

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA210820-1654

18 September 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 20 August 2020. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

Re Kensington Forum Project; Could you please also send me the links to the official minutes of all the meetings listed in your reply.

Our response to your request is as follows:

We previously provided information to you on the number of meetings held between GLA officers and the applicant over the last 5 years (our ref: MGLCA220720). The meetings and a response to each is provided below:

- 18 May 2017 Pre-application meeting. Pre-application note dated 9 June 2017 attached.
- 17 May 2018 Follow up pre-application. No written note provided.
- 12 November 2018 Catch up meeting. No minutes available.
- 23 November 2018 Catch up meeting. No minutes available.
- 8 January 2019 Section 106 meeting. No notes available.
- 22 May 2019 Section 106 meeting.
- 21 June 2019 Representation Hearing. The minutes of the hearing are available online.
- 12 May 2020 Conference call. No minutes available. This meeting date was accidentally listed as 20 May 2020 in the previous reply.
- 22 May 2020 Conference call. No minutes available.
- 29 May 2020 Conference call. No minutes available.
- 26 June 2020- Call via Microsoft Teams. Email dated 29 June 2020 detailing actions arising from meeting attached.
- 8 July 2020 – Phone call. No minutes available.
- 20 July 2020. Call via Microsoft teams. No minutes available.
- 29 July 2020. Call via Microsoft teams. No minutes available.

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.


Yours sincerely


Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment


GVA
65 Gresham Street
London
EC2V 7NQ

Our ref: D&P/4266
Date: 9 June 2017

Dear 

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Kensington Forum Hotel
LB: Royal Borough of Kensington & Chelsea
Our reference: D&P/4266

Further to the pre-planning application meeting held on 18 May 2017, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely


Senior Manager – Development & Projects

cc Lucinda Turner, TfL

Kensington Forum Hotel

in the Royal Borough of Kensington & Chelsea

The proposal

Demolition of existing building and redevelopment of the site to provide a new hotel, residential floor space and retail floor space at ground floor.

The applicant

The applicant is **Queensgate Bow UK Holdco Ltd**, and the architect is **SimpsonHaugh**.

Context

1 On 28 April 2017 a request was received for a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On 18 May 2017 a pre-planning application meeting was held at City Hall with the following attendees:

GLA group

- [REDACTED] – Senior Strategic Planner (case officer), GLA
- [REDACTED] – GLA Heritage Advisor/Urban Design, GLA
- [REDACTED] Principal Strategic Planner, GLA
- [REDACTED], TfL

Applicant

- [REDACTED] (Queensgate Investments) Owner
- [REDACTED] (Rockwell) Project Manager
- [REDACTED] (SimpsonHaugh & Partners) Project Architect
- [REDACTED] (SimpsonHaugh & Partners)
- [REDACTED] (Gustafuson Porter and Bowman) Landscape Architect
- [REDACTED] (GVA)
- [REDACTED] (GVA)

2 The advice given by GLA officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of an application.

Site description

3 The application site comprises the existing Kensington Forum Hotel building in the Royal Borough of Kensington & Chelsea near Gloucester Road tube station and London's Museum Quarter. The site is bound by Cromwell Road to the north, Ashburn Place to the east, Courtfield Road to the south and Ashburn Gardens to the west.

4 The existing 28 storey building was designed by Richard Seifert and comprises a 906 room hotel with associated open space. The area surrounding the site is in a mix of residential, commercial and retail uses in buildings of varying scale and architecture. With regards to the immediate vicinity, the site is bounded by five storey terraces typical of the Kensington area to the west and south comprising private residential properties, serviced apartments and hotels. To the east of the site is a twelve storey apart-hotel building and the Gloucester Road tube station with local supermarket attached. To the north on the adjacent side of Cromwell Road and railway cutting is a seven storey office building. There are also a number of significant visitor attractions within a ten minute walk of the site including the Natural History Museum, the Victoria and Albert Museum, the Royal Albert Hall and Earl's Court Exhibition Centre.

5 The site is adjacent to several conservation areas but is not within one itself. The closest conservations areas are Cornwall and De Vere conservation areas to the north, Queensgate Conservation Area to the east, Thurloe/Smith's Charity Conservation Area to the south and Courtfield, Earl's Court Village and Lexham conservation areas to the west.

