



Newcombe House and Kensington Church Street
Cumulative Effects Assessment Addendum

July 2018

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1. Introduction

- 1.1 This document has been prepared in support of amendments which are proposed to planning application PP/17/05782 (GLA ref: 3109a) (hereafter referred to as 'the 2017 Proposed Scheme') for the mixed use redevelopment of Newcombe House at 43 / 45 Notting Hill Gate, 39 / 41 Notting Hill Gate and 161-237 Kensington Church Street (odd numbers) (hereafter referred to as the 'Site'). The Site is located in the administrative boundary of the Royal Borough of Kensington and Chelsea.
- 1.2 The Applicant, Notting Hill Gate KCS Ltd., is proposing amendments to the 2017 Proposed Scheme following the decision by the Mayor of London to 'call in' the application for his determination.
- 1.3 The proposed amendments do not revise the description of development of the 2017 Proposed Scheme, which remains as follows:
- "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".*
- 1.4 This document comprises an addendum to the Cumulative Effects Report, prepared by AECOM in September 2017 (hereafter referred to as the 2017 Cumulative Effects Report).

Proposed Scheme Amendments

- 1.5 The proposed amendments to the 2017 Proposed Scheme are set out in detail within the Planning Statement Addendum prepared by Quod (July 2018) and the Design and Access Statement Addendum prepared by Urban Sense Consultant Architects (July 2018).
- 1.6 The proposed amendments to the 2017 Proposed Scheme (hereafter referred to as the 'Proposed Amendments') can be summarised as:
- an increase in the number of homes (to a total of 55) and alterations to the housing mix;
 - an increase in the proportion of affordable homes (to 35% by habitable room and 41.8% by unit);
 - an increase in office floorspace of 414 sqm GEA (to a total of 5,306 sqm);
 - the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four to five storeys);
 - the addition of two storeys to West Perimeter Building 3 in B1 office use (from five to seven storeys);
 - alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
 - minor alterations to the façade of the Corner Building on levels 4, 5 and 6; and
 - minor alterations to the services strategy for West Perimeter Building 2.

Scope of this Addendum

- 1.7 This addendum has been prepared based on a review of the 2017 Cumulative Effects Report in light of the Proposed Amendments and should be read in conjunction with the Cumulative Effects Report 2017.
- 1.8 This addendum includes a review of planning applications submitted for those developments within the vicinity of the Site which may need to be included in the cumulative effects assessment and a review of changes to the conclusions of the technical assessments submitted in support of the planning application for the 2017 Proposed Scheme as a result of the Proposed Amendments.
- 1.9 The technical reports reviewed during preparation of this report comprise:

- Transport Assessment Addendum (Transport Planning Practice), July 2018;
 - Air Quality Report (Arup), July 2018;
 - Environmental Noise and Vibration Strategy (Hoare Lea), July 2018;
 - Arup Summary Note, including Drainage Strategy Report, Flood Risk Statement, Initial Ecological Appraisal and Bat Survey Report (Arup), July 2018;
 - Daylight and Sunlight and Overshadowing Report (GVA Schatunowski Brooks), July 2018;
 - Addendum to the Construction Traffic Management Plan (CTMP) (Arup), July 2018;
 - Pedestrian Level Wind Microclimate Assessment Addendum (RWDI) (July 2018); and
 - Townscape, Heritage and Visual Impact Assessment (Tavernor Consultancy Limited) Addendum, July 2018.
- 1.10 These reports all comprise addendums and/or updates to technical reports and assessments previously submitted in support of the planning application for the 2017 Proposed Scheme.
- 1.11 This report also considers an updated list of other proposed developments in the local area around the Site (referred to as 'cumulative schemes'). Details of the changes to the list of cumulative schemes are set out in the following section. (Note: In line with their methodologies individual technical reports may consider planning applications not included on this list e.g. Sunlight, Daylight and Overshadowing and Townscape, Heritage and Visual Impact Assessment).

2. Review of the List of Cumulative Schemes

- 2.1 Due to the time that has passed since the preparation of the Cumulative Effects Report 2017 a review of the list of potential cumulative schemes to be considered in the cumulative effects assessment has been undertaken. This list has been provided by Quod and includes planning applications for those schemes located within the vicinity of the Site which are of 10 residential units and above and non-residential schemes of 1,000m² in gross external area (GEA) and above as a starting point.
- 2.2 The updates to the list of potential cumulative schemes relate to:
- The identification of additional schemes meeting the above size thresholds which are located within approximately 1 kilometre (km) of the Site; and
 - Changes in the status of the previously identified schemes.
- 2.3 Table 1 below identifies the changes in red, italic text. Where a new planning application has been included it has been labelled as such (in the left hand column). Where new or subsequent planning applications have been identified on the same site and relating to the same development, these are identified using Xa, Xb, Xc etc. The location of the potential cumulative schemes is shown in Figure 1.

