0.1	0.1
3 : Manufacturing (SIC D)	50	4.0	3.5	4.9
4 : Construction (SIC F)	45	3.6	8.2	12.4
5 : Wholesale, retail and repairs (SIC G)	155	12.5	14.3	16.5
6 : Hotels and restaurants (SIC H)	75	6.0	6.1	8.8
7 : Transport, storage and communication (SIC I)	10	0.8	2.7	4.1
8 : Financial intermediation (SIC J)	20	1.6	1.7	0.8
9 : Real Estate, renting and business activities (SIC K)	665	53.6	53.6	43.8
10 : Public administration; Other community, social and personal services (SIC L,O)	185	14.9	7.8	5.2
11 : Education; health and social work (SIC M,N)	20	1.6	1.7	1.6
Column Total	1,230	99.2	100.0	100.0

Source: ONS Nomis, Crown Copyright Reserved

VAT deregistrations by industry in Kensington and Chelsea, London and Great Britain 2007				
Industry	Kensington and Chelsea		London	Great Britain
	number	percent	percent	percent
1 : Agriculture; Forestry and fishing (SIC A,B)	0	0.0	0.3	3.5
2 : Mining and quarrying; Electricity, gas and water supply (SIC C,E)	0	0.0	0.1	0.1
3 : Manufacturing (SIC D)	50	5.8	5.8	7.1
4 : Construction (SIC F)	25	2.9	7.0	11.1
5 : Wholesale, retail and repairs (SIC G)	130	15.0	19.5	20.0
6 : Hotels and restaurants (SIC H)	65	7.5	7.8	9.7
7 : Transport, storage and communication (SIC I)	20	2.3	3.2	4.7
8 : Financial intermediation (SIC J)	15	1.7	1.8	1.0
9 : Real Estate, renting and business activities (SIC K)	405	46.8	43.6	34.7
10 : Public administration; Other community, social and personal services (SIC L,O)	140	16.2	9.9	6.9
11 : Education; health and social work (SIC M,N)	10	1.2	1.1	1.1
Column Total	860	99.4	100.0	100.0

Source: ONS Nomis, Crown Copyright Reserved

VAT registrations - stocks at the end of the year, by industry in Kensington and Chelsea, London and Great Britain 2007				
Industry	Kensington and Chelsea		London	Great Britain
	number	percent	percent	percent
1 : Agriculture; Forestry and fishing (SIC A,B)	50	0.5	0.3	6.9
2 : Mining and quarrying; Electricity, gas and water supply (SIC C,E)	10	0.1	0.1	0.1
3 : Manufacturing (SIC D)	525	4.9	5.3	7.5
4 : Construction (SIC F)	225	2.1	7.2	11.9
5 : Wholesale, retail and repairs (SIC G)	1,830	17.1	18.1	19.8
6 : Hotels and restaurants (SIC H)	745	7.0	5.9	7.2
7 : Transport, storage and communication (SIC I)	220	2.1	3.3	4.2
8 : Financial intermediation (SIC J)	205	1.9	2.1	1.1
9 : Real Estate, renting and business activities (SIC K)	4,830	45.2	45.0	32.3
10 : Public administration; Other community, social and personal services (SIC L,O)	1,885	17.6	11.0	7.4
11 : Education; health and social work (SIC M,N)	155	1.5	1.6	1.6
Column Total	10,680	100.0	100.0	100.0

