

Planning and Place

Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Director of Planning and Place

Amanda Reid



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

PLANNING APPLICATION NOTIFICATION

Date: 16/08/2021
My Ref: PP/20/03216
Planning Line: 020 7361 3012

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

****APPLICATION AMENDED 16.08.2021****

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 facade 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 (Use Class 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 (MAJOR APPLICATION).

**(Affects the Thurloe and Smith's Charity Conservation Area, Grade II listed South Kensington Station, Grade II* terrace on Pelham Place and Grade II Thurloe Square)
(Affects the setting of Grade II listed 1-13 and 2-18 Thurloe Street and other non-designated heritage assets).**

South Kensington Underground Station; 20-48 (even) and 36-46 (odd) Thurloe Street; 1-9 (odd) Pelham Street; 20-34 Thurloe Square, LONDON

In July 2020, the Council received an application for the above development and the Council initially wrote to neighbours, interested stakeholders, and the wider community on 7 July 2020 providing notification of the Application. Having considered comments received in response to that consultation process, the Applicant chose to make a series of initial changes to the proposals in January 2021 and the Council wrote to residents notifying them of these changes on 11 January 2021 inviting further comments.

The Council's Planning Committee was due to consider the Application on 3 June 2021. However, having further considered the comments of residents and those of Council officers in response to the amended proposals, the Applicant requested deferral of the Committee's decision and withdrawal of the Application from the agenda in order to make additional

amendments to the proposed development. That request was accepted, and the Applicant has now chosen to submit these further amendments. The amendments to the previously submitted development proposals taken in turn in relation to each part of the site, are as follows:

Thurloe Street

- Revisions to rear of building to reduce extent of glazing and increase elements of solidity;
- Introduction of a parapet on the rear of the building at top floor level;
- Introduction of an angled mansard and dormer windows to all sides of the building at roof level; and,
- Reduction in the size and height of the rooftop plant.

Bullnose

- Increase in solidity and composition of main elevation;
- Top floor of the building re-designed; and,
- Eastern side of building re-designed including more solidity.

Pelham Street – West (Office)

- Increased set backs to upper floor; and,
- Eastern elevation set back to create a reduced gable end.

Pelham Street – East (Residential)

- Changes to main Pelham Street elevation, including different floor levels and elevation treatment between the office and residential buildings;
- Reduction in overall height;
- Introduction of upper level parapet walls; and,
- Increased top floor set-back in mid-terrace building.

Thurloe Square

- Increased setback to Thurloe Square and the gable end wall with Pelham Street;
- Redesign of parapet detailing;
- Cornice line detailing emphasised;
- Building ironwork and threshold detailing developed; and,
- Reduction in the upper floor glazing on the gable end with Pelham Street.

At the end of this letter you will find a list of all the updated documents received, and a list of all the amendments, and where you can find the changes.

All of the amendments to the proposed development, as well as the relevant supplementary

supporting documents can be viewed on our website at <https://www.rbkc.gov.uk/PP/20/03216>. All of the updated drawings are on our website with the 'Date published' as 16/08/2021.

This letter serves as notification of re-consultation of the proposed redevelopment, and the Council is providing an opportunity for you to consider the proposed amendments. The additional consultation period will begin from the date of this letter, and will conclude on 26 September 2021.

If you wish to comment on the amendments to the application you can do this on our website at <https://www.rbkc.gov.uk/PP/20/03216>, where you will receive a confirmation email on receipt of your comment should you make one. If you are unable to access the website, then please contact planning@rbkc.gov.uk and they will try to find a solution for you.

Please note this is not an opportunity to restate or resubmit comments previously submitted on the Application which have already been received by the Council and which will be considered as part of the assessment of the proposed development. This is an opportunity to comment specifically on the proposed amendments to the Application as set out above and the updated information included in the amended / supplementary documents.

Please make sure we receive any comments you wish to make by 26 September 2021. We cannot respond to your comments individually due to the volume we receive, but all comments we receive during this period will be taken into account in the determination of the Application.

What happens next?