Table 1. Updated List of Potential Cumulative Schemes

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
RBKC			
1	127 Kensington High Street and 15 Wright's Lane. W8 PP/17/01901	Demolition of Cafe Nero Pavilion; alteration, extension and refurbishment of No. 127 Kensington High Street and No. 15 Wrights Lane to form 5-storey building (retained basement/sub-basement) comprising anchor retail unit at basement and ground levels; No 5 retail/café units at ground and mezzanine levels; offices at ground to 5th floor, new publicly accessible arcade between Wrights Lane and Kensington Arcade; public realm, landscape and highway works. Installation of plant and other associated works.	<i>Approved 28 March 2018</i>

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
2	201-207 Kensington High Street, W8 6BA PP/16/01412	Redevelopment of site involving retention and restoration of front façade, erection of two additional storeys and alteration and extension to rear first and second floor levels to provide 14 residential units, creation of additional basement level to provide for a gym, alteration of existing basement level to provide improved retail floorspace, provision of new shop fronts.	Approved 18 January 2017
3a	47-69 Notting Hill Gate, W11 3JS PP/16/05236	Re-cladding of existing building at first to third floor levels, change of use of part ground, first, second and third floors to office (use class B1) floor space, provision of one additional storey of office floor space at fourth floor level to provide a total of 2,555 sq. (GEA) of office (use class B1) floor space and installation of plant and associated alterations.	Approved 6 January 2017
3b NEW	47-69 Notting Hill Gate, W11 3JS PP/17/07174	Variation of condition 2 (approved drawings) of planning permission 16/05236 for amendments to shape of mansard and roof, with provision of additional windows to rear of the mansard	Approved 27 Mar 2018
4	15-35 Notting Hill Gate, W11 3JQ PP/16/05212	Re-cladding of existing building at first to third floor levels; installation of an additional storey of Use Class B1 (office) floor space at fourth floor level to provide an uplift of 1,251 sq. (GEA) of class B1 office floor space; provision of a new bin and cycle store; installation of plant; and associated alterations	Approved 23 December 2016
5	92-120 Notting Hill Gate, W11 3QB PP/16/05299	Recladding of United House at first to third floor levels; installation of two additional storeys at fourth and fifth floor levels to provide office (use class B1) floor space; change of use of part ground, first, second and third floor to office (use class B1) floor space; installation of two extensions adjacent to Campden Hill Tower at second floor level to provide additional office (use class B1) floor space at second floor level; change of use of second floor of Campden Hill Tower to office (use class B1) floor space; resulting in total uplift of 4,155 sq. (GEA) of office (use class B1) floor space; works to rear service road; installation of plant and associated alterations.	Approved 23 December 2016
6	Allen House, 8 Allen Street, W8 6BH PP/16/00160	Demolition of six storey building and construction of 7 storey residential apartment building behind retained façade, comprising 44 units with ancillary landscaping, basement car parking and associated works.	Approved 7 April 2016
7	66-70 and 72-74 Notting Hill Gate, W11 3HT PP/15/05730	Partial demolition, extension and re-facing of buildings at 66-74 Notting Hill Gate to create 19 residential apartments and amalgamation of ground floor units of 70-74 Notting Hill Gate, together with plant, cycle and refuse storage.	Approved 15 January 2016
8a	Dukes Lodge, Holland Park, W11 3SG PP/14/06419	The demolition of existing 7 storey building and replacement with a new residential apartment building formed from a terrace of 5 interlinked villas. The building is 5 storeys above existing ground floor level, with a two storey excavation to form lower ground residential use and basement parking/servicing areas. Associated works include landscaping, provision of 5 London Plane trees within the adjacent footway and re-organisation of existing on street parking spaces.	Appeal allowed 29 January 2016
8b NEW	Dukes Lodge, Holland Park, W11 3SG PP/18/01424	Variation of Condition 2 (compliance with approved drawings) of planning permission 16/08625 to allow raising of rear lightwell by 1 storey, revisions to apartments in lower ground, ground and first floor to accommodate raising of lightwell, and reduction in size of basement	Approved 15 June 2018

