

By email 9 February 2018
Nicholas Beytes

Summary

There is firm demand for B1, B2 and *sui generis* uses which could be more clearly recognized in the Plan that is the situation, for the benefit of residents, businesses, and the wider reputation of Kensington and Chelsea as an interesting and creative area. Refer also please to the item dated 16 March 2017.

Nicholas Beytes
09/02/18

1. There is firm demand for B1 and *sui generis* uses in Kensington and Chelsea, Among the evidence for the assertion is the Article 4 Direction issues in 2016 to help retain the uses. It is an example of Town Planning in use to protect and develop an area.
2. It is a controversial issue among Town Planners about whether motor car repair garages are B1 which are unobtrusive in use in a residential area and B2 which are noticeable and intrusive when in use in a residential area. Some garages in K & C classified as B1 are intrusive in a residential area. The evidence is power tools in use in the garage can be heard when they are in use, in neighbouring homes 20m metres or more away.. There is a car washing unit. The evidenced of disruption is water from the car washing unit covers half the road way outside the unit. Spray from the unit makes it unrealistic for passers by to go close to the unit without getting sprayed when the car wash is in use which appears to be almost ever working day. The passers by include residents in the street and other people visiting homes in the street. The reference is not a complaint. The reference is to suggest there is an ambiguity between B1 and B2. The Plan could support built B1 which would eliminate the issue. In a garage in Sloane Avenue the arrangements work well.
3. In reference to 1 and 2 above it is suggested the Plan should include proposals to support the introduction of purpose built *sui generis* uses and B1 garage use which is non intrusive.uses. in prospective new. buildings. In South Kensington the Iranian Site It is designated for residential development. It is proposed B1 and *sui generis* uses to be included in the site, which is one of the biggest development sites in South Kensington. between South Kensington Station and Earls Court Station. There is the prospect of other large development sites in and around the area.. The B1 and *sui generis* uses to support residences should be given priority before increasing the number residences. The shortage of B1 and *sui generis* uses is reported to be influenced by the high land prices in the area.
4. It is reported by Westminster City Council and other commentators that the loss of B1 work space and live/work space in inner London is detrimental to West London including Kensington and Chelsea. It is said the creative industries, which have for generations been housed in Kensington, Chelsea and Westminster like the low cost

and exciting atmosphere in UK of Shoreditch, Hackney and Hoxton and abroad, Berlin, Barcelona and Paris.

5. It is suggested B1 and *sui generis* uses should be clearly included in the LPPR so they become part of the plan for Kensington and Chelsea.

6. The Iranian site between South Kensington and Gloucester Road underground stations is a potential site. The point the site has been designated residential should not preclude changes to the designation so part of it can be used for other uses, such as B1

7. The Iranian Site appears to be suitable for B1 Light industrial, D1 Community Space and A2 Professional Services. The comment is based on the variety of commercial, residential and other uses in the area including A1, A2, A3, C3 and *sui generis* as can be observed on inspection of the area. These point do not preclude the main body of the site being developed as a residential area, if this is what is desired to benefit residents and businesses.

8. It is suggested the existing allocation of the Iranian Site should not in itself prevent the above developments as part of the site unless there is a strong case to prevent them. As far as we are aware, no one has suggested such a case exists. In these circumstances should B1 and certain *sui generis* use be incorporated into the plan for redevelopment of the Iranian site?

Email of March 16, 2017

**Local Plan Partial Review (LPPR) - Publication Policies - Consultation
Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)**

Dear Sirs

I would like to suggest further encouragement is given in Kensington and Chelsea not just to purpose built social housing, as significant as it is, but also to purpose built:

1. Car repair garage space which is non intrusive.
2. Purpose built live/work space which encourages arts and IT
3. Purpose built small commercial spaces to support small businesses.

An example of a non intrusive car repair garage is in Sloane Avenue. Examples of clusters of attractive live/work studios which have existed for more than one hundred years can be found between Fulham Road and the River Thames. Small commercial spaces can be found in mews and other places. For example, the many small medical units behind the Cromwell Hospital in Pennant Mews, W8.

The developments of 1 to 3 could form part of the development of a site, For example they could form a useful part of the development of the Iranian Site that overlooks Reece Mews on one side of it and it is at the junction of Harringron Road SW7 and Queens Gate SW7,

The Iranian Site features in Chapter 13 of the Local Plan.

Your sincerely

Nicholas Beyts