



*building on success*

Royal Borough of Kensington and Chelsea  
Monitoring Report

December 2013

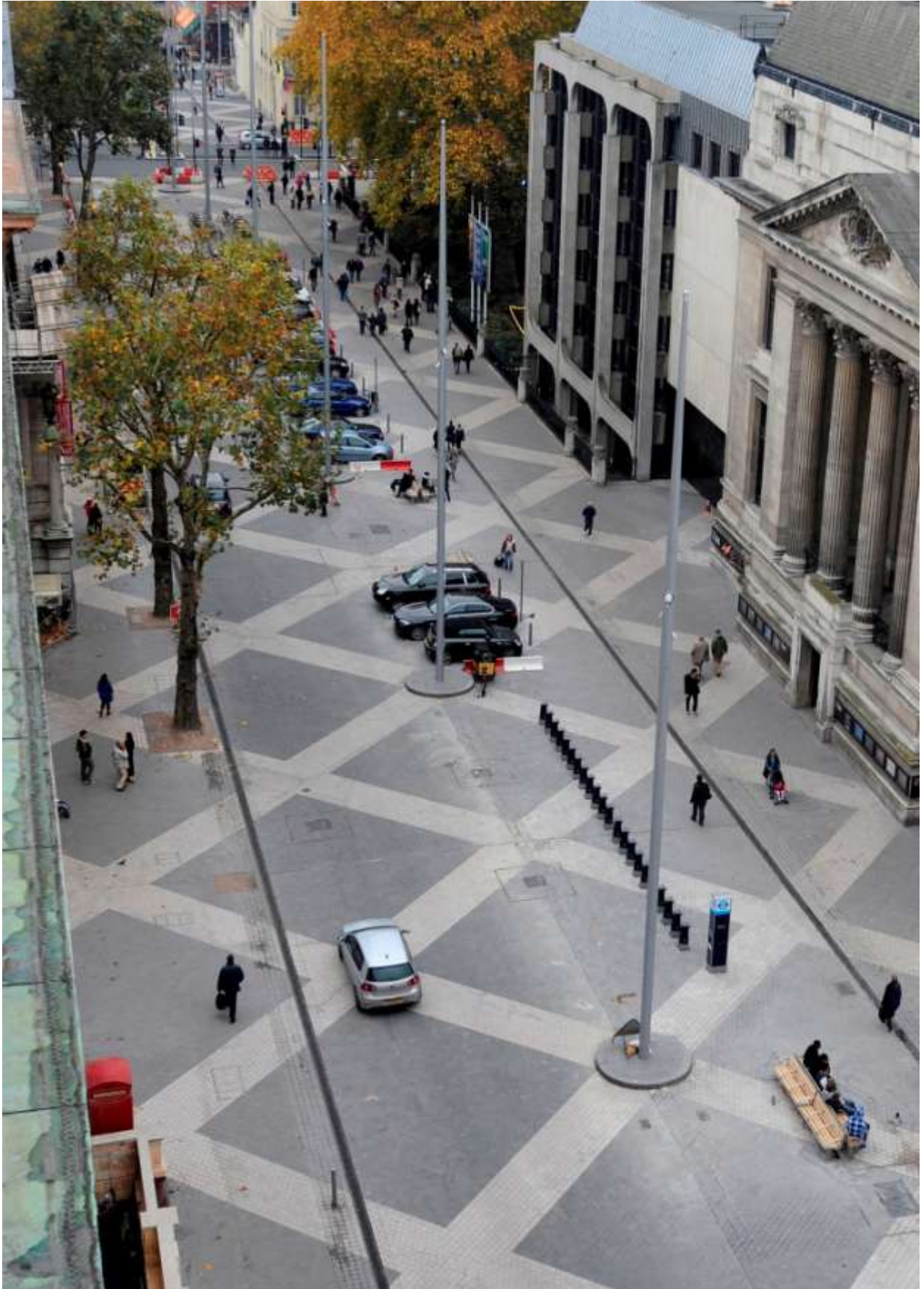


THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



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**Image 1: The Award Winning Exhibition Road Project**

## **Executive Summary**

1. This monitoring report covers the period of 12 months from the end of the last "Authorities Monitoring Report" (AMR) i.e. from 1<sup>st</sup> October 2012 to 30<sup>th</sup> September 2013. There are, however some circumstances, for the sake of time series comparison, that a different period is used. This includes the Borough's housing trajectory where the data used is that from 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013.
2. This monitoring report has been produced in light of the range of corresponding changes to Planning Regulations and the Localism Act.
3. This report is a public document and is available on the planning pages of the Council's website [www.rbkc.gov.uk](http://www.rbkc.gov.uk). It will not be submitted to the Secretary of State as this is no longer required by the Regulations.
4. In summary the Council is continuing to apply its planning policies robustly. However, in light of new evidence and the introduction of the NPPF the Council is undertaking a partial review of the Core Strategy. As part of this review the Council is also working on including the 'saved' policies in the former Unitary Development Plan (UDP) into the Core Strategy. Further details of this can be found on our website <http://www.rbkc.gov.uk/planningandconservation/planningpolicy/consultations.aspx>.
5. A summary of the key findings for the monitoring report are presented below by topic.