Details of this proposal

6 The proposals presented at the meeting seek the demolition of existing building and redevelopment of the site to provide a new hotel of approximately 600 to 700 rooms, 200 residential units and a small amount of retail floor space at ground floor, in addition to a new garden square. The proposals include a building of approximately 98 metres AOD.

Strategic planning issues and relevant policies and guidance

7 The relevant issues and corresponding policies are as follows:

- Principle of development *London Plan;*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; London Housing Design Guide; Shaping Neighbourhoods: Play and Informal Recreation SPG*
- Housing & affordable housing *London Plan; Housing SPG; Housing Strategy; draft Affordable Housing and Viability SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG; Draft Good Practice Guide to Estate Regeneration;*
- Inclusive design *London Plan; Accessible London: achieving an inclusive environment SPG;*
- Sustainable development *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy*
- Transport *London Plan; the Mayor's Transport Strategy;*

8 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is RBKC's Consolidated Local Plan (2015), extant policies of the UDP (saved 2007) and the London Plan 2016 (The Spatial Development Strategy for London Consolidated with Alterations since 2011).

9 The following are also relevant material considerations:

- The National Planning Policy Framework, Technical Guide to the National Planning Policy Framework and National Planning Practice Guidance.
- RBKC Local Plan Partial Review – Publication draft (February 2017)

Summary of meeting discussion

10 Following a presentation of the proposed scheme from the applicant team, meeting discussions covered strategic issues with respect to the principle of development, urban design and townscape and affordable housing. Due to the early stages of the proposals and as agreed with the applicant, details regarding energy and transport were not discussed in detail. It is noted that the applicant has already engaged in pre-application discussions with Transport for London (TfL) and transport advice was issued in February 2017.

Principle of development

Mix of uses

11 The principle of a hotel use is already established on this site through its current use and therefore the re-provision of a modern hotel as part of the proposed mix of uses is supported. In strategic policy terms, London Plan Policy 4.5 supports London's visitor economy and seeks to achieve 40,000 net additional hotel bedrooms by 2036, of which at least 10% should be wheelchair accessible. Beyond the Central Activities Zone, the policy guides hotel development towards town centre locations and opportunity and intensification areas, where there is good public transport access to central London. As set out above, the application site benefits from excellent public transport access and is located in close proximity to a number of London's major tourist attractions including the Natural History Museum, the Victoria and Albert Museum, the Royal Albert Hall and Earl's Court Exhibition Centre. On this basis the provision of a new hotel in this location accords with the strategic location principles set out within London Plan Policy and is supported.

12 It is understood that the proposed hotel could provide approximately 600-700 hotel rooms, with the overall quantum of development to be determined through viability testing and townscape analysis given this sensitive location. This would result in a net loss of rooms when compared to the existing hotel (906 rooms). This is contrary to the strategic delivery aspirations of London Plan Policy 4.5 to deliver net additional hotel rooms and the applicant should therefore provide further information on the current occupancy rates of the existing hotel and others in the local area to support this reduction for further assessment. A floorspace comparison between the existing and proposed hotel building should also be provided, explaining how any floorspace efficiencies will be made.

13 At the meeting the applicant confirmed that a hotel provider has not yet been established due to the early stage of the proposals but it is intended to secure a high-end international hotel provider. The applicant also confirmed that it will deliver the hotel and retain the freehold. Any future planning application should be supported by further detail with regards to the potential end user for the hotel, in addition to information demonstrating that there is continued demand for a hotel in this area.

14 Strategically, the provision of residential floorspace as part of the mix of uses is supported by London Plan Policy 3.3 and will contribute towards the delivery of London's housing requirements and the Council's minimum target of 733 homes per year between 2012 and 2025. The small scale of retail provision proposed does not raise any strategic issues and will help provide animation onto the surrounding public realm.

15 In light of the above, the principle of the proposed mixed-use development including a reprovided hotel, new homes and a small amount of retail provision in this highly accessible location in the vicinity of a number of major visitor attractions is supported in accordance with London Plan policies 3.3, 4.5 and 4.7.

Urban design & heritage

16 The existing building currently has a poor relationship with the surrounding street network and due to its positioning on the site has resulted in the fragmentation of the associated open space and ill-defined street edges. The demolition of the existing building therefore provides significant opportunities to positively address the above urban design issues created by the 1970's development and is strongly supported.