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
8c NEW	Dukes Lodge, Holland Park, W11 3SG PP/16/08625	Variation of condition 2 (approved drawings) of planning permission 14/06419 allowed under appeal ref. APP/K5600/W/15/3007991 to remove one car lift and associated access, alter roof form to create mansard roof, alter the position of lift shaft to rear of Villas A & B, alter the building envelope of Villa E, alterations to front boundary wall, removal of balconies from front and rear elevations at ground and first floors, minor changes to roof and internal layout changes.	Approved 24 March 2017
9a	257-265 Kensington High Street, 4-10 and 24 Earl's Court Road London W8 PP/15/02618	Demolition of the former Post Office delivery office, Whitlock House office building and the cinema building with the retention of the cinema façade to Kensington High Street, and construction of a basement and buildings to provide cinema facilities, 62 residential units (including affordable housing for elderly people) and associated residential facilities, retail and office accommodation, car parking spaces, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works.	Approved 1 October 2015
9b	257-265 Kensington High Street, 4-10 and 24 Earl's Court Road PP/14/07276	Demolition of the former Post Office delivery office, Whitlock House office building and the cinema building with the retention of the cinema façade to Kensington High Street, and construction of a basement and buildings to provide cinema facilities, 63 residential units (including affordable housing for elderly people) and associated residential facilities, retail and office accommodation, car parking spaces, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works	Appeal allowed 18 February 2016 Under Construction
9c	263-265 Kensington High Street London W8 6NA PP/11/02498	Redevelopment of the site to provide six screen cinema, 35 self-contained residential units and five town houses together with car parking, landscaping and associated works (Extension of time to planning permission PP/07/01071 approved 19/11/2008).	Approved 7 December 2012
10a	Lancer Square and 10-14 Old Court Place, London W8 PP/13/05341	The demolition of the existing buildings and structures and the construction of a new mixed use development comprising four buildings ranging from four to seven storeys including retail (Use Class A1), office (Used Class B1) and residential units (Use Class C3) along with ancillary car and cycle parking, landscaping, highways works, plant and other associated works.	Construction completion expected 2018 Approved 16 June 2014
10b NEW	Lancer Square and 10-14 Old Court Place, London W8 PP/18/00025	Application for minor material amendments to the permission ref: PP/13/05341: The minor material amendments relate to alterations to the internal layout of blocks 1, 2 and 4 and includes the removal of 1 unit within block 2, introduction of A3 retail use and amendments to retail layouts, and variation of condition 36 relating to the Code for Sustainable Homes.	Submitted Target for decision 26 June 2018
11	19-27 Young Street, London W8 5EH PP/13/04726	Refurbishment and alteration of the property (including removal of the administration building and extension of the basement) for D1 (non-residential institution), retail, restaurant and cafe, office, storage and ancillary uses; The erection of two residential buildings and one mixed use building containing 62 residential units, retail and ancillary D1 uses together with basement storage, car, motorcycle and cycle parking, and cinema, fitness centre, swimming pool and spa facilities; works of hard and soft landscaping; removal and replacement of trees; installation of plant and machinery; vehicle access arrangements; and associated	Under construction Approved 21 March 2014

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
		works.	
12	Holland Park School Southern Side Campden Hill London W8 7AF PP/10/ 03018	Demolition of existing buildings and redevelopment of site for residential use (Class C3) comprising 69 units together with provision of new hard and soft landscaping, ancillary leisure facilities, car parking, new vehicular access with other associated and enabling works.	Under construction Approved 30 April 2012
City of Westminster (CoW)			
13	Esca House 34 Palace Court W2 17/06677/FULL	Variation of Condition 1 of planning permission dated 19 January 2016 (RN: 15/05691/FULL) for the demolition of Esca House, 34 Palace Court and demolition behind the retained facade of 1-4 Chapel Side. Redevelopment and change of use from office to provide up to 24 residential units over floors of basement, ground, first, second, third and fourth floor levels, including the accommodation of 18 car parking spaces, 24 cycle spaces and plant at basement level from RN 15/05691/FULL namely, to vary drawings and other documents to reflect the increase in the number of flats from 24 to 28 units and amendments to location of arrangement of car parking spaces.	Approved 4 June 2018
14a	13-19 Leinster Square London W2 4PR 17/01152/FULL	Variation of condition 1 of planning permission dated 18 August 2015 (RN 15/00778/FULL & 15/00779/LBC) for the conversion of hotel to 15 flats; namely, to vary the approved drawing numbers to amend the relocation of roof terrace access stair from No. 13 to No. 14. Reconfiguration of roof plant well to bays 13 and 14. Omission of all roof lights. Introduction of raised sections of roof to bays 15 and 18 to provide additional ceiling height within penthouse units below. Enlarged glazed openings to rear terraces. Glazed roof to TH3 rear extension omitted in favour of solid roof. Glazed conservatory style wall to TH3 extensions replaced by masonry wall with single picture window set. Installation of Juliet balconies to TH1 & 2 master suites at rear lower ground. Reduction of glazed opening sizes to rear terraces which are now set within substantial masonry nibs at basement. Including internal alterations. (Linked with 17/01181/LBC)	Approved 4 August 2017
14b	13-19 Leinster Square London W2 4PR 15/00778/FULL	Variation of Condition 1 of planning permission dated 22 December 2014 (RN: 14/06756) for conversion of hotel to 15 flats; namely, width of no. 18's garden increased in order to reduce excavation in root protection area and to provide additional garden space; two external staircases on rear elevation of houses 03 and 04 to provide access to Garden; removal of glazed staircase enclosure from no. 17 to no. 18; and partially removing garden wall between houses 03 and 04; and variation to condition 11 so that the submission of the BREEAM rating is within 14 weeks of practical completion.	Under construction Approved 10 August 2015
14c NEW	13-19 Leinster Square London W2 4PR 18/05159/FULL	Variation of condition 1 of planning permission dated 04 August 2017 (RN: 17/01152/FULL) which by itself varied condition 1 for planning permissions dated 04 August 2017 (RN: 15/00778/FULL) for the conversion of hotel to 15 flats. NAMELY, to construct a rear extension at first floor level of No.15 and creation of a rear terrace at second floor level of No. 19. Linked to 18/05270/LBC	Submitted. Target date for decision is 14 August 2018
15a	Development Site at 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House and 7 Fosbury Mews London	Variation of Conditions 1 (approved plans) and 6 (location of spa) of planning permission dated 2 March 2017 (RN 15/10671/FULL) for the demolition and redevelopment of 117 to 125 Bayswater Road, together with 2 to 6 Queensway and 7 Fosbury Mews for a new building comprising 3 basements, ground and 9 upper storeys to	Approved 27 November 2017

