

21 June 2019

**Holiday Inn, Kensington Forum Hotel
97-109 Cromwell Road, Kensington****in the Royal Borough of Kensington and Chelsea
planning application no. PP/18/03461**

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 13 June 2019 (GLA ref: GLA/4266/04).

Representations to the Mayor

Since publication of the report, the Mayor has received 15 additional representations. One response is a general comment and 12, including representations from Emma Dent Coad MP and Local Councillor Linda Warde, object to the proposed development. The basis for the objections reiterates those already set out in the Stage III report (GLA/4266/04), namely: height and massing; impact on local amenity; impact on nearby Conservation Areas and heritage assets; lack of architectural quality; and, air pollution. The additional objections received therefore do not raise any further material considerations that have not already been raised and considered in the Representation Hearing Report. The representations from Emma Dent Coad, MP and Councillor Warde are summarised below:

- **Emma Dent Coad, MP:** Objects to height and massing; proposal does not contribute to the architectural legacy or to the nearby listed terraces or conservation area; the proposals are contrary to London Plan and Local Plan policies; respectfully invites the Mayor and DM Housing to closely question RBKC about its land banking strategy as there is space enough for hundreds of new Council homes for social rent if only there was the political will to build them.
- **Councillor Linda Wade:** Objects because of the proposed height; the proposal is out of scale, character and context; no contribution to streetscape; impact on local amenity; impact on adjacent Conservation Areas; fails tests in SPD; inclusion of poor door; unclear whether the units will be social rent; and housing mix.

The other two responses are in support of the application and were received from: Tracy Halliwell, Director of Tourism, Conventions & Major Events at London & Partners; and, Michael Hirst, OBE, Chairman of the UK Government's Events Industry Board, and of Business Visits and Events Partnership. Their representations are summarised below:

- **Michael Hirst, OBE:** London must continually grow its stock of conference venues and facilities to retain its competitiveness as new facilities are being provided in London's major competitor cities; with the loss of Earl's Court, logistically, West London is in need of modern visitor accommodation and conference facilities; the proposed development will significantly contribute to the appeal and position of London as a leading world destination for business events, providing visitor accommodation and spaces for meetings and conferences on-site; and, this state of the art facility will re-invigorate and re-profile this area of the Capital.
- **Tracy Halliwell:** Future forecasts indicate there is a need to continue to grow London's current hotel bed stock to meet increasing demands; the future Tourism Strategy for London identifies the need for more large scale meetings and event space, partially due to increased demand but also to compensate for venue closures such as Earls Court, and proposed potential future closures such as QE11 Centre; business meetings and events do help to underpin economic growth for London; meetings' space for events over 1,000 delegates are currently very limited, but in high demand;

and, this scheme would contribute to spreading the positive effects of tourism across London by providing more facilities in the west.

Documents and Drawings

Existing Plans and Drawings

10106-A-DRG-Z0-G100-0000-PL_REV A Site Boundary should read as 10106-A-DRG-Z0-G100-0000-PL_REV A Site Plan – Site Boundary

10106-A-DRG-Z0-G100-2000-PL Site Plan should read as: “10106-A-DRG-Z0-G100-2000-PL Site Plan – Existing”

Plan Layouts

The following Plan Layouts should be deleted:

- ~~10106-A-DRG-Z0-F100-2000_REV A Key Plans~~
- ~~10106-A-DRG-Z0-F100-2001_REV A Key Plans~~

Elevations

10106-A-DRG-Z2-G200-4002-PL_REV A East Elevation – Ashburn Gardens should read as: “10106-A-DRG-Z2-G200-4002-PL_REV A East Elevation - Ashburn Place”

10106-A-DRG-Z0-G100-4004-PL_REV A should read as: “10106-A-DRG-Z0-G100-4004-PL_REV A Context Elevation – Proposed – North”

10106-A-DRG-Z0-G100-4005-PL_REV A should read as: “10106-A-DRG-Z0-G100-4005-PL_REV A Context Elevation – Proposed – East”

Supporting Documents

The below documents should read as follows:

Cover Letter, April 2019

Revised Planning Application Form, April 2019

CIL Form, April 2019

Addendum Environmental Statement Non-Technical Summary, April 2019

Addendum Environmental Statement Volume I (Main Report), April 2019

Addendum Environmental Statement Volume II (Townscape, Visual and Heritage Impact Assessment), April 2019

Addendum Environmental Statement Volume III (Technical Appendices), April 2019

Design and Access Statement Addendum, April 2019

Waste Management Strategy, April 2019

Internal Daylight Assessment Addendum, April 2019

Energy Statement Addendum, April 2019

Basement Construction Method Statement Letter of Conformity, April 2019 Flood Risk Assessment Letter of Conformity, April 2019

Draft Open Space Management Plan, June 2019

Additions

10106-A-DRG-Z0-G100-2001-PL_REV A Site Plan - Proposed.

