



New Local Plan Review
RBKC Site Allocations Paper
January 2022



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1. Introduction

- 1.1 The Council is undertaking the New Local Plan Review (NLPR) of the existing Local Plan which will positively plan for and manage future development in the Borough. In particular, the NLPR is aiming to facilitate good growth and accommodate the delivery of our current London Plan housing target of 4,480 homes over the next ten years. Sites allocations are an essential part of the Local Plan and help us to ensure the right development is directed in the right places at the right scale, creating attractive sustainable neighbourhoods as well as new economic opportunities.
- 1.2 The Council is looking to allocate sites proactively. As part of the NLPR, the Council issued two “calls for sites”, first during the Issues Consultation which took place between September and November 2020 and the second time as part of the Issues and Options Consultation that took place between July and October 2021.
- 1.3 This paper sets out:
- A) Existing sites allocations being taken forward
 - B) The list of sites received in the “call for sites”
 - C) Conclusions of the Character Study
 - D) Our criteria for assessing these potential sites resulting in the preferred sites being taken forward

2. Policy Background

- 2.1 The Government is committed to boosting housing supply and promoting economic growth. Assessing the housing and economic development needs of the Borough and identifying specific and deliverable sites in order to facilitate this is a critical aspect of the NLPR process.
- 2.2 The National Planning Policy Framework (NPPF)¹ provides the overarching national planning guidance on Local Plan making and identification of sites for allocation. Paragraph 23 of the NPPF requires Local Planning Authorities to identify broad locations for development and allocate suitable land for development. “*Strategic policies should provide*

¹ Last updated 20 July 2021.

a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area”.

- 2.3 In relation to identifying land for homes, Paragraph 68 of the NPPF further requires that *“Planning policies should identify a supply of (a) specific, deliverable sites for years one to five of the plan period²; and (b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”*
- 2.4 The NPPF Annex 2: Glossary has a specific definition for deliverable and developable sites. These are set out in full in section 6 of this paper.
- 2.5 The National Planning Policy Guidance (NPPG) on Housing and economic land availability assessment³ provides further guidance on site identification and assessment. The guidance has informed section 6 of this paper.
- 2.6 The London Plan⁴ identifies two Opportunity Areas⁵ within the Borough and their indicative capacities for new homes and jobs: Earl’s Court/West Kensington (at least 6,500 new additional homes and 5,000 net additional jobs⁶) and Kensal Canalside (3,500 net additional homes and 2,000 net additional jobs). Both sites are allocated in the current Local Plan.
- 2.7 Earl’s Court is allocated in the current Local Plan⁷ for a minimum of 900 homes and 10,000 sq m of office floor space and it also benefits from an outline planning permission (PP/11/01937) granted in 2013 for 930 homes with reserved matters granted for 586 homes in 2014 (PP/13/07062). However, the site is in new ownership and a new scheme is being developed. To enable and support the development on site the Council has been working on evidence to support the site allocation. This includes an Earl’s Court Site Allocation Viability Study prepared by BNP Paribas; an Earl’s Court Commercial Review prepared by Icen Projects; and an

² Footnote 34 of the NPPF – *“With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable.”*

³ Last updated 22 July 2019.

⁴ The London Plan, published in March 2021.

⁵ Para 2.1.1 of the London Plan identifies Opportunity Areas as *“significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity”.*

⁶ These figures include part of the site in London Borough of Hammersmith and Fulham

⁷ RBKC Local Plan 2019: Policy CA4 – Earl’s Court Exhibition Centre

Opportunity Area Heights Study, produced by Urban Initiatives Studio, to establish the maximum building heights.

- 2.8 Kensal Canalside Opportunity Area is allocated in the current Local Plan⁸ for a minimum of 3,500 homes and 10,000 sq m of new office space as well as 2,000 sq m of new non-residential floorspace, including social and community and local shopping facilities.

3. Existing sites being taken forward

- 3.1 Current Local Plan 2019 identifies nine site allocations which are set out in the Table 3.1 below. The majority of these sites are still relevant as they are available and suitable for development and are being taken forward. Sites which are nearing completion or where development is underway are not being taken forward. These sites are, Wornington Green site (CA3), Lots Road Power Station site (CA9) and two Warwick Road sites - Former Empress Telephone Exchange (CA7) and Homebase Site (CA7).