- The amended drawings and supporting documentation have been published on our website at <https://www.rbkc.gov.uk/PP/20/03216>
- We may ask specialist advisers to give us views on the Application to help us assess it.
- A planning officer will review the amendments and the overall Application and begin making an assessment of these.

Making a decision

Given the significance of the Application, the public interest, and the volume of comments already received in relation to the Application, a decision on the Application will be taken by the Council's Planning Committee. To allow sufficient time for further consultation and to make an assessment of the Application, it is too early at this stage to indicate a likely date on which the Planning Committee may consider the Application, although this will likely be in November or December 2021. If you have made a comment in relation to the Application, you will be notified when a committee date has been scheduled to consider the Application.

After the decision is made

If the Planning Committee refuses the application or grants the application with conditions the Applicant thinks are unreasonable, they can appeal and ask the Secretary of State to overturn the Council's decision. If this happens we will inform you about the appeal.

Queries about the Application

If you have queries about the Application or the decision making process after you have

viewed the amended documents, information about how we deal with applications can be found at

<http://www.rbkc.gov.uk/planningandbuildingcontrol/planningapplications/guidanceandadvice/consideringanapplication.aspx>.

If your query is not answered our Planning Line advisers will be able to help on 020 7361 3012.

Yours faithfully

Casework Support Team
Planning and Borough Development

Appendix 1: List of Amended Documents Received and Relevant Drawings for Amendments

Design amendments can be seen and are discussed in the Design and Access Statement as well as the Revised Townscape, Heritage, and Visual Impact Assessment, and the specific drawings below.

Proposed Change	Relevant Drawing/Document
THURLOE STREET	
Revisions to rear of building to reduce extent of glazing and increase elements of solidity	1. RSHP-A-01210-P-01 P2 Thurloe Street Proposed First Floor Plan 2. RSHP-A-01220-P-02 P2 Thurloe Street Proposed Second Floor Plan
Introduction of a parapet on the rear of the building at top floor level	3. RSHP-A-01230-P-03 P2 Thurloe Street Proposed Third Floor Plan 4. RSHP-A-01240-P-04 P2 Thurloe Street Proposed Fourth Floor Plan
Introduction of an angled mansard and dormer windows to all sides of the building at roof level;	5. RSHP-A-01250-P-05 P2 Thurloe Street Proposed Fourth Floor Plan 6. RSHP-A-03000-E-N P2 Proposed Elevation - North - Thurloe Street
Reduction in the size and height of the rooftop plant	7. RSHP-A-04000-D-XX P2 Proposed Detailed Bay - Thurloe Street Street-Facing Façade 8. RSHP-A-04010-D-XXP2 Proposed Detailed Bay - Thurloe Street Station-Facing Façade
THE BULLNOSE	
Increase in solidity and composition of main elevation;	1. RSHP-A-04001-D-XX P2 Proposed Detailed Bay - The Bullnose Street-Facing Façade
Top floor of the building re-designed	2. RSHP-A-04011-D-XX P2 Proposed Detailed Bay - The Bullnose Station-Facing Façade
Eastern side of building re-designed including more solidity	
PELHAM STREET WEST (Office Building)	
Increased set backs to upper floor	1. RSHP-A-01340-P-04 P2 Pelham Street Commercial Proposed Fourth Floor Plan 2. RSHP-A-01350-P-05 P2 Pelham Street Commercial Proposed Roof Plan
Eastern elevation set back to create a reduced gable end	3. RSHP-A-04002-D-XX P2 Proposed Detailed Bay - Pelham Street Office Street-Facing Façade 4. RSHP-A-04003-D-XX P2 Proposed Detailed Bay - Pelham Street Central Office Core Street-Facing Façade 5. RSHP-A-03010-E-S P2 Proposed Elevation - South - Pelham Street

