

## **South Kensington Around Station Development: A Guide to our Planning Application – August 2020**

An application for planning and listed building consent for the proposed development around the South Kensington Station was submitted to RBKC on 11 June 2020.

[The application](#) is currently subject to public consultation that formally runs until 04 September 2020, but comments can still be submitted to the council after this date.

### **Application Site**

The application site boundary is illustrated (extracted from Planning drawing cxxx) and comprises the following –

- South Kensington Underground Station,
- 20-48 (even) and 36-46 (even) Thurloe Street
- 1-9 (odd) Pelham Street
- 1-13 South Kensington Station Arcade
- 20-34 Thurloe Square
- Land along the north side of Pelham Street between Thurloe Square and the Oxblood Building at South Kensington Station,
- The site also includes two sections of the public realm immediately to the south of the station and two sections of the pedestrianised Thurloe Street.



### **Description**

The planning applications seeks permission for the following works –

*Mixed use development of the land around South Kensington Station providing for: the demolition and redevelopment of the Bullnose (including Use Classes A1, A2, A3 and B1), demolition and façade retention of the Thurloe Street Building, refurbishment of the retail facades along Thurloe Street, refurbishment of the Arcade, construction of a building along Pelham Street comprising of residential*

*use (Use Class C3), retail use (A1, A2 and A3), and Office use (use Class B1), construction of a building along Thurloe Square to provide for Use Class C3, alterations to South Kensington Station to provide for Step-free access to the District and Circle Lines and fire escape, including consequential alterations to the layout of the Ticket Hall, construction of two retail facades within the Subway, and other works incidental to the application proposal.*

An application for Listed Building Consent accompanied the planning application and this seeks permission for works in and around the listed elements of the station itself as follows –

*Restoration and refurbishment of the Retail Facades within the Arcade, alterations to the Ticket Hall within the South Kensington Station to provide for Step-free access, construction of a fire escape stairwell, construction of two retail facades within the Subway, demolition of the brick wall along Pelham Street and other associated works.*

## **Planning Submission Documents**

As agreed with RBKC, the application is accompanied by a comprehensive suite of supporting design and technical documents and assessments. These are required to describe and fully assess the proposed development and the potential impacts that it may have on the local environmental, highways, adjoining residents and townscape.

The table sets out the submission documents for both applications and the nature of the assessment and all of the planning submission documents can be found on the RBKC planning portal page following the link below –

### **Planning Application**

<https://www.rbkc.gov.uk/planning/searches/details.aspx?adv=0&simple=south+kensington+station&simpleBatch=20&simSubmit=Search&id=PP/20/03216&cn=257655+DP9+Ltd+100+Pall+Mall+LONDON+020+7004+1700&type=application&tab=tabs-planning-1>

### **Listed Building Consent Application**

<https://www.rbkc.gov.uk/planning/searches/details.aspx?adv=0&simple=south+kensington+station&simpleBatch=20&simSubmit=Search&id=LB/20/03217&cn=257656+DP9+Ltd+100+Pall+Mall+LONDON+020+7004+1700&type=application&tab=tabs-planning-1>

<b>Document Title</b>	<b>Contents</b>
<b>Arboricultural Impact Assessment</b>	An assessment of the existing trees within the site and the proposed removal of two trees within the piazza area on the south side of the station.
<b>Affordable Housing Statement &amp; Viability Assessment</b>	Details the proposed delivery of affordable housing on the site
<b>Air Quality Impact Assessment</b>	An assessment of the existing and proposed air quality across the site as a result of the proposed development
<b>Bat Roost Assessment</b>	Survey of potential for bat roosting within the site
<b>Bullnose Construction Traffic Management Plan (CTMP)</b>	How the proposed bullnose element of the site will be constructed and the necessary traffic management.

	<i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i>
<b>Construction &amp; Environmental Management Plan</b>	<p>Proposed methodology for proposed construction of the development and the environmental controls that will be put in place to control elements such as noise, dust, vibration etc. This also includes the Demolition and Waste Management Plan.</p> <p><i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i></p>
<b>CTMP Technical note</b>	<p>Overarching CTMP for the site.</p> <p><i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i></p>
<b>Daylight/Sunlight Report (External)</b>	An assessment of the daylight and sunlight received by adjoining neighbours around the site.
<b>Daylight/Sunlight Report (Internal)</b>	An assessment of the daylight and sunlight received within the proposed residential units within the site.
<b>Design &amp; Access Statement</b>	Combined Design Statement setting out the design principles for the proposed development including the works to the station and the listed elements.
<b>Desktop Geotechnical and Contaminated Land Assessment</b>	An assessment of any potential land contamination within the site.
<b>Draft Framework Travel Plan</b>	<p>Details the initiatives that will be put in place to encourage suitable use of public transport and local cycle network for all occupiers of the proposed development.</p> <p><i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i></p>
<b>Delivery, Servicing and Waste Plan</b>	<p>Summary of how the proposed development will be serviced in terms of deliveries and waste collection.</p> <p><i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i></p>
<b>Energy and Sustainability Strategy</b>	An assessment of how the proposed development will be energy efficient and reduce Co2 emissions as far as possible.
<b>Flood Risk Assessment</b>	An assessment of the potential flood risk across the site.
<b>Framework Delivery and Servicing Plan</b>	<p>Summary of the proposed delivery and servicing strategy.</p> <p><i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i></p>