Table 3.1: Existing sites allocations in Local Plan 2019

Local Plan Ref	Site	Current Status	Potential number of dwellings (net)	Status in NLPR
CA1	Kensal Canalside	Site Allocation. SPD adopted July 2021.	3,500	Taken forward
CA2	Wornington Green	Phase 2a under construction. Planning application expected for Phase 3.	143	Excluded
CA3	Land adjacent to Trellick Tower	Site Allocation. Part of the Council's New Homes Delivery Programme.	112	Taken forward
CA4	Earl's Court Exhibition Centre	Site allocation with outline planning permission (and reserved matters for 586 homes).	930	Taken forward
CA5	Warwick Road Sites			
	Former Territorial Army Site	Planning permission granted.	255	Taken forward

⁸ RBKC Local Plan 2019: Policy CA1 – Kensal Canalside Opportunity Area

	Former Empress Telephone Exchange	Planning permission granted – scheme under construction.	151	Excluded
	Homebase Site	Planning permission granted – scheme under construction.	201	Excluded
	100/100A West Cromwell Road	Planning permission granted.	462	Taken forward
CA6	Lots Road Power Station	Planning permission granted – under construction.	420	Excluded
CA7	Site at Lots Road	Site Allocation. Part of the Council’s New Homes Delivery Programme.	202	Taken forward
CA8	Harrington Road	Existing site allocation.	50	Taken forward
CA9	Chelsea Farmers’ Market	May be required for Crossrail 2 construction. Has planning permission for 59 units.	59	Taken forward

4. NLPR Call for Sites

4.1 The Council has undertaken two “call for sites” at the early stages of preparing the NLPR, during the Issues Consultation and as part of the Issues and Options Consultation.

Issues Consultation

4.2 The Issues consultation took place between September and November 2020. In addition to responding via a detailed response form or sending us an email, stakeholders had the opportunity to put forward sites through a digital consultation platform. In total, 43 sites were put forward, with 18 sites via response form/email and 25 sites via the digital consultation platform. The vast majority of sites proposed through the digital consultation platform were either existing site allocations or sites without the potential to accommodate more development.

4.3 At this early stage, sites were assessed only using the Stage 1 criteria set out in paragraph 6.2 of this paper. Sixteen sites passed Stage 1 of the assessment and were included later in the Issues and Options Consultation as reasonable alternatives for allocation.

- 4.4 When Stage 2 and 3 criteria were applied following the Issues and Options Consultation, only six of the fifteen sites passed all three stages of the assessment and are considered suitable for allocation. An assessment table is set out in Appendix A. The complete list of sites allocations can be found in the Appendix B of this paper.

Issues and Options Consultation

- 4.5 The second call for sites was undertaken between July and September 2021 within our Issues and Options Consultation. Same way as in the first call for sites, in addition to responding via a detailed response form or sending us an email, stakeholders had the opportunity to put forward sites through a digital consultation platform. In total, 14 new sites were put forward, with 4 sites via response form/email and 10 sites via the digital consultation platform.
- 4.6 In this round of consultation only two sites passed Stage 1 of the assessment, but only one site has passed all three stages and is considered suitable for allocation.

5. Council's New Homes Delivery Programme

- 5.1 The Council announced a New Homes Delivery Programme (NHDP) with the intention to deliver at least 600 new homes, including a minimum of 300 social rent homes. The NHDP will assist in addressing the Borough's pressing housing needs.
- 5.2 The NHDP includes a number of small sites, many of which already have planning permission with construction already commenced. Many of the sites have grant funding from the Mayor and as such have a delivery timescale within the next five years. Of the NHDP sites, two of the larger sites are site allocations in the Local Plan 2019. The sites – land at Edenham Way (SA6) and Lots Road South (SA5) do not have planning permission yet and therefore are being taken forward as site allocations in the NLPR. The other sites are all set out in the Housing Trajectory (Appendix 1 of the Draft Policies, February 2022).

6. Parameters for assessing potential sites

- 6.1 Given the number of sites identified during Call for Sites, a staged assessment has been used to identify reasonable sites capable of further assessment. The key stages in the assessment process are set out in Figure 6.1. The assessment of sites' suitability, availability and achievability has been informed by desktop research and site visits. Information sources used in the desktop research include planning constraints available in-house, designation in the development plan including neighbourhood plans, relevant evidence base for the NLPR and consultation responses.