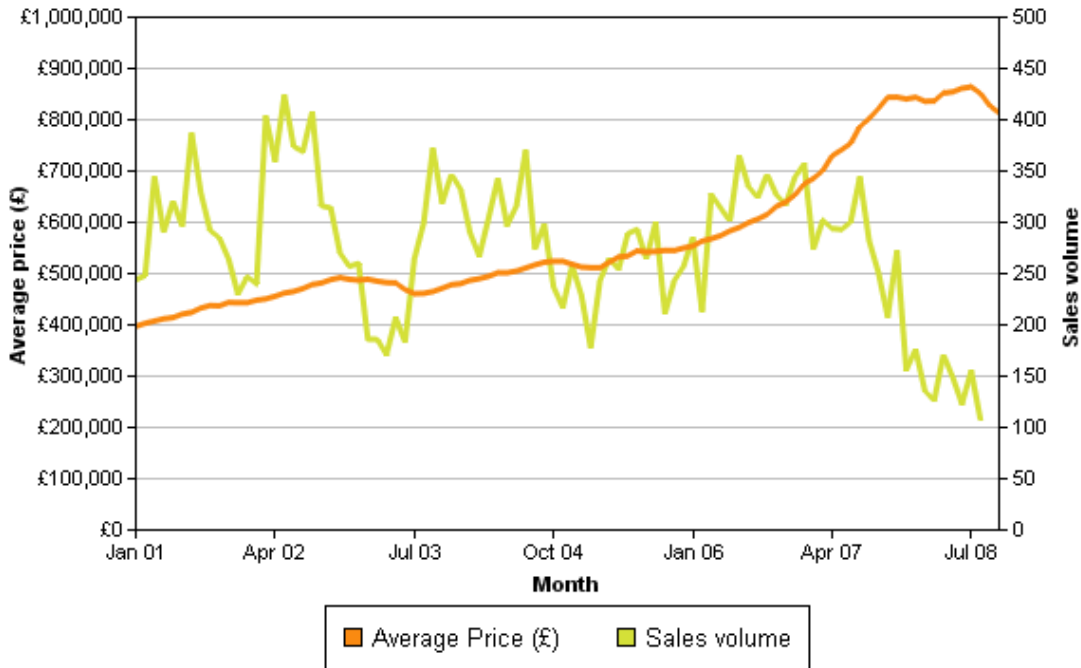
Source: ONS Nomis, Crown Copyright Reserved

VAT registrations/deregistrations net change by industry in Kensington and Chelsea, London and Great Britain 2007				
Industry	Kensington and Chelsea		London	Great Britain
	number	percent	percent	percent
1 : Agriculture; Forestry and fishing (SIC A,B)	5	1.3	0.3	-2.7
2 : Mining and quarrying; Electricity, gas and water supply (SIC C,E)	0	0.0	0.0	0.1
3 : Manufacturing (SIC D)	0	0.0	-1.1	-0.7
4 : Construction (SIC F)	20	5.3	10.6	15.7
5 : Wholesale, retail and repairs (SIC G)	25	6.7	3.8	7.6
6 : Hotels and restaurants (SIC H)	10	2.7	2.8	6.6
7 : Transport, storage and communication (SIC I)	-10	-2.7	1.6	2.7
8 : Financial intermediation (SIC J)	5	1.3	1.5	0.3
9 : Real Estate, renting and business activities (SIC K)	260	69.3	74.1	66.8
10 : Public administration; Other community, social and personal services (SIC L,O)	45	12.0	3.5	1.0
11 : Education; health and social work (SIC M,N)	10	2.7	2.9	2.7
Column Total	370	98.7	99.9	100.0