<b>Historic Environment Assessment</b>	An assessment of the Archaeological potential within the site
<b>Heritage Statement</b>	An assessment and description of the existing historic buildings and an assessment of the proposed development
<b>Noise and Vibration Assessment</b>	An assessment of the potential effects of noise and vibration as a result of the development with proposed mitigation measures and controls.
<b>Pelham Street and Thurloe Square CTMP</b>	How the proposed Pelham Street and Thurloe Square elements of the site will be constructed and the necessary traffic management.  <i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i>
<b>Planning Statement</b>	An assessment of the proposed development against national, regional and local planning policy
<b>Statement of Community Involvement</b>	A detailed summary of the public consultation undertaken prior to the submission of the planning application.
<b>Socio-Economic Benefits Statement</b>	An assessment of the likely social, economic and regeneration benefits of the proposed development
<b>SUDS Strategy</b>	An assessment of how sustainable drainage solutions can be incorporated into the proposed development
<b>Transport Assessment</b>	An assessment of the existing pedestrian, cycle, highways and public transport networks and the impact of the proposed development
<b>Townscape, Visual and Built Heritage Assessment</b>	An assessment of the local townscape character and views and the impact of the proposed development
<b>Thurloe Street CTMP</b>	How the proposed Thurloe Street element of the site will be constructed and the necessary traffic management.  <i>Note: This is submitted in draft form and will be subject to a planning condition for the submission or a final version prior to commencement of any works on site.</i>

## **Navigating the Planning Application Material**

The RBKC planning portal can only operate using maximum file sizes of 10mb. As a result of this limitation, a number of the planning application documents have had to be split into multiple files or 'parts' and each is labelled accordingly. This is not unusual for large and complex planning applications within RBKC.

For the sake of clarity, the following confirms the documents that have been split and the constituent number of files or parts.

<b>Document Title</b>	<b>No of parts on RBKC Website</b>
<b>Affordable Housing Statement &amp; Viability Assessment</b>	2 parts
<b>Daylight/Sunlight Report (External)</b>	8 parts
<b>Daylight/Sunlight Report (Internal)</b>	2 parts
<b>Design &amp; Access Statement</b>	28 parts
<b>Desktop Geotechnical and Contaminated Land Assessment</b>	4 parts
<b>Energy and Sustainability Strategy</b>	3 parts

<b>Flood Risk Assessment</b>	6 parts
<b>Historic Environment Assessment</b>	4 parts
<b>Statement of Community Involvement</b>	12 parts
<b>SUDS Strategy</b>	2 parts
<b>Transport Assessment</b>	5 parts
<b>Townscape, Visual and Built Heritage Assessment</b>	4 parts

## **Summary**

The proposed development has been the subject of extensive public consultation prior to the submission of the application and as a result, there are a number of key 'themes' that have been raised.

In order to assist in navigating through the full planning submission, more details and/or an assessment on these key themes can be found using the table below. This is not an exhaustive list but picks up on those elements that have been highlighted to the applicant team through the consultation period.

<b>Theme</b>	<b>Reference Document</b>
<b>Extent of the listed buildings on site</b>	Heritage Statement – Section 4
<b>Height of proposed buildings</b>	Design & Access Statement – Part 3 Townscape, Visual and Built Heritage Assessment – Parts 2, 3 & 4
<b>Proposing servicing and waste collection facilities</b>	Framework Delivery and Servicing Plan Delivery, Servicing and Waste Plan
<b>Accessibility</b>	Design & Access Statement -Parts 25 & 26
<b>Construction Impact</b>	Construction & Environmental Management Plan CTMP (Various)
<b>Local views</b>	Townscape, Visual and Built Heritage Assessment – Parts 2, 3 & 4
<b>Affordable Housing</b>	Affordable Housing Statement & Viability Assessment
<b>Bullnose Design &amp; Height</b>	Design & Access Statement – Parts 7-10
<b>Development along Pelham Street</b>	Design & Access Statement – Parts 10-12
<b>Development at Thurloe Square</b>	Design & Access Statement – Parts 12-15
<b>Restoration of shopfronts within the Arcade</b>	Design & Access Statement – Parts 23-24
<b>Restoration of shopfronts on Thurloe Street</b>	Design & Access Statement – Parts 23-24
<b>Air Quality</b>	Air Quality Assessment
<b>Delivering Step Free Access</b>	Design & Access Statement – Parts 19-23
<b>Works within South Kensington Station</b>	Design & Access Statement – Parts 19-23
<b>Works to Thurloe Street Building</b>	Design & Access Statement – Parts 5-7
<b>Daylight/sunlight impacts on adjoining neighbours</b>	Daylight & Sunlight Assessment – Neighbourly Impacts Report
<b>Provision of retail floorspace around the site and along Pelham Street</b>	Planning application drawings – Proposed Ground & Basement Floor Plans