



APPENDIX 1

PLANNING HISTORY

PLANNING HISTORY

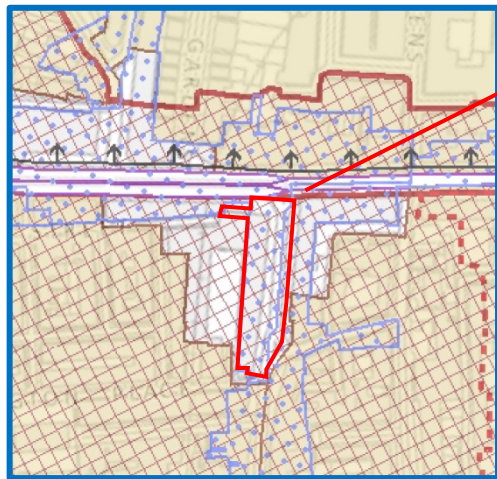
Reference	Address	Description	Status
LB/19/03662	Notting Hill Gate Underground Station, Notting Hill Gate, LONDON, W11 3HT	Construction of new wall adjacent to wall of listed station building; associated flashing and rainwater collection guttering attached to listed wall. Creation of step free access safeguarding zone between platform level and ticket hall level involving construction of walls abutting existing listed station building wall	Awaiting decision
PP/15/07602 APP/K5600/W/16/3149585	Newcombe House, 45 Notting Hill Gate, 39-41 Notting Hill Gate and 161 – 237 (odd) Kensington Church Street, London	Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works	Appeal dismissed 12.06.2017
PP/15/06060	Car Park Rear of Newcombe House	Continued of use of part of car park to hold Farmers Market every Saturday with trading hours 9am - 1pm, set up from 7am and breakdown completed by 2pm, for further period of 3 years.	Granted 06.06.2016
LB/16/00466	Newcombe House, 45 Notting Hill Gate, 39-41 Notting Hill Gate and 161 – 237 (odd) Kensington Church Street, London	Construction of new wall adjacent to wall of listed station building; associated flashing and rainwater collection guttering attached to listed wall. Creation of step free access safeguarding zone between platform level and ticket hall level involving construction of walls abutting existing listed station building wall	Approved 29.04.15

Reference	Address	Description	Status
EIA/15/03306	Newcombe House and 161-237 Kensington Church St	Request for a Screening Opinion	Decided 16.06.15 Not EIA Development
-	Newcombe House and 161-237 Kensington Church St	Request for a Screening Opinion	Decided 12.12.13 Not EIA Development
PP/12/02250	Car Park Rear of Newcombe House	Change of Use of part of car park to continue to hold Farmers Market every Saturday	Approved 17.09.12
PP/10/01829	Second Floor Newcombe House	Change of use of second floor from Class B1 (Office) to Class D1 (Education) [Personal to David Game House and shall not endure for the benefit of the land]	Approved 09.08.10
PP/10/00728	Notting Hill Gate	Temporary installation of fibreglass elephants	Approved 28.04.10
PP/09/00877	Car Park Rear of Newcombe House	Change of Use of part of car park to continue to hold Farmers Market every Saturday	Approved 25.06.15
PP/07/01915	225 Kensington Church Street	Change of use for a temporary period of 3 years from retail (Use Class A1) to site offices (Use Class B1) in connection with the Notting Hill Gate Station modernization	Approved 06.09.15