Layout

17 As demonstrated at the meeting, the applicant has explored various form, layout and massing scenarios to inform the proposed layout. The proposed I-shape massing arrangement broadly reflects the historic urban grain of the site prior to the existing hotel development and the principle of reinstating the historic garden square is strongly supported. The reinstated garden square not only provides significant heritage benefits but also consolidates the existing quantum of open space onsite into a better proportioned and meaningful public amenity. The garden will also benefit from a high degree of natural surveillance from the proposed hotel and residential buildings fronting onto it, in addition to being well overlooked by the existing residential terraces to the west and south.

18 The layout also proposes a new route through the site from Cromwell Road to Courtfield Road through the open space which will increase permeability in the area. While the proposed increase in pedestrian permeability is supported, the size and proportions of the proposed undercroft between the residential and hotel buildings will be key to the legibility and success of this route. GLA officers welcome further clarity on this aspect of the scheme including views from Cromwell Road as it is developed further, in addition to information on the access and management arrangements of the garden square which is currently under discussion with the Council and local residents.

19 One of the key opportunities in redeveloping the site is to improve the existing pedestrian experience in the surrounding streets as the existing building has little active ground floor uses. The hotel use will be accessed directly from a large and well-defined, main lobby entrance fronting Ashburn Place, which will also be well overlooked and activated by the mezzanine level restaurant, significantly increasing the amount of animation on this route, as will the proposed drop-off point at the corner of Cromwell Road and Ashburn Place. The provision of a small retail unit fronting Cromwell Road will help activate this route in addition to better defining this key street frontage on to this busy route. Officers note that the hotel servicing will be maintained in broadly the same location as existing, at the corner of Ashburn Place and Courtfield Road. Given the prominent location of this internal loading bay and that it accounts for approximately one third of the Ashburn Place frontage, and a larger proportion of the Courtfield Road building frontage, the applicant is encouraged to rationalise the service space requirements as much as is feasible to help minimise this frontage. Furthermore, careful consideration of the facade treatment will be

necessary to ensure the loading bay does not undermine the potential significant improvements to the pedestrian experience that will be achieved elsewhere by the scheme.

Height, form, massing and response to Conservation Areas

20 It is understood that the proposals will be no taller than the existing hotel building and that the tallest element will be positioned towards the north eastern part of the site in a broadly similar position to the tallest massing of the existing building. This is considered to respond appropriately to the scale of Cromwell Road and the adjacent apart-hotel building. The rationale of stepping down the proposed massing towards the new garden square and lower scale residential terraces to the south and west of the site is supported, as is the massing of the lower scale northern residential block which replicates the predominant scale of existing buildings lining Cromwell Road and will reintroduce a strong frontage to the site.

21 Given the sensitive heritage context of the site and that the proposals are likely to appear in the settings of the surrounding conservation areas, the applicant's early townscape analysis to help inform and appropriate overall massing is strongly welcomed. In accordance with London Plan 7.8, a robust townscape, heritage and visual impact assessment including fully rendered views is expected to allow GLA officers to make an appropriate planning assessment. Whilst it is recognised that wire line views do not provide an indication of building articulation which can help mediate form and massing, from the views provided, the proposals have the potential to appear overly dominant from views looking west along Courtfield Road and officers therefore welcome further consultation on the townscape analysis as this progresses. From the material presented, the emerging architectural response is broadly supported subject to the submission of key details and facing materials as part of the planning submission.

Housing and affordable housing

Affordable housing

22 London Plan Policy 3.12, and the draft Affordable Housing & Viability SPG, seek to secure the maximum reasonable amount of affordable housing when negotiating on mixed use schemes. Any future planning application will be expected to accord fully with the local policy target as a minimum, and to ensure affordable housing is maximised. GLA officers strongly encourage early engagement with the applicant on the nature of the housing provision, including affordable housing, to ensure any future planning permission accords with strategic policy.

