

# Local Plan Partial Review Issues and Options Consultation Schedule

November 2015 Issues and Options: Enterprise



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

## Question 4: Hotels

Name	Company / Organisation Name	Q4.1 Option one: The Council should support the creation of new hotels and hotel bed spaces, across the Borough, where they can be shown to support the function of that area.	Option:2 Q4.2 Option two: The Council should allow the loss of hotels and hotel bed spaces to residential uses	Option:3 Q4.3 Option three: The Council should differentiate between Earl's Court Ward and the rest of the Borough.	Comment
Town Planning Services (Chris Green)	Town Planning Services	No comment			Noted
Earl's Court Society (Malcolm Spalding)	Earl's Court Society	Refurbishment and upgrading of existing	Yes- keep hotel uses	Yes – allow change of use hotel to residential on case by case basis but not to provide s106 social housing from developments in other parts of the borough.	<p>Policy CF8 of the Local Plan supports the creation of new hotels in town centres and other accessible locations. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents. In this way hotels can continue to contribute to the Borough's economy.</p> <p>The Council concurs with the views of the consultee with regard the protection of existing hotels. The Borough's stock of hotels contributes to the economy and plays an important part in providing for the tourist stay needs of the capital.</p> <p>The Local Plan resists the loss of hotels within the Earl's Court ward as well as elsewhere in the Borough. This approach reflects the changing nature of the Earl's Court hotels. Whilst in the past a number of these hotels did cause problems to the amenity of the local area, better management has seen a reduction in this conflict.</p>
K&C CHAMBER of COMMERCE (SPALDING)	K&C CHAMBER of COMMERCE	Agreed	Strongly Support In Earl's Court		Policy CF8 of the Local Plan supports the creation of new hotels in town centres and other accessible locations. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents.

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Jo Sherrard		No comment			Noted.
Wentworth Andersen (Mr Biggin)	Wentworth Andersen	yes	It should be possible but best only in exceptional cases		<p>Policy CF8 of the CLP supports the creation of new hotels in town centres and other accessible locations. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents. In this way hotels can continue to contribute to the Borough's economy.</p> <p>Whilst the CLP does not support the loss of hotels or hotel bed spaces in the borough, any proposal which includes such loss will be considered on its merits having regard to any particular characteristic which may merit a diversion from the normal approach.</p>
Gerald Eve LLP (Neil Henderson)	Gerald Eve LLP	This options appears to be amending the Councils current adopted Policy CF5, by suggesting that hotel development can occur throughout the Borough rather than just within (or adjacent to) the principle town centre locations. RBKC town centre locations are already under significant pressure to accommodate a range of uses. On this basis, the Estate would support a policy approach which seeks to allow new hotel accommodation outside of town centres provided any proposals do not harm the amenity of surrounding existing land uses.	<p>The Core Strategy states that tourism is one of the Borough's key economic drivers and in 2008, it was estimated that some £3.1billion was spent by tourists in the Borough with approximately half of this being spent in the Borough's shops. The provision of hotels therefore contributes significantly to the Borough's economy and its reputation as a world class tourist destination. It is for this reason that Policy CF8 of the Core Strategy positively supports the protection and upgrading of existing hotels</p> <p>While there is a clear need for new housing in the Borough, there is also a need to balance this requirement with a range of other land uses that allow for a balanced and mixed community. Hotels not only provide for a range of accommodation for visitors and tourists but their consequential affect is to encourage and increase inward investment through tourism as well as job creation.</p>	The Estate has no property holdings in the Earls Court area and is therefore not qualified to comment on this matter	<p>As a town centre use, a new hotel should be directed to a town centre, or to another accessible area. The Council also supports new hotels within the Earl's Curt Strategic Site. Hotels outside of these areas will be considered on their merits.</p> <p>The Council concurs with the consultee in recognising that without policy protection, the Borough would be likely to see a dramatic reduction in its stock of hotels. This would be a reflection of the differential in values rather than any weakness inherent in the hotel sector. The loss of hotels would be regrettable for the local and the wider economy, and in allowing the Borough to play a full part in meeting for the tourist needs of those visiting the capital. Loss will make it difficult for the Borough to seek to meet its target as set out within the GLA's report of 2013 (Understanding the demand and supply of visitor accommodation in London to 2036) of 2,700 additional rooms to 2036.</p>