PELHAM STREET EAST (Residential Building)	
Changes to main Pelham Street elevation, including different floor levels and elevation treatment between the office and residential buildings	<ol style="list-style-type: none"> 1. RSHP-A-01430-P-03 P2 Pelham Street Residential Proposed Third Floor Plan 2. RSHP-A-01440-P-04 P2 Pelham Street Residential Proposed Roof Plan 3. RSHP-A-04004-D-XX P2 Proposed Detailed Bay - Pelham Street Residential Street-Facing Façade 4. RSHP-A-03010-E-S P2 Proposed Elevation - South - Pelham Street
Reduction in overall height Introduction of upper level parapet walls	
Increased top floor set-back in mid-terrace building	
THURLOE SQUARE	
Increased setback to Thurloe Square and the gable end wall with Pelham Street	<ol style="list-style-type: none"> 1. RSHP-A-01140-P-04 P2 Thurloe Square Proposed Fourth Floor Plan 2. RSHP-A-01150-P-05 P2 Thurloe Square Proposed Roof Plan 3. RSHP-A-03020-E-E P2 Proposed Elevation - East - Thurloe Square 4. RSHP-A-04005-D-XX P2 Proposed Detailed Bay - Thurloe Square Street-Facing Façade 5. RSHP-A-04007-D-XX P2 Proposed Detailed Bay - Thurloe Square Gable-End 6. RSHP-A-04015-D-XX P2 Proposed Detailed Bay - Thurloe Square Station-Facing Façade
Redesign of parapet detailing	
Cornice line detailing emphasised	
Building ironwork and threshold detailing developed	
Reduction in the upper floor glazing on the gable end with Pelham Street	

LIST OF ALL AMENDED DOCUMENTS RECIEVED

Plans and Drawings	
<i>Drawing Title</i>	<i>Drawing Number</i>
PLANS	
Proposed Site Location Plan	RSHP-A-00010-P-00 P2
Proposed Site Plan	RSHP-A-00020-P-00 P2
Proposed Ground Floor Plan	RSHP-A-01000-P-00 P2
Proposed First Floor Plan	RSHP-A-01001-P-01 P2
Proposed Second Floor Plan	RSHP-A-01002-P-02 P2
Proposed Third Floor Plan	RSHP-A-01003-P-03 P2
Proposed Fourth Floor Plan	RSHP-A-01004-P-04 P2
Proposed Fifth Floor Plan	RSHP-A-01005-P-05 P2
Proposed Roof Plan	RSHP-A-01006-P-06 P2
Thurloe Square Proposed Ground Floor Plan	RSHP-A-01100-P-00 P2
Thurloe Square Proposed First Floor Plan	RSHP-A-01110-P-01 P2
Thurloe Square Proposed Second Floor Plan	RSHP-A-01120-P-02 P2
Thurloe Square Proposed Third Floor Plan	RSHP-A-01130-P-03 P2
Thurloe Square Proposed Fourth Floor Plan	RSHP-A-01140-P-04 P2
Thurloe Square Proposed Roof Plan	RSHP-A-01150-P-05 P2