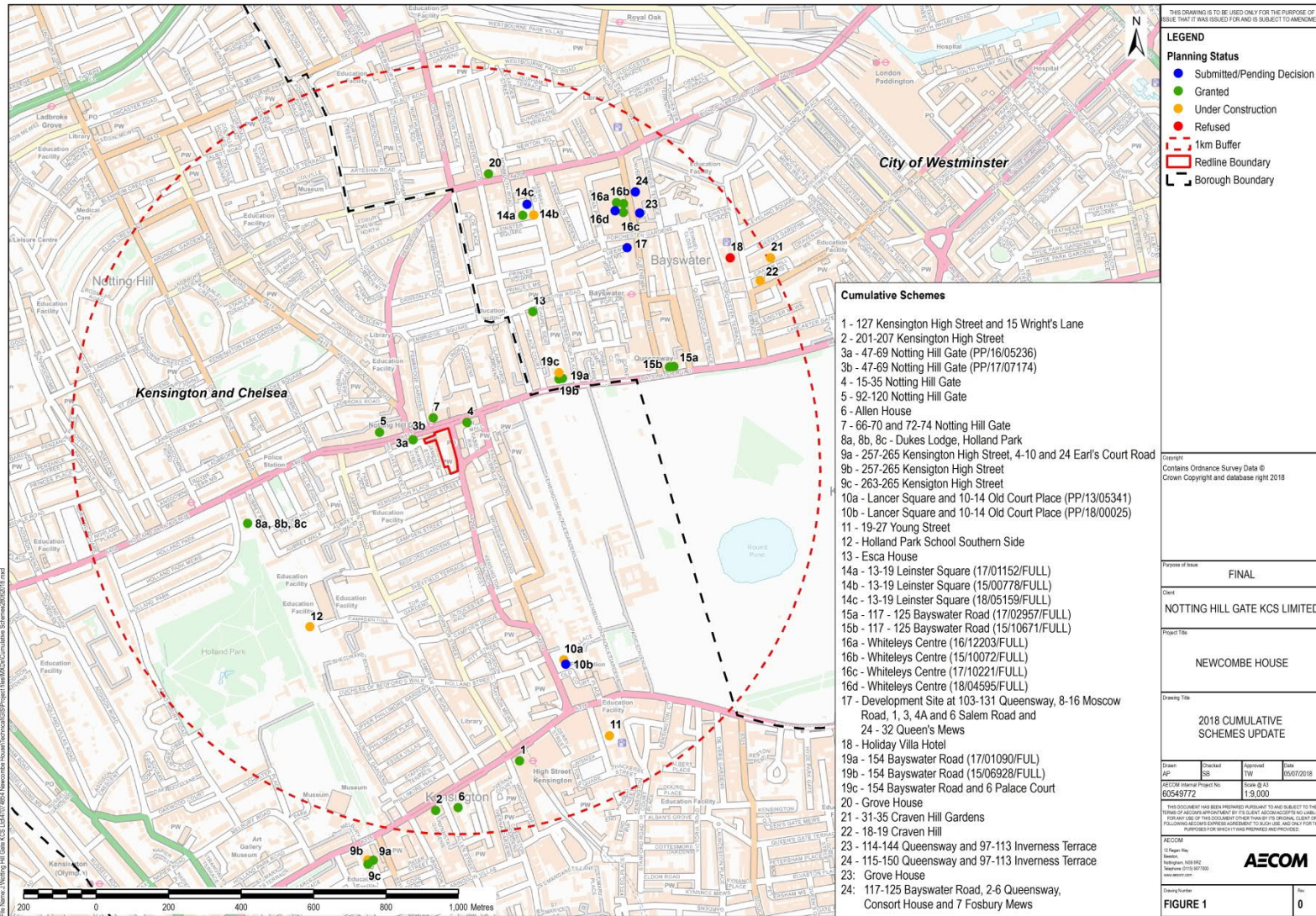
Ref.	Name/Address and Application Reference	Description	Status as of June 2018
	17/02957/FULL	include 55 residential units and ancillary residential facilities (class C3), together with retail (class A1) unit, a retail (class A1) and/or restaurant (class A3) unit, a dentist (class D1) and a spa use (class D2), highway works and the use of car parking within the basement of Consort House. Namely, to vary the approved drawings to amend the ground floor frontage to allow the existing bureau de change to remain in situ and be part of the scheme temporarily and to extend the spa over all three basement levels rather than two.	
15b	Development Site at 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House and 7 Fosbury Mews London	Demolition and redevelopment of 117 to 125 Bayswater Road, together with 2 to 6 Queensway and 7 Fosbury Mews for a new building comprising 3 basements, ground and 9 upper storeys to include 55 residential units and ancillary residential facilities (class C3), together with retail (class A1) unit, a retail (class A1) and/or restaurant (class A3) unit, a dentist (class D1) and a spa use (class D2), highway works and the use of car parking within the basement of Consort House.	Approved 2 March 2017
15/10671/FULL			
16a	Whiteleys Centre Queensway London W2 4YH	Variation of Condition 1 and removal of Condition 10 of planning permission dated 27 April 2016 (RN: 15/10072/FULL) for: Demolition of and redevelopment of building behind retained and refurbished facades to Queensway and Porchester Gardens facades to provide a mixed use development comprising three basement levels, ground floor and up to 10 upper floor levels, containing up to 103 residential units (Class C3), retail floorspace (Class A1 and A3) facing Queensway and arranged around a new retail arcade below re-provided central atrium and central retail courtyard, public car park, hotel (Class C1), cinema (Class D2) gym (Class D2), crèche (Class D1), with associated landscaping and public realm improvements, provision of 103 basement residential parking spaces, cycle parking and associated basement level plant and servicing provision. namely, to reduce the height of the front (Queensway frontage) of the building by 1.5m, reduce the two rear towers by one storey and remodel the new top storey as a recessed roof storey, amend the façade alignment on the set back upper floors to the rear, increase height and bulk of infill blocks between rear towers, omit the residential vehicular drop off in Redan Place and reconfigure the Redan Place façade, increase the depth and reconfiguration of the new basement, reconfigure the location and floorspace quantum of uses within the development including increase in hotel bedrooms and floorspace and gym floorspace, increase the number of residential units to provide up to 129 units, amend residential mix of units, amendment of waste management strategy, relocation of retained central staircase from hotel lobby to one of the principal retail units and associated internal and external alterations.	Approved 1 November 2017
16/12203/FULL			
16b	Whiteleys Centre Queensway London W2 4YH	Demolition of and redevelopment of building behind retained and refurbished facades to Queensway and Porchester Gardens facades to provide a mixed use development comprising three basement levels, ground floor and up to 10 upper floor levels, containing 103 residential units (Class C3), retail floorspace (Class A1 and A3) facing Queensway and arranged around a new retail arcade below re-provided central atrium and central retail courtyard, hotel (Class C1), cinema (Class D2) gym (Class D2), creche (Class D1), with associated landscaping and public realm improvements, provision of 146 basement residential parking spaces, cycle parking and associated basement level plant and servicing provision.	Approved 27 April 2016
15/10072/FULL			

