

EXECUTIVE SUMMARY

Planning Appraisal

7-9 High Street Kensington

1.0 Introduction

1.1 The London Planning Practice is a town planning consultancy specialising in mixed use and residential developments within London, particularly within central locations. The Practice and its key personnel have a very strong track record of experience and expertise of negotiating planning permissions within The Royal Borough of Kensington and Chelsea (RBKC). The Practice maintains strong and effective relationships with all planning officers within the Royal Borough of Kensington and Chelsea, including the Executive Director of Planning and key Councillors.

1.2 The London Planning Practice has undertaken a detailed Planning Appraisal of the prospects of securing planning permission for the use of the upper floors of the premises for private residential use. A copy of this full report is available on request from the agents.

2.0 Background

2.1 In considering this matter we have carried out two internal and external inspections of the property and surrounding area; examined the planning history of the property and considered the national and local planning policy framework. Informal advice has been sought from a senior planning officer at RBKC who also visited the site during February 2005 and who was re-consulted in April 2007.

2.2 Taking into account relevant planning records, it is our opinion that the upper floors of 7 – 9 Kensington High Street have a lawful use as offices within Use Class B1 of the Town and County Planning (Use Classes) Order 2005.

- 2.3 The premises are vacant and may not meet the expectations of potential occupants in terms of facilities and services, including modern communication / IT infrastructure.
- 2.4 The site lies within the Kensington Court Conservation Area.
- 2.5 The premises are not statutorily listed for any architectural or historic interest.
- 2.6 The site also lies within a Principal Shopping Centre which extends along Kensington High Street and Kensington Church Street.
- 2.7 The site lies upon the southern extremity of a Site of Nature Conservation Importance (SINC) which extends northwards through the grounds of Kensington Place and that area of Kensington Gardens which lie within the administrative boundary of RBKC.

3.0 KEY CONCLUSIONS

- 3.1 Having regard to the statutory development plan, the site circumstances and layout, and the informal opinion of a senior RBKC Planning Officer, we conclude the following.
- 3.2 There is a good prospect of securing planning permission for a change of use of the existing upper floors to private residential accommodation, subject to ensuring that all other material planning issues are satisfactorily addressed.
- 3.3 We advise that any alterations to the external fabric of the building are discussed with RBKC planning officers to ensure compliance with their design policies for new development within conservation areas.
- 3.4 Any residential development must ensure an adequate standard of amenity for new occupiers. Regard should be had to the impact of the restaurant / café uses at ground floor upon new residential units.

- 3.5 New residential development should provide adequate protection from noise arising from existing plant and ducting associated to the ground floor uses.
- 3.6 Discussions should take place with planning officers and environmental health officers to ensure acceptable levels of amenity can be provided for.
- 3.7 Proposals for new residential development should consider how to ensure an adequate level of visual amenity from the rear elevation of the upper floors.
- 3.8 Developers should be aware that RBKC parking standards and relevant Supplementary Planning Guidance may restrict the availability of on-street residents parking permits. Detailed parking surveys may help to demonstrate that sufficient on street parking capacity exists in the site vicinity to meet the needs of the development.
- 3.9 A mix of residential unit size is likely to be required in line with adopted UDP policy.
- 3.10 We do not consider that this site has capacity for the provision of affordable housing, having regard to adopted UDP policy, but without prejudice to adopted local and national thresholds which may trigger a requirement for the provision of affordable housing, i.e., development proposing 15 or more units.
- 3.11 The threshold for the provision of affordable housing may be reduced from 15 to 10 units as part of the process of replacing the UDP through the Local Development Framework process. This may take place within the next 6-12 months.

Advice from RBKC planning officers was sought and received in good faith. Their advice was and remains as informal officer opinion only and does not represent any formal or statutory determination of the Council or its decision making bodies.

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