Thurloe Street Proposed First Floor Plan	RSHP-A-01210-P-01 P2
Thurloe Street Proposed Second Floor Plan	RSHP-A-01220-P-02 P2
Thurloe Street Proposed Third Floor Plan	RSHP-A-01230-P-03 P2
Thurloe Street Proposed Fourth Floor Plan	RSHP-A-01240-P-04 P2
Thurloe Street Proposed Roof Plan	RSHP-A-01250-P-05 P2
Pelham Street Commercial Proposed Ground Floor Plan	RSHP-A-01300-P-00 P2
Pelham Street Commercial Proposed First Floor Plan	RSHP-A-01310-P-01 P2
Pelham Street Commercial Proposed Second Floor Plan	RSHP-A-01320-P-02 P2
Pelham Street Commercial Proposed Third Floor Plan	RSHP-A-01330-P-03 P2
Pelham Street Commercial Proposed Fourth Floor Plan	RSHP-A-01340-P-04 P2
Pelham Street Commercial Proposed Fifth Floor Plan	RSHP-A-01350-P-05 P2
Pelham Street Residential Proposed Ground Floor	RSHP-A-01400-P-00 P2
Pelham Street Residential Proposed First Floor	RSHP-A-01410-P-01 P2
Pelham Street Residential Proposed Second Floor	RSHP-A-01420-P-02 P2
Pelham Street Residential Proposed Third Floor	RSHP-A-01430-P-03 P2
Pelham Street Residential Proposed Roof	RSHP-A-01440-P-04 P2
The Bullnose Proposed Ground Floor Plan	RSHP-A-01500-P-00 P2
The Bullnose Proposed Mezzanine Floor Plan	RSHP-A-01505-P-00 P2
The Bullnose Proposed First Floor Plan	RSHP-A-01510-P-01 P2
The Bullnose Proposed Second Floor Plan	RSHP-A-01520-P-02 P2
The Bullnose Proposed Third Floor Plan	RSHP-A-01530-P-03 P2
SECTIONAL DRAWINGS	
Proposed Section AA	RSHP-A-02000-S-AA P2
Proposed Section BB	RSHP-A-02001-S-BB P2
Proposed Section CC	RSHP-A-02002-S-CC P2
Proposed Section DD	RSHP-A-02003-S-DD P2
Proposed Section EE	RSHP-A-02004-S-EE P2
Proposed Section FF	RSHP-A-02005-S-FF P2
ELEVATIONAL DRAWINGS	
Proposed Elevation – North – Thurloe Street	RSHP-A-03000-E-N P2
Proposed Elevation - South - Pelham Street	RSHP-A-03010-E-S P2
Proposed Elevation - East - Thurloe Square	RSHP-A-03020-E-E P2
Proposed Elevation - West - Cromwell	RSHP-A-03030-E-W P2
DETAILED BAY DRAWINGS	
Proposed Detailed Bay - Thurloe Street Street-Facing Façade	RSHP-A-04000-D-XX P2
Proposed Detailed Bay - The Bullnose Street-Facing Façade	RSHP-A-04001-D-XX P2
Proposed Detailed Bay - Pelham Street Office Street-Facing Façade	RSHP-A-04002-D-XX P2
Proposed Detailed Bay - Pelham Street Central Office Core Street-Facing Façade	RSHP-A-04003-D-XX P2
Proposed Detailed Bay - Pelham Street Residential Street-Facing Façade	RSHP-A-04004-D-XX P2
Proposed Detailed Bay - Thurloe Square Street-Facing Façade	RSHP-A-04005-D-XX P2
Proposed Detailed Bay - Pelham Street Infill Building Street-Facing Façade	RSHP-A-04006-D-XX P2
Proposed Detailed Bay - Thurloe Square Gable-End	RSHP-A-04007-D-XX P2
Proposed Detailed Bay - Thurloe Street	RSHP-A-04010-D-XX P2

Station-Facing Façade	
Proposed Detailed Bay - The Bullnose Station-Facing Façade	RSHP-A-04011-D-XX P2
Proposed Detailed Bay - Pelham Street Office Station-Facing Façade	RSHP-A-04012-D-XX P2
Proposed Detailed Bay - Pelham Street Core Station-Facing Façade	RSHP-A-04013-D-XX P2
Proposed Detailed Bay - Pelham Street Residential Station-Facing Façade	RSHP-A-04014-D-XX P2
Proposed Detailed Bay - Thurloe Square Station-Facing Façade	RSHP-A-04015-D-XX P2

Amended / Addendum Supporting Documents
Daylight and Sunlight Neighbourly Impacts Report August 2021
Internal Daylight and Sunlight August 2021
Design and Access Statement August 2021
Heritage Statement August 2021
Townscape, Visual and Built Heritage Assessment August 2021
Energy & Sustainability Statement August 2021
Sustainability Summary Brochure August 2021
GLA 'Be Seen' Report (Appendix J of Sustainability Statement)
Whole Life Cycle Carbon Assessment (Appendix I of Sustainability Statement)
GLA Carbon Emissions Reporting Spreadsheet (Appendix G of Sustainability Statement)
Draft Circular Economy Statement (Appendix H of Sustainability Statement)