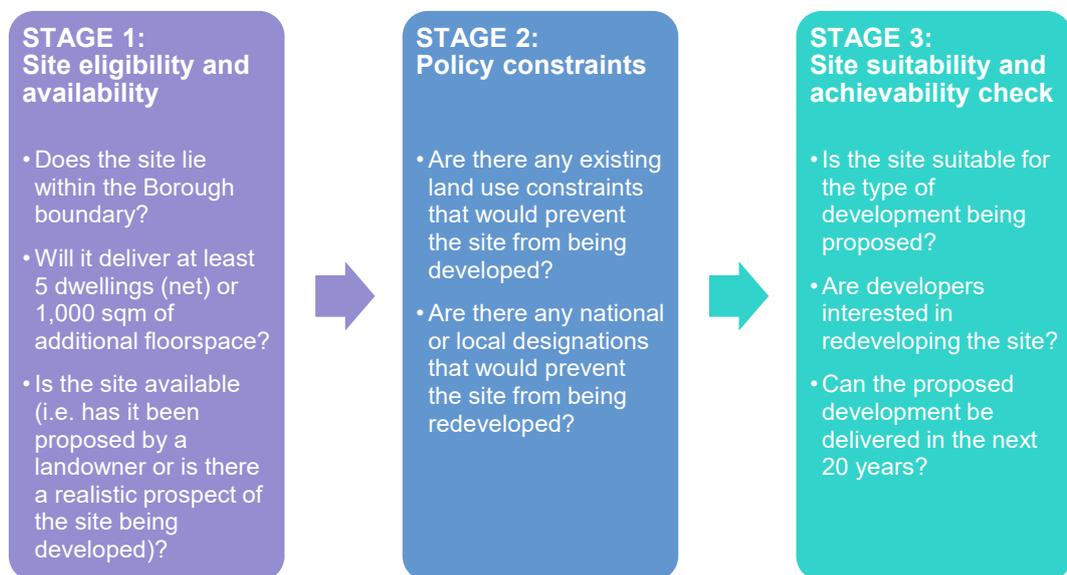


Figure 6.1: Stages of assessment

Stage 1: Site eligibility and availability

- 6.2 Stage 1 of the assessment examined site's eligibility to be allocated as well as its availability to accommodate development in the plan-period as follows:

- **Does the site lie within the Borough boundary** – the site must lie within the Borough boundary in order to be allocated.
- **Will it deliver at least 5 dwellings (net) or 1,000 sq m of additional floorspace** – the site must be able to accommodate above mentioned quantum of development in case of non-residential major scheme. Given the dense built environment in the Borough and small sites forming a significant element of the London Plan housing target, a low

threshold for site allocations is considered suitable. It should also be noted that this is the threshold for inclusion of sites in the brownfield land register⁹.

- **Is the site available** – a site is considered available if it has been put forward by a landowner or their representative. If not, other questions are considered such as is the site vacant. For example in case of existing residential use, if the building is currently occupied, the site is not considered available.
- **Is the site appropriate to redevelop or allocate** – if the site has been recently developed, it is not considered appropriate to allocate it. Similarly, if the site is already being redeveloped it does not need to be allocated in the NLPR.

6.3 Out of 57 sites put forward, total of 18 sites passed Stage 1 of the assessment.

Stage 2: Policy Constraints

6.4 Sites that meet the Stage 1 criteria were assessed against Stage 2 criteria to as follows:

- **Land use constraints** – it is important to consider the existing use of the sites at this stage. This would establish if the existing use is protected thereby hindering the site being allocated for another use. Where this was the case, a site was not automatically discounted. It was first considered if the site was capable of accommodating a mix of uses. This assessment was based on the surrounding context such as building heights, if was there vacant land on-site or any heritage constraints in and around the site before drawing a conclusion. The following uses are protected under Local Plan 2019 and the Draft Policies in the NLPR continue to protect these. Therefore, the assessment assumes that these uses will not be changed to residential.
 - offices;
 - industrial and warehouse uses;
 - social and community uses;
 - hotels (with the exception of SW5 district in the NLPR where some loss will be allowed).
- **National and local designations** – At the same time national and local designations were considered. Each site assessed was

⁹ The Town and Country Planning (Brownfield Land Register) Regulations 2017, Criteria 4

examined whether it was predominantly, or wholly, within or adjacent to the following statutory environmental designations: Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) or Special Protection Area (SPA). It is assumed that these constraints cannot be overcome. None of the sites assessed were accompanied by any evidence from the landowners/their representative to support the removal of the designation or an exception to be made.

The sites were also assessed against non-statutory designations, such as Green Infrastructure Corridor, Local Wildlife Site (LWS), Public Open Space, Site of Importance for Nature Conservation (SINC), Nature Improvement Area and Regionally Important Geological Site. It is assumed that robust evidence must be provided by the potential developer on how these constraints can be overcome.

Heritage constraints were also considered as part of this assessment. First it was established whether the site lies within conservation area or has any listed buildings or other heritage assets within the site. Then an assessment has been undertaken whether the development of the site would potentially cause harm to a designated or non-designated heritage asset or its setting and whether mitigation is possible.

- Alongside this assessment of the sites, a Strategic Flood Risk Assessment (SFRA) has also been undertaken. Appendix C of the SFRA includes a site screening spreadsheet of all the sites considered for allocation in the NLPR. This shows that many sites considered for allocation, that were found to have a higher risk of tidal, surface water or ground water flooding have been discounted.
- **Possibility to overcome existing constraints** – where constraints exist, how likely these can be overcome, for example through the re-provision of protected land use within the new scheme and whether the site has capacity to accommodate additional quantum of development.