Source: ONS Nomis, Crown Copyright Reserved

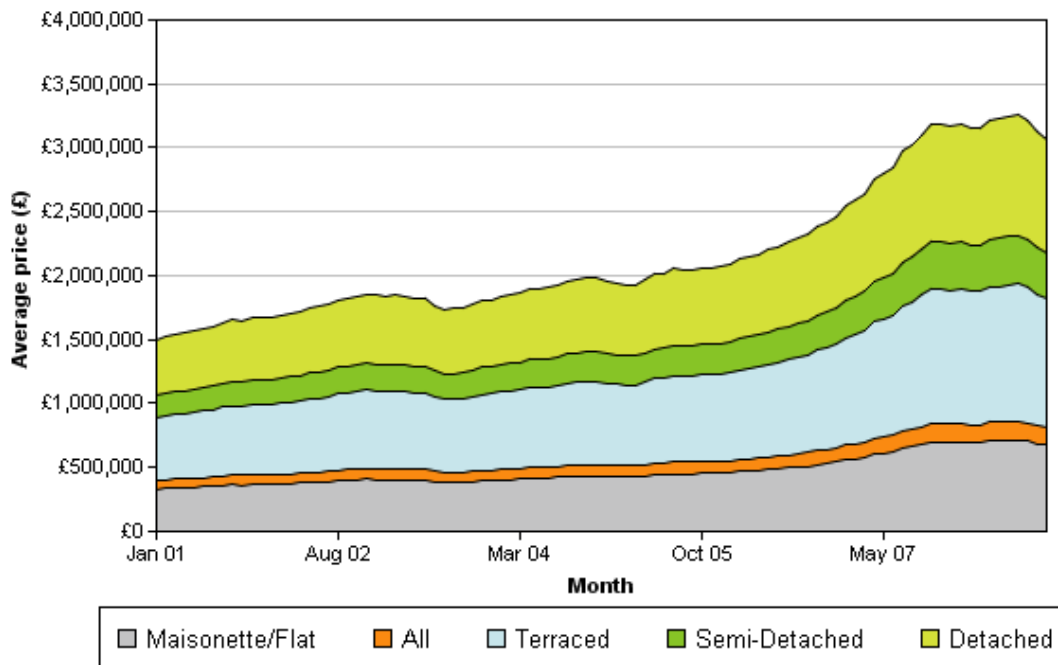
Housing

House Prices and Sales Volumes – Kensington and Chelsea