## **Local Development Scheme**

6. The Council adopted its latest Local Development Scheme (LDS) in November 2012.
7. There have been some delays to aspects of the partial review of the Core Strategy. These have been as a result of the Council choosing to review the evidence collated to inform the proposed policies to ensure that they can be robustly justified at a future Examination in Public. This relates to the review of the policies relating to both "Basements" and to "Housing". The review on the "Miscellaneous Matters" and "Conservation and Design" are being held up to allow all aspects of the review to come forward together.

8. The review of the “Enterprise” policies of the Core Strategy was put on hold until the CLG confirmed that this Borough was exempt from changes to planning regulations which would remove the need for planning permission for changes of use from offices to housing. The review is now underway, the Issues and Options paper expected to be published in the Spring of 2014.
9. Policies relating to the protection of Public Houses have been adopted. Similarly work on drafting a SPG for Notting Hill Gate has been carried out as intended.
10. The production of SPD for Edenham has been delayed to allow the scope of the project to be reviewed. Similarly the production of the Kensal SPG has been delayed until it is established whether a Crossrail station will be provided on site.

### **About the Royal Borough of Kensington and Chelsea**

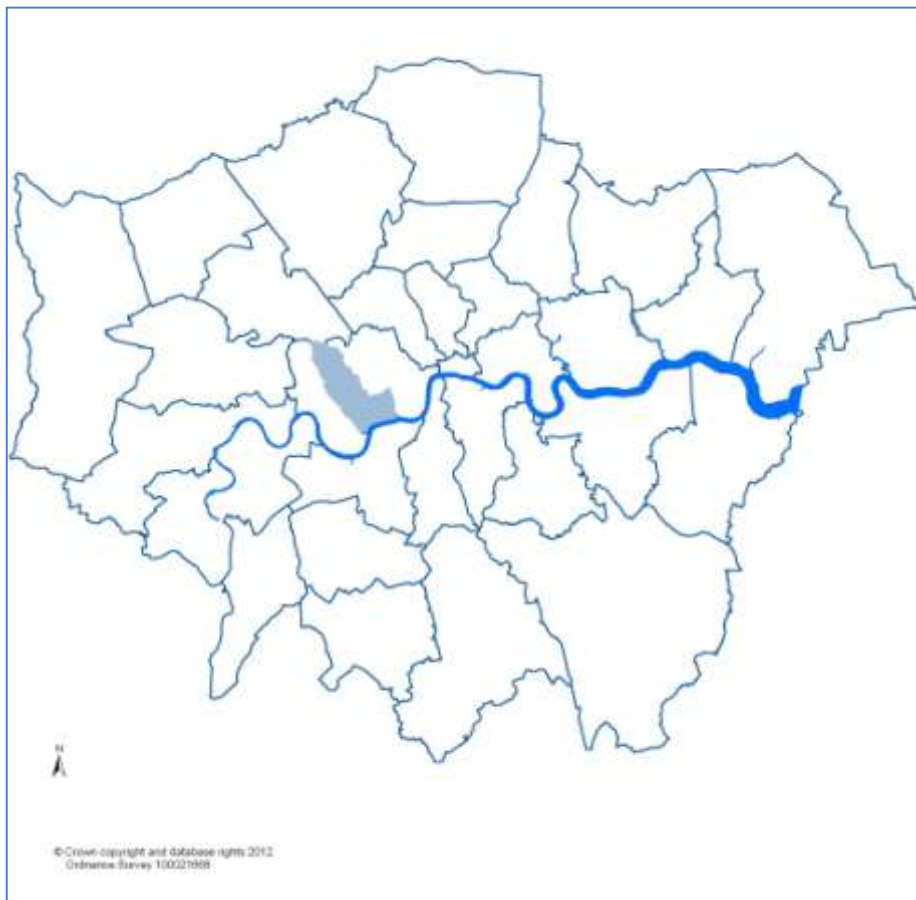
11. The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents. GLA estimates predict population growth in the future with the borough having a population of over 175,000 residents in twenty years time.
12. The Royal Borough is the second most densely populated borough in London. Life expectancy is the highest in the country and incomes are the highest in London. However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels, with those living in the more affluent areas faring better for most indices.
13. Kensington and Chelsea contains much of London’s prime housing market with a strong and seemingly insatiable demand for housing in the Borough. Following a slight dip of prices in the second half of 2008 average house prices have continued their steady rise, reaching an average of over £1.5 million by the end of the 2013.
14. The following sections report on what we have achieved in terms of the strategic objectives set out in the Core Strategy.

### **Keeping Life Local**

15. Despite the increasing differential in values between residential and nearly any other use, the Council has presided over a net increase in floorspace of both D1 (Non residential institutions) and D2 (Assembly and Leisure) uses, of 15,231 sq m and 4,621 sq m respectively. This increase is largely due to the permission granted

### 3. About the Royal Borough of Kensington and Chelsea

- 3.1 The Royal Borough of Kensington and Chelsea is the smallest London Borough. It is also the second most densely populated Borough in London. Considered one of the most desirable place to live, its location close to, but not in, Central London and its rich historic built environment is the primary reason for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is pre-dominantly residential. It has important town centres, but none of the 'core' commercial activities associated with mainline stations or the centre of London.