6.5 Out of 18 sites that passed Stage 1 assessment, only eight sites passed Stage 2, as follows:

Site	Stage 1	Stage 2		
		Land use constraints	National and local designations	Possibility to overcome existing constraints
Holland Road Triangle	Pass	No	No	N/A

Newcombe House	Pass	No	No	N/A
Emmanuel Kaye Building	Pass	Education use	No	Yes
142A Highlever Road	Pass	No	Conservation Area	Yes
3-5 Crowthorne Road	Pass	No	Conservation Area	Yes
South Kensington Station wider site	Pass	No	Conservation Area	Yes
Units 1-14 Latimer Road	Pass	Light industrial uses	No	Yes
Colebrook Court	Pass	No	No	N/A

Stage 3: Site Deliverable or Developable

Site Deliverable or Developable

- 6.6 The NLPR period will be 20 years from adoption. The sites that reached Stage 3 were assessed to establish if they were either “deliverable” or “developable” as defined in the NPPF. This would ensure that these sites come forward during the plan period.
- 6.7 The definition of “deliverable” is set out in the Glossary of the NPPF, as follows *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

6.8 The definition of “developable” as set out in the Glossary on the NPPF is *“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

6.9 All the new sites being allocated as a result of the call for sites, are developable rather than deliverable. Only two sites are large (site area 0.25 hectare or more) and the remaining five are small (less than 0.25 hectares). This is set out in the table below. Whether a site is deliverable or developable is considered in the Borough’s Stepped Housing Trajectory Paper, February 2022. With the exception of Newcombe House and one of the units on Units 1-14 Latimer Road none of the sites have planning permission. For Newcombe House, although this is a major development with planning permission there is no clear evidence that housing completions will start within the next five years as required by the NPPF definition of deliverable. The following table sets out how the remaining sites meet the definition of developable.

Site	Size (ha)	Is the site deliverable? (next 5 years)	Is the site developable? (next 20 years)
Holland Road Triangle	0.015	No	Yes
Newcombe House	0.5	No	Yes
Emmanuel Kaye Building	0.15	No	Yes
142A Highlever Road	0.12	Yes	Yes
3-5 Crowthorne Road	0.12	No	Yes
Units 1-14 Latimer Road	0.58	Yes	Yes
Colebrook Court	~0.09	No	Yes

6.10 It was already established that sites that reached Stage 3 were available i.e. they had a willing landowner. This was one of the assessment criteria in Stage 1.

6.11 The Council’s Local Plan Viability Study, February 2022 has tested a range of 30 typologies that reflect the type of sites and scale of development historically seen in the Borough and expected to come forward over the life of the NLPR. These typologies include sites allocated in the current Local Plan, most of which are being taken forward. The

viability study concludes that the cumulative impact of NLPR policies will not undermine the viability and deliverability of development across the Borough, with all typologies tested found to be generally viable. Therefore, it is considered that sites that meet Stage 3 criteria will be similarly viable as they are typical of the type of developments/sites in the Borough.

7. Sites capacity

- 7.1 In addition, site capacity has been assessed in order to identify reasonable and achievable quantum of development the site is capable to accommodate. All the large sites being allocated in the NLPR have planning history which have been used to determine their capacity. The site allocations in the current Local Plan indicate this and unless further work has been done as part of a planning application, the quantum of development remains unchanged. Detailed work has been undertaken for the two Opportunity Area sites which will be published alongside this document. Two smaller sites, 142A Highlever Road and 3-5 Crowthorne Road, are existing site allocations in St Quintin and Woodlands Neighbourhood Plan and the quantum of development remains unchanged.
- 7.2 In some cases where there wasn't sufficient information available, a more detailed assessment has been undertaken to determine site capacity. Three sites required such assessment: 136-142 Bramley Road, Emmanuel Kaye Building and Colebrook Court. The starting point was whether the site will be mixed use or only residential. If in mixed use the proportion of different uses is worked out on the assumption that the floorspace of the existing use is retained. Further capacity for residential is then established based on the surrounding context. This consideration includes prevailing building heights around the site, whether there are any listed buildings in and around the site and if the site is within a conservation area or in the setting of a conservation area. The existing building footprint is normally suitable to extrapolate the floorspace based on any additional stories a site could take. Where there is scope for buildings to occupy a bigger footprint because there is vacant land around existing buildings which can be demolished, this is taken into account. Building setbacks are kept as per the surrounding streetscape. The bed size mix in the emerging LHNA was used and minimum floorspace standards are used to work out the average unit size. This then yields the site capacity.

8. Other sources for sites

8.1 The housing targets set out in the London Plan are informed by the London wide Strategic Housing Land Availability Assessment (SHLAA), 2017. The suitability of the sites identified in the SHLAA was also considered for allocation. However, all sites listed in Appendix D in SHLAA 2017 are either current site allocations, well advanced in the planning process or already complete. The list also included two sites - Saga Centre - 326 Kensal Road and 60-70 Sloane Avenue. The first of these is being implemented for commercial development, while the latter is also not coming forward for residential development.

