

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

Knightsbridge Neighbourhood Plan: Five-year review

**Final report
28 September 2024**



****Disclaimer****

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1 SUMMARY AND INTRODUCTION

- 1.1 The aim of this 'Five-year review' is to understand the impact of the Knightsbridge Neighbourhood Plan ("KNP") on relevant planning applications and to make positive recommendations for neighbourhood planning in London and elsewhere.
- 1.2 The Knightsbridge Neighbourhood Forum (the "KNF")¹ was designated by Westminster City Council ("WCC") on 21 July 2015 as the neighbourhood forum for the Knightsbridge Neighbourhood Area (the "KNA") with an exclusive right to develop a neighbourhood plan under the Localism Act 2011.
- 1.3 An overwhelming majority (93.3%) voted for the Knightsbridge Neighbourhood Plan² at the referendum held on 18 October 2018. 'Turnout' of 19.2% was good for neighbourhood planning in London.
- 1.4 The KNP is complemented by the Knightsbridge Evidence Base Document ("KEBD")³ and the Knightsbridge Management Plan ("KMP")⁴ which are also published on the KNF website. The KEBD was updated on 9 February 2024.
- 1.5 The KNP and KMP stated that the KNF expected to comment 'selectively' on 'significant' planning and licensing applications in the KNA and nearby to help 'bring the plan to life'. The KNF reserves the right to comment on any application or consultation affecting the KNA.
- 1.6 This report presents a review of planning applications in the KNA over the five-year period since the KNP was 'made' (i.e. adopted) on 11 December 2018. The purpose is to identify where and how the KNP has had an impact on planning decisions made by WCC and how this can be built upon in future. The last relevant decision notice was dated 25 July 2024.
- 1.7 It is important to emphasise that the report focuses almost entirely on the influence of the KNP on significant planning applications and decisions within the KNA – whether granted, refused or withdrawn. It also highlights examples where its existence may have discouraged potentially 'negative' applications e.g. for a major redevelopment on the Hyde Park Barracks land.
- 1.8 The report does not address the many other impacts and benefits of the KNP such as its importance in raising the profile of the cultural institutions within the KNA or shaping the forthcoming Knightsbridge Place and Public Realm Strategy. Nor does it analyse the impact of the related KEBD or the KMP (which listed 85 agreed community priorities that were not considered formal 'development' matters'). Their status is explained on page 8 of the KNP.
- 1.9 Importantly, the report does not consider applications submitted after 11 December 2023 which have included a major application at 1 Knightsbridge Green (24/03977/FULL) where the

¹ <https://www.knightsbridgeforum.org/about/about-us/>

² https://www.knightsbridgeforum.org/media//documents/kmp_december_2018_141218_website.pdf

³ https://www.knightsbridgeforum.org/media//kebd_final_090224_web_version.pdf

⁴ https://www.knightsbridgeforum.org/media//documents/kmp_december_2018_141218_website.pdf

KNF considers that more than 30 of the 40 policies in the KNP may be relevant. That application was 'validated' by WCC on 25 June 2024.

- 1.10 In the KNF's opinion, the KNP's policies have successfully influenced planning outcomes in the KNA (whether supporting planning permissions or refusals) in the five years since the KNP was made. This has been the case particularly with 'significant' applications where the KNF has focused its resources.

Approach

- 1.11 The KNP has been part of the development plan since 11 December 2018. It is one of three documents that make up the development plan – the highest tier is represented by the London Plan 2021 (March 2021) and below that is the Westminster City Plan 2019-2040 (April 2021). The KNP sits below these, addressing policies at the neighbourhood level but holding equal weight in decision making by the Council and others. Planning applications should be determined in accordance with the development plan unless there are material considerations that indicate otherwise.
- 1.12 This report has reviewed planning applications and appeal decisions in the KNA over the five-year period between 11 December 2018 and 11 December 2023. It includes a small number of significant planning applications that were submitted during the five-year period but not determined until January, March and July 2024. Excluded from the review were listed building and licencing applications which are subject to different legal regimes e.g. alcohol licensing. The information for the five-year review was gathered from WCC's planning applications portal (<https://idoxpa.westminster.gov.uk/online-applications/>) with the following being noted:
- Type of application and WCC reference e.g. new dwellings, shopfront or rooftop plant.
 - Decision (and whether this was an application or an appeal).
 - Decision date and name of planning officer.
 - KNP policies specifically referred to in the 'decision notice' or 'appeal decision'.
 - KNP-specific matters referred to in the 'informatives' included in the decision notice.
 - KNP policies specifically referred to in the WCC officer's report, where these were not referred to in the decision notice.