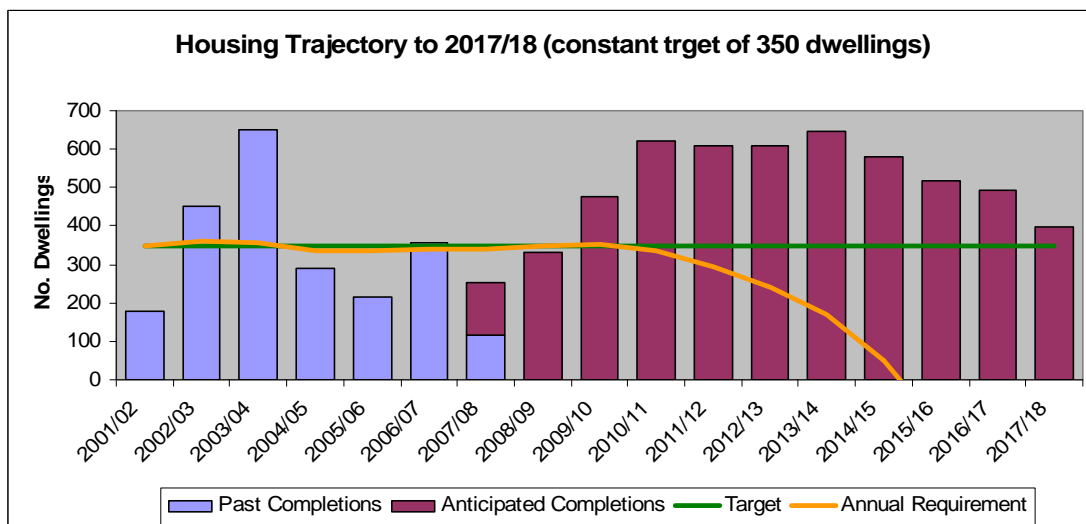
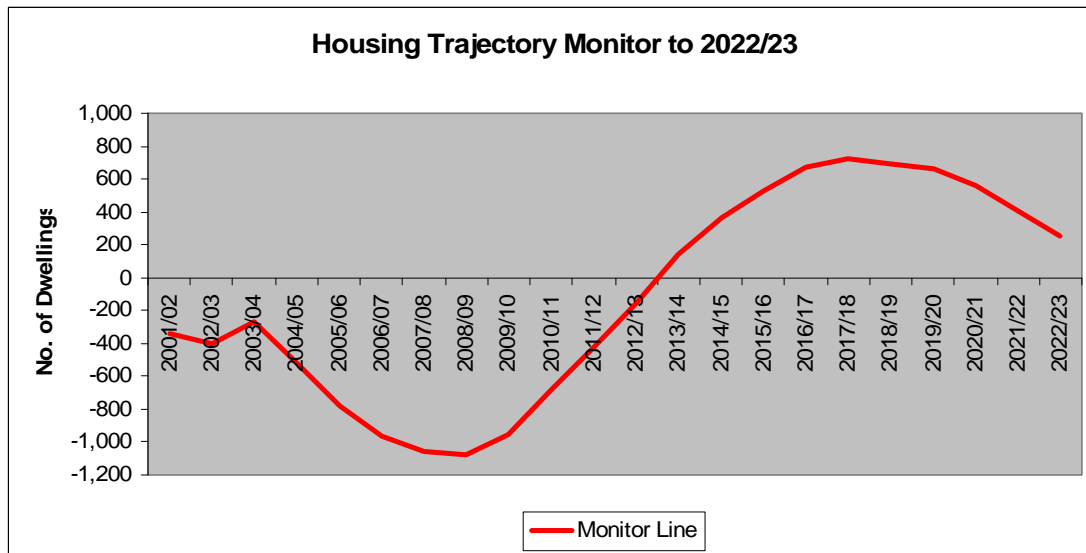
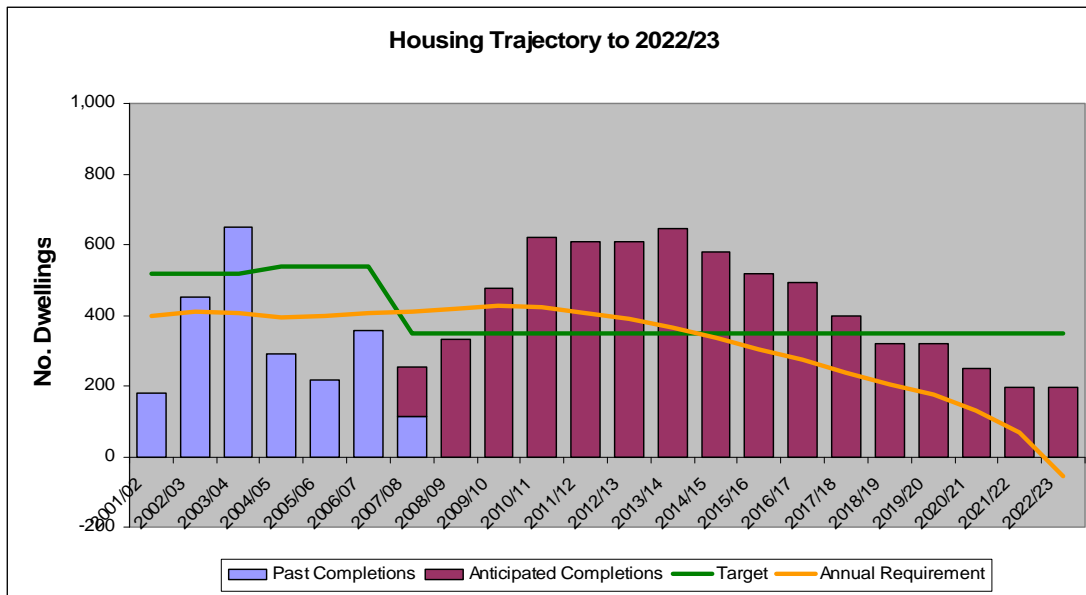
Source: Land Registry

