

Our ref: Q70169
Your ref: 3109a
Email: Georgie.church@quod.com
Date: 9 July 2018



Andrew Payne
City Hall
The Queen's Walk
London
SE1 2AA

For the attention of Andrew Payne

Dear Andrew

Newcombe House, 43/45 Notting Hill Gate, 39/41 Notting Hill Gate and 161-237 Kensington Church Street (ODD)

Submission of Revisions to Planning Application 3109a (RBKC Ref: PP/17/05782)

On behalf of Notting Hill Gate KCS Ltd., the Applicant, we enclose for your attention revised plans and application documents relating to the planning application for the redevelopment of the Newcombe House site (GLA ref - 3109a; RBKC ref - PP/17/05782).

The Applicant is proposing amendments to the scheme following the decision by the Mayor of London to act as the Local Planning Authority for the purposes of determining the planning application. The Direction was made by the Mayor of London on 26 March 2018 under the arrangements set out in Article 7 of the Town and Country Planning (Mayor of London) Order 2008 and the powers conferred by Section 2A of the 1990 Town and Country Planning Act.

Further to the Mayor's decision to call in the application, the Applicant has taken the opportunity to review the development with a view to increasing the delivery of on site affordable housing. Scope has been identified to increase the scale of West Perimeter Building 3 ('WPB3') and Kensington Church Street 1 ('KCS1') whilst retaining the accepted design principles which the Mayor supported in the original application and all of the benefits of the submitted application. The proposed amendments allow the achievement of 35% affordable housing on site (42% by unit).

The following provides a summary of the scheme amendments submitted:

- 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 c. 414 sqm GEA (to a total of c. 5,306sqm);
- The addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five);
- The addition of two storeys to West Perimeter Building 3 in B1 office use (from five storeys to seven);



- 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 which respond to the revised massing of West Perimeter Building 3; and
- Minor alterations to the services strategy for West Perimeter Building 2.

(the 'Proposed Amendments')

The proposed amendments do not result in the need to revise the description of development. It therefore 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.'

Submission Documents

The following documents are enclosed in support of the Proposed Amendments:

- Revised proposed floorplans, elevations and sections;
- Revised landscaping plans;
- Revised existing floorplans, elevations and sections;
- Revised Air Quality Report;
- Revised Daylight, Sunlight and Overshadowing Assessment;
- Cumulative Effects Assessment Addendum;
- Design and Access Statement Addendum (with appendices to cover access; façade engineering, access and maintenance; landscape strategy; MEP servicing; and structures planning);
- Energy Strategy Addendum;
- Environmental Noise and Vibration Strategy Addendum;
- Financial Viability Assessment Addendum;
- Pedestrian Level Wind and Microclimate Assessment Addendum;
- Planning Statement Addendum (with appendices to cover updates to the Initial Ecological Appraisal and Bat Survey Report; Construction Traffic Management Plan; Basement Construction Method Statement; Drainage Strategy Report; Flood Risk Statement; Sustainability Statement; and Fire Safety Strategy)
- Townscape and Visual Impact Addendum; and
- Transport Assessment Addendum.

Accompanying this letter are hard copies of the all documents and electronic copies of all application documents (subdivided into 10mb files).

Please note that some documents have been prepared as addenda and therefore should be read in conjunction with the application documents submitted in 2018, while some selected documents have been revised in full to

assess the full extent of the Proposed Development (and not just the Proposed Amendments in isolation). The ‘revised’ reports replace the September 2017 reports and should be referred to by the planning authority for the purposes of assessment.

Summary of the Proposed Development

The amendments, which are set out in detail within the enclosed reports, comprise improvements to the proposed development in the form of additional homes and office floorspace and a substantial increase to the affordable housing offer. This is proposed, while also enhancing the wider package of public benefits. A summary of the full package of benefits is set out below.

- Replacement of buildings which are inaccessible, impermeable and have reached the end of their functional and economic life, including an existing tall building which is described as an “eyesore” by the Council’s Local Plan;
- Introduction of exceptional quality architecture and urban design that will signify a step change to the area and act as a catalyst for the regeneration of Notting Hill Gate;
- Delivery of a well-considered new development of the highest architectural quality that will mark the important corner of Notting Hill Gate / Kensington Church Street and assist in identifying the District Centre and this important new piece of public realm;
- Creation of an accessible, permeable and inclusive public square with level access through the site, providing a vibrant new public realm for the community at Notting Hill Gate;
- A new public square that would allow the farmers’ market to resume, after a break, in a much higher quality environment, and a section 106 planning obligation will offer added security for this to continue;
- A sustainable development that meets the requirements of commercial and residential policy objectives and fully incorporates the use of renewable energy technology, and carbon reduction systems;
- Provision of shops, restaurants, and leisure uses of local scale and character, including carefully curated independent retailers at ground and lower ground levels that will serve local residents and create a local destination in its own right;
- Delivery of high quality Grade A office employment space, including large, flexible office floor plates that will be unique to Notting Hill Gate and meet diverse local occupier requirements – now enhanced to provide larger floorplates offering greater flexibility;
- Delivery of high quality residential accommodation comprising a range of unit sizes with generous section heights and space provision. Legible layouts and appropriate supporting amenity space that responds to the specific character of the local context and built form;
- A significant contribution towards the Borough’s housing target, including the delivery of affordable housing, with high quality accommodation to complement and strengthen the existing residential



community at Notting Hill Gate – now further improved by the commitment from Notting Hill Genesis to commit through the Section 106 Agreement to deliver new nomination rights to RBKC for affordable homes (10 x two bed units);

- Delivery of step free access from street level to the southbound platform of the Circle and District Line through two new lifts and walkways partially within the site, which will contribute towards the achievement of the Mayor's ambitious target in improving access to the rail system for those with mobility issues – Development Agreement to deliver now progressing;
- Provision for a new community facility in the form of a GP surgery to support a patient population of c. 18,000 – now improved with a second lift;
- Provision of a new cycle hire stand in close proximity to Notting Hill Gate Underground Station;
- Significant S106 benefits; and
- Borough CIL contribution and wider London CIL contribution;

We look forward to receiving confirmation that the documents have been received. If you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "G. Church".

Georgie Church
Associate

cc. Cheryl Saverus, RBKC