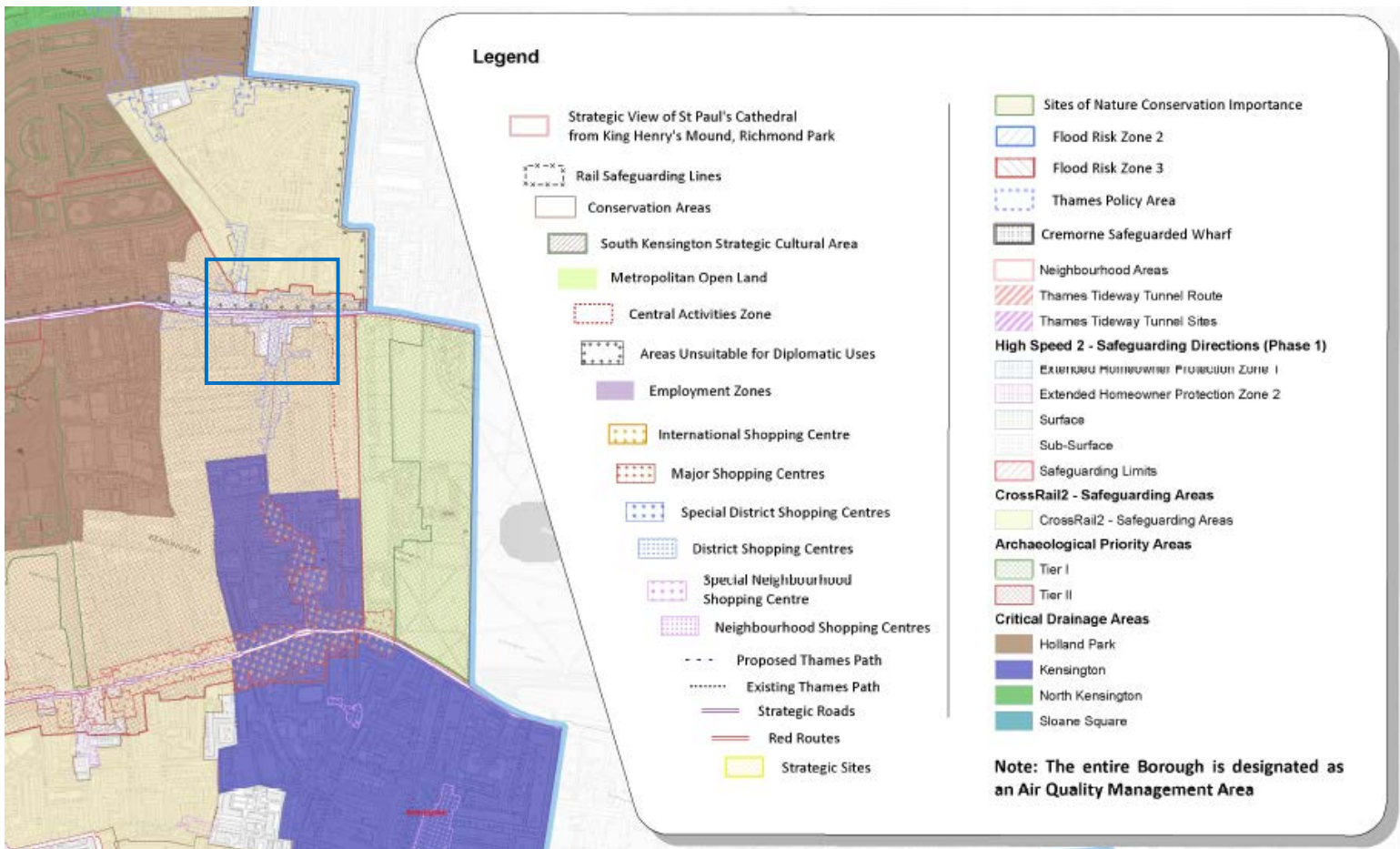


APPENDIX 2

RLP PROPOSALS MAP



Application Site



APPENDIX 3

GLA CONDITIONS TABLE

1. Time limit

This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Approved plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site location plans