*Map 3.1: Royal Borough of Kensington and Chelsea in London Context*

- 3.3 The Royal Borough has a legacy of Georgian and Victorian terraces laid out in a network of streets, often including garden squares, of the highest quality. The Edwardian period saw a shift away from town houses to the mansion block, allowing buildings to be slightly taller and thus of a higher density as shown in image 3.1.
- 3.4 Consequently, the built environment is one of the finest in the country with over 4,000 listed buildings in the Borough and over 70% of the Borough being within a conservation area, including some of Metropolitan

Importance such as the Thames, Royal Hospital and South Kensington Museums Conservation Areas. These along with the attractions of its international and national town centres draw a vast number of visitors into the Borough.



*Image 3.1: High Density Mansion Block in the Borough*

- 3.5 The Borough's architectural form is however diverse. There are many examples of twentieth century estate developments. These include the iconic grade II\* Erno Goldfinger's Trellick Tower. However, certain estates (such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west) are less admired.
- 3.6 There are fourteen distinct places in the Borough as outlined in the Core Strategy. These are Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

### **Demography**

- 3.7 The 2011 Census estimated that the population of Kensington and Chelsea was 158,649 residents, a sharp drop from the 2010 mid-year estimate of 169,500 residents. The Census figure is more reliable, and the sudden drop should not be interpreted as a literal loss of more than 10,000 people in one year. The more recent 2012 mid-year estimate gives Kensington and Chelsea a population of 155,930 residents, a further decrease on the 2011 Census figure. As yet it is unclear whether this decrease marks the start of a trend but currently the GLAs estimates predict population growth with the borough having a population of over 175,000 residents in twenty years time.
- 3.8 If the overall population is not projected to increase significantly in the next 20 years the population is expected to get older. It is still projected that the vast majority of residents will be of working age, between 16 and



64 (Figure 3.1). This picture varies spatially with higher concentrations of under 16 year olds in the north of the Borough, with a higher concentration of the working age population (18 to 65 year olds) in the wards of Queen’s Gate and Earl’s Court. The older population are more likely to be living in the south of the Borough.

3.9 Population density in the Borough is the second highest in the country with about 131 persons per hectare. This is second only to the London Borough of Islington where the population density is about 139 persons per hectare.

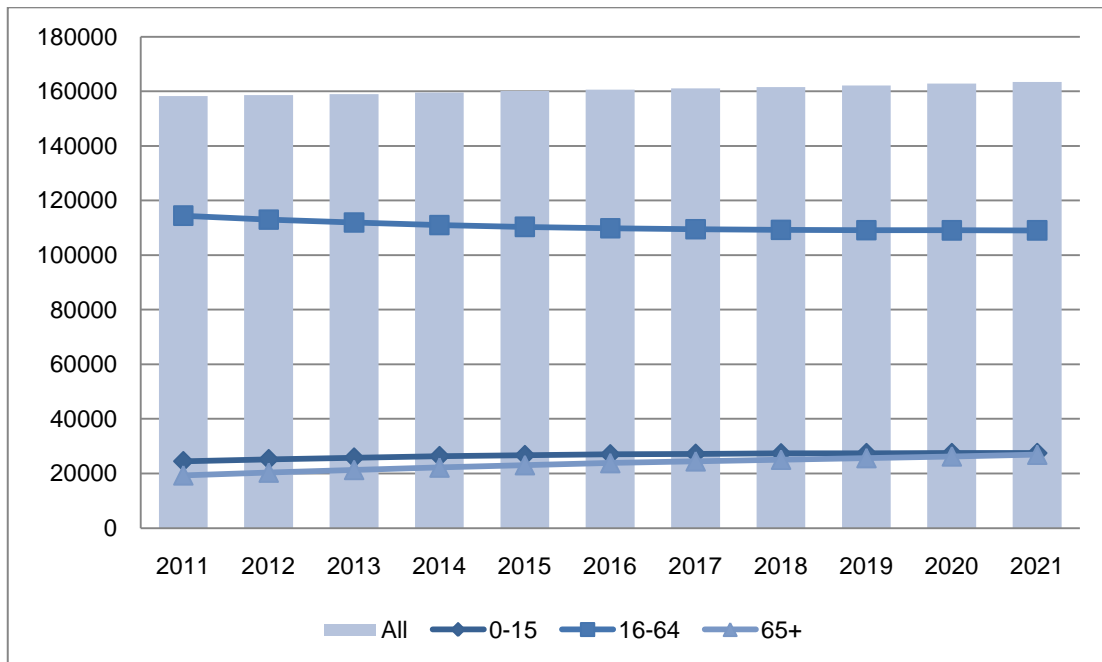


Figure 3.1: Population Projections Mid-2011 to Mid-2021

3.10 Less than half (48.4 per cent) of the population of Kensington and Chelsea were born in the United Kingdom. 20.3 per cent of all residents were born in Europe (excluding the UK and Ireland). Notably 4.2 per cent of residents were born in France (6659 residents), 2.7 per cent were born in Italy (4322 residents) and 1.7 per cent in Germany (2,666 residents) and Spain (2,690 residents) respectively. Outside of Europe six per cent of the population were born in the United States (7,896 residents), 1.6 per cent in the Philippines (2,532 residents) and 1.4 per cent in Iran (2,229 residents). The country of birth if those who residents who were not born within the UK are shown in figure 3.2 below.