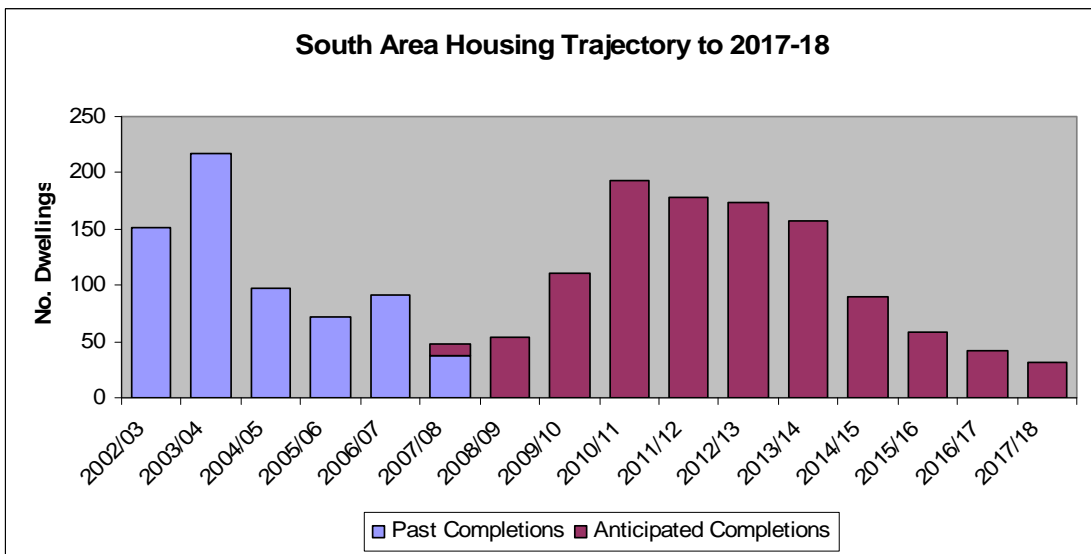
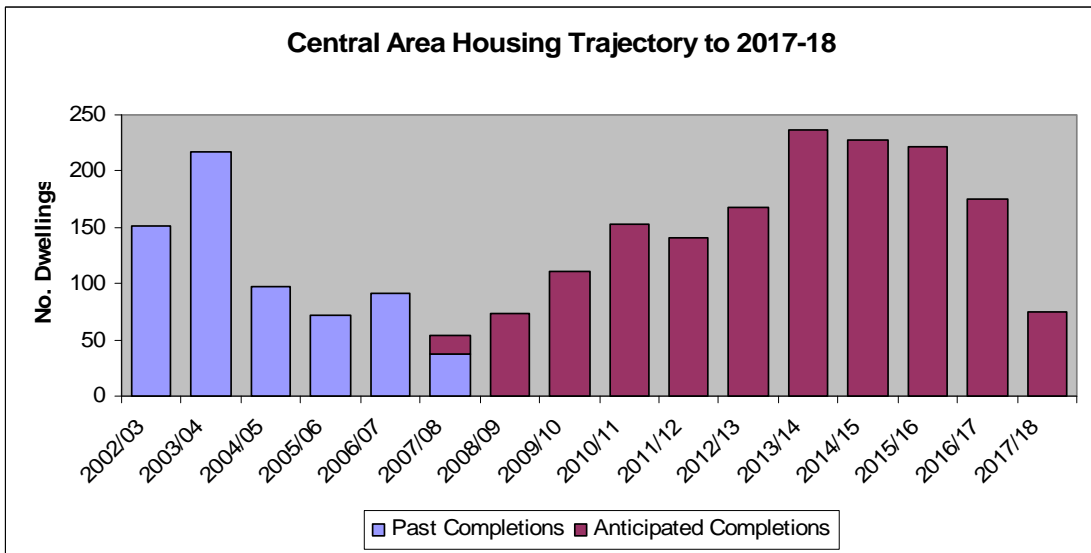
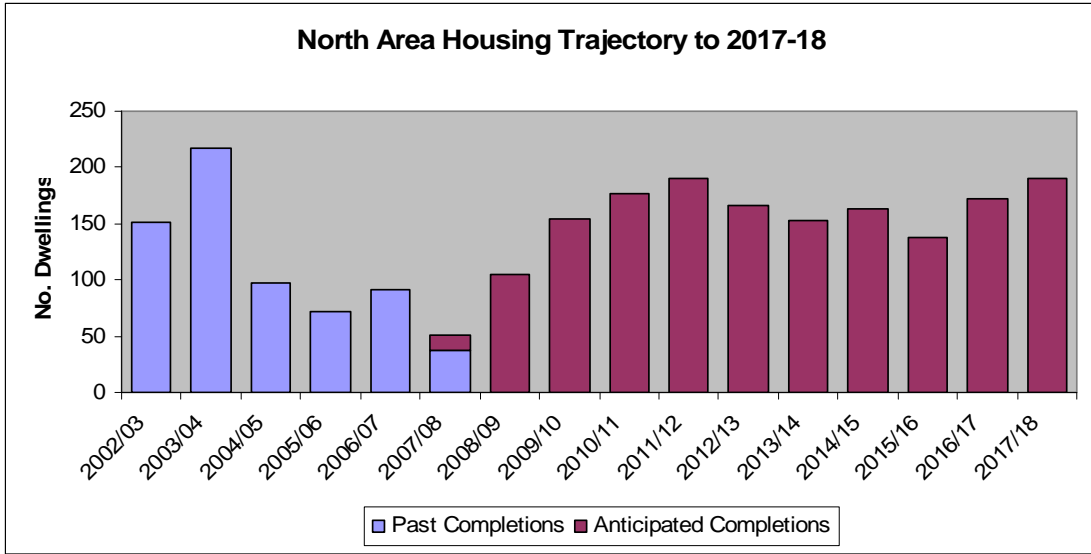
House Prices by Property Type - Kensington and Chelsea