P-SITE-AA(0-)001 A

P-SITE-AA(0-)002 A

Proposed floorplans

P-SITE-AA(0-)011 A

P-SITE-AA(0-)021 A

P-SITE-AA(0-)100 A

P-SITE-AA(0-)101 A

P-SITE-AA(0-)102 A

P-SITE-AA(0-)103 A

P-SITE-AA(0-)104 A

P-SITE-AA(0-)105 A

P-SITE-AA(0-)114

P-SITE-AA(0-)106 A

P-SITE-AA(0-)107 A

P-SITE-AA(0-)108 A

P-SITE-AA(0-)109 A

P-SITE-AA(0-)110 A

P-SITE-AA(0-)111 A

P-SITE-AA(0-)112 A

P-SITE-AA(0-)113 A

Proposed site sections

P-SITE-AA(0-)201 A

P-SITE-AA(0-)202 A

P-SITE-AA(0-)203 A

P-SITE-AA(0-)204 A

P-SITE-AA(0-)205 A

P-SITE-AA(0-)206 A

Proposed elevations

P-SITE-AA(0-)301 A

P-SITE-AA(0-)302 A

P-SITE-AA(0-)303 A

P-SITE-AA(0-)304 A

Individual buildings

P-KCS1-AA(0-)100 A

P-KCS1-AA(0-)101 A

P-KCS1-AA(0-)102 A

P-KCS1-AA(0-)201 A

P-KCS1-AA(0-)202 A

P-KCS1-AA(0-)203

P-KCS1-AA(0-)301 A

P-KCS1-AA(0-)302 A

P-KCS1-AA(0-)303 A

P-KCS2-AA(0-)100 A

P-KCS2-AA(0-)101 A
 P-KCS2-AA(0-)102 A
 P-KCS2-AA(0-)201 A
 P-KCS2-AA(0-)301 A
 P-KCS2-AA(0-)302 A
 P-KCS2-AA(0-)303 A
 P-WPB1-AA(0-)100 A
 P-WPB1-AA(0-)101 A
 P-WPB1-AA(0-)301 A
 P-WPB1-AA(0-)302 A
 P-WPB2-AA(0-)100 A
 P-WPB2-AA(0-)101 A
 P-WPB2-AA(0-)102 A
 P-WPB2-AA(0-)200 A
 P-WPB2-AA(0-)201 A
 P-WPB2-AA(0-)300 A
 P-WPB2-AA(0-)301 A
 P-WPB3-AA(0-)301
 P-WPB3-AA(0-)302
 P-CB-AA(0-)011 A
 P-CB-AA(0-)100 A
 P-CB-AA(0-)101 A
 P-CB-AA(0-)102 A
 P-CB-AA(0-)103 A
 P-CB-AA(0-)104 A
 P-CB-AA(0-)105 A
 P-CB-AA(0-)111
 P-CB-AA(0-)112
 P-CB-AA(0-)106 A
 P-CB-AA(0-)107 A
 P-CB-AA(0-)108 A
 P-CB-AA(0-)109 A
 P-CB-AA(0-)110 A
 P-CB-AA(0-)201 A
 P-CB-AA(0-)202 A
 P-CB-AA(0-)203
 P-CB-AA(0-)301 A
 P-CB-AA(0-)302 A
 P-CB-AA(0-)303 A
 P-CB-AA(0-)304 A
 P-CB-AA(4-)400 A
 P-CB-AA(4-)401 A
 P-CB-AA(4-)402 A
 P-KCS1-AA(4-)400 A
 P-KCS1-AA(4-)401 A
 P-KCS1-AA(4-)402 A
 P-KCS1-AA(4-)403 A
 P-WPB2-AA(4-)400 A
 P-WPB2-AA(4-)401 A

Demolition Plans

ARP-S-B1-ML-GA-8001/ P1
 ARP-S-ZZ-ML-SX-8002/ P1
 ARP-S-ZZ-ML-SX-8003/ P1
 ARP-S-ZZ-ML-SX-8004/ P1
 ARP-S-ZZ-ML-SX-8005/ P1
 ARP-S-ZZ-ML-SX-8006/ P1
 ARP-S-ZZ-ML-SX-8007/ P1
 ARP-S-ZZ-ML-SX-8009/ P1

Landscape Plans

0586.SK12

0586.SK13
 0586.SK14
 0586.SK15
 0586.SK16 B
 0586.SK17 A
 0586.SK18
 0586.SK19
 0586.SK20
 0586.SK21
 0586.SK22
 0586.SK23

Supporting Documents – for information purposes

Planning application form and certificates
 Cover Letter
 CIL Additional Information Form
 Design and Access statement (and Addendum)
 Demolition Plans
 Access Statement
 Statement of Community Involvement
 Updated Financial Viability Assessment
 Revised Daylight, Sunlight and Overshadowing Report
 Technical Report Summary – Addenda to Planning Submission
 Fire Safety Strategy (and Addendum)
 Pedestrian level Wind Microclimate Assessment (and Addendum)
 Archaeological Desk Based Assessment
 Flood Risk Statement
 Drainage Statement
 Historic Buildings and Conservation Areas Assessment
 Energy Strategy (and Addendum)
 Transport Assessment (and Addendum)
 Landscape Strategy (and Addendum)
 Basement Construction Method Statement
 Delivery Servicing Plan
 Interim Workplace Travel Plan
 Interim Residential Travel Plan
 Bat Survey Report and Initial Ecological Appraisal
 Townscape and Visual Impact Assessment (and Addendum)
 Revised Air Quality Report
 Sustainability Statement (and Addendum)
 Planning Statement (and Addendum)
 Archaeological Evaluation
 Construction Traffic Management Plan
 Environmental Noise and Vibration Strategy (and Addendum)
 MEP Servicing Strategy
 Cumulative Effects Assessment (and Addendum)

