
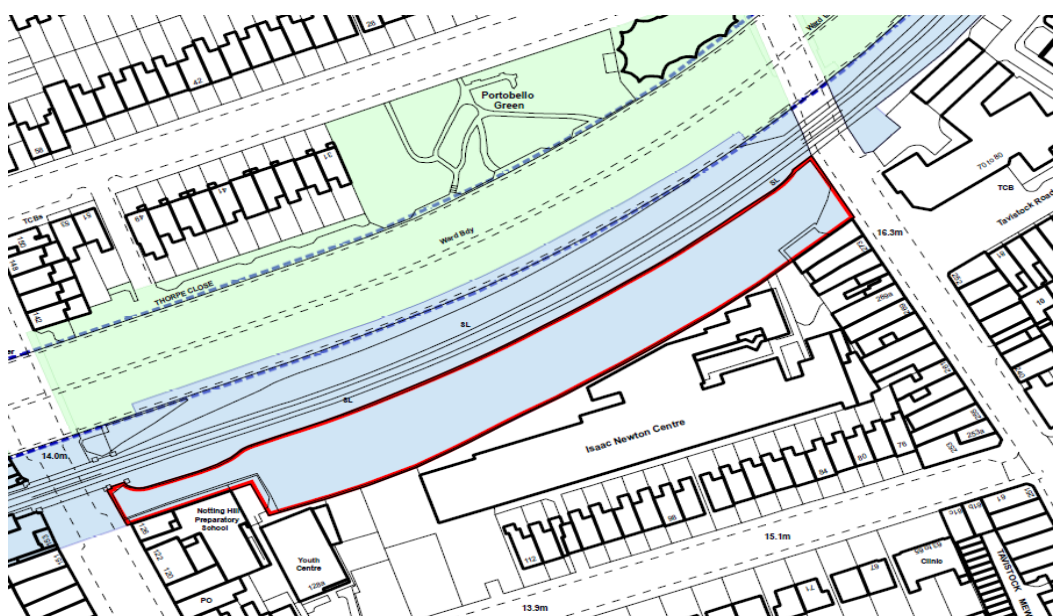


1. PROPERTY DETAILS

Site Name & Address	Land adjacent to Portobello Road.	
Unique Ref (PAR)	9638	
Borough	Royal Borough Kensington and Chelsea	
Company	TfL	

Location and Site Plan



Site Description

The site comprises a parcel of inaccessible open space located adjacent to the Hammersmith and City Line/Circle line tracks running between Ladbroke Grove station and Westbourne Park station. The site contains vegetation and railway embankment infrastructure.

The site is located within a mixed-use area. The east of the site fronts Portobello Road and is adjacent to a three storey terrace with ground floor commercial uses. Directly to the north of the site are the Hammersmith and City/Circle line running tracks with Westway beyond. To the West of the site is Ladbroke Grove which is characterised by a range of town centre uses and 4/5 storey buildings. Directly to the south there is the Isaac Newton Centre/Chepstow House School. To the Southwest of the site there are buildings in a range of uses including a primary school, a youth centre and several residential units.

Currently, there is no access onto the site (other than operational access) although there may be opportunities to create access from Portobello Road and Ladbroke Grove.