Source: Land Registry

Note: House prices supplied by the Land Registry do not include sales at auction which may be lower the average price further.





Subterranean Developments by Type and by Ward 2007-08

Type of Development	Excavation	Extension	Change of Use	Other Minor Works	All subterranean developments
Ward	No. Cases	No. Cases	No. Cases	No. Cases	No. Cases
Abingdon	10	17	3	12	42
Brompton	16	12	1	20	49
Campden	16	15	0	19	50
Colville	4	6	5	3	18
Courtfield	7	12	1	11	31
Cremorne	3	1	0	7	11
Earl's Court	3	7	1	8	19
Golborne	0	2	1	2	5
Hans Town	24	14	0	22	60
Holland	23	14	1	22	60
Norland	12	18	1	11	42
Notting Barns	7	4	0	2	13
Pembridge	13	4	3	5	25
Queen's Gate	25	12	0	16	53
Redcliffe	18	20	0	15	53
Royal Hospital	9	12	0	15	36
Saint Charles	1	2	0	0	3
Stanley	19	33	0	12	64
All Wards	210	205	17	202	634

Deconversions Pending at 2008 by Ward

Ward	No. of Deconversions
Brompton	9
Queen's Gate	7
Redcliffe	6
Stanley	5
Colville	4
Hans Town	4
Norland	4
Royal Hospital	4
Abingdon	3
Courtfield	3
Holland	3
Pembridge	3
Campden	1
Earl's Court	1
Notting Barns	1
St Charles	1
Cremorne	0
Golborne	0

Source: Housing Trajectory 2007-08 – 5 Year Housing Land Supply

**Planning Permissions involving a net loss of Residential Units
(Deconversions) by London Borough. 2006-2007**

Borough Name	FY2007	FY2007	FY2007	FY2007	FY2006
	Number of Permissions	Existing Total Residential Units	Proposed Total Residential Units	Net units 2007- 08	Net units 2006- 07
Westminster	41	215	94	-121	-30
Wandsworth	51	169	90	-79	-64
Camden	71	153	80	-73	-72
Kensington and Chelsea	33	122	57	-65	-82
Brent	23	60	29	-31	-29
Lambeth	15	40	18	-22	-28
Haringey	7	26	10	-16	-6
Southwark	8	31	15	-16	-10
Richmond upon Thames	9	25	10	-15	-29
Hackney	9	36	23	-13	-4
Waltham Forest	9	24	11	-13	-9
Barnet	8	18	9	-9	-21
Sutton	3	12	3	-9	-2
Ealing	6	15	8	-7	-17
Enfield	3	12	5	-7	-2
Islington	4	11	4	-7	-5
Tower Hamlets	4	26	19	-7	-1
Hammersmith and Fulham	5	19	14	-5	-4
Lewisham	3	11	7	-4	-4
Greenwich	3	6	3	-3	-2
Kingston upon Thames	3	6	3	-3	-12
Merton	3	6	3	-3	-6
Newham	3	6	3	-3	-2
Croydon	1	6	4	-2	-2
Bromley	1	2	1	-1	-3
City of London	1	2	1	-1	-
Harrow	1	2	1	-1	-4
Havering	1	2	1	-1	-12
Hounslow	-	-	-	-	-2
Redbridge	-	-	-	-	-1
Greater London Total	329	1,063	526	-537	446

Source: London Development Database

Number of Dwellings in each Council Tax Band by Ward 2008

Council Tax Band - Number of properties									Ward Total
Ward / Band	A	B	C	D	E	F	G	H	
St. Charles	80	581	1123	929	796	453	147	63	4172
Golborne	312	736	1391	1090	341	145	40	8	4063
Notting Barns	153	607	1241	876	637	282	336	25	4157
Colville	31	207	668	1273	1215	722	292	90	4498
Norland	15	326	556	770	837	509	593	720	4326
Pembridge	74	63	258	564	767	911	901	503	4041
Holland	36	33	311	559	718	608	1335	1229	4829
Campden	8	9	100	451	496	845	1350	1295	4554
Queen's Gate	28	53	96	366	453	749	2353	1372	5470
Abingdon	71	92	215	585	798	1074	1165	1264	5264
L - Earls Court	72	183	598	1395	1268	865	606	123	5110
Courtfield	107	62	223	512	567	876	2151	891	5389
Redcliffe	18	58	266	1037	1003	788	1360	624	5154
Brompton	15	53	204	289	508	738	2258	1783	5848
Stanley	0	51	83	492	902	651	1139	940	4258
Hans Town	1	56	812	748	800	557	1649	1819	6442
Cremorne	24	178	806	1149	530	464	659	464	4274
Royal Hospital	12	63	129	343	570	622	1408	1146	4293
Borough Total	1057	3411	9080	13428	13206	11859	19742	14359	86142