Identifying the planning applications of most interest

- 1.13 In the period 11 December 2018 to 11 December 2023, there were a total of 1,207 applications determined in the KNA (with a further 104 withdrawn). Of this total, 986 applications (82%) were not considered to be of interest for this review, with the most common types being:
- 337 Listed Building Consent (LBC) applications (34%).
 - 186 applications for the 'discharge of conditions' in decision notices (19%).
 - 132 applications for approval of 'details' relating to Listed Building Consent (13%).

- 39 applications concerning works to trees in a Conservation Area (4%).
 - 31 applications for certificates of lawfulness (3%).
 - 29 applications for works to 'tree preservation order' (TPO) trees (3%).
 - 26 applications requesting permission to make non-material amendments (3%).
- 1.14 The remaining 221 applications were predominantly 'full' applications. Of these, 74 were of partial interest so were analysed separately. These were:
- 45 applications for double glazing.
 - 29 applications for air conditioning units.
- 1.15 This leaves 147 applications (12% of all applications) that are of particular interest.
- 1.16 The following other applications were added to the list of applications of interest:
- There were 14 appeals determined. Of these, 11 were considered to be particularly significant and are included.
 - Of the applications for schemes that were withdrawn, three were of particular interest.
- 1.17 Therefore a total of 161 applications and appeals were considered to be of interest for the review. The five-year review has looked in detail at 138 of these applications and appeals. These have been the primary focus of this report. However, the other 23 applications and appeals have also been briefly reviewed to check nothing of importance has been missed. Care has also been taken to avoid double counting e.g. duplicate applications or decisions subsequently overturned at appeal.
- 1.18 Section 2.0 of the report summarises the findings of the above analysis, Section 3.0 highlights positive impacts of the KNP outside planning decisions and Section 4.0 makes recommendations to build upon the success of neighbourhood planning in the City of Westminster and beyond.
- 1.19 Appendix A includes a Glossary and Appendix B provides examples of the wording used in WCC's decision notices approving, refusing or otherwise referring to KNP policies e.g. in 'Informatives'. Appendix C shows 'significant' planning applications and appeals. Appendix D includes a selection of planning applications relating to air source heat pumps and heritage windows (which is a rapidly changing policy area).
- 1.20 One of the report's key recommendations is to highlight the importance for neighbourhood planners and others of monitoring and understanding the Council's decision notices on relevant planning applications and encouraging the Council to mention KNP policies in them when relevant.
- 1.21 The KNF wishes to thank Navigus Planning for its advice over many years (including in researching and drafting this report), Westminster City Council officers and councillors for their constructive engagement with the KNF and selected other neighbourhood forums in Westminster for their valuable feedback on an early draft of this report.

2 FINDINGS

Application of KNP policies in decision-making

- 2.1 138 significant applications and appeals were determined and are the subject of this review. Of these:
- 32 specifically cited KNP policies in the decision notice or appeal decision (23% of the significant applications). This is a relatively high proportion given that many decisions on applications/appeals will not rest on matters directly or only addressed by KNP policy.
 - 20 of these 32 applications or appeals were allowed and 12 were refused. This reflects a more even split of outcomes than for all significant applications and appeals (75% of which were granted). This suggests that KNP policies were more likely to be cited in the consideration of the larger or more significant applications e.g. when the KNP commented.
 - 48 of the WCC officers'/committee reports (35% of the significant applications) cited KNP policies in their consideration of the application but did not result in those cited policies being included in the decision notice. This may be due to the majority of planning applications being in alignment with planning policy. The fact that they are referenced in officers'/committee reports however, confirms that they are important in the decision-making process.
- 2.2 Tables 1 and 2 shows that 26 of the 40 policies in the KNP were specifically cited in at least one decision notice or appeal decision. Nine policies were quoted in at least five instances, with the most popular policy concerning 'Character, design and materials' (Policy KBR1) being cited in 55% of applications where at least one KNP policy was cited and 12% of all significant applications.