Reason – *For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with policies CV16, CL1 and CL2 of the Kensington and Chelsea Revised Local Plan and Policy 1.1 of the London Plan*

3. Detailed drawings, external materials and balcony screens

Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

- a. details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas including details of change in elevational treatment shall have been submitted to and approved in writing by the Local Planning Authority; and

- b. sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority.
- c. details of the following features and elements of the scheme must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:
 - i. Brick bonding and brick and cladding detailing (annotated plans at a scale of not less than 1 :20 unless otherwise agreed in writing with the Local Planning Authority).
 - ii. External windows, balconies, winter gardens, doors, screens, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - iii. Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1 :20 unless otherwise agreed in writing with the Local Planning Authority).
 - iv. Rainwater goods (annotated plans at a scale of not less than 1: 10 unless otherwise agreed in writing with the Local Planning Authority).
 - v. external plant
 - vi. Shop fronts, entrances and openings (annotated plans at a scale of not less than 1 :20 unless otherwise agreed in writing with the Local Planning Authority).

The development shall be implemented in full accordance with the approved details prior to the first occupation of the development hereby approved and thereafter be retained.

Reason: *To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CL1 and CL2 of the Kensington and Chelsea Revised Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.*

4. **Building and Site Management**

Prior to the first occupation of the development a Management Strategy for the building and site shall be submitted to and approved in writing by the Local Planning Authority.

The strategy should include:

- a. Details of security measures including location of security / concierge office, location and details of CCTV;
- b. Details regarding the receipt, management and distribution of post, parcels, supermarket and other deliveries to the residential units;
- c. Different controlled areas of the development and details of those who will have access to each of the identified zones;
- d. Points of access and how access will be controlled;
- e. Confirmation of disabled access arrangements;
- f. Refuse and Recycling Storage and Collection; and
- g. Measures and procedures to prevent and deal with antisocial behaviour and crime.

The site shall be managed in accordance with the approved strategy for the life of the development or as otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm is appropriately safeguarded and that that access is*

maintained for disabled people and people with pushchairs, in accordance with policies 3.1, 3.8, 3.16, 7.2, 7.3, 7.5 and 7.8 of the adopted London Plan and Kensington and Chelsea Revised Local Plan Policy CL2.

5. Drainage Strategy

The wording of the condition is still to be agreed between the Applicant, GLA and Council

6. Implementation of drainage design

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: *To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies 5.12 and 5.13) along with associated guidance to these policies and Kensington and Chelsea Revised Local Plan Policy CE2.*

7. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development above ground floor slab level.

The detailed plan shall include the following details:

- a. The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b. The location, species and sizes of proposed trees and tree pit design
- c. Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d. Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e. Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- f. Street furniture, including type, materials and manufacturer's spec if appropriate;
- g. Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- h. Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- i. A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- j. A wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/ planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two-year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: *In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Policies CL1 and CL2 of the Kensington and Chelsea Revised Local Plan.*

8. Cycle parking

Details of the secure/enclosed cycle parking spaces for the residential units, visitors' spaces and spaces for the commercial/retail tenants, including their location and type of storage, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to occupation of the relevant building, and maintained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority

Reason: *To ensure satisfactory provision of cycle storage facilities, in accordance with Policies CT1 and CR4 of the Kensington and Chelsea Revised Local Plan and Policy 6.9 of the London Plan.*

9. Office Travel Plan

Prior to the first occupation of any office accommodation, an office travel plan shall be submitted to and approved in writing by the Local Planning Authority. The office use shall be carried out in accordance with the approved travel plan.

Reason: *To ensure the end use would have an acceptable impact on local traffic and parking and to comply with policy CT1 of the Kensington and Chelsea Revised Local Plan.*

10. No Vehicles in the Public Square

The public square hereby approved shall be accessible only to emergency vehicles, vehicles required for maintenance of the development, and vehicles necessary for the set-up and breakdown of events within the public square. It shall not be used by any other vehicles.

Reason: *To ensure the provision of highest possible public space and to comply with policies CR3, CR7 and CT1 of the Kensington and Chelsea Revised Local Plan.*

11. Noise fixed plant

Any fixed external plant shall be designed and installed to ensure that noise emanating from such plant is at least 10 dB below the background noise levels when measured from the nearest sensitive receptors. All plant shall be installed in accordance with the approved plans. No further fans, louvres, ducts or other external plant shall be installed without the written prior approval of the Local Planning Authority.

