

MAYOR OF LONDON

Philip Elliott

Development Management
Royal Borough of Kensington and Chelsea
Kensington Town Hall
Hornton Street
London W8 7NX

Department: Planning

Your reference: PP/18/03461
Our reference: GLA/4266/JF04
Date: 5 November 2018

Dear Mr Elliott

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Direction under Section 2A of the 1990 Act

**Kensington Forum Hotel, 97-109 Cromwell Road, London, SW7 4DN
Local planning authority reference: PP/18/03461**

On 27 September 2018, Kensington & Chelsea Council resolved to refuse planning permission for the proposed development. On 23 October 2018, the GLA, on behalf of the Mayor, confirmed receipt of the relevant documentation for the purposes of article 5(1)(b)(i) of the Order. I refer you also to the notice that was issued on 24 October 2018 under the above provisions.

Having now considered a report on this case, reference GLA/4266/02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- (i) the development or any issues it raises is of such a nature or scale that it would have a significant impact on the implementation of the London Plan – as set out within the above-mentioned report;
- (ii) the development or any of the issues that it raises has significant effects on more than one London borough – as set out within the above-mentioned report; and
- (iii) there are sound planning reasons for issuing a direction – as set out within the above-mentioned report.

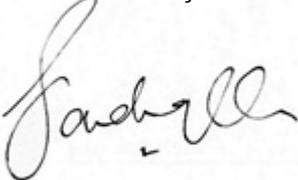
In making this decision, I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that whilst Kensington and Chelsea Council has taken a positive approach to approving new homes in the borough during the last three years, it is currently significantly under-delivering against its annualised housing and affordable housing targets.

In my view the proposed development has the potential to make an important contribution to the delivery of enhanced visitor infrastructure to support London's visitor and business economy and the strategic function of the Central Activities Zone, in addition to improving employment opportunities for Londoners in response to London Plan Policies 1.1, 2.1, 2.10, 2.11, 4.5 and 4.6. The provision of housing and affordable housing also responds positively to London Plan policies 3.3 and 3.11. Having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.

The application represents EIA development for the purposes of the applicable Town and Country Planning (Environmental Impact Assessment) Regulations. I have taken the environmental information made available to date into consideration in formulating my decision.

I would be grateful if you could provide me, as soon as reasonably practicable, any information relevant to the application that has not already been provided. In due course I will notify you of the date of the Representation Hearing, and I will consult you on any draft planning obligation and planning conditions.

Yours sincerely



Sadiq Khan
Mayor of London

cc Tony Devenish, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL
Greg Smith, GVA, 65 Gresham Street, London EC2V 7NQ