Existing Use

Inaccessible open space/rail embankment infrastructure

2. TOWN PLANNING

Development Plan and supplementary	Adopted: RBKC Local Plan (2019), London Plan (2016) Emerging: Draft London Plan (Intend to adopt 2020)
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documents	
Site Allocation	The site is not allocated within the adopted or emerging local plan
Planning History	<p>Application PP/11/00447 for the Development of site to provide extension to existing terrace fronting western side of Portobello Road containing 2 retail units and 8 dwellings and provision of 10 houses along northern side of site was refused in May 2011. Appeal A/11/2159300 was refused in January 2012.</p> <p>Application PP/18/08587 for the Provision of pedestrian access gate to Chepstow Nursery School and TFL land and vehicular access gate to TFL land and drop down kerb was granted in March 2019.</p>
Housing zone/OA	No
Heritage Designations	The eastern end of site is adjacent to a conservation area to the south along Portobello Road.
Flood Zone	1
Ecological Designations	<p>The Site is designated as a Site of Importance for Nature Conservation (SINC) in the RBKC Local Plan (2019). Local Plan Policy CE4 “Biodiversity” and Draft London Plan “Policy G4: Local Green and Open Space” aims to protect SINC and most forms of open space. Bidders must justify the partial loss of SINC and open space on the site. The site contains mature trees and bidders will need to confirm with RBKC whether any trees on the site are subject to tree preservation orders.</p> <p>Site is within a critical drainage area.</p>
PTAL	4/5
Tall buildings permitted	The site is not identified as being within an area suitable for tall buildings within the adopted RBKC Local Plan (2019)
Car and Cycle parking standards	<p>RBKC Transport and Streets SPD (2015): Flats of 2 bedrooms or below All scales of development: 0.5 per dwelling</p> <p>Houses of any size or flats of 3 bedrooms or above: First three dwellings: 1 per dwelling Each subsequent dwelling: 0.5 per dwelling</p> <p>Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.</p>
LPA affordable housing target	RBKC Local Plan Policy CH2: “(a) Developments to provide a minimum of 35% of all residential floorspace as affordable housing on sites that provide 650 sq m or more of gross residential floorspace (gross internal area), once the threshold is met all gross residential floorspace is liable for an affordable housing contribution; (b) overall 50% of the affordable housing provision to be affordable housing for rent and 50% to be intermediate including intermediate rent and affordable home ownership products”
Other	<p>The site is adjacent to the designated Portobello Road Special District Shopping Centre and development could provide active ground floor uses which complement the existing area.</p> <p>Given the SINC designation, the full redevelopment of the site may not be considered appropriate and it is likely some open space will need to be retained on the site.</p> <p>There are mature trees on/adjacent to the site which may need to be retained. The borough is designated as an air quality management area and development will need to provide mitigations for air pollution, particularly given the sites proximity of Westway.</p>
Planning Policy Overview	<p>Local Plan Policy CH1 Increasing housing supply (2019) promotes the delivery of housing on small and windfall sites in the borough.</p> <p>Local Plan Policy CV10 Vision for Portobello Road in 2028, Local Plan (2019) recognises the opportunity improve routes between Ladbroke Grove and Portobello Market. The policy also identifies opportunities for active frontages on the ground floor of Portobello Road and Ladbroke Grove.</p> <p>Local Plan CE4 Biodiversity: aims to protect SINC. Partial loss of SINC on the site must be justified. A site-specific Ecological Impact Assessment for all major developments in or adjacent to Sites of Nature Conservation Importance must be provided in line with the policy.</p> <p>London Plan: Policies 3.3 ‘Increasing Housing Supply’ and 3.4 ‘Optimising Housing Potential’ promote the optimisation of housing delivery on suitable sites calculated using PTAL ratings and location.</p>

	<p>Draft London Plan: Policies H1 Increasing housing supply and Policy H2 small sites encourage the delivery of residential development on small sites in accessible locations. Policy G4 Local green and open space aims to protect open space. Partial loss of open space on the site must be justified.</p>
Site overview- Opportunities/Constraints	<p>Opportunities: The site is underutilised space in highly accessible location which may be suitable for sensitively designed residential led development. There may opportunities to provide improved links between Ladbroke Grove and Portobello Market road. Ground floor active frontages in town centre uses may need to be provided on the ground floor fronting Portobello road.</p> <p>Constraints: Given the SINC designation, the full redevelopment of the site may not be considered appropriate and it is likely open space will need to be retained on the site. Loss of SINC will need to be justified. Adjacent buildings have windows that overlook the site and the amenity of these properties must be protected. The site is currently railway embankment and access to running tracks may need to be retained. Mature trees on the site may need to be protected. Site is within a critical drainage area and mitigations may need to be provided.</p>
Planning Prospects	<p>The site may be suitable for sensitively designed development that protects the amenity of neighbouring properties. Given the SINC designation, the full redevelopment of the site may not be considered appropriate and it is likely open space will need to be retained on the site. Loss of SINC will need to be justified. Development fronting Portobello road should provide uses that complement the special shopping district area of Portobello road on the ground floor. Design mitigations may need to be provided for air quality issues and drainage issues.</p>
Further information	<p>This Town Planning Overview has been prepared based on the framework of planning policies and guidance in place at the time it was prepared. It has not been subject to discussion or agreement with the Local Planning Authority. It is provided for guidance only and any interested parties should undertake their own planning and legal enquiries and due diligence.</p>
Local Plan Policies Map Extract	<p><u>Policies Map Extract RBKC Local Plan (adopted 2019)</u></p>  <p><u>Allocations/designations.</u></p> <p>The site is designated as a Site of Importance for Nature Conservation (SNCI)</p> <p>The site is within a critical drainage area.</p> <p>The site is adjacent to the designated Portobello Road Special District Shopping Centre</p> <p>The site is adjacent to Ladbroke Grove neighbourhood shopping centre.</p>

