

Summary: Proof of Evidence - Heritage

Redevelopment at Newcombe House, 45
Notting Hill Gate, 39-41 Notting Hill Gate &
161-237 Kensington Church Street, Royal
Borough of Kensington and Chelsea

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**Local Planning Authority Reference: PP/17/05782 (RBKC)
& GLA/3109 (GLA)**

PINS Reference: APP/G6100/V/19/3225884

1. Summary

- 1.1 My Proof of Evidence identifies the relevant built heritage considerations for the determination of this application. These relate to the direct and or indirect impacts of the proposed development on Site on the particular significance of the identified designated heritage assets, and change to part of their respective settings and views as elements of that setting.
- 1.2 The designated heritage assets I have identified for consideration in my Evidence in relation to the impacts of the proposed development on their significance are listed in **Table 1.1** below. This list has been prepared in the absence of an agreed Statement of Common Ground (SoCG) at the time of preparation of my Evidence. This list is informed by the outcomes of previous application and current application processes / submission documents, and also my own independent and objective analysis informed by desktop and subsequent site survey. Some of these assets have been grouped together for the purposes of this report due to historical or functional association, or close similarities in their location, building type, style, use and / or age, as appropriate.

Table 1.1: Heritage Assets

Name	Grade	LPA Area
Pembridge Conservation Area	N/A	RBKC
Ladbroke Conservation Area	N/A	RBKC
Kensington Conservation Area	N/A	RBKC
Kensington Palace Conservation Area	N/A	RBKC
Royal Parks Conservation Area	N/A	WCC ¹
Listed Building, Notting Hill Gate Underground Station	Grade II	RBKC
Listed Building, Gate Cinema	Grade II	RBKC
Listed Building, Coronet Cinema	Grade II	RBKC
Listed Building, 23 Kensington Place	Grade II	RBKC
Listed Building Grouping; 128, 132-4, 136 & 138 Kensington Church Street	All Grade II	RBKC
Listed Building, Mall Chambers	Grade II	RBKC
Listed Building, Second Church of Christ Scientist	Grade II	RBKC
Listed Building Grouping; Kensington Palace Gardens	Either Grade II or II*	RBKC
Listed Building, Entrance Arch from Linden Gardens	Grade II	RBKC
Listed Building Groupings; 1-34 Pembridge Gardens, all	All Grade II	RBKC

¹ City of Westminster or Westminster City Council

Grade II & Pembridge Square		
Listed Building, Kensington Temple	Grade II	RBKC
Listed Building, Cabman's Shelter to Centre Ground	Grade II	RBKC
Listed Building, Church of St Peter	Grade II*	RBKC
Listed Building, Kensington Palace	Grade I	RBKC
Registered Park and Garden, Kensington Gardens		
	Grade I	RBKC & WCC

- 1.3 My Evidence includes a proportionate analysis of the baseline conditions in relation to these heritage assets. This is my assessment of the significance of each of the identified designated heritage assets and, where appropriate, a description of the contribution of the setting (and views as elements of that setting) of each asset (including the Site) to that significance. This work is based on review of existing published information, desktop and archival research, and my own on-site visual survey. This work is undertaken in accordance with best practice guidance and advice as established by DCMS and Historic England, and meets the requirements of paragraphs 189-190 of the Framework.
- 1.4 My approach to the assessment of the impacts of the proposed development on Site on the significance of each of the heritage assets is consistent with relevant best practice / advice regarding decision-taking for development within the historic environment² and assessing the impact of change in the setting of heritage assets³. Due consideration has been given to the statutory duties of the Planning Act 1990, national planning policy and guidance of the Framework and PPG, and local planning policy, and other guidance and advice, all relevant to the proposed development on Site.
- 1.5 My Evidence describes that the proposed development would cause a minor degree of harm to the understanding and or appreciation of the significance of a number of designated heritage assets within the surrounding area of the Site. Such impacts would be indirect and only would affect the character of part of the setting of the identified heritage assets. In summary, the assets that would be impacted in this way include: the Conservation Areas Pembridge, Ladbroke, Kensington Palace and Royal Parks; Listed Building Kensington Palace and part of the Listed Building groups at Kensington Palace Gardens (nos. 18-19 and 20) and Pembridge Gardens (nos. 1-5 and 7); and, the Registered Park and Garden Kensington Gardens. Any such minor harm to heritage significance would be 'less than substantial' in magnitude for the purposes of the Framework, and also at very lower or lowest end within that scale in each case.
- 1.6 In overall terms any such minor and 'less than substantial' harm caused to the significance of designated heritage assets should be considered against the public benefits delivered by the application development as a whole, in accordance with the

² Historic England: Managing Significance in Decision-Taking in the Historic Environment (Historic Environment Good Practice Advice in Planning 2) 2015

³ Historic England: The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning 3) (2nd Edition) 2017

requirements of paragraph 196 of the Framework and when read as a whole, and also in light of the relevant overarching statutory duty of the Planning Act 1990.

- 1.7 Accordingly, the Proof of Evidence by Mr Richard Green, also prepared on behalf of the Mayor, provides a full assessment of all relevant planning considerations for this Site and the proposed development as a whole, including the overall planning balance in relation to the competing harms and benefits of the application. It is concluded by Mr Green that any 'less than substantial' harm to the significance of the identified heritage assets would be significantly and demonstrably outweighed by the wider public benefits offered by the scheme. This provides clear and convincing justification for any such harm to heritage significance.
- 1.8 My Evidence also identifies that the application scheme has the potential to enhance or better reveal the significance of heritage assets. These are 'heritage benefits', as defined by PPG, and should be regarded as public benefits for the purposes of the Framework, and should also be considered favourably as part of the wider planning balance.

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