Table 1: Decision notices and appeal decisions: Number of instances when a KNP policy was cited out of the total of 32 applications where at least one KNP policy was cited

KNP Policy	Policy area	No. of applications	% of instances
KBR1	Character, design and materials	17	55%
KBR22	Construction	10	32%
KBR40	Healthy people	9	29%
KBR38	Trees	7	23%
KBR27	Active travel	7	23%
KBR9	Roofscapes	7	23%
KBR21	Waste consolidation	6	19%
KBR28	Pedestrians	5	16%
KBR34	Healthy air	5	16%
KBR14	Mitigating commercial development impact	4	13%
KBR29	Significant transport impacts	4	13%
KBR15	Night-time and early morning uses	3	10%

KNP Policy	Policy area	No. of applications	% of instances
KBR25	Development in the Strategic Cultural Area	3	10%
KBR30	Motor vehicle use	3	10%
KBR35	Renewable energy	3	10%
KBR36	Retrofitting historic buildings	3	10%
KBR2	Commercial frontages, signage & lighting	3	10%
KBR7	Pedestrian movement	2	6%
KBR33	Utilities and communications infrastructure	2	6%
KBR3	Railings and walls	1	3%
KBR8	Advertising	1	3%
KBR10	Urban greening	1	3%
KBR16	Security and resilience measures	1	3%
KBR17	Retail uses in the Int'l Shopping Centre	1	3%
KBR37	Natural environment	1	3%
KBR39	Sustainable water	1	3%

- 2.3 Of the 138 significant applications and appeals, 10 were appeals with eight dismissed and two allowed. Of these appeals, the only KNP policies cited were Policies KBR1, KBR14 and KBR15.
- 2.4 Two of the 10 appeals related to decision notices that had cited Policy KBR1 (Character, design and materials). Both appeals were dismissed: Eresby House (21/00006/TPREF) for new security fencing and 13-17 Montpelier Street (22/00003/TPREF) for the use of first and second floor levels as three residential flats. Appeal 22/00003/TPREF related to application 21/01285/FULL where the decision notice had referenced Policies KBR1, KBR14 and KBR15 (see paragraph 2.5 below).
- 2.5 Two of the 10 appeals related to decision notices that had cited Policies KBR14 and KBR15. One appeal was allowed and one dismissed. These were 22/00001/TPREF relating to two residential flats above the restaurant at 13 – 17 Montpelier Street and 22/00003/TPREF relating to three residential flats at 13 – 17 Montpelier Street. Whilst the former appeal was allowed and the latter dismissed, both original decisions by WCC to refuse planning permission (20/07400/FULL and 21/01285/FULL) had cited policies KBR14 (Mitigating commercial development impact) and KBR15 (Night-time and early morning uses). The decision notice for application 21/01285/FULL had also mentioned Policy KBR1 (see paragraph 2.4 above). Three related appeals for listed building consent at 13 – 17 Montpelier Street were allowed (21/06228/ADLBC, 21/06229/ADLBC and 21/06227/ADLBC) and one was dismissed (21/01286/LBC). Another refusal relating to the proposed two flats (21/01233/FULL) was not appealed by the applicant. See paragraphs 2.17 – 2.19 on pages 10 and 11 of this report for further information.
- 2.6 Table 2 shows the most commonly cited policies in the decision to grant planning permission and the number of those decisions that resulted in the grant of planning permission.

Table 2: Planning permission granted: Most commonly cited KNP policies in 'reasons'

KNP Policy	Policy area	Cited in approval	% of these decisions that were approvals
KBR1	Character, design and materials	14	78%
KBR22	Construction	10	100%
KBR40	Healthy people	9	100%
KBR27	Active travel	7	100%
KBR9	Roofscapes	6	86%
KBR21	Waste consolidation	6	100%
KBR38	Trees	6	86%
KBR34	Healthy air	5	100%
KBR29	Significant transport impacts	4	100%
KBR28	Pedestrians	3	60%
KBR25	Development in the Strategic Cultural Area	3	100%
KBR30	Motor vehicle use	3	100%
KBR35	Renewable energy	3	100%
KBR36	Retrofitting historic buildings	2	67%
KBR14	Mitigating commercial development impact	1	25%
KBR2	Commercial frontages, signage & lighting	1	33%
KBR3	Railings and walls	1	100%
KBR8	Advertising	1	100%
KBR10	Urban greening	1	100%
KBR16	Security and resilience measures	1	100%
KBR17	Retail uses in the Int'l Shopping Centre	1	100%
KBR37	Natural environment	1	100%
KBR39	Sustainable water	1	100%

- 2.7 Of the 105 applications reviewed where planning permission was granted or allowed on appeal, KNP policies were cited in 20 instances. Of these decisions, policies addressing design (14 times), construction (10 times), healthy people (nine times) and active travel (seven times) were cited most often. Ten other policies were cited more than once as a reason for approval.
- 2.8 Table 3 shows the split of the decisions and the most commonly cited policies in the decisions to refuse planning permission (by either WCC or the planning inspector undertaking an appeal).