Reason: *to protect the amenities of existing and future residents and ensure that the development provides a high-quality design in accordance with Policies CL1, CL2 and CE6 of the Kensington and Chelsea Revised Local Plan and Policy 3.5 of the London Plan.*

12. Noise, vibration and internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- a. The approved residential units are insulated against external noise which achieves internal noise levels which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- b. The approved residential units are insulated by noise insulation measures of the A 1-A3, B1 and 01 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and

shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the residential units and thereafter retained.

Reason: *To protect the amenities and health of the occupiers of the building(s), in accordance with Policies CL5 and CH2 of the Kensington and Chelsea Revised Local Plan and London Plan Policies 7.14 and 7.15.*

13. External lighting and security

Notwithstanding the plans hereby approved, details of

- a. CCTV;
- b. General external lighting;
- c. Security lighting;
- d. Access control measures for residential core entrance; and
- e. Secured by Design accreditation measures and counter terrorism measures;

on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details will also include an assessment of the impact of any such lighting on the surrounding residential environment.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: *To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the development in accordance with policies 7.3, 7.4, 7.6 and 7.19 of the London Plan and Policies CL1, CL2, CL5, CR3, CR4 and CR5 of the Kensington and Chelsea Revised Local Plan..*

14. Sustainability standards for non-residential uses

The development shall achieve an 'Excellent' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell/Shell and Core stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.

- a. Within 6 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Interim (Design Stage) Certificate, issued by the Building Research Establishment

(BRE), must be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.

- b. Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the developer, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
- c. Prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
- d. Within 6 months of first occupation, unless otherwise agreed in writing, a BREEAM A Refurbishment and Fit-out 2014 Parts 3 and 4 Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: *In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7 and Kensington and Chelsea Revised Local Plan Policies CE1.*

15. **Compliance with energy strategy**

The development shall be built in accordance with the Energy Strategy approved by the Local Planning Authority, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013.

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy unless otherwise agreed by the Local Planning Authority in writing.

Reason: *In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, and Kensington and Chelsea Revised Local Plan Policy CE1.*

16. **Accessible and adaptable dwellings**

A minimum of 10% of all dwellings shall be built to requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations.

Reason: *To ensure a socially inclusive and sustainable development in accordance with Kensington and Chelsea Revised Local Plan Policy CH3 and Policies 3.8 and 7.2 of the London Plan.*

17. Wind Mitigation

The mitigation measures identified in section 33 of the 'Pedestrian Level Wind Microclimate Assessment' by RWDI dated 6 September 2017 shall be implemented in full prior to the first occupation of the development and thereafter retained.

Reason - *To ensure a high quality outdoor public space around the site and ensure compliance with Policies CR3 and CR4 of the Kensington and Chelsea Revised Local Plan and London Plan Policy 7.7.*

18. Air Quality

Prior to the occupation of any residential unit, details of ventilation designed to supply air into the residential units shall be submitted to and approved, in writing, by the Local Planning Authority. The system shall be so maintained in accordance with the submitted details. The ventilation system must be designed to supply clean air which does not exceed the national Air Quality Objectives for Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) into residential units.

The details must demonstrate that:

- a. the overall efficiency of the system at least meets the details set out in the energy strategy; and
- b. the proposed system will provide sufficient ventilation air for all habitable the nursery and other publicly accessible areas.

Reason: *To ensure that the development meets the requirements of London Plan Policies 5.2 and 7.14 and Kensington and Chelsea Revised Local Plan Policy CE5.*

19. Air Quality CHP

Prior to the occupation of the development the applicant must provide details of tests undertaken on the installed boiler and CHP systems for the approval of the Local Planning Authority. The tests must demonstrate that the installed boiler and CHP systems meet, or exceed, the emissions rates and other parameters set out in the Air Quality Assessment.

The development shall not be occupied until these details have been approved, in writing, by the local planning authority.

Reason: *To ensure that the development is undertaken in accordance with the application details provided and meets the requirements of London Plan Policy 7.14 and Kensington and Chelsea Revised Local Plan Policy CE5.*

20. Non Road Mobile Machinery

All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall meet at least Stage IIIA of EU Directive 97 /68/EC (as amended) if in use before 1 September 2020 or Stage 1118 of the directive if in use on 1 September 2020 or later.