SHLAA Ref.	Site	Updated housing capacity	Status
17200004	Homebase - 195 Warwick Road	201	Under construction
17200005	196 to 222 King's Road	39	Under construction
17200007	Telephone Exchange 213-215 Warwick Road	151	Under construction
17200008	Lancer Square - Kensington Church Street	51	Completed
17200009	Former TA Centre 245 Warwick Road	255	Existing site allocation
17200010	257-265 Kensington High Street	106	Under construction
17200011	Saga Centre - 326 Kensal Road	No residential element	Under construction
17200012	K1, 1-33 Brompton Road	24	Under construction
17200027	Clearings Draycott Avenue	78	Under construction
17200033	Earls Court Exhibition Centre and Land Bounded by Warwick Road	1200	Existing site allocation
17200041	Holland Park School Southern Site – Campden Hill	76	Complete
17200064	Lots Road Power Station and Chelsea Creek - Lots Road	420	Under construction

17200078	60-70 Sloane Avenue	No residential element	Planning permission granted
17200125	66-70 and 72-74 Notting Hill Gate	9	Under construction
17200137	Wornington Green Estate (Phase II) Wornington Road	143	Under construction
17200138	Car Park 1- 17 Young Street	53	Completed

8.2 Appendix E provides a list of sites that have been identified as existing or emerging site allocations for housing or mixed-use development. In Kensington and Chelsea, only two sites were identified¹⁰ – Kensal Gasworks and Former Edenham Residential Home, both are existing site allocations that are carried forward in NLPR.

8.3 To conclude, there are only four sites listed in the SHLAA 2017 that are existing site allocations which are going to be carried forward in NLPR for the reasons listed above.

9. Character Study

9.1 The Council commissioned Arup to undertake a Character Study of the Borough.

9.2 The study identifies the Borough's locally distinctive character areas and goes on to assess each character area's capacity for growth. For 25 of the 41 character areas, the study found that the presence of high value designations (such as heritage assets) meant that these areas had a high sensitivity overall and would be unlikely to be able to accommodate significant change. The remaining 16 character areas were examined in more depth, being those areas where there may be opportunities for good growth.

9.3 The study concludes with an opportunity map identifying locations in the Borough that may be appropriate for good growth. Each location is then looked at in turn. Many of the locations are sites already known to the Council or identified in the call for sites, such as the two Opportunity Areas.

¹⁰ All following sites after Former Edenham Residential Home in the Appendix E are wrongly placed under RBKC, although they are located in Royal Borough of Kingston Upon Thames.

The study also identifies character areas that are suitable to accommodate some additional growth and where small-scale developments could be accommodated and recommends a small-sites design guide could be produced. A new policy HO2: Small Sites is being introduced in the NLPR to support more homes on small sites in-line with the recommendations of the Character Study.

- 9.4 The conclusions and recommendations of the Character Study do not identify any sites suitable for allocation via the local plan except the existing site allocations that are being carried forward in the NLPR.

10. Other Studies

- 10.1 As mentioned in paragraph 6.4 above, the SFRA has also been undertaken. This demonstrates that many of the sites considered for allocation in the NLPR that were found to have a higher risk of tidal, surface water or ground water flooding have been discounted. In addition, the Council has produced a Heritage Impact Assessment of the site allocations in the Draft Policies document. The sites have also been assessed against the SA/SEA objectives as set out in the Integrated Impact Assessment (IIA). The IIA (Stage B) concludes, that the impacts of the NLPR site allocations against the IIA framework objectives are generally expected to be positive.

11. Conclusions

- 11.1 The Council has undertaken a robust approach to allocating the sites and explored various sources including the two call for sites. Having followed the assessment criteria set out in this document, 15 sites are being allocated in the NLPR.

Appendix A – Assessment details

Site	Address	Site area (ha)	Current Use	Proposed Use	Proposed capacity (by the owner / respondent)	Owner	Agent	Stage 1	Stage 2	Stage 3	Reason for omission
Call for Sites R1 - Issues Consultation											
136-142 Bramley Road	136-142 Bramley Road, LONDON, W10 6SR	0.22	Offices	Mixed: residential and community facilities or a much-reduced quantum of employment space	Not specified, 15+ storeys tower proposed	Frasco Investment Holdings Ltd.	Frank Knight	Pass	Fail	N/A	Office use is protected and there is no capacity to accommodate more development to enable a mixed use.
Bridge Training Centre	Bridge Close, W10 6TW	0.03	Social and Community Use	Residential led	Up to 280 residential units	Catalyst Housing Limited	CBRE	Pass	Fail	N/A	The quantum of development proposed is not acceptable in this location. Social and community uses are protected.
Unit 12 Latimer Road	Unit 12, Latimer Industrial Estate, Latimer Road	0.04	Mixed	Mixed: commercial and residential	Not specified	Private	N/A	Fail	N/A	N/A	Unit 12 on its own will not be allocated. Units 1-14 have been subject to a separate SPD setting out design codes and will be allocated together.
The Plaza	535 King's Road, LONDON, SW10 0SZ	0.3	Offices	Commercial or residential, or mixed-use development	Not specified	Commercial Estate Group (CEG)	Savills	Pass	Fail	N/A	Office use is protected and there is no capacity to accommodate more development to enable a mixed use.
Sloane Square House	1 Holbein Place, LONDON, SW1W 8NS	0.07	Mixed: Offices and residential, tube station on ground floor	Commercial or residential, or mixed-use development	Not specified	Commercial Estate Group (CEG)	Savills	Pass	Fail	N/A	Office use is protected and there is no capacity to accommodate more development to enable a mixed use.
Darfield Way Site	Sport pitches southeast of Westway roundabout	0.91	Social and Community Use	Residential led	Not specified	TfL	TfL	Pass	Fail	N/A	Sports use is protected as social and community use.
Holland Rd Triange	The triangle site south to the Holland Park Roundabout	0.015	Open Land	Residential	40-60 homes	TfL	TfL	Pass	Pass	Pass	
Land Between Ladbroke Grove and Portobello Road	Land bounded on the north by the Hammersmith and City Railway tracks, on the east by Portobello Road and on the west by the Ladbroke Grove, Notting Hill, LONDON, W11	0.43	Open Land	Residential	60-100 homes	TfL	TfL	Pass	Fail	N/A	Designated Site of Nature Conservation Interest (SNCI).