Council Tax Band - % of properties in each band									Ward Total
Ward / Band	A	B	C	D	E	F	G	H	
Brompton	0.3	0.9	3.5	4.9	8.7	12.6	38.6	30.5	100
Queen's Gate	0.5	1	1.8	6.7	8.3	13.7	43	25.1	100
Royal Hospital	0.3	1.5	3	8	13.3	14.5	32.8	26.7	100
Campden	0.2	0.2	2.2	9.9	10.9	18.6	29.6	28.4	100
Courtfield	2	1.2	4.1	9.5	10.5	16.3	39.9	16.5	100
Hans Town	0	0.9	12.6	11.6	12.4	8.6	25.6	28.2	100
Holland	0.7	0.7	6.4	11.6	14.9	12.6	27.6	25.5	100
Stanley	0	1.2	1.9	11.6	21.2	15.3	26.7	22.1	100
Abingdon	1.3	1.7	4.1	11.1	15.2	20.4	22.1	24	100
Redcliffe	0.3	1.1	5.2	20.1	19.5	15.3	26.4	12.1	100
Pembridge	1.8	1.6	6.4	14	19	22.5	22.3	12.4	100
Norland	0.3	7.5	12.9	17.8	19.3	11.8	13.7	16.6	100
Cremorne	0.6	4.2	18.9	26.9	12.4	10.9	15.4	10.9	100
Earls Court	1.4	3.6	11.7	27.3	24.8	16.9	11.9	2.4	100
Notting Barns	3.7	14.6	29.9	21.1	15.3	6.8	8.1	0.6	100
Colville	0.7	4.6	14.9	28.3	27	16.1	6.5	2	100
St. Charles	1.9	13.9	26.9	22.3	19.1	10.9	3.5	1.5	100
Golborne	7.7	18.1	34.2	26.8	8.4	3.6	1	0.2	100
Borough Average	1.2	4	10.5	15.6	15.3	13.8	22.9	16.7	100

In the wards Brompton, Queen's Gate, Royal Hospital, Campden, Courtfield and Hans Town more than half the dwellings are in the two highest bands – G & H.

Shopping Survey – Changes by Shopping Centre- 2007 to 2008 (number)

Centre Code	Centre Name	2007-08			
		Change of Shop Name	Change of Trading Description	Change of Use Class	Properties Remaining Vacant or under Renovation
Local Centres					
L01	Barlby Road	0	0	0	0
L02	Ladbroke Grove (North)	0	0	0	2
L03	Golborne Road (North)	0	0	0	0
L04	North Pole Road	0	0	0	8
L05	St. Helens Gardens	2	1	1	0
L06	Ladbroke Grove Station	4	2	2	2
L07	All Saints Road	2	2	2	12
L08	Westbourne Park Road	2	2	1	5
L09	Westbourne Grove	14	13	11	12
L10	Clarendon Cross	0	0	0	2
L11	Holland Park Avenue	2	1	1	6
L12	Holland Road	1	1	1	2
L13	Napier Road	1	1	1	7
L14	Kensington High Street (West)	0	0	0	0
L15	Commonwealth Institute	10	8	8	16
L16	Thackeray Street	4	4	2	6
L17	Pembroke Road	3	3	3	5
L18	Stratford Road	1	1	0	0
L19	Gloucester Road (North)	2	1	0	2
L20	Cromwell Road (Air Terminal)	0	0	0	2
L21	Gloucester Road (South)	1	1	0	4
L22	Old Brompton Road (West)	8	6	5	10
L24	Ifield Road	0	0	0	0
L25	The Billings	2	2	2	6
L26	Fulham Road (Old Church Street)	4	4	4	4
L27	Walton Street	0	0	0	4
L28	Lowndes Street	0	0	0	0
L29	Pont Street	1	1	1	5
L30	Sloane Avenue	1	1	1	0
L31	Elystan Street	4	4	4	3
L32	Chelsea Manor Street	1	0	0	0
L33	Lower Sloane Street	4	3	1	0
L34	Earls Court Road	13	11	7	15
L35	Golborne Road	15	14	12	32
L36	World's End Place	4	4	3	11
	Out of Centre (South)	14	7	5	11
Principal Centres					
PFLW	Fulham Road West	24	18	16	27
PKEN	High Street Kensington	39	39	37	34
PKRE	Kings Road East	22	21	16	25
PKRW	Kings Road West	17	12	9	24
PKNI	Knightsbridge	43	37	28	28
PNHG	Notting Hill Gate	27	20	14	25
PPOR	Portobello Road	16	14	9	14
PSKN	South Kensington	21	17	17	30