### Health

3.11 Life expectancy in Kensington and Chelsea is extremely high at 86.1 years for females and 81.9 years for males<sup>1</sup>. This represents an average life expectancy of nearly 3 years more than the national average. But this

<sup>1</sup>GLA, London Datastore, Borough Profiles

statistic masks a significant difference across the Borough. People living in the healthiest wards have an average life expectancy of over 10 years more than those in the least healthy wards.

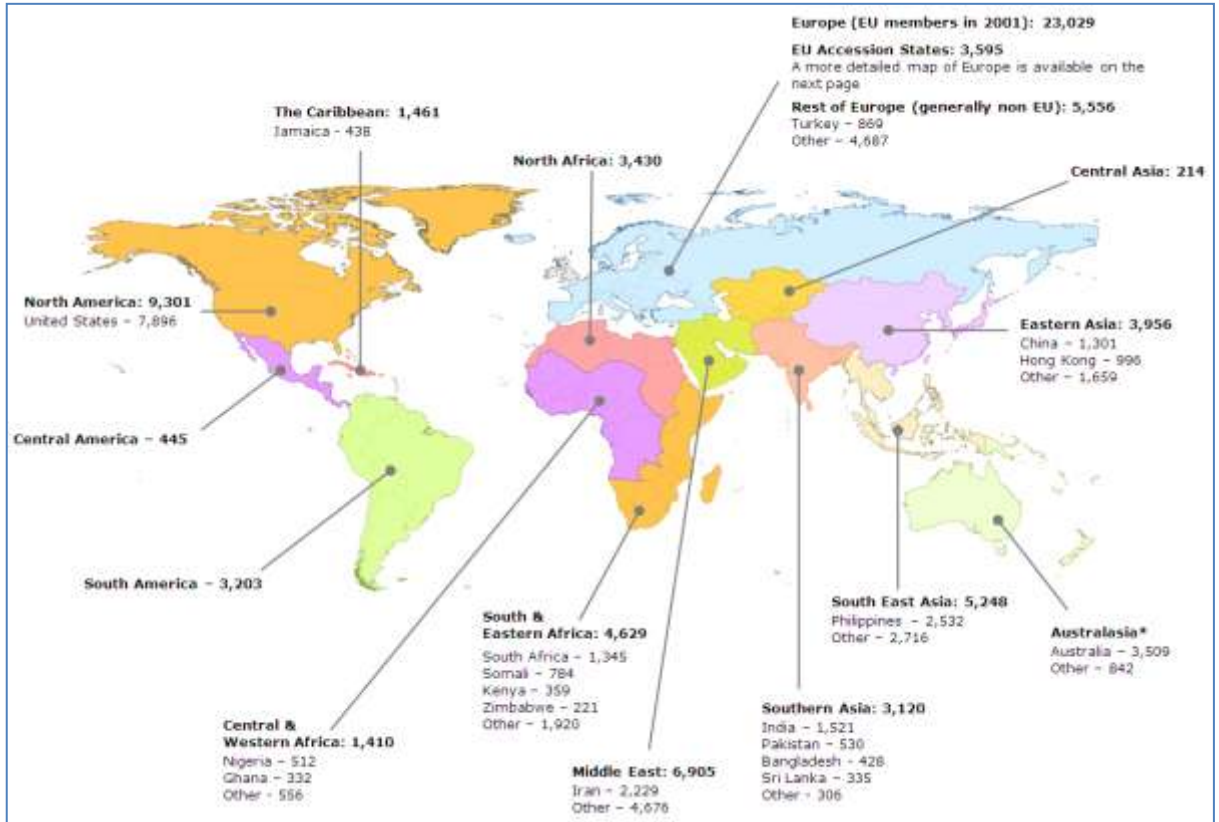


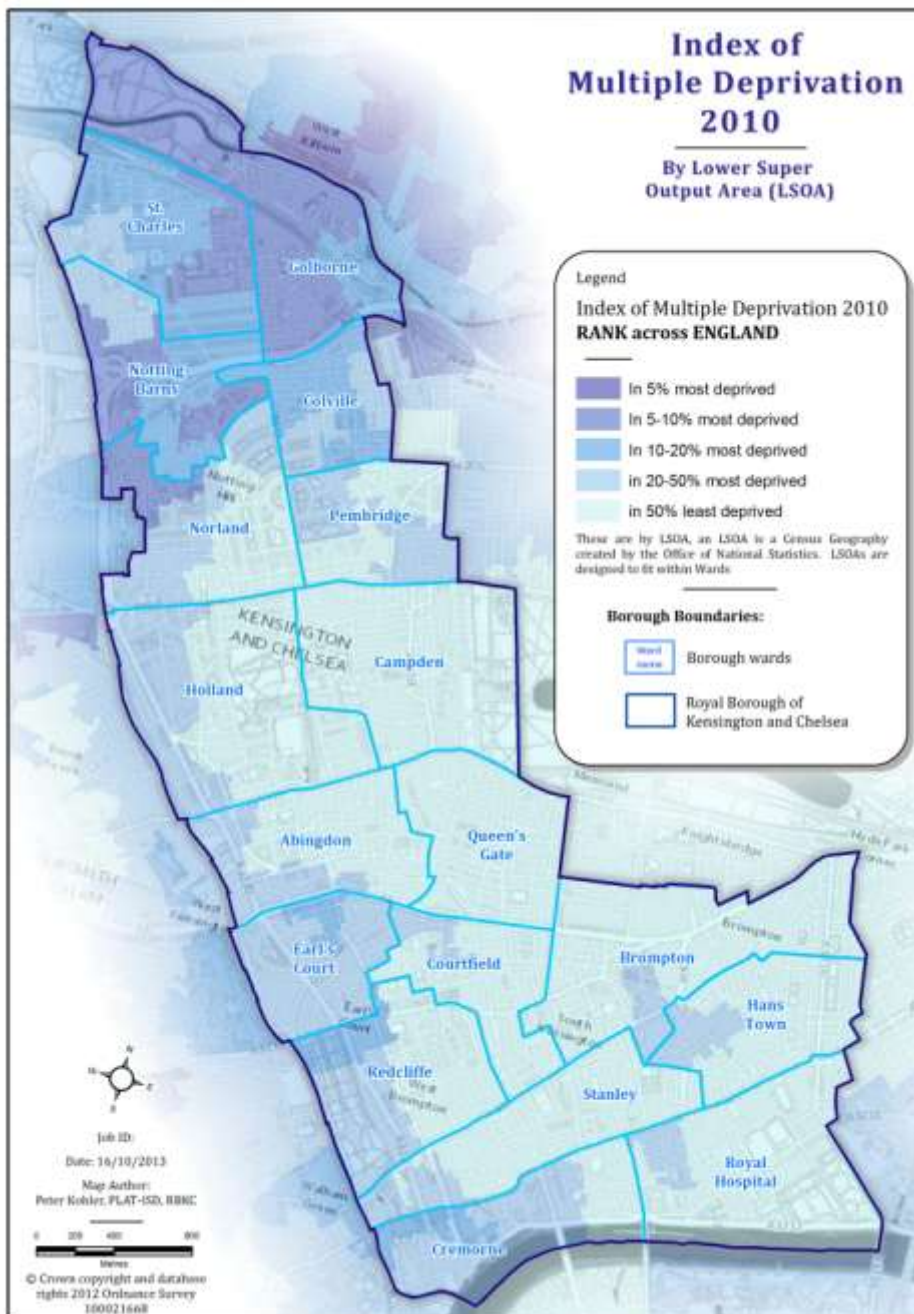
Figure 3.2: Country of birth

## Income

- 3.12 Both Kensington and Chelsea are well known as exclusive places to live. A disproportionate number of residents are from professional and managerial occupations, and similarly, incomes are higher than the average. Resident’s gross annual pay in 2012 was the highest amongst all London boroughs at £36,000<sup>2</sup>. However, when looked at spatially, household income varies considerably, with many residents in the north of the Borough having incomes below £20,000 per annum, and much higher levels of benefit claims.
- 3.13 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived. Map 3.2 shows the Index of Multiple Deprivation by ward and indicates the disparities within the

<sup>2</sup> GLA, London Datastore, Borough Profiles

Borough's wards. Whilst this map relates to the 2010 figures the pattern has not changed significantly. It is based upon the most up-to-date data available.



Map 3.2: Index of Multiple Deprivation

### House Prices

- 3.14 Kensington and Chelsea contains much of London's prime housing market with a strong and seemingly insatiable demand for housing in the borough. This is driven in part by overseas investment in what is perceived as a safe haven. It is striking that following a slight dip of prices

in the second half of 2008 average house prices have continued their steady rise. This is illustrated in figure 3.3 below.