10106-A-DRG-Z2-G200-2100-PL_REV A Level B1 Plan

10106-A-DRG-Z2-G200-2101-PL_REV A Level B2 Plan

10106-A-DRG-Z2-G200-2000-PL_REV A Level 00 Plan

10106-A-DRG-Z2-G200-2000MZ-PL_REV A Level 00 Mezz Plan

10106-A-DRG-Z2-G200-2001-PL_REV A Level 01 Plan

10106-A-DRG-Z2-G200-2002-PL_REV A Level 02 Plan
 10106-A-DRG-Z2-G200-2003-PL_REV A Level 03 Plan
 10106-A-DRG-Z2-G200-2004-PL_REV A Level 04 Plan
 10106-A-DRG-Z2-G200-2005-PL_REV A Level 05 Plan
 10106-A-DRG-Z2-G200-2006-PL_REV A Level 06 Plan
 10106-A-DRG-Z2-G200-2007-PL_REV A Level 07 Plan
 10106-A-DRG-Z2-G200-2008-PL_REV A Level 08 Plan
 10106-A-DRG-Z2-G200-2009-PL_REV A Level 09 Plan
 10106-A-DRG-Z2-G200-2010-PL_REV A Level 10 Plan
 10106-A-DRG-Z2-G200-2011-PL_REV A Level 11-15 Plan
 10106-A-DRG-Z2-G200-2016-PL_REV A Level 16-19 Plan
 10106-A-DRG-Z2-G200-2020-PL_REV A Level 20 Plan
 10106-A-DRG-Z2-G200-2021-PL_REV A Level 21 Plan
 10106-A-DRG-Z2-G200-2022-PL_REV A Level 22 Plan
 10106-A-DRG-Z2-G200-2023-PL_REV A Level 23-26 Plan
 10106-A-DRG-Z2-G200-2027-PL_REV A Level 27 Plan
 10106-A-DRG-Z2-G200-2028-PL_REV A Level 28 Plan
 10106-A-DRG-Z2-G200-2029-PL_REV A Level 29 Plan
 10106-A-DRG-Z2-G200-2030-PL_REV A Level 30 Plan
 10106-A-DRG-Z2-G200-2031-PL_REV A Roof Plan
 10106-A-DRG-Z0-G100-4006-PL_REV A Context Elevation - Proposed - South
 10106-A-DRG-Z0-G100-4007-PL_REV A Context Elevation - Proposed – West
 ExA_1754_P_230_REV A Planting Plan Level 09 Trees
 ExA_1754_P_231_REV A Planting Plan Level 09 Shrubs + Herbaceous
 Transport Assessment, April 2019

Section 106 Legal agreement and conditions

Para 11 should read: “The following transport mitigation and improvement measures would be secured:

- travel plan monitoring fee of £1,000.00 to be paid to the Council;
- construction traffic management plan fee of £2,800.00 to be paid to the Council;
- demolition traffic management assessment fee of £2,800.00 to be paid to the Council;
- parking permit exemption for future residents;
- a financial contribution of £50,000 towards the cycle hire scheme; and,
- Legible London contribution up to £20,000.00.”

Para 12 should read: “The following employment, skills and training measures would be secured:

- an employment and recruitment strategy detailing the process for employment and training, as well as apprenticeships, during the construction phase;
- employment and skills financial contribution of £377,790.00 (index-linked) to be paid to the Council; and, financial contribution of £969,000.00 (index-linked) to be paid to the Council towards construction training and the submission of a construction training plan; and,
- London Training Centre contribution of £20,000 to be paid to the GLA.”