			Given current residential values, there is no doubt that such a policy approach would decimate the hotel accommodation supply in the Borough for generations to come.		There is a need for additional housing. The Council is however meeting its five year supply and as such there is no need to plunder all other land uses to meet its target.
			<p>The supporting text within the consultation document to this option identifies that this approach may result in an increase in housing creation and, consequently affordable housing. The reality is that, with a clear policy basis allowing the loss of hotels, the value of hotel sites will rise significantly to equate to residential development site values. This in turn is likely to significantly erode the potential for such developments to subsidise either physical or financial contributions towards affordable housing.</p> <p>Cadogan would strongly oppose the introduction of a policy approach of this nature</p>		
Kerry Davis-Head		Each area to be looked at separately	Not necessarily if this would increase the traffic generation in the area and require more infrastructure, schools, nurseries, parking, bus routes etc	yes.	<p>The impact of new hotels on traffic generation etc. will depend on the scale and nature of the hotel. Directing new hotels to town centres and other highly accessible locations should minimise this impact.</p> <p>Conversely the Council also recognises that the creation of new residential units (be this at the expense of hotels or other land uses) will also have an impact upon the area's infrastructure. This impact will be fully assessed using the rest of the policies within the Local Plan.</p> <p>The Local Plan resists the loss of hotels within the Earl's Court ward as well as elsewhere in the Borough. This approach reflects the changing nature of the Earl's Court hotels. Whilst in the past a number of these hotels did cause problems to the amenity of the local area, better management has seen a reduction in this conflict.</p>
Cremorne Residents' Association of Lots Village (Davis-Head)	Cremorne Residents' Association of Lots Village	Not necessarily, all applications should have full consultation and be regarded as a 'major development' and this includes pubs with bed spaces (be it for staff or guests)	Yes, Earls Court combines different boroughs and the redevelopment is massive, but the impact on the rest of the borough should be carefully considered	The Council should differentiate between Earl's Court Ward and the rest of the Borough.	The impact of a new hotels on traffic generation etc. will depend on the scale and nature of the hotel. Directing new hotels to town centres and other highly accessible locations should minimise this impact.

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333 Latimer road (Corrett)	333 Latimer road	Yes	No comment		<p>Policy CF8 of the Local Plan supports the creation of new hotels in town centres and other accessible locations. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents. In this way hotels can continue to contribute to the Borough's economy.</p>
N/A (Laura Michaud)	N/A	agree		agree	<p>Policy CF8 of the Local Pla supports the creation of new hotels in town centres and other accessible locations. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents. In this way hotels can continue to contribute to the Borough's economy.</p> <p>The ocal Plan resists the loss of hotels within the Earl's Court ward as well as elsewhere in the Borough. This approach reflects the changing nature of the Earl's Court hotels. Whilst in the past a number of these hotels did cause problems to the amenity of the local area, better management has seen a reduction in this conflict.</p>
Kensington Society (Michael Bach)	Kensington Society	The Society supports the location of hotels in or close to town centres and close to main underground stations.	<p>The Society supports the retention of hotels throughout the Borough</p> <p>The Society does not agree with this option – examples such as the two major hotels lost in De Vere Gardens, totalling 365 bedrooms, is a major loss to the local economy compared with the development of super-prime investment housing which does not meet housing need</p>	The Society does not consider that any exception should be made. If there is an "escape clause" in the policy hotels will defer maintenance and investment in the hope of getting a change of use. As with offices, taking a firm and consistent line will encourage investment in improvements.	<p>Policy CF8 of the Local Plan supports the creation of new hotels in town centres, other accessible locations and the Earl's Court Opportunity Area. It also supports the refurbishment and upgrading of existing hotels where this doesn't harm the amenity of neighbouring residents.</p> <p>The Council concurs with the views of the consultee with regard the protection of existing hotels. The Borough's stock of hotels contributes to the economy and plays an</p>

					<p>important part in proving for the tourist stay needs of the capital.</p> <p>The Local Plan resists the loss of hotels within the Earl's Court ward as well as elsewhere in the Borough. This approach reflects the changing nature of the Earl's Court hotels. Whilst in the past a number of these hotels did cause problems to the amenity of the local area, better management has seen a reduction in this conflict.</p>
<p>Clr Marshall (2016)</p>		<p>On hotels, we need to avoid being too rigid on conversions as there are still many 'Earls Court' style hotels scattered throughout the Borough which in my view serve to detract from the character of the streets in which they reside and add little in terms of high quality hotel capacity. I am thinking for example of the western side of Courtfield which is adjacent to Earls Court and shares some of its characteristics. Are we able to add to the policy something more qualitative (much as we do in relation to architecture) that recognises the positive/negative contribution a hotel makes to its locality</p>			<p>Whilst the Local Plan does not support the loss of hotels or hotel bed spaces in the borough, any proposal which includes such loss will be considered on its merits having regard to any particular characteristic which may merit a diversion from the normal approach.</p>
<p>Jane Heffron (2016)</p>		<p>No</p>	<p>Yes</p>	<p>This question is unclear to me but the redevelopment at Earl's Court does present an opportunity to consolidate commercial/business/hotel accommodation away from residential areas, which may make sense.</p>	<p>Support for the creation of new hotels in the Earl's Court Opportunity Area noted.</p>