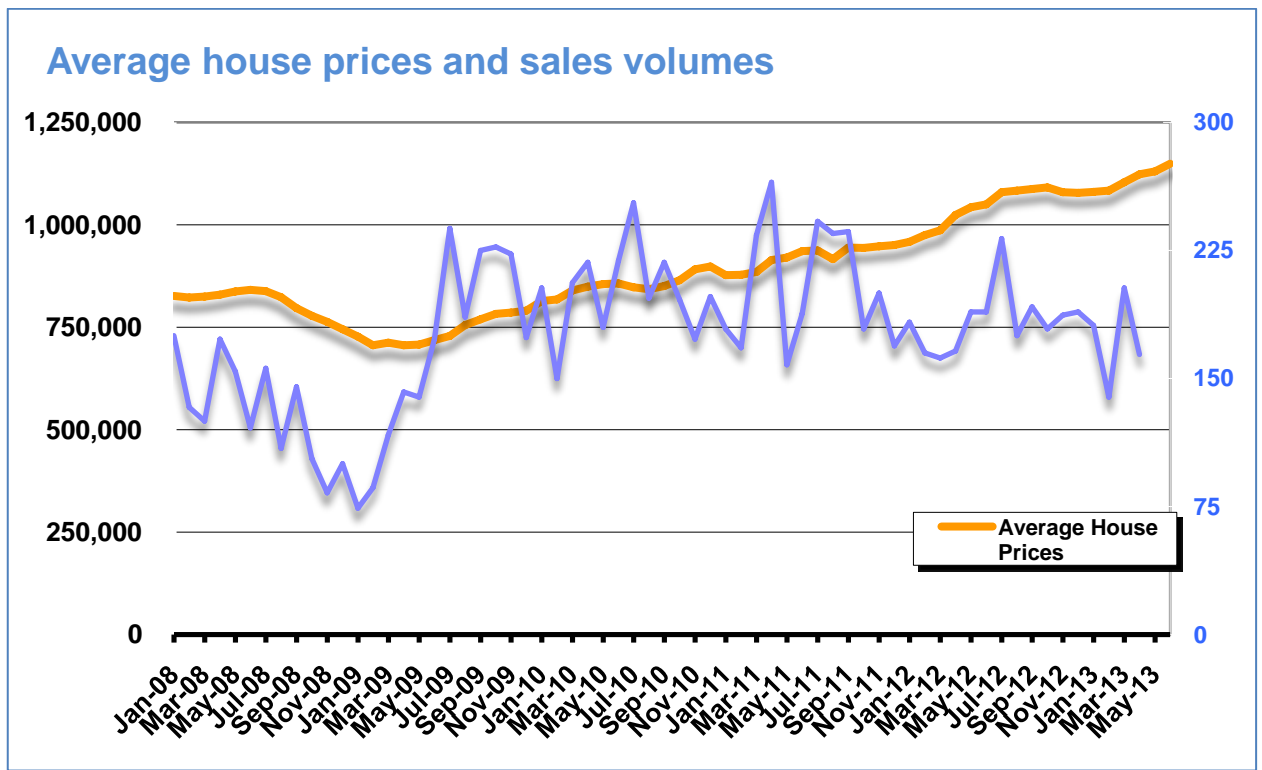


Figure 3.3: RBKC Average House prices 2008 to 2013

### Business and Employment Sectors

- 3.15 Estimates for the number of businesses located in the Borough vary from 11,000<sup>3</sup> to 20,000<sup>4</sup>, and the number of employed from 97,000<sup>5</sup> to 121,000.<sup>6</sup> This discrepancy arises from difficulties in capturing information about very small businesses and people working from home. A 2010 study, commissioned by the Council, counted 20,000 businesses in the Borough with over 82 per cent of businesses employing less than four staff and 55 per cent of business activity being from micro-businesses i.e. the self-employed, sole traders and partnerships.
- 3.16 The employment rate in the Borough is below the national and London average at 62.8%. However of those in employment, the percentage of self employed is above the national and London average<sup>7</sup>.

<sup>3</sup> ONS Annual Business Inquiry 2011

<sup>4</sup> Local Economic Evidence: Employment and Land Use RBKC 2010

<sup>5</sup> ONS Annual Population Survey 2012

<sup>6</sup> Local Economic Evidence: Employment and Land Use RBKC 2010

<sup>7</sup> GLA, London Datastore, Borough Profiles

- 3.17 Approximately 10% of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6%). There are particularly high levels of home based working in Notting Hill, Westway, Holland Park Avenue and to some extent, West Brompton and Knightsbridge. There is very little home based activity in the very north of the Borough<sup>8</sup>.
- 3.18 The latest local economy data from NOMIS shows that most of the employment in the Borough (78%) is in the service sector. Within the service sector hotels and restaurants, finance, IT and tourism related industries provide the largest proportion of employment in the Borough (Table 3.1).

| <b>RBKC</b>                            |                           |
|--|---------------------------|
| <b>Population<sup>1</sup></b>          |                           |
| Population 2011 (Census)               | 158,700                   |
| Population 2011 (mid-year estimate)    | 158,250                   |
| Population 2010 (mid-year estimate)    | 169,500                   |
| Population 2001 (Census)               | 162,200                   |
| Borough Area                           | 1212.4 hectares           |
| Population Density (2011 Census)       | 130.9 persons per hectare |
| <b>Employment<sup>2</sup></b>          |                           |
| Services                               | 103,900 (78%)             |
| Distribution, hotels and restaurants   | 39,100                    |
| Finance, IT, other business activities | 26,800                    |
| Tourism-related                        | 22,800                    |
| Public admin, education and health     | 21,800                    |
| Other services                         | 11,300                    |
| Manufacturing                          | 5,100 (5%)                |
| Transport and Communications           | 4,900 (17%)               |
| <b>Average Income<sup>3</sup></b>      | <b>£36,000</b>            |

*Table 3.1: Royal Borough of Kensington and Chelsea Key Statistics at a glance*  
 Source: 1. ONS, 2. NOMIS release September 2012 (2008 data) Annual Business Inquiry Employee Analysis, 3. GLA London Datastore

## Shopping

- 3.19 Nearly three quarters of the Borough is within a 5 minute walk of day-to-day shopping facilities. There are, however, a number of areas which lie outside a 5 minute (400m or 440 yards) walk of local facilities. These are the very south of the Borough along the Thames; along the western boundary with the London Borough of Hammersmith and Fulham; and in the far north.
- 3.20 In addition to the Neighbourhood Centres, there are ten larger centres in the Borough. Knightsbridge is an International Centre (and is also located in the GLA's Central Activities Zone). Kensington High Street and King's

<sup>8</sup> Local Economic Evidence: Employment and Land Use RBKC 2010

Road East are Major Centres whilst South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road and King's Road West, Portobello Road and Westbourne Grove are District Centres. Each tier of centre will have a different function. However, to one degree or another, each will serve both visitors from outside the Borough and the day-to-day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

### **Car Ownership**

- 3.21 Car ownership is well below the national and London average. Less than 50% of the Borough's households own a car. Our residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant high quality quiet 'side roads' for many journeys.