Table 3: Planning permission refused: Most commonly cited KNP policies as ‘reasons’

KNP Policy	Policy area	Cited in refusal	% of these decisions that were refusals
KBR1	Character, design and materials	4*	22%
KBR14	Mitigating commercial development impact	3*	75%
KBR2	Commercial frontages, signage & lighting	2	100%
KBR7	Pedestrian movement	2	100%
KBR28	Pedestrians	2	40%
KBR33	Utilities & communications infrastructure	2	100%
KBR9	Roofscapes	1	14%
KBR36	Retrofitting historic buildings	1	33%
KBR15	Night-time and early morning uses	1*	100%
KBR38	Trees	1	14%

* Policy KBR1 was cited in the Council's refusal of fencing at Eresby House (20/06090/FULL). An appeal (21/00006/TPREF and APP/X5990/W/21/3268026) was dismissed by an inspector supporting Policy KBR1 (2 July 2021).

** There were two planning applications for ‘two flats’ (20/07400/FULL and 21/01233/FULL) and one for ‘three flats’ at 13-17 Montpelier Street (21/01285/FULL). The Council refused all three applications citing Policies KBR14 and KBR15. The Council also cited Policy KBR1 in its decision notice for the ‘three flats’ application. One of the decisions for ‘two flats’ (20/07400/FULL, 22/00001/TPREF and APP/X5900/W/22/3290244) and the decision for ‘three flats’ (21/01285/FULL, 22/00003/TPREF and APP/X5900/W/22/3290247) were appealed. The former was allowed and the latter dismissed (3 November 2022) with the appeal inspector highlighting KBR1 ‘which generally supports’ relevant City Plan policies. Table 3 includes references to Policies KBR14 and KBR15 only in relation to 21/01233/FULL.

- 2.9 Of the 29 applications reviewed where planning permission was refused (including those decisions upheld at appeal), KNP policies were cited in 10 applications. In these decision notices, policies addressing design (KBR1) (four times) and requiring mitigation of the impact of commercial development (KBR14) (three times) were the most common. Four other policies were cited more than once as a reason for refusal.
- 2.10 Appendix B shows the wording used in a selection of the decision notices where KNP policies were referred to.
- 2.11 It is noted that 14 of 40 KNP policies have not been cited in planning decision notices. These include KBR5 (Local buildings and structures of merit), KBR6 (Tall buildings), KBR11 (Maintenance and protection of Local Green Spaces), KBR12 (Metropolitan Open Land), KBR13 (Hyde Park Barracks land), KBR18 (Protection of public houses) and KBR26 (Public realm in the Strategic Cultural Area). This is not because they are unimportant or ineffective policies, rather they are focused on specific matters, locations or activities for which applications were not brought forward over the period. Table 4 lists these and suggests reasons why this may have been the case.
- 2.12 In summary, 26 of the 40 policies in the KNP have been cited in planning decision notices relating to applications submitted during the five-year review period, 14 have not been cited (in likelihood for the reasons given in Table 4 below) and one policy (KBR22: Construction activity) has been referenced in an ‘Informative’ to a decision notice (as well as being included in many decision notices).

Table 4: KNP policies that have not been cited in any decision notices and reason(s) why this may have been the case

KNP Policy	Policy area	Reason
KBR4	Public realm and heritage features	No relevant application submitted
KBR5	Local buildings and structures of merit	No relevant application submitted
KBR6	Tall buildings	No relevant application submitted
KBR11	Local Green Spaces	No relevant application submitted
KBR12	Metropolitan Open Land	No relevant application submitted
KBR13	Hyde Park Barracks land	No relevant application submitted
KBR18	Protection of public houses	No relevant application submitted
KBR19	Community uses	No relevant application submitted
KBR20	Office uses	Application for change of use related to Relton Mews (21/02770/FULL) which is predominantly residential. Policy is relevant to 1 Knightsbridge Green planning application (June 2024)
KBR23	Residential mix	One larger residential development was determined on 3 January 2019 (Montpelier Mews 19/00810/FULL)
KBR24	Reconfiguring existing residential	No relevant application submitted
KBR26	Public realm in the Strategic Cultural Area	No relevant application submitted
KBR31	Electric vehicle infrastructure	No relevant application submitted
KBR32	Public transport	No relevant application submitted in the KNA. Note: Policy was mentioned by the Planning Inspector in their lengthy judgement largely dismissing the appeal relating to the re-development of South Kensington underground station (see paragraph 129 on page 28 of their full appeal decision)

KNP influence on locally significant applications

- 2.13 The KNF has commented 'selectively' on 'significant' planning and licensing applications since the referendum on the KNP in October 2018. It has done so with generally positive effect.
- 2.14 Over the period, there have been 20 particularly significant application/appeal decisions, some relating to multiple applications⁵. In this context, 'significant' means that they relate to matters that are considered of particular relevance or concern to the community of Knightsbridge.