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
16c NEW	Whiteleys Centre Queensway London W2 4YH 17/10221/FULL	Variation of Condition 1 of planning permission dated 1 November 2017 (RN: 16/12203/FULL) for the Variation of Condition 1 and removal of Condition 10 of planning permission dated 27 April 2016 (RN: 15/10072/FULL) for the demolition of and redevelopment of building behind retained and refurbished facades to Queensway and Porchester Gardens facades to provide a mixed use development comprising three basement levels, ground floor and up to 8 upper floor levels, containing up to 129 residential units (Class C3), retail floorspace (Class A1 and A3) facing Queensway and arranged around a new retail arcade below re-provided central atrium and central retail courtyard, public car park, hotel (Class C1), cinema (Class D2), gym (Class D2), creche (Class D1), with associated landscaping and public realm improvements, provision of 103 basement residential parking spaces, cycle parking and associated basement level plant and servicing provision. Currently proposed amendments are namely to reorganise the layout of the residential units and reduce the number residential units to 113 residential units (Class C3), reorganisation to basement levels and associated non-residential uses, amend the number of residential parking spaces at basement level to 110 with retention of a 36 space public car park, reconfigure the hotel use including increase in number of hotel rooms to up to 50 rooms, replacement of nursery/ crèche unit with a flexible Class D1/D2 unit located on Porchester Gardens frontage, formation of separate car and servicing access from Redan Place, formation of townhouses to rear of Porchester Court, alterations at roof level including addition of photovoltaic panels and associated external alterations. (Linked application - 17/10258/LBC).	Approved 25 May 2018
16d NEW	Whiteleys Centre Queensway London W2 4YH 18/04595/FULL	Variation of Conditions 1, 15 and 16 and removal of Condition 49 of planning permission dated 1 November 2017 (RN: 16/12203/FULL) which itself varied Condition 1 and removed Condition 10 of planning permission dated 27 April 2016 (RN: 15/10072/FULL) for: Demolition of and redevelopment of building behind retained and refurbished facades to Queensway and Porchester Gardens facades to provide a mixed use development comprising three basement levels, ground floor and up to 10 upper floor levels, containing up to 103 residential units (Class C3), retail floorspace (Class A1 and A3) facing Queensway and arranged around a new retail arcade below re-provided central atrium and central retail courtyard, public car park, hotel (Class C1), cinema (Class D2) gym (Class D2), crèche (Class D1), with associated landscaping and public realm improvements, provision of 103 basement residential parking spaces, cycle parking and associated basement level plant and servicing provision. NAMELY, variation of Condition 1 to allow the southern cupola, central clock-tower and existing balconies to be carefully dismantled, stored during works and reinstated; amend the wording of Condition 15 to remove the requirement for approval of a construction contract prior to commencement of development; amendment of Condition 16 to require approval of Secure by Design measures prior to work commencing on the superstructure and removal of Condition 49 related to approval of tree protection measures	Submitted Target for decision 27 July 2018
17	Development Site at 103-131 Queensway, 8- 16 Moscow Road, 1, 3, 4A and 6 Salem Road and 24 - 32 Queen's Mews London	Phased redevelopment of the site comprising four phases: (i) Demolition of 127A-131 Queensway and replacement with a 5 storey plus basement building to provide ground and basement A1/A2/A3 units and 12 flats on the upper floors. use of first floor of Nos.115a, 117 and 119 Queensway as dentists surgery (Class D1)(relocated from No.129) and associated alterations to 103-131 Queensway, including replacement of shop fronts, demolition and replacement of	Submitted Pending decision