### **Open Spaces**

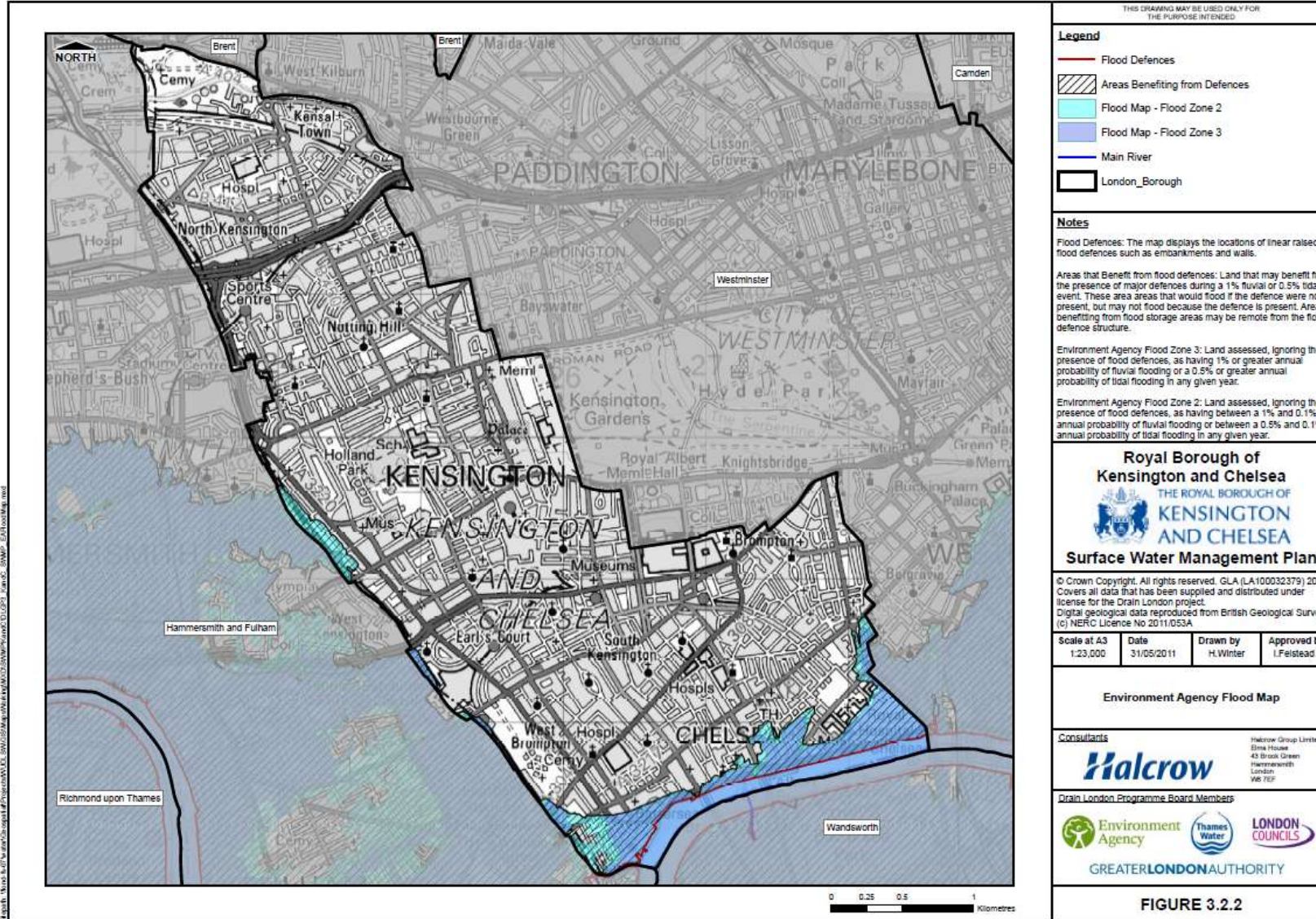
- 3.22 The Victorian legacy in the Borough has left us with a number of garden squares. These are communal spaces enjoyed by the surrounding properties. Their construction has, however, also resulted in a lack of public open and playable space in some parts the Borough. This is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary public open spaces.

### **Air Quality**

- 3.23 The whole Borough is designated as an Air Quality Management Area. The primary sources of air pollution are vehicular traffic and diesel trains. The main railway line out of Paddington is a principal source of air pollution in the north of the Borough. A number of the Borough's roads also produce significant air pollution, roads such as the Cromwell Road and the Earl's Court one way system.

### **Flooding**

- 3.24 Whilst flooding from the River Thames could affect areas along the embankment most of the Borough is not under any real threat. Map 3.3 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a nominal 1 in 200 year and 1 in 100 year chance of river flooding. The presence of the Thames flood defences reduce the chance of river flooding further, to a 1 in 1000 year event.
- 3.25 There have, however, been a number of events of sewer flooding since 1981 caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with the London Borough of Hammersmith and Fulham. This has insufficient capacity in extreme storm events. Map 3.4 shows the Local Flood Risk Zone associated with Counters Creek. This was published in the Council's Draft Surface Water Management Plan (2012), which is available on the Council's [website](#). Both maps are currently being updated by the Environment agency and should be available in the beginning of 2014.