Parts of the Natural History Museum	Natural History Museum, South Kensington	N/A	Cultural institutions	Potential uses are not identified yet	Not specified	Natural History Museum	Deloitte	Fail	N/A	N/A	This is an internationally renowned museum. The idea is to repurpose some of the modern buildings. However, the use will be retained as a culture/museum use. Policies protect this. The issue is one of how this can be accommodated in the context of the special architecture and historic significance of the listed building. It is not an issue that can be assisted with a site allocation.
Newcombe House	Land at 43-45 and 39-41 Notting Hill Gate and 167-237 (odd) Kensington Church Street	0.5	Offices, retail and social housing	Mixed: Residential and commercial	35 net homes, c4,700 sqm Office and c2,600 sqm retail (from PP)	Private	N/A	Pass	Pass	Pass	
Chelsea Fire Station	264 Kings Road, LONDON, SW3 5UF	0.17	Social and Community Use, Fire Brigade	Residential	Not specified	Private	N/A	Pass	Fail	N/A	Social and community use with no/little potential for increase in development of a scale which would allow the provision of new affordable homes.
Emmanuel Kaye Building	Manresa Road, LONDON, SW3 6LR	0.15	Social and Community Use, Education	New office, laboratory and other academic and research facilities alongside residential use	A mixed-use building of around 9,500 sqm GEA, stepping in height up to 7 storeys.	The Thrombosis Research Institute and the National Heart and Lung Foundation	DP9	Pass	Pass	Pass	
142A Highlever Road	142A Highlever Road, LONDON, London W10 6PJ	0.12	Commercial: vehicle repair shop	Residential	10 homes	Private	N/A	Pass	Pass	Pass	
3-5 Crowthorne Road	3-5 Crowthorne Road, LONDON, W10 6RP	0.12	Industrial: warehouse	Mixed: Residential and offices	Mixed: 8 homes 5 offices	Private	N/A	Pass	Pass	Pass	
Atlantic House	1 St. Alban's Grove, LONDON, W8 5PN	0.2	Residential Institutions (C2)	Residential / Education / Extra Care Accommodation	Not specified	Private		Pass	Fail	N/A	The site will remain in education use and no potential for an increase in development quantum.
South Kensington Station wider site	South Kensington Underground Station; 20-48 (even) and 36-46 (odd) Thurloe Street; 1-9 (odd) Pelham Street; 20-34 Thurloe Square, LONDON.	0.85	Mixed: residential and commercial	Mixed: residential and commercial	From PP: 50 new homes and 3,000 sq m of Class E floor space	TfL and Native Land	DP9	Pass	Pass	N/A	The site was subject to a recent planning application. Detailed site-specific design work is required to bring the site forward. A site allocation will not assist.
Holiday Inn London - Kensington Forum	97 Cromwell Road, LONDON, SW7 4DN	0.76	Hotel	Social and key worker housing	Not specified	Private	N/A	Pass	Fail	N/A	The hotel use is protected and there is no capacity to accommodate more