23 As set out within the draft Affordable Housing and Viability SPG, the Mayor intends to establish a benchmark level of 35% affordable housing (with a policy compliant tenure split, see paragraphs 23 below, and 2.27 to 2.31 of the draft SPG) as a cut off for the requirement for a scheme viability review process, i.e. where a scheme proposes 35% affordable housing, a viability report need not be prepared and submitted. Nevertheless, if an offer of less than 35% is made, the applicant will be required to submit a viability appraisal in support of the proposed scheme. This should be rigorously tested by the Council and its independent consultants, with all key appraisal inputs scrutinised, including: benchmark land value; developer profit margin (relative to scheme risk); build costs; assumptions regarding rental levels, income thresholds and, sales values, in addition to testing grant funding scenarios and alternative tenure mixes. Both the submitted appraisal, and the findings of the independent review, should also be shared with the GLA who will also robustly scrutinise the findings and work with the Council to ensure the delivery of the maximum reasonable amount of affordable housing is delivered. Where a scheme does not meet the 35% benchmark level, both early and near end of development reviews should be applied to ensure any future uplift in values contributes to the delivery of the

maximum reasonable amount of affordable housing. The reviews should be structured in accordance with the guidance set out in Annex A of the draft SPG. The applicant is strongly encouraged to meet the 35% benchmark in order to simplify the planning process, and help deliver the Mayor's manifesto commitments.

24 Officers recognise that residential sales values in this location will be high and further discussion regarding on site and/or off site affordable housing would be appropriate. In accordance with London Plan 3.12 affordable housing should be provided onsite as a priority, in exceptional cases where it can be demonstrated robustly that this is not appropriate, it may be provided off-site at an identified site. A cash in lieu contribution will only be accepted where this would have demonstrable benefits in furthering affordable housing delivery, and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing in the borough.

Tenure

25 With regards to affordable housing tenure, London Plan Policy 3.11 establishes a strategic target of 60:40 social/affordable rented: intermediate housing, but provides the flexibility for local planning authorities to set their own targets for social/affordable rent and intermediate housing in local plans. In this case, the Council's preferred tenure split reflects the strategic target. The Mayor is keen to maintain the flexibility afforded in current adopted policy to meet local needs while ensuring the delivery of his preferred affordable products. On this basis, the draft SPG seeks the following preferred tenure split:

- at least 30% low cost rent (social rent or affordable rent) with rent set at levels that the LPA considers 'genuinely affordable' (this will generally be significantly less than 80% market rent);
- at least 30% as intermediate products, with London Living Rent (*see definition within paragraphs 2.32 - 2.35 of the draft SPG*) and/or shared ownership being the default tenures assumed in this category;
- the remaining 40% to be determined by the relevant LPA (when setting a mix, LPAs should take account of the values generated by different types of affordable tenures and implications on delivering the 35% threshold).

26 In developing the affordable housing component of the scheme, the applicant is strongly encouraged to refer to Part 2 of the draft SPG and have particular regard to paragraphs 2.27 to 2.31 when testing tenure splits. When presenting the offer the applicant should provide information on the proposed rent levels and affordability thresholds where appropriate, in addition to identifying the affordable units and provide habitable room calculations.

Housing choice

27 London Plan Policy 3.8, together with the Mayor's Housing SPG seeks to promote housing choice and seeks a balanced mix of unit sizes in new developments, with particular focus on affordable family homes. With regards to the overall housing mix, the development would be expected to demonstrate how it responds to local housing needs, and this should be established in consultation with the Council's housing team. The proposals to include townhouses fronting onto the garden square in the residential mix to reflect the existing residential character is supported.

Residential quality

28 While not discussed in detail at the meeting, any future development will need to demonstrate exemplar residential design. London Plan Policy 3.5 establishes the strategic priority afforded to the quality and design of housing developments, with further guidance provided in the Mayor's Housing SPG. Key factors such as floor-to-ceiling heights, orientation, and number of units per core, are all essential to achieving high residential quality, and are of particular importance when assessing residential quality. As part of any future planning application submission, a detailed housing schedule which demonstrates full compliance with the Mayor's space standards, in addition to a detailed assessment of the units against the baseline and good practice standards within the Mayor's Housing SPG would be expected.

29 Notwithstanding the above, the indicative floorplans demonstrate that no more than eight residential units will share a floor and there will be no single aspect, north facing units which is welcomed, as is the potential for the hotel corridors to receive natural daylight and ventilation. Further clarity on how the access and circulation of those floors occupied by both private residential and hotel rooms should be provided. As set out above, the provision of townhouses fronting the southern end of the garden square with individual ground floor entrances is also welcomed.