If NRMM meeting the relevant Stage in paragraph 1 above is not available the requirement may be met using the following techniques:

- Reorganisation of NRMM fleet
- Replacing equipment (with new or second hand equipment which meets the policy)
- Retrofit abatement technologies
- Re-engineering

This is subject to the local planning authority's prior written consent.

If **NRMM** meeting the policy in the paragraph above is not available every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. This is subject to the local planning authority's prior written consent.

Unless it complies with the above standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality in accordance with London Plan policies 5.3 and 7.14 and Kensington and Chelsea Revised Local Plan Policy CE5.

21. Biodiversity enhancement plan

Prior to occupation, details of the ecological enhancements as outlined in the Bat Survey Report and Initial Ecological Appraisal, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of the relevant building. The approved provisions shall be implemented in full and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and Kensington and Chelsea Revised Local Plan Policy CR5, CR6 and CE4.

22. Open space and landscaping management and maintenance plan

An open space and landscaping management plan, setting out a maintenance schedule for all landscaped areas (public and private) shall be submitted to the Local Planning Authority for approval prior to occupation of development. The landscaping shall be maintained in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Kensington and Chelsea Revised Local Plan Policy CR5 and CR6.

23. Land contamination

Prior to commencement of works (excluding site investigations and demolition):

- a. A contaminated land Phase 1 desk study report shall be submitted to, and approved in writing by the Local Planning Authority. Should the Phase 1 report, recommend that a Phase 2 site investigation is required, then this shall be carried out and submitted to, and approved in writing by the Local Planning Authority. The site shall be investigated by a competent person to identify the extent and nature of contamination. The report should include a tiered risk assessment of the contamination based on the proposed end use of the site. Additional investigation may be required where it is deemed necessary; and
- b. If required a scheme for decontamination of the site shall be submitted to the Local Planning Authority, for written approval. The scheme shall account for any comments by the Local Planning Authority before the development hereby permitted is first occupied.

During the course of the development:

- c. The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination, and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of the development continues.

Before the development is first brought into use:

- d. The agreed scheme for decontamination referred to in clauses b) and c) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval

Reason: *For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Kensington and Chelsea Revised Local Plan Policy CE7 and London Plan Policy 5.21.*

24. **Protection of trees during construction**

No development shall commence until full particulars of the methods by which the retained street trees adjacent to the site on Kensington Church Street are to be protected during site preparation, demolition, construction, landscaping, and other operations on the site including erection of hoardings, site cabins, or other temporary structures, have been submitted to and approved in writing by the local planning authority and the development shall be carried out only in accordance with the details so approved.

Reason: *To ensure that the trees are adequately protected, to safeguard their contribution to the appearance and amenity of the area and accord with policies of the development plan, in particular Kensington and Chelsea Revised Local Plan Policy CR6.*

25. **Piling**

No piling work shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: *the proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.*

26. **Piling - LUL Infrastructure Protection**

No development shall commence until a detailed method statement which accommodates the location of the existing London Underground structures has been agreed with London Underground limited and has then been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of all foundations, basement and ground floor structures and any other structures below ground level, including piling (temporary and permanent). The development thereafter shall be carried out in accordance with the approved design and method statements.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure in accordance with London Plan Policy 3C.4 and 'Land for Transport Functions' Supplementary Planning Guidance. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

27.

Demolition environmental management and logistics plan

The development shall not commence until a demolition management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The demolition works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the, logistics and management of all works associated with the demolition phase and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction logistics Plan Guidance. The plans should include:

- a. Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b. The parking of vehicles of site operatives and visitors;
- c. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- d. Wheel washing facilities;
- e. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- f. Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent highways through the construction period;
- g. Any means of protection of services such as pipes and water mains within adjacent highways;
- h. Measures to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of building plants and materials and similar demolition/construction activities;
- i. Measures to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- j. Location of workers' conveniences (e.g. temporary toilets);
- k. Ingress and egress to and from the site for construction vehicles;
- l. Proposed numbers and timings of truck movements throughout the day and the proposed routes;
- m. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- n. Details of the mitigation for dust and emissions as well as methodology for monitoring during construction;
- o. Measures to minimise disruption to neighbouring and adjoining residential and commercial occupiers.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and

to prevent or reduce air pollution during demolition in accordance with Kensington and Chelsea Revised Local Plan Policies CE3, CE5, CE6, and CL5 and London Plan Policies 6.14 and 7.14.