											development to enable a mixed use.
Portobello Hall (formerly Friendship Centre)	Wornington Green, LONDON, W10 5LR	0.02	Social and Community: Community Meeting Hall	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Forms part of an existing Wornington Green Site Allocation.
Land under the Westway - Harrow Rd	Harrow Rd, LONDON, W2 6PB	N/A	No specific location specified.	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Highly constrained land with not much potential for an increase in development.
Empty shops/other commercial properties on Westbourne Grove	Westbourne Grove, LONDON	N/A	Commercial	Social Housing	Not specified	Private	N/A	Fail	N/A	N/A	The introduction of residential uses within otherwise retail/commercial parades is not welcomed as will create dead frontage which will harm the viability of the Westbourne Grove District Centre. It may be suitable to de-designate a centre where we are satisfied that it no longer forms a useful function. However, this is not the case for Westbourne Grove - a centre which had a vacancy rates of just 4.1% in 2019.
Falldon House, St Luke's Road	Falldon House, LONDON, W11 1AX	N/A	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The site lies outside the Borough Boundary.
Baden-Powell House	65-67 Queen's Gate, South Kensington, LONDON, SW7 5JS	0.14	Commercial: Hotel	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	No potential for an increase in the scale of development on this site. It can be repurposed/redeveloped for a similar use as existing, or for an extension of the existing social and community uses on the lower floors.
Fulham Road Picturehouse	142 Fulham Rd., LONDON, SW10 9QR	0.19	Cinema	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	This is relatively new and does not have the prospect to come forward for development.
The Abingdon Medical Practice	88-92 Earl's Court Rd, LONDON, W8 6EG	0.03	Medical Centre, GP practice	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Social and community use with no/little potential for increase in development.
London House	266 Fulham Road, LONDON, SW10 9EL	0.03	Commercial	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Recent planning applications demonstrate there isn't scope to increase the quantum of development and only scope to repurpose the building.
Chelsea Barracks	Chelsea Barracks 1 Mulberry Square, LONDON, SW1W 8DS	N/A	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The site lies outside the Borough Boundary.
Olympia London Car Park	Maclise Rd, LONDON, W14 8UX	N/A	Car park	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The site lies outside the Borough Boundary.

World's End Estate	Worlds End Estate, LONDON, SW10 0DS	~4.0	Residential	Not specified	Not specified	RBKC	N/A	Fail	N/A	N/A	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing estates.
Daska House	234 King's Road, LONDON, SW3 5UA	0.1	Mixed: Commercial, Residential and car park	Mixed use: Commercial and Residential	Not specified	Private	N/A	Fail	N/A	N/A	There appears to be limited scope to increase the quantum of floorspace on this site or change the mix of uses.
White Knight Laundry	253- 261 Kensal Road, LONDON, W10 5AP	0.26	Mixed: Commercial and residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	This is a small site with existing planning permission (PP/16/03873) for commercial development in Employment Zone, as such it does not need a site allocation.
Admiral Vernon Antiques Market	141-149 Portobello Road, LONDON, W11 2DY	0.03	Commercial: Retail	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The building can only be repurposed given its town centre location and conservation area context. As such there is no scope to increase the quantum of development.
Units 1-14 Latimer Road	Units 1-14, Latimer Industrial Estate, Latimer Road, W10 6RQ	0.58	Light Industrial	Not specified	Not specified	Private		Pass	Pass	Pass	
Kings Walk Shopping Mall	118-122 King's Road and 7-9 Tryon Street, SW3 4TR	0.47	Commercial	Not specified	Not specified	Crosstree Real Estate Partners LLP	Savills	Fail	N/A	N/A	Planning permission (PP/20/04157) was granted in October 2020 for the redevelopment of this site. We expect this application to be built out. An allocation would not be appropriate.
The Cottage	238 Walmer Road, LONDON, W11 4PQ	0.02	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Whilst empty the site only has potential for residential and as such there is little/no scope to increase the quantum of development given its context.
Lightfoot Hall - Student Accommodation	Manresa Rd, LONDON, SW3 6NA	0.05	Student Accommodation	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The building can only be repurposed given its location and proximity to conservation areas. As such there is no scope to increase the quantum of development.
Foulis Terrace	1-9 Foulis Terrace, LONDON, SW7 3LZ	0.12	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Planning permission (PP/19/02691) was granted in July 2019 for the redevelopment of this site. We expect this application to be built out. An allocation would not be appropriate.

Laurel House	147A Cromwell Rd, London SW5 0QD	0.02	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The building can only be repurposed given its location and proximity to conservation areas. It is already higher than many surrounding buildings and as such there is no scope to increase the quantum of development.
Cavaye House	158-168 Fulham Rd, LONDON, SW10 9PR	0.08	Commercial	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Property in retail use and it is part of designated Fulham Road Town Centre. As such, it will only be suitable for another town centre use.
Holmefield House	153 Kensal Rd, LONDON, W10 5DX	0.83	Residential	Residential	Not specified	RBKC	N/A	Fail	N/A	N/A	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing estates.
Campden Hill Towers	Notting Hill Gate, LONDON, W11 3QW	N/A	Mixed: Commercial and residential	Not specified	Not specified	RBKC	N/A	Fail	N/A	N/A	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing estates.
Warwick Road Estate, Chesterton Square	Warwick Road Estate, LONDON, W8 6PW	N/A	Mixed: Offices and residential	Not specified	Not specified	RBKC	N/A	Fail	N/A	N/A	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing.
Sutton Dwellings, also known as Sutton Estate	Chelsea, LONDON, SW3 3QR	1.82	Residential	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Planning permission granted for loss of 78 homes.
Cremorne Estate	Cremorne Estate, LONDON, SW10	N/A	Residential	Not specified	Not specified	RBKC	N/A	Fail	N/A	N/A	The Council is committed to no wholesale regeneration and therefore will not be allocating Council housing estates.
Call for Sites R2 - Issues and Options Consultation											
Notting Hill Police Station	99-101 Ladbroke Rd, London W11 3PL	~0.17	Social and Community Use	Social and Community Use	Not specified	Met Police	N/A	Pass	Fail	N/A	Social and community use to be retained and no additional capacity to increase the quantum of development given its context.
391-433 King's Rd	391-433 King's Rd, LONDON, SW10 0LR	0.25	Mixed: Commercial and residential	Mixed: Commercial and residential	Not specified	RBKC	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.
347-349 King's Rd	347-349 King's Rd, LONDON, SW3 5ES	0.18	Mixed: Commercial and residential	Mixed: Commercial and residential	Not specified	RBKC	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.