Children's play space

30 It is recognised in the submission documents that this aspect of the scheme is not yet fully developed and was not therefore discussed in detail at the meeting. As part of the application submission, a detailed play strategy would be expected, demonstrating how the scheme will meet the play space requirements set out in London Plan Policy 3.6 and the Mayor's revised supplementary planning guidance 'Shaping Neighbourhoods: Children And Young People's Play And Informal Recreation. The applicant should ensure that sufficient space is provided in accordance with the expected child population of the completed development. Door-stop play provision is expected on-site for the under-five's as a minimum (10 sq.m. per child), and following a review of existing facilities in the immediate area, it may be necessary to also provide on-site play for older children, and/or provide a financial contribution to the provision, or improvement, of off-site play facilities.

Residential density

31 Given the characteristics of the site, the public transport accessibility level (PTAL) of between 6a, and its central location, the London Plan density matrix (Table 3.2 in support of London Plan Policy 3.4) would suggest a residential density of between 650 to 1,100 habitable rooms per hectare (hr/ha) for this development. Given the mixed use nature of the proposals, the applicant should be based the residential calculation on net residential area in accordance with London Plan Policy 3.4.

Inclusive access

32 The applicant will need to ensure that future development meets the highest standards of accessibility and inclusion in accordance with London Plan 7.2, which requires that design and access statements explain how the principles of inclusive design, including the specific needs of disabled people, have been addressed. Further information can be found in the Accessible London SPG.

33 With regards to the hotel use, in accordance with London Plan Policy 4.5 at least 10% of the hotel rooms should be designed as wheelchair accessible. With regards to the proposed

residential buildings, in line with the national housing standards, London Plan Policy 3.8 outlines that 90% of units should meet Building Regulation requirement M4(2) and the remaining 10% of units meet Building Regulation requirement M4(3). This should be provided and plans identifying the location and typical unit layouts for the Category 3 units should be submitted as part of any future planning application. The remainder of the units should be compliant with M4(2). The Council will be expected to secure this provision by way of planning condition as part of any future consultation on a planning application for this scheme.

34 The design of the landscaping and the public realm is fundamental to how inclusive the development is for many people and this should be given detailed consideration as the design is developed. The design and access statement should show how disabled people access and move through any public open spaces and each of the entrances safely, including details of levels, gradients, widths, surface materials of the paths and seating proposed. This will be particularly important given the raised nature of the garden square metres and the likelihood for vehicle movements associated with the arrival square to cross pedestrian routes along Cromwell Road and Ashburn Place.

Sustainable development

Energy strategy

35 Again, while not discussed in detail at the meeting, the following comments should be addressed as the scheme develops. Updated energy assessment planning guidance is available on the GLA website (March 2016). This provides further information on the revised targets to take into account Part L 2013 of the Building Regulations. It also provides details on the information that should be included within the energy statement to be submitted at the application stage. The Mayor will apply the zero carbon (as defined in section 5.2 of the Housing SPG) for residential development.

36 The carbon emission figures should be reported against a Part L 2013 baseline. The above-mentioned guidance provides details on presenting carbon emission information separately for domestic and non-domestic elements of the development in light of the zero carbon target coming into force for domestic development.

37 The applicant should commit to meeting Part L 2013 by efficiency measures alone and sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed. Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with Policy 5.9. The applicant should particularly consider how best to mitigate any restrictions posed by, for example, local air quality or noise issues and single aspect units. Dynamic overheating modelling in line with CIBSE Guidance TM52 and TM49 is recommended and an area weighted average for the actual and notion cooling demand should be provided. A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The completed checklist should be included in the appendix of the energy statement.

38 The applicant should fully investigate opportunities for connection to nearby district heating networks and the applicant should liaise with the Council's energy officer to investigate potential opportunities for connection. The site should be served by a single energy centre and site wide heat network that is suitable for connection to wider district networks now or in the future. All uses on the site should be connected to the network and a drawing/schematic

demonstrating these connections should be provided. Where a site wide heating network is not deemed to be feasible the rationale for this should be provided.