⁵ A list is provided in Appendix C

- 2.15 KNP policies were clearly important in determining the following particularly significant applications:
- Eresby House (21/00006/TPREF): An application for new security fencing was refused and a subsequent appeal dismissed. Policy KBR1 was cited in the original decision notice and also in the appeal decision.
 - Princes Gardens Preparatory School (18/02304/FULL) and nursery school (18/01763/FULL): An application for a change of use to a new preparatory school and a nursery school respectively. Both applications were granted planning permission with 12 KNP policies cited across the two decision notices.
 - 2-8 Rutland Gate (21/01047/FULL): A major application for amendments to an existing dwelling. This was granted planning permission with 12 KNP policies cited in the decision notice.
 - 20-21 Montpelier Mews (19/00810/FULL): An application for the alteration of a building to create 10 flats. This was granted planning permission with five KNP policies cited in the decision notice dated 3 January 2019.
 - 90 Brompton Road (23/00935/FULL): An application for the use of a building as an interactive museum for a period of 10 years. This was granted planning permission with four KNP policies cited in the decision notice. An important related application (23/08032/ADV) for the display of illuminated window signs cited two KNP policies in the decision notice.
- 2.16 When considered against the objectives of the KNP, the outcomes of these and the large majority of the other significant applications are considered to have been favourable. The KNF considers the KNP to have contributed to these outcomes to a greater or lesser extent.
- 2.17 One outcome was considered negatively by the local community. It related to the grant of planning permission on appeal for new residential development above the continued use of the restaurant at 13-17 Montpelier Street (20/07400/FULL, 21/01233/FULL, 21/01285/FULL and associated appeal and listed building consent references). The fact that it was a significant application for the rare 'continued use' of a restaurant made it more difficult for residents to challenge the applications and appeals. In any event, WCC's planning committee refused all three applications, citing KNP policies (KBR14 and KBR15) in all three decision notices and Policy KBR1 in one (21/01285/FULL). An important issue at one subsequent appeal (22/00001/TPREF in relation to 20/07400/FULL) was whether the proposals constituted an intensification of the restaurant use and whether that would be contrary to Policy KBR14 (Mitigating the impact of commercial development). The planning inspector's view differed from that of the KNF and others on two key grounds. First, the planning inspector seemed to look simply at 'gross' intensification in terms of the number of 'covers' proposed for the restaurant rather than its wider impact. Second, he accepted an affidavit from the former owner regarding the level of use of the former restaurant that contradicted submissions, including photographs, about the historic operation of the restaurant from local residents.

- 2.18 It is important to note that the appeal (22/00003/TPREF), in relation to three flats with infill at 13-17 Montpelier Street (21/01285/FULL), where the Council's decision notice had mentioned Policies KBR1, KBR14 and KBR15, was dismissed by the same appeal inspector. Application 21/01233/FULL, where the Council's decision notice had mentioned Policies KBR14 and KBR15, was not appealed by the applicant.
- 2.19 An important lesson from the above appeals was the need to understand that policies and complex issues such as 'intensification' can be interpreted differently by different decision-makers e.g. applicants, officers, councillors, residents, neighbourhood forums and inspectors. The testing of such matters through the application and appeal process provides some clarity as to how policies might be amended if a neighbourhood plan is reviewed.
- 2.20 There were other particularly significant applications where KNP policies may have influenced the outcome:
- 127-139 Knightsbridge (20/05577/CLOPUD and 21/01066/FULL) (site includes 2-12 Brompton Road): An application for the proposed use of part of the former Burberry store for restaurant use and the demolition of the internal dome and an extension. This was granted planning permission with three KNP policies cited in the latter decision notice.
 - 88 Brompton Road (20/04536/TELCOM): An application for telecommunications masts was refused because of their height, bulk, location and appearance and failing to improve the character and appearance of the Knightsbridge Conservation Area. Policy KBR33 (Utilities and communications infrastructure) was cited.
 - 3-11 Lancelot Place (22/01312/FULL): An application to redevelop and create five dwellings. This was granted planning permission with the application notable for the applicant's effort in demonstrating how the application complied with the KNP. Signposting the KNP to other applicants at pre-application stage would make this a more common occurrence. WCC's amendments to the planning policy pages of its website⁶ have made it clearer that neighbourhood plans form part of Westminster's statutory development plan.
- 2.21 In responding to an application at 12-13 Relton Mews (21/02770/FULL), the KNP drew WCC's attention to the need to signpost the KNP's 'Best practice guidance on construction standards and procedures'. WCC then included it in the 'informatives' in the decision notice.