Para 13 should read: “Other obligations would be secured as follows:

- compliance with Local Procurement Code, including submission of a Local Procurement Strategy and the provision of opportunities for local businesses to bid/tender for the provision of goods and services required during and after construction;
- local procurement financial contribution of £12,945.20 (index-linked) to be paid to the Council;
- completion of Ashburn Garden Square, and submission of final Ashburn Garden Square management plan;
- a financial contribution of £2,450,000.00 (index-linked) to be paid to the GLA for forward payment to the Council towards public realm improvements;

- compensation for loss of amenity to tree contribution of £77,000.00 (index-linked) to be paid to the Council;
- public art strategy and provision of public art to the value of £387,600;
- carbon off-set contribution of £52,200; and,
- a payment of £58,574.00 (index-linked) to the Council towards the costs of monitoring.”

Conditions to be secured

1. Time Limit
2. Compliance with Approved Plans
3. Approval of Materials and Detailing
4. Garden Square Design Details
5. Ground Floor Design Details
6. Serviced Apartments Restriction
7. Demolition and Construction Traffic Management Plan
8. Demolition and Construction Environmental Management and Logistics Plan
9. Professional management of engineering works
10. Site Waste Management Plan (SWMP)
11. No music audible outside
12. Accessibility and Adaptable Dwellings
13. Accessibility – Visitor Accommodation
14. Events and Non-Events Management Plan
15. Car Parking Management Plan
16. Delivery and Servicing Management Plan (DSP)
17. Occupier Cycle Parking
18. Visitor Cycle Parking
19. Travel Plan
20. Electric Vehicle Charging Points
21. Flood Risk Assessment and Drainage Strategy
22. Landscaping, public realm, play space and boundary treatments
23. Protection of Trees
24. Refuse Storage and Segregation for Recycling
25. Carbon Reduction- Residential
26. Carbon Reduction- Non-Residential
27. BREEAM
28. Water Efficiency
29. Compliance with Energy Strategy
30. Vegetation Clearance
31. Biodiversity enhancement plan
32. Fire safety
33. Air Quality – Boilers and CHP
34. Noise and Air Quality – internal residential environment
35. Noise and Vibration Monitoring Programme
36. Vibration and Regenerated Noise Control (1)
37. Vibration and Regenerated Noise Control (2)
38. Noise fixed plant (1)
39. Noise fixed plant (2)
40. Acoustic Report for Conference Spaces
41. Combustion Plant – Pre-Installation
42. Combustion Plant – Prior to Occupation
43. Combustion Plant Agreement with AQ Assessment
44. External lighting and security
45. Thames Water - wastewater capacity
46. Thames Water – water supply

47. Thames Water – Magnitude of Development.
48. Thames Water – No construction within 5 metres of the water main
49. Thames Water – Piling Method Statement
50. Contaminated Land - Preliminary Report
51. Contaminated Land – Site Investigation Scheme
52. Contaminated Land – Site Investigation and Quantitative Risk Assessment
53. Contaminated Land – Remediation Method Statement
54. Contaminated Land – Verification Report
55. Contaminated Land – Unexpected
56. Contaminated Land – Long Term Monitoring
57. Remediation Scheme (enabling)
58. Non-Road Mobile Plant and Machinery (“NRMM”)
59. Ventilation
60. Design and Method statement
61. Solar Glare
62. Wind mitigation measures
63. Retention of scheme architects
64. Coach Parking and Taxi Drop-Off
65. Higher Density Development Management Plan

Informatives

1. S106 Agreement
2. RBKC Street Naming and Numbering
3. Advertisements
4. Construction Traffic Management Plan
5. Stopping Up Order
6. Thames Water
7. Lighting
8. Environmental Health – Gas
9. Deemed discharge
10. Pre-commencement conditions.

Heritage

Para 232 should read: “The following listed buildings are located within Courtfield Conservation Area: Grade II* Listed Church of St Jude; nos. 1-8 (consec.); and, nos. 9-18 (consec.), 11A and 18A Collingham Gardens; 35 and 37, 39, 41, 43 and 45 Harrington Gardens; and Grade II listed nos. 20 and 22 Harrington Gardens; nos. 24 and 26 Harrington Gardens; nos. 1 and 3 Harrington Gardens including basement area railings; Two Entrance Arches from Courtfield Gardens; Pillar Box, Courtfield Gardens; Entrance Arch from Collingham Road; and, the Entrance Arch from Laverton Place.”