28. Construction environmental management and logistics plan

The development shall not commence until a construction management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The construction works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the construction, logistics and management of all works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction logistics Plan Guidance. The plans should include:

- a. Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b. The parking of vehicles of site operatives and visitors;
- c. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- d. Wheel washing facilities;
- e. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- f. Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent highways through the construction period;
- g. Any means of protection of services such as pipes and water mains within adjacent highways;
- h. Measures to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and un loading of building plants and materials and similar demolition/construction activities;
- i. Measures to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- j. Location of workers' conveniences (e.g. temporary toilets);
- k. Ingress and egress to and from the site for construction vehicles;
- l. Proposed numbers and timings of truck movements throughout the day and the proposed routes;
- m. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- n. Details of the mitigation for dust and emissions as well as methodology for monitoring during construction;
- o. Measures to minimise disruption to neighbouring and adjoining residential and commercial occupiers.

The development shall be carried out in accordance with the approved details.

Reason: *To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during construction in accordance with Kensington and Chelsea Revised Local Plan Policies CE3, CE5, CE6, and CL5 London Plan Policies 6.14 and 7.14.*

29. Water efficiency measures

Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: *In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and Kensington and Chelsea Revised Local Plan Policy CE1.*

30. Water supply and wastewater capacity

Development shall not commence (excluding demolition works above existing ground level) until impact studies of the existing water supply infrastructure have been submitted to and approved, in writing, by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: *To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.*

31. Sourcing of materials

The development shall not be occupied until evidence (e.g. photographs and copies of installation contracts) have been submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved sustainable sourcing of materials standards.

Reason: *in order to ensure the sustainable sourcing of materials in accordance with the London Plan Policy 5.3 and the Sustainable Design and Construction SPG*

32. Fire Safety

Prior to commencement of the development (excluding demolition works above existing ground level) a Fire Statement approved by the London Fire Brigade shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- a. The building's construction: methods, products and materials used;
- b. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
- c. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- d. How provision will be made within the site to enable fire appliances to gain access to the building.

Reason: *To ensure that development achieves the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in.*

33. Opening Hours

All ground floor commercial uses and events in the public square hereby approved shall not operate between 23:00 hours and 07:00 hours the following day, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: *To safeguard the amenities of neighbouring residents and future residents of the development, in accordance with Kensington and Chelsea Revised Local Plan Policy CL5.*

34. Ventilation (A1 -A3 uses)

Details of external ventilation equipment, including ducting, shall be submitted to the Local Planning Authority for approval prior to commencement of above ground works on each building, and shall be installed in accordance with those details approved by the Local Planning Authority and thereafter retained.

Reason: *In the interests of local amenity and visual appearance, and in accordance with Kensington and Chelsea Revised Local Plan Policy CL1 and CL2.*

35. Delivery and servicing plan - Commercial

A delivery and servicing plan (DSP) for the commercial uses, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of the commercial part of the development. The DSP shall cover the following items:

- a. Deliveries and collections;
- b. Servicing trips (including maintenance); and
- c. Monitoring and review of operations.

The DSP shall be implemented once the commercial part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason: *To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Kensington and Chelsea Revised Local Plan Policies CR7 and CT1 and London Plan Policy 6.14.*

36. Delivery and servicing plan - Residential

A delivery and servicing plan (DSP) for the residential uses shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of the residential part of the development. The DSP shall cover the following items:

- a. Deliveries and collections;
- b. Servicing trips (including maintenance);
- c. Details for management and receipt of deliveries for the residential properties; and
- d. Monitoring and review of operations.

The DSP shall be implemented once the residential floorspace is occupied and shall remain in place unless otherwise agreed in writing.