Withdrawn applications where the KNP may have been relevant

- 2.22 A number of planning applications were withdrawn before being determined. The KNP may have influenced the prospects of the following applications being judged to be policy compliant:
- 127-139 Knightsbridge (19/09936/FULL): An application for a change of use to a 715-seat restaurant (site includes 2-12 Brompton Road).

⁶ <https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations/planning-policy/westminsters-planning-policies>

- 20 Brompton Road (20/00072/FULL and 20/01915/FULL): Two applications for a change of use to a restaurant (site includes 22 Brompton Road).
- 127-139 Knightsbridge (22/07789/FULL): Installation of plant within internal lightwell to house mechanical plant and full height kitchen extract duct. A similar planning application for a full height extract duct at 94 Brompton Road (23/02778/FULL) was determined in a decision letter dated 25 July 2024 with eight conditions and eight informatives.

2.23 Examples of particularly relevant policies may include Policies KBR9 (Roofscapes and balconies), KBR14 (Mitigating the impact of commercial development), KBR29 (Assessing significant transport impacts of development proposals), KBR33 (Utilities and communications infrastructure), KBR34 (Healthy air) and KBR40 (Healthy people).

Smaller applications where the KNP may have been relevant

2.24 There were a number of smaller applications of note. In particular, they illustrate where KNP policies were referred to in the decision notice and were clearly important in reaching that decision:

- 102A Brompton Road (19/02824/FULL): An application for the use of premises in the International Shopping Centre ("ISC")⁷ for retail and a café was granted, with Policy KBR17 cited in the decision notice. KBR17 requires development to enhance the international reputation of the ISC.
- 86 Brompton Road (19/06268/FULL): An application for a new shopfront was refused, with Policies KBR1 and KBR2 cited in the decision notice. These policies direct that development, including of shopfronts, should reflect the character of the area (the area in question being the ISC where there has been a considerable range in the design quality of shopfronts erected in recent years).
- 4 Montrose Court (19/06467/FULL): An application for a residential extension and new basement was refused. This was partly due to the application containing insufficient information that the proposed basement development would not impact on the trees within the garden of the property. Policy KBR38 was cited in the decision notice.
- 106 Brompton Road (20/00666/TCH): An application for tables and chairs on the highway was refused and a subsequent appeal dismissed. The decision notice upheld the principles and application of Policies KBR7 and KBR28 relating to pedestrian movement and Policy KBR14 relating to mitigating the impact of commercial development.

2.25 In any area, most applications are unlikely to be 'significant'. However, the way that relevant policies are applied and precedents set in the decision-making relating to many smaller applications underpins the effective everyday working of development plan documents

⁷ The ISC is now referred to in the Westminster City Plan as the Knightsbridge International Centre

including neighbourhood plans and influences future applications. Similarly, the outcome on one significant application can establish precedent or influence many others.