Para 233 should read: “Views 05 (Collingham Road / Courtfield Gardens), View 06 (Collingham Road), 07 (Collingham Road / Courtfield Gardens), 08 (Courtfield Gardens), 09 (Courtfield Road, near Astwood Mews), 10 (Courtfield Road, near Ashburn), 11(Harrington Gardens / Ashburn Place), 12 (Wetherby Place / Ashburn Place), 13 (Bina Gardens), 14 (Bina Gardens / Old Brompton Road), 32 (Courtfield Mews) presented in the TVHIA are all taken from within the Courtfield Conservation Area. In each instance, the Kensington Forum Hotel appears in the existing view and the impact of the proposed development would be negligible or slightly beneficial to the townscape view, except in relation to View 10.”

Para 250 should read: “Views 28(Launceston Place / Victoria Grove) and 30(Kensington High Street / Victoria Road) set out in the TVHIA are taken from within the De Vere Conservation Area. View 28 would include Grade II listed 5-22 and 23-34 Launceston Place but the building would appear in long range views as is the existing structure and would not cause any harm to the significance of the heritage assets. This assessment is also applicable to View 30.”

Para 256 should read: "As listed under paragraph 229, there are several listed buildings within 500 metres of the application site. In the above assessments of the views set out in the TVHIA, GLA officers have considered the impact of the proposals on the Grade II* listed Church of St. Stephen, Grade II* listed Church of St. Jude; Grade II listed Gloucester Road London Underground station, 5-22 and 23-34 Launceston Place and nos. 20 and 22 Harrington Gardens. With respect to the other listed buildings, given their location in relation to the application site, change to their setting would be minimal and their significance would not be materially harmed."

Para 385 should read: "Regarding Community Infrastructure Levy (CIL) considerations, the Mayoral CIL payment associated with this development is estimated to be up to £2,477,468."

Mitigating the impact of development through planning obligations

Para 371 should read: "The following employment and training measures would be secured:

- an employment and skills contribution of £377,790.00 (index-linked) towards employment, skills and training within the Borough would be secured in accordance with the Council's Planning Obligations SPD;
- financial contribution of £969,000.00 (index-linked) to be paid to the Council towards construction training and the submission of a construction training plan to comply with the requirements of RBKC Planning Obligations SPD;
- the submission of an employment and recruitment strategy detailing the process for employment and training, as well as apprenticeships, during the construction phase to comply with the requirements of RBKC Planning Obligations SPD; and,
- London Training contribution of £20,000 to be paid to the GLA."

Para 372 should read: "The following transport mitigation and improvement measures would be secured:

- cycle hire scheme contribution of £50,000 to TfL to mitigate against the likely impact from the increase in trips associated with the development;
- Legible London contribution up to £20,000.00 to mitigate against the uplift in pedestrian trips and assist wayfinding;
- permit-free obligation to ensure that residents of the development do not disenfranchise existing residents by parking in the surrounding roads;
- construction traffic management plan assessment fee of £2,800 to the Council in accordance with RBKC Planning Obligations SPD;
- demolition traffic management plan assessment fee of £2,800 to RBKC to mitigate impact on highways network; and,
- travel plan monitoring fee of £1,000 to RBKC to encourage sustainable travel in accordance with RBKC Planning Obligations SPD."

Para 373 should read: "Other obligations would be secured as follows:

- compliance with Local Procurement Code, including submission of a Local Procurement Strategy and the provision of opportunities for local businesses to bid/tender for the provision of goods and services required during and after construction in compliance with the requirements of RBKC Planning Obligations SPD;
- local procurement financial contribution of £12,945.20 (index-linked) to be paid to the Council to comply with the requirements of RBKC Planning Obligations SPD;
- completion of Ashburn Garden Square, and submission of final Ashburn Garden Square management plan, to ensure that the Square is delivered and made accessible to the public as a benefit of the scheme;
- a financial contribution of £2,450,000.00 (index-linked) to be paid to the GLA for forward payment to the Council towards public realm improvements to enhance the appearance of the development and the pedestrian experience in accordance with RBKC Planning Obligations SPD;

- protected tree contribution of £77,000.00 (index-linked) to be paid to the Council to mitigate against the loss of amenity from tree pruning;
- public art strategy and provision of public art to the value of £387,600 in accordance with RBKC Planning Obligations SPD;
- carbon off-set contribution of £52,200 to ensure compliance with London Plan energy policy; and,
- financial contribution of £58,574.00 (index-linked) to be paid to the Council towards the costs of the Council for monitoring.”

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