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
	16/09461/FULL	4th floor level of Nos.123-127 to provide 3 reconfigured flats at third floor level and 3 new flat at fourth floor level. Associated public realm improvement comprising widening of footpath of public highway outside Nos.127A-131 Queensway by setting back of shop units. (ii) Erection of mansard roof extensions to Nos.24-32 Queen's Mews and use as 3 flats at No.24-25 and 7 duplex flats over first and second floors at Nos.26-32. (iii) Demolition Nos.8-14 Moscow Road and 4a Salam Road and replacement with new building ranging between 4 and 6 storeys to Moscow Road, Salam Road and Queens Mews incorporating the existing building at No.16 Moscow Road and including basement car parking to provide an A1/A2/A3 unit at ground floor level to Moscow Road and 27 flats. Use of Nos.1-3 Salam Road as 3 dwelling houses, with associated alterations, including addition of third floor roof extension and side extension. Alterations to the rear of Nos.103-131 Queensway along Queens Mews, including provision of green wall and provision of new public realm in Queens Mews. (iv) Erection of single storey roof extension to No.6 Salem Road for Class B1 use. Together with associated works including mechanical plant, cycle storage and waste storage, for each phase.	
18	Holiday Villa Hotel 35-39 Leinster Gardens London W2 3AN	Conversion to 32 flats and associated internal works; rebuilding of mansard roof level; external works, including alterations to rear fenestration.	<i>Refused</i>
	16/04404/FULL		
19a	154 Bayswater Road, London W2 4HP	Variation of condition 1 of planning permission dated 06 April 2015 (RN: 15/06928/FULL) which also varied condition 1 of planning permission (RN: 14/03749/FULL) for the complete demolition of 154 Bayswater Road and demolition of 6 Palace Court behind retained front facade. Redevelopment of site to provide 15 residential units (Class C3) (1 x 1 bed, 9 x 2 bed, 5 x 3 bed) in building comprising of lower ground, ground and five/six upper floors with associated works including landscaping, mechanical plant, terraces, lightwells and PV panels. Namely, to vary the approved drawing numbers to allow relocation of refuse store to lower ground level and the addition of a bin scissor lift from ground to lower ground level, relocation of the dry riser in the communal staircase (first to sixth floor), amendments to smoke hatch over the communal staircase, top detail of the ground floor windows on the front elevation, relationship between the brickwork up stand and the metal railing at fifth floor level on the front elevation, alterations to the entrance porch and front door, railing details at fourth floor level, rear elevation, and details of the railing and metal panels in between the glass sliding doors at the far left bay on the rear elevation.	<i>Approved 6 December 2017</i>
	17/01090/FUL		
19b	154 Bayswater Road, London W2 4HP	Variation to Condition 1 of planning permission dated 19 December 2014 (RN: 14/03749/FULL) for the following development: Complete demolition of 154 Bayswater Road and demolition of 6 Palace Court behind retained front facade. Redevelopment of site to provide 15 residential units (Class C3) (1 x 1 bed, 9 x 2 bed, 5 x 3 bed) in building comprising of lower ground, ground and five/six upper floors with associated works including landscaping, mechanical plant, terraces, lightwells and PV panels. Namely: Alterations to layouts, front boundary wall, landscaping, refuse store, front entrance design, lightwells, roof, basement size and layout.	Approved 6 April 2015
	15/06928/FULL		