Other findings

- 2.26 The review looked specifically at applications for air source heat pumps (“ASHPs”) and replacement windows in listed buildings and conservation areas. The review identified that these were common applications which are arguably growing in importance given the need to minimise carbon emissions from energy generation and heat loss from buildings.
- 2.27 A sample of five decisions relating to each type of these applications was reviewed⁸. All of these decisions were made after the Westminster City Plan was adopted in April 2021 to see if the clear policy direction of the KNP, subsequently followed by City Plan policy, was being applied effectively to encourage development to go further in considering these matters. The review demonstrated that WCC, as planning authority, has:
- encouraged applicants to provide more detail about the design and materials used in replacement windows which has resulted in better outcomes; and
 - understood that ASHPs are important in reducing emissions but are similar to air conditioning units so should be subject to similar rules regarding their impact.
- 2.28 The decision on one planning application for an ASHP on a balcony at Flat 3, Albert Gate (22/08149/FULL) applied Policy KBR9 which requires plant such as ASHP to be located in basements or on the roof of a building. As a consequence, the application was refused.
- 2.29 The KNP appears to have positively influenced this more progressive approach by WCC in its decision making on these matters. This policy area is fast changing with Historic England publishing new guidance on ‘Modifying Windows and Doors in Historic Buildings’ on 23 July 2024⁹.
- 2.30 One approval for illuminated advertisements has important implications in terms of ensuring that conditions are informed by the use of the most up-to-date technical standards. The approval of illuminated signage at first floor level at 90 Brompton Road (23/08032/ADV) includes a condition requiring illumination no greater than 600 candelas per square metre (cd/m²). However, the KNF notes that this was based on TfL’s reference to the Institution of Lighting Professional’s guidance note TR5 (which was updated and superseded in 2023 by guidance note PLG 05/23 to reflect changes in technology and lighting practice). The recommended maximum night-time limit in the new guidance has been halved to 300cd/m² (Table 10.4 on page 23 of the guidance). Applications for 14 illuminated branded awnings (24/00342/ADV) and 10 uplighters (24/00333/FULL) at 70 Brompton Road in January 2024 were refused in March 2024. An application for display of two LED media screens (24/02033/COADV) at Piccadilly Underpass was approved with conditions in October 2024.

⁸ A list is provided in Appendix D

⁹ <https://live.historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-windows-and-doors-in-historic-buildings/>

- 2.31 As far as the KNF is aware, the only three policies mentioned in any decision notices subject to appeals have been Policies KBR1 (two appeals dismissed i.e. 20/00060/TPREF and 22/00003/TPREF relating to Eresby House and 13-17 Montpelier Street respectively) and KBR14 and KBR15 (one appeal dismissed and one allowed i.e. 22/00003/TPREF and 22/00001/TREF relating to 13-17 Montpelier Street). The applicant at 13-17 Montpelier Street did not appeal a related decision notice that cited Policies KBR14 and KBR15 i.e. 21/01233/FULL.
- 2.32 Dismissed appeals relating to the installation of telephone kiosks on the pavement (18/00391/ADREF, 18/00224/REFGPA and 18/00220/REFGPA) may be relevant for future applications e.g. with respect to pedestrian movement, advertisements, amenity.
- 2.33 One other approval at appeal highlights the impact of the KNP outside its geographical boundaries. The appeal decision, relating to development at South Kensington Underground Station (APP/K5600/W/22/3300872 and APP/K5600/Y/22/3301446 dated 12 December 2023) which included improvements to station access, acknowledged the awareness of issues relating to station capacity in the KNP, even though the application was outside the Neighbourhood Area. Policy KBR32 (Public transport) encourages proposals to improve the capacity and efficiency of public transport systems serving the KNA and cites South Kensington Underground Station as a specific priority.
- 2.34 One general finding of this review was that none of the Council's decision notices, subject to this review, made reference to the London Plan or its policies. This is despite the fact that the London Plan is part of the development plan alongside the Westminster City Plan and the KNP. The Westminster Unitary Development Plan policies were part of the development plan until the City Plan was adopted in April 2021 and deleted them.

3 POSITIVE IMPACTS OF THE KNIGHTSBRIDGE NEIGHBOURHOOD PLAN

- 3.1 The review has demonstrated that over the five-year period since being made on 11 December 2018, the KNP has had numerous and wide-ranging positive impacts. Some of these are direct impacts in terms of the application of KNP policies to decision making on planning applications and appeals; the previous section outlines these impacts. However, many positive impacts relate to the way that the KNP was assembled and how it sought to address matters of importance to the local community. This section describes some of these impacts with the intention of signposting good practice and success.

Vision and principles

- 3.2 A strong 'vision' to make Knightsbridge the best residential and cultural place in London in which to work, study and visit has underpinned the KNP since the early stages of its development. This was identified and tested through the process of developing the plan which distilled local priorities and then carried overwhelming community support. The community of Knightsbridge continues to support this powerful vision.
- 3.3 The KNP also continues to be an active community stakeholder, with its five-year term renewed by WCC on 2 June 2020.
- 3.4 The principles that underpin the KNP were deliberately informed by the United Nations Sustainable Development Goals (SDGs). The KNP ensured that every single policy aligned to one or more of the SDGs. For example, the KNP's support for important transport measures relating to active travel (walking and cycling), is intended to contribute towards the SDGs of healthy living and wellbeing and making cities inclusive, safe, resilient and sustainable.
- 3.5 The vision was built on a desire to engage residents, businesses and cultural institutions in a common mission to improve Knightsbridge through the creation and implementation of a neighbourhood plan. During the process, the international profile and important contribution of the world leading cultural institutions to the local area in particular has become much better understood by the local community. Knightsbridge was already well-known for its businesses.