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

**Legend**

- Flood Defences
- Areas Benefiting from Defences
- Flood Map - Flood Zone 2
- Flood Map - Flood Zone 3
- Main River
- London\_Borough

**Notes**

Flood Defences: The map displays the locations of linear raised flood defences such as embankments and walls.

Areas that Benefit from flood defences: Land that may benefit from the presence of major defences during a 1% fluvial or 0.5% tidal event. These areas that would flood if the defence were not present, but may not flood because the defence is present. Areas benefiting from flood storage areas may be remote from the flood defence structure.

Environment Agency Flood Zone 3: Land assessed, ignoring the presence of flood defences, as having 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding in any given year.

Environment Agency Flood Zone 2: Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any given year.

**Royal Borough of Kensington and Chelsea**  
THE ROYAL BOROUGH OF  
**KENSINGTON AND CHELSEA**  
**Surface Water Management Plan**

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| Scale at A3 | Date       | Drawn by | Approved by |
| 1:23,000    | 31/05/2011 | H.Winter | I.Felstead  |

**Environment Agency Flood Map**

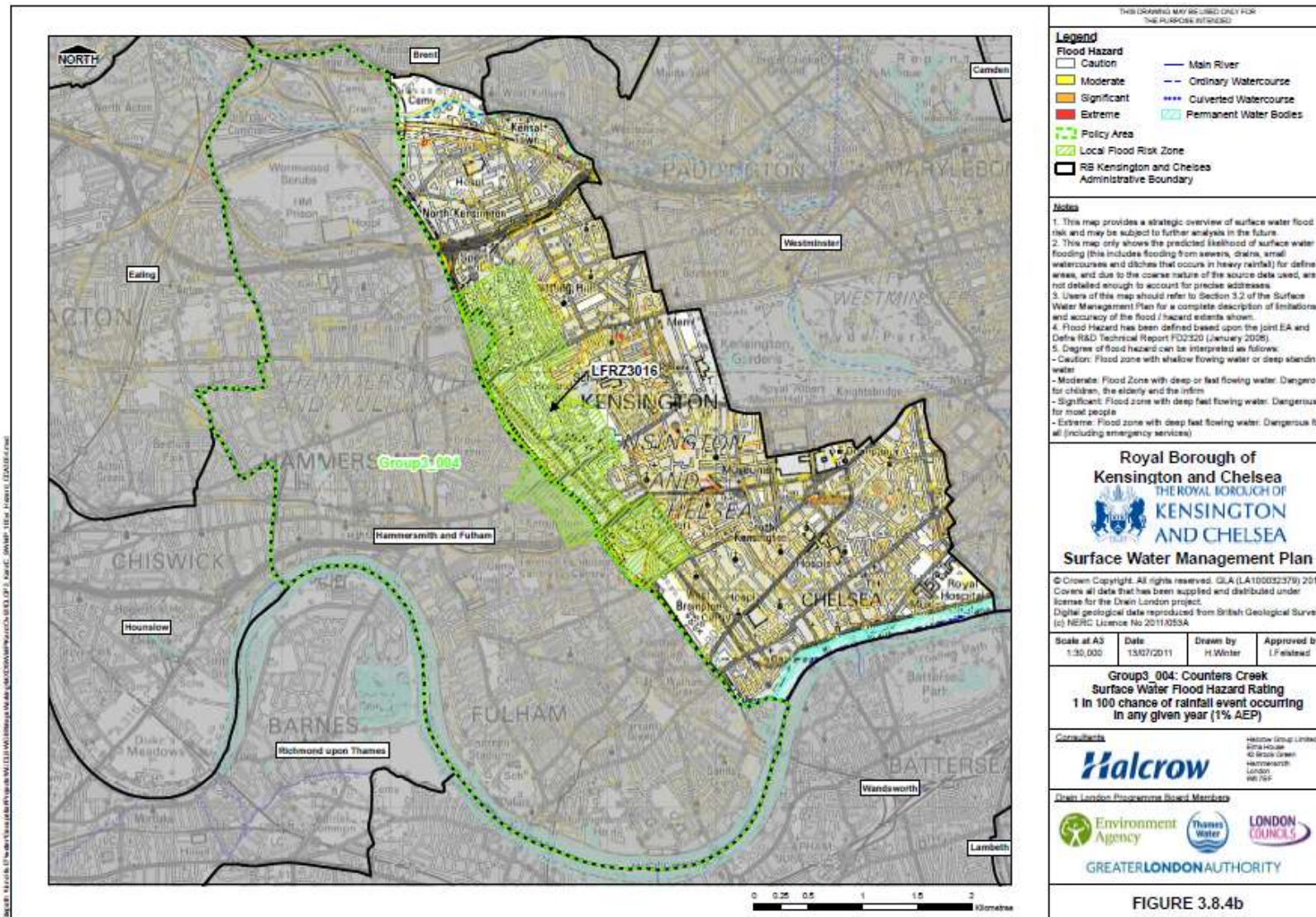
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**Drain London Programme Board Members**

**FIGURE 3.2.2**

Map 3.3 Environment Agency's Flood Risk Map



Map 3.4: Counters Creek Flood Hazard Map