Ref.	Name/Address and Application Reference	Description	Status as of June 2018
19c	154 Bayswater Road and 6 Palace Court London W2 4HP 14/03749/FULL	Complete demolition of 154 Bayswater Road and demolition of 6 Palace Court behind retained front facade. Redevelopment of site to provide 15 residential units (Class C3) (1 x 1 bed, 9 x 2 bed, 5 x 3 bed) in building comprising of lower ground, ground and five/six upper floors with associated works including landscaping, mechanical plant, terraces, lightwells and PV panels.	Under construction Approved 19 December 2014
20	Grove House, 88-94 Westbourne Grove London, W2 5RT 16/04764/FULL	Variation of Condition 1 of planning permission dated 9 September 2015 (RN: 14/10572/FULL) for the 'Demolition of existing building and erection of new basement plus six storey building to provide 11 residential units (6 x 1 bed, 1 x 2 bed and 4 x 3 bed units) at first to fifth floor and A1 retail use at basement and ground floor levels. Removal of two street trees'. Namely to vary the approved drawing numbers to allow the boundary wall be moved back to accommodate the relocation of the lightwell and internal alterations.	Expires 9 September 2018 Original permission approved 9 September 2015.
21	31-35 Craven Hill Gardens London W2 3EA 13/03434/FULL	Demolition of the existing building behind the front facade and redevelopment to provide 18 residential units (1 x studio, 7 x 2 bedroom, 7 x 3 bedroom and 3 x 4 bedroom flats), with associated terraces, cycle parking, refuse storage and mechanical plant.	Under Construction Approved 18 October 2015
22	18-19 Craven Hill Gardens London W2 3EE 11/11373/FULL	Demolition of existing buildings behind retained front and rear facades, alterations and extensions including extension at roof level to form double pitch mansard roof extension, formation of roof terraces and installation of mechanical plant in the lower ground floor vaults and at roof level within the mansard, use as 15 residential units (3 x 3 bed mews houses, 4 x 2 bed flats, 7 x 3 bed flats, 1 x 4 bed flats) and associated provision of car and cycle parking.	Under construction Approved 29 March 2012
NEW 23	<i>114-144 Queensway and 97-113 Inverness Terrace 18/00294/FULL</i>	<i>Demolition and redevelopment of 114-144 Queensway and 97-113 Inverness Terrace, to provide a new building comprising two basement levels, ground floor and five upper storeys, providing retail (Class A1 and flexible A1/A3) with up to 79 residential units (Class C3) at upper levels with associated private amenity space, the provision of 50 private residential and 36 public parking spaces including disabled and electric vehicle charging spaces at basement level, secure cycle parking spaces, associated basement level plant and servicing provision.</i>	<i>Submitted Pending decision</i>
NEW 24	<i>115-150 Queensway and 97-113 Inverness Terrace 17/10151/FULL</i>	<i>Demolition of existing buildings and redevelopment to provide a new building comprising two basement levels, ground and five upper storeys for retail use at ground and part basement levels (Class A1 and flexible A1/A3) with up to 94 residential units (Class C3) on the upper floor levels with associated private amenity spaces, retail servicing access road with planted deck over to the rear, provision of 50 private residential and 36 public car parking spaces, cycle parking and associated basement level plant and servicing provision.</i>	<i>Submitted Pending decision</i>