Shopping Survey – Changes by Shopping Centre- 2007 to 2008 (%)

Centre Code	Street Name	2007-08			
		Change of Shop Name	Change of Trading Description	Change of Use Class	Properties Remaining Vacant or under Renovation
Local Centre					
L01	Barlby Road	0.0	0.0	0.0	0.0
L02	Ladbroke Grove (North)	0.0	0.0	0.0	12.5
L03	Golborne Road (North)	0.0	0.0	0.0	0.0
L04	North Pole Road	0.0	0.0	0.0	33.3
L05	St. Helens Gardens	16.7	8.3	8.3	0.0
L06	Ladbroke Grove Station	8.0	4.0	4.0	4.0
L07	All Saints Road	5.4	5.4	5.4	32.4
L08	Westbourne Park Road	15.4	15.4	7.7	38.5
L09	Westbourne Grove	14.4	13.4	11.3	12.4
L10	Clarendon Cross	0.0	0.0	0.0	22.2
L11	Holland Park Avenue	3.8	1.9	1.9	11.3
L12	Holland Road	7.1	7.1	7.1	14.3
L13	Napier Road	10.0	10.0	10.0	70.0
L14	Kensington High Street (West)	0.0	0.0	0.0	0.0
L15	Commonwealth Institute	15.6	12.5	12.5	25.0
L16	Thackeray Street	16.0	16.0	8.0	24.0
L17	Pembroke Road	21.4	21.4	21.4	35.7
L18	Stratford Road	5.0	5.0	0.0	0.0
L19	Gloucester Road (North)	3.2	1.6	0.0	3.2
L20	Cromwell Road (Air Terminal)	0.0	0.0	0.0	10.5
L21	Gloucester Road (South)	1.4	1.4	0.0	5.8
L22	Old Brompton Road (West)	10.8	8.1	6.8	13.5
L24	Ifield Road	0.0	0.0	0.0	0.0
L25	The Billings	9.5	9.5	9.5	28.6
L26	Fulham Road (Old Church Street)	12.1	12.1	12.1	12.1
L27	Walton Street	0.0	0.0	0.0	20.0
L28	Lowndes Street	0.0	0.0	0.0	0.0
L29	Pont Street	7.1	7.1	7.1	35.7
L30	Sloane Avenue	9.1	9.1	9.1	0.0
L31	Elystan Street	9.1	9.1	9.1	6.8
L32	Chelsea Manor Street	10.0	0.0	0.0	0.0
L33	Lower Sloane Street	12.9	9.7	3.2	0.0
L34	Earls Court Road	9.2	7.8	5.0	10.6
L35	Golborne Road	14.2	13.2	11.3	30.2
L36	World's End Place	7.4	7.4	5.6	20.4
	Out of Centre (South)	13.0	6.5	4.6	10.2
Principal Centre					
PFLW	Fulham Road West	17.8	13.3	11.9	20.0
PKEN	High Street Kensington	11.6	11.6	11.0	10.1
PKRE	Kings Road East	9.1	8.6	6.6	10.3
PKRW	Kings Road West	13.5	9.5	7.1	19.0
PKNI	Knightsbridge	17.7	15.2	11.5	11.5
PNHG	Notting Hill Gate	20.1	14.9	10.4	18.7
PPOR	Portobello Road	15.1	13.2	8.5	13.2
PSKN	South Kensington	10.4	8.5	8.5	14.9

Trading Description is functional: e.g. shoe shop, clothes shop, hairdressers, bank, estate agent etc.

Source: Shopping Survey

Shopping Survey – Changes by Type of Shopping Centre - 2007 to 2008

Shopping Centre Type	2007 to 08		2007	2008	2008	
	Change of Shop Name	Change of Trading Description	Change of Use Class	Vacant properties and property being renovated	Total Establishments	
	Number and %	Number and %	Number and %	Number and %	Number	
Primary						
No.	209	178	146	116	91	1525
%	13.7	11.7	9.6	7.6	6.0	100.0
Local						
No.	117	95	75	99	79	1314
%	8.9	7.2	5.7	7.5	6.0	100.0
Primary and Local						
No.	326	273	221	215	170	2839
%	11.5	9.6	7.8	7.6	6.0	100.0

Trading Description is functional: e.g. shoe shop, clothes shop, hairdressers, bank, estate agent etc.

Source: Shopping Survey

APPENDIX 3

Five Year Housing Land Supply