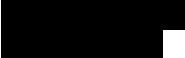

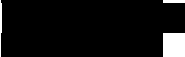

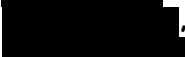
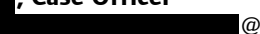
39 A plan showing the size and proposed location of the energy centre should be provided and the applicant should follow the energy hierarchy when considering the potential for CHP and renewable energy technologies. In line with Policy 5.7 the applicant should investigate the inclusion of on-site renewable energy generation.

Conclusion

40 The principle of the proposed demolition of the existing building and the mixed-use redevelopment of the site to provide a replacement hotel, residential units and small scale retail, in addition to a new garden square is supported. As outlined in the report, further information on the occupancy rates of the existing and surrounding hotels is required to support the proposed reduction in hotel rooms, in addition to further discussions on affordable housing delivery as this is development further.

41 A number of issues specifically relating to urban design, housing, inclusive design and sustainable development are raised which should be addressed as part of any future planning application submission, in addition to those transport issues previously raised in earlier pre-application discussions.


for further information contact GLA Planning Unit, Development & Projects Team:

 **, Senior Manager – Planning Decisions**
@london.gov.uk
 **Principal Strategic Planner**
@london.gov.uk
 **, Case Officer**
@london.gov.uk

Kensington Forum Hotel – Initial S106 Meeting

22 May 2019

Attendees

	Rockwell
	Rockwell
	Avison Young
	Dentons
	RBKC Legal
	RBKC Planning
	RBKC Planning
	Gowlings
	Gowlings
	GLA
	GLA
	TfL Legal
	TfL Legal (phoned in)

Round-table discussion

Definitions

Development of 'commencement' not appropriate for items needed prior to demolition, e.g. construction training contribution, employment and skills, demolition and construction management plan.

Garden Square

There is a management plan that has been worked up between the applicant and the residents' group, but we haven't seen this. Residents were keen to ensure the front garden of the housing is managed as part of the wider green space. Separate management plan by condition, specifying that it should be consistent with the Square.

Delivery of Garden Square prior to first occupation.

Management plan should be agreed by 5 June.

Garden Square application still under consideration, RBKC waiting for Mayor's decision.

Tree

Pay the full value prior to commencement, then re-assess the CAVAT value, then potentially money is returned. Need more detailed wording about who does the tree work, RBKC officers to carry out CAVAT re-assessment.

Highways works

RBKC wanted to keep these separate from the wider public realm works, so needs a separate contribution to public realm? RBKC will need to clarify that with highways team, potentially Sch 4, Clause 5 comes out.

Phasing of payments, in line with programme for works and the development. RBKC to revert once spoken to highways.

Wheelchair accessible units

Applicant to show on a plan.

Service charges

Only control is over first letting. RBKC to provide wording on control over increases.

MiP wording

Lead-in times don't seem to work and could need tweaking, check with John W.

Traffic management

Assessment fee £2,800 per plan.

Legible London

TfL to confirm the figure.

Local procurement and employment and skills

Typo in the contribution figure.

RBKC to clarify employment and skills contribution.

Contributions

Legible London and cycle hire to be passed on to TfL.

Subject: Kensington Forum Hotel

From: [REDACTED]
Sent: 29 June 2020 09:30
To: [REDACTED] (Avison Young - UK) [REDACTED]
Cc: [REDACTED]@london.gov.uk>
Subject: RE: Kensington Forum Hotel

Hi [REDACTED]

Nice speaking to you Friday. Following our call, these are the actions we had:

Applicant:

- Confirm which views are being re- assessed and approach to changes in guidance from the Landscape Institute - by 3rd July
- Provide further justification on energy performance and carbon off set so GLA can consider further – By TBC
- Provide a work programme for agreement along with amendments to the PPA - by 3rd July

GLA:

- Discuss requirements with policy team on Circular Economy Statement and Whole Life-Cycle Carbon Assessment- by 3rd July
- Establish whether there are further dates in mid / late October - by 3rd July subject to response from Mayor

All:

- To triple check ItP LP for any other documents/assessments required - by 3rd July

Please could you provide some dates for completion?

Kind Regards

[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]
www.london.gov.uk/what-we-do/planning
[REDACTED]

Please note, due the current circumstances, I am unable to monitor or receive calls to my work number.