Reason: *To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Kensington and Chelsea Revised Local Plan Policies CR7 and CT1 and London Plan Policy 6.14.*

37. Car park management plan

Prior to the first use of the basement car park, a Car Park Management Plan should be submitted to, and approved in writing by the Local Planning Authority, and must include at least the following details:

- a. Details of the layout;
- b. The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development;
- c. The provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision for both the residential and office parking areas in accordance with adopted London Plan Guidance;
- d. Details of the controls of means of entry to the car park, and a proactive regime of car lift maintenance; and
- e. The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas;

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: *to ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development and where appropriate constrain local highway impact in accordance with London Plan Policies 6.3, 6.9 and 6.13 and Kensington and Chelsea Revised Local Plan Policy CT1.*

38. Rooftop TV equipment details

A scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding above ground floor slab level of each building. The development shall be implemented in accordance with the approved scheme and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: *To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area and architectural quality of the buildings, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Kensington and Chelsea Revised Local Plan Policy CL1.*

39. Restriction of rooftop plant and equipment

No water tanks, plant, lift rooms or other structures, other than those shown on the approved drawings, shall be erected upon the roofs of the approved buildings without the written approval of the local planning authority.

Reason: *In the interests of the appearance of the buildings and to safeguard the appearance of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Kensington and Chelsea Revised Local Plan Policy CL1.*

40. Operational waste management and recycling strategy

Notwithstanding the approved drawings, a waste and recycling strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented approved, unless otherwise agreed in writing by the

Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with Kensington and Chelsea Revised Local Plan Policy CE3.

41. Use of Flat Roofs

The areas of flat roof adjacent to the western site boundary at second floor level shall not be used at any time as a roof terrace except in case of emergency escape or for maintenance.

Reason: To protect the living conditions of those properties on Jameson Street and to comply with Kensington and Chelsea Revised Local Plan Policy CL5.

42. Road Safety Audit

Prior to commencement of the development (save for demolition, below ground works and temporary works) a Stage 2 (detailed design) safety audit of the junction of Newcombe Street and Kensington Place junction shall be undertaken and submitted to, and approved in writing by the Local Planning Authority.

Reason: To inform the layout of the new junction and to ensure the creation of a safe and high quality pedestrian environment, to comply with Kensington and Chelsea Revised Local Plan Policies CT1 and CR3.

43. Sewer water flooding

No part of the development hereby permitted shall be occupied until a positively pumped device has been installed within the development to prevent sewer water flooding to the basement levels.

Reason: To protect future occupants and users of the development against sewer flooding and to comply with Kensington and Chelsea Revised Local Plan Policies CE2, CL5 and CL7.

44. Professional management of engineering works

No development shall commence (save for demolition) until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the Basements SPD and Kensington and Chelsea Revised Local Plan Policy CL7.

45. Retention of scheme architects

The existing architects or other such architects as approved in writing by the Local Planning Authority, acting reasonably, shall undertake the detailed design of the project.

Reason: *In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Kensington and Chelsea Revised Local Plan CL1 and CL2.*

46. Retail tenant mix

The units annotated as “retail” on drawing nos. P-SITE-AA(0-)011A and P-SITE-AA(0-)100A shall not be occupied by tenants that operate more than three other retail units in the Royal Borough of Kensington and Chelsea at the time of first occupation by the relevant tenant.

Reason: *In order to create the desired retail composition within the development in accordance with Kensington and Chelsea Revised Local Plan Policy CF2.*

47. Retail Amalgamation

The units annotated as “retail” on drawing nos. P-SITE-AA(0-)011A and P-SITE-AA(0-)100A shall be constructed in accordance with the approved drawings and shall not be amalgamated at ground floor level thereafter.

Reason: *To maintain the number of retail units within the development in order to support the vitality of any existing centre and to safeguard the amenities of occupiers of neighbouring residential properties in accordance with Kensington and Chelsea Revised Local Plan Policies CF1 and CL5.*

48. Health Facility Use

Notwithstanding condition 2, the areas annotated as ‘Flexible Surgery/ Office’ at fourth, fifth and sixth floor levels on approved drawings P-SITE-AA(0-)104 A, P-SITE-AA(0-)105 A and P-SITE-AA(0-)114, shall only be used as a health facility and not for any other use which falls within Class D1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 and any subsequent amendments to the use classes order.

Reason: *To protect the living conditions of nearby properties and ensure an acceptable impact on local transport, traffic and parking to comply with Kensington and Chelsea Revised Local Plan Policies CL5, CE6 and CT1.*

49. Retail units

The units annotated as “retail” on drawing nos. P-SITE-AA(0-)011 A and PSITE-AA(0-)100 A shall be retained for purposes only falling within Class A1 or Class A3 of the Town and Country Planning (Use Classes) Order 1987. At any time, a minimum of 10 such units shall be used for purposes falling within Class A1.

Reason: *In order to ensure an appropriate mix of uses in compliance with the Development Plan.*