Figure 1 Location of Potential Cumulative Schemes



3. Assessment of Cumulative Effects

- 3.1 The Cumulative Effects Report 2017 presents the results of a qualitative assessment of the potential cumulative effects of the 2017 Proposed Scheme in conjunction with other sensitive receptors in developments in proximity (approximately 1km) to the Site that may have an additive effect on the surrounding area.
- 3.2 The list of potential cumulative schemes set out in Table 1 has been reviewed in line with the thresholds set out in the Cumulative Effects Report 2017, as follows:
- Either:
 - Those of over 50 residential units or more; or
 - Schemes which will provide over 10,000m² Gross External Area of mixed use floor space; and
 - Schemes which have planning consent, a resolution to grant consent, and have been implemented / are currently under construction.
- 3.3 Professional judgement was subsequently applied so that the schemes taken forward in the cumulative effects assessment were those which have the potential to lead to cumulative effects together with the Proposed Development.
- 3.4 For the purpose of this update assessment the changes to the list of cumulative schemes (shown in red italics in Table 1) can be summarised as:
- Eleven planning applications for variations to conditions for previously consented schemes – some identified as additional planning applications and some with decision status changed to granted (Nos. 3b, 8b, 8c, 13, 10b, 14c, 15a, 16a, 16c, 16d and 19a);
 - One change of status to refusal for conversion of 32 flats at Holiday Villa Hotel, 35-39 Leinster Gardens (No. 18);
 - One change of status to grant of permission for extension and refurbishment of a commercial building at 127 Kensington High Street and 15 Wright's Lane (No. 1); and
 - Two new planning applications (on a similar site) at 114-144 Queensway and 97-113 Inverness Terrace and 115-150 Queensway and 97-113 Inverness Terrace (Nos. 23 and 24).
- 3.5 In line with the criteria set out above, the planning applications for variations to existing planning permissions (refusal of the conversion of 32 flats at Holiday Villa Hotel, 35-39 Leinster Gardens; and consent of the extension and refurbishment of a commercial building at 127 Kensington High Street and 15 Wright's Lane) are considered to be too small to be included in the cumulative effects assessment since they are unlikely to result in significant environmental effects individually or in combination with the Proposed Development. Therefore the anticipated effects of these developments would not have any additive effect on the surrounding area and are not included in the cumulative assessment.
- 3.6 The two new applications at 114-144 Queensway and 97-113 Inverness Terrace (No. 23) and 115-150 Queensway and 97-113 Inverness Terrace (No. 24) are pending decision and therefore are not included in the cumulative effects assessment. In line with accepted standard practice these schemes are therefore not considered to be reasonably foreseeable since there is no certainty that these schemes will be consented or would be implemented prior to the Proposed Development being constructed.
- 3.7 Given the limited scale and nature of the additional cumulative schemes identified, together with their location (none are closer than 400m from the Site) and since they are unlikely to result in an additive effect on the surrounding area, it is considered that the changes made to the list of cumulative scheme do not warrant any changes to, or re-assessment of, the cumulative effects assessment presented in the Cumulative Effects Report 2017.

- 3.8 It is also worth noting that the Proposed Amendments to the 2017 Consented Scheme when considered cumulatively or in isolation, due to their limited nature and scale, do not change or require re-assessment of the cumulative effects.
- 3.9 The cumulative effects assessment as set out in the Cumulative Effects Report 2017 therefore remains valid.

4. Review of Changes to Technical Assessments

- 4.1 A review has also been undertaken of each of the technical assessment reports to be submitted in support of the proposed scheme amendments, listed in Section 2.1, to determine whether the Proposed Amendments have resulted in any change to the conclusions of the technical assessments (which were cited in the Cumulative Effects Report 2017).
- 4.2 The review found that although the Proposed Amendments (and the time that has passed since the preparation of the technical 2017 reports) have resulted in changes and updates to various technical assessments, none of the changes or updates have altered the overall findings and conclusions of these assessments in respect of the significance of the environmental effects. Therefore the conclusions of the technical assessments as presented in the Cumulative Effects Report 2017 remain valid.
- 4.3 It is noted from a review of the Construction Traffic Management Plan Addendum (CTMP Addendum) that the Proposed Amendments will result in an extension to the overall construction programme of the Proposed Development by approximately four months when compared to the construction programme outlined in the September 2017 planning application. The overall construction programme is estimated to be 45 months. A CTMP will be required for each stage of the works and will be secured by means of a planning condition.
- 4.4 It is assumed that the demolition and construction works associated with the other development schemes near to the Site will adhere to legal requirements, construction industry guidance and best practice. However, given the proximity of the Proposed Development to other developments and the risk that the construction programmes of the schemes could overlap, there remains a potential for cumulative effects to arise during demolition and construction, particularly with respect to dust, noise and waste arisings.
- 4.5 The potential cumulative effects would be localised and dependant on the proximity of the other developments relative to the Site, as well as being dependent on the individual construction programmes of the other developments, and in particular the timing and duration of certain construction activities generating the effects. The Principal Contractor will meet with neighbouring developers of other construction schemes and the RBKC prior to works being undertaken on-site to discuss the potential risk of construction programmes overlapping and to agree measures to mitigate any potential cumulative effects if required. The Principal Contractor for the Proposed Development will consult the RBKC in relation to the demolition and construction programme to ensure that works are carefully planned and so as to minimise disruption.
- 4.6 Each individual cumulative development will be required to adopt control measures to prevent significant transfer of airborne pollutants beyond their site boundaries and unacceptable noise levels and to undertake monitoring to confirm the effectiveness of these measures. Therefore, the potential effects of demolition and construction activities at existing and future receptor locations would be managed by the contractors to avoid significant cumulative effects.

5. Conclusions

- 5.1 A review of the status of cumulative schemes in the vicinity of the Proposed Development has identified that there are no new cumulative schemes which meet the identified criteria that have been applied to the assessment of cumulative effects.
- 5.2 The review found that although the Proposed Amendments (and the time that has passed since the preparation of the technical 2017 reports) have resulted in changes and updates to various technical assessments, none of the changes or updates have altered the findings and conclusions of these assessments.
- 5.3 In conclusion, the Proposed Amendments do not change the conclusions of the technical assessments, cited in the Cumulative Effects Report 2017 or the findings of the cumulative effects assessment with other schemes as set out in the Cumulative Effects Report 2017. The conclusions of the Cumulative Effects Report 2017 therefore remain valid.