Colebrook Court	75 Sloane Avenue, LONDON, SW3 3DH	~0.09	Mixed: Commercial (Sainsbury's) and residential (12 homes)	Mixed: Commercial and residential	Residential led mixed use with retail on ground floor and 12 storeys of residential accommodation above (circa 44 homes).	Private	DP9	Pass	Pass	Pass	
Portobello Green Arcade	281 Portobello Green, Portobello Rd, LONDON, W10 5TZ	0.3	Commercial	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Highly constrained land with office uses protected and not much potential for an increase in development.
9 Old Court Place	9 Old Court Place, LONDON, W8 4PL	0.08	Residential	Residential	Not specified	Private	N/A	Fail	N/A	N/A	Building is occupied in residential use.
1-31 Elkstone Road	1-31 Elkstone Road, LONDON, W10 5NT	0.15	Mixed: Commercial, industrial, health centre	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.
Ladbroke Grove Station	Ladbroke Grove, LONDON, W10 6HJ	0.04	Transport	Not specified	Not specified	TfL	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.
The area below the flyover in Bramley Road	Bramley Road, LONDON, W10	N/A	Unused land	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	Highly constrained land with not much potential for an increase in development.
M&S Building on 85 King's Road	85 King's Rd, LONDON, SW3 4NX	0.42	Commercial	Not specified	Not specified	Private	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.
Barlby Road, site opposite the school	Barlby Road, LONDON, W10 5LW	0.14	Open Land	Residential	Not specified	Network Rail	N/A	Fail	N/A	N/A	Falls within the boundary of Kensal Canalside OA and will be developed in line with the SPD. No need to allocate on its own.
Portocabin opposite North Kensington ambulance station	Malton Road, LONDON, W10 6JE	0.01	Office	Residential	Not specified	Private	N/A	Fail	N/A	N/A	The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed.
Bays 17-19 Maxilla Walk	Bay 17 to19, Maxilla Walk, LONDON, W10 6NQ	0.55	Commercial: industrial	Commercial	Not specified	Maxilla City Group	N/A	Fail	N/A	N/A	Extant PP/17/02220 for Establishing a new hub for RBKC's Adult Social Care Services within existing premises and external alterations.
Railway arches opposite Latimer Road Station	Lockton Street, LONDON, W10 6SZ	0.08	Commercial	Commercial	Not specified	TfL	N/A	Fail	N/A	N/A	The site was recently redeveloped and there is no prospect of it being redeveloped again so soon.

Appendix B – Sites coming forward as sites allocations

Site ref	Site	Site area (ha)	Site Identification Source
SA1	Kensal Canalside	15.4	Existing Site Allocation in Local Plan 2019, Opportunity Area in London Plan
SA2	Earl's Court Exhibition Centre	7.43	Existing Site Allocation in Local Plan 2019, Opportunity Area in London Plan
SA3	100/100A West Cromwell Road	1.7	Existing Site Allocation in Local Plan 2019
SA4	Former Territorial Army Site, 245 Warwick Road	0.84	Existing Site Allocation in Local Plan 2019
SA5	Lots Road South	0.5	Existing Site Allocation in Local Plan 2019
SA6	Edenham Way	0.77	Existing Site Allocation in Local Plan 2019
SA7	Chelsea Farmer's Market	0.6	Existing Site Allocation in Local Plan 2019
SA8	Units 1-14 Latimer Road Industrial Estate	0.58	Call for Sites R1 - Issues Consultation, St Quintin and Woodlands Neighbourhood Plan
SA9	Newcombe House	0.5	Call for Sites R1 - Issues Consultation
SA10	Harrington Road Car Park	0.21	Existing Site Allocation in Local Plan 2019
SA11	Emmanuel Kaye Building	0.15	Call for Sites R1 - Issues Consultation
SA12	142A Highlever Road	0.12	Call for Sites R1 - Issues Consultation, St Quintin and Woodlands Neighbourhood Plan
SA13	3-5 Crowthorne Road	0.12	Call for Sites R1 - Issues Consultation, St Quintin and Woodlands Neighbourhood Plan
SA14	Colebrook Court	0.09	Call for Sites R2 - Issues and Options Consultation
SA15	Holland Road Triangle	0.02	Call for Sites R1 - Issues Consultation