Policy design

- 3.6 One of the KNP's strengths is that its policies have been designed from first principles, recognising that higher tier planning policy needed to 'catch up' on certain matters. By having policies that encourage certain actions, seek to remove hurdles and are clear about what is sought by the end of the plan period, the KNP has been strengthened rather than weakened by new London Plan and Westminster City Plan policies that have been adopted since the KNP was made. Arguably, 'stronger' KNP policies would have been a lot narrower and more limiting. Three examples where the KNP has addressed issues at a local and higher level are:

- Policy KBR34 (Healthy air) – requiring development not to damage the health of the air by increasing emissions to it, whether greenhouse gases or air pollutants. This approach has since been followed in the London Plan and City Plan.
- Policy KBR35 (Renewable energy) – pointing to the need for zero air emissions from buildings. Much of this energy is likely to be provided by electricity (which is addressed by Policy KBR33 (Utilities and communications infrastructure).
- Policy KBR40 (Healthy people) – encouraging major commercial development to achieve a BREEAM or equivalent rating of ‘excellent’ but without worsening air quality (which has occurred historically through the inclusion of ‘combined heat and power’ and large gas boilers to achieve a higher BREEAM score).

- 3.7 It is particularly important that planning decisions take full account of the cumulative impact of all previously approved applications (unless expired). Examples include emissions to the air and issues relating to the capacity and resilience of the utility network. Air quality concentrations should be estimated to three significant figures e.g. 25.4 micrograms per cubic metre.
- 3.8 Of note is that there has been no ‘negative’ development on the Hyde Park Barracks land (which had been a particular concern when the KNP was being written).

Neighbourhood CIL

- 3.9 The KNF is pleased to have included the Neighbourhood Community Infrastructure Levy (NCIL) principles and priorities in the KNP (Section 11.0 and Appendices C and D). These have formed the basis for securing the delivery of particular outputs as the plan period has moved on. To date, two NCIL applications have been made, one for maintenance to the ‘Hole-in-the-wall’ and the other for new lighting of statues of Queen Victoria and Prince Albert in niches on the north side of the Royal Albert Hall. Both applications were successful.
- 3.10 Going forward, the KNF expects to focus its future NCIL applications on four areas, based on the principles established in the Plan:
- Air pollution and climate change mitigation e.g. zero emissions from buildings.
 - CCTV in the public realm with complementary measures to avoid ‘displacement’.
 - Greening, utilities and climate change adaptation.
 - Restoring heritage features.
- 3.11 It is positive that the Council recognises the important role of neighbourhood forums in recommending which applications for NCIL funding should progress in their areas.

Building on the findings

- 3.12 The findings from this review informed a separate process of review of the made KNP. The aim of the latter was to identify ‘minor modifications’ so that the KNP would be as up-to-date and easy to use as possible with minimum changes and resource requirements. The main opportunity identified was to reference changes in national planning policy since the KNP was

made (such as an updated NPPF and the creation of planning Use Class E) and the title and numbering of policies in the latest London Plan (March 2021) and City Plan (April 2021).

- 3.13 Minor modifications were agreed between the KNF and WCC officers. As part of this process, the KNF and WCC identified an apparent inconsistency between the relevant legislation and Government guidance on neighbourhood planning. A request for clarification was made to the previous Government on a number of occasions with no substantive response obtained. The KNF will consider next steps following the publication of this review.
- 3.14 There are other wider lessons for neighbourhood planning that other neighbourhood forums could build on.
- When considering modifications, it is important to focus on a set of key priorities where they can improve effectiveness. In part this is due to the need for decision-makers to apply policy within a three-tier planning hierarchy. Modifications should aim to be clear, practical, unambiguous and relevant to planning.
 - Design codes were not part of the made KNP because they were not a significant national planning issue in 2015-18 when the KNP was being developed. The Government (2019-2024) identified design as an important planning consideration, with the Levelling Up and Regeneration Act 2023 placing a requirement on local planning authorities to produce a design code for the whole of their area¹⁰. Other neighbourhood plans have demonstrated that design codes and guidance can be valuable, including in Pimlico and Belgravia. Other neighbourhood forums may wish to consider including design codes as part of their neighbourhood plans.
 - Another issue that has grown significantly in importance is sustainability. The KNP led the way in showing how a plan could encourage development to maximise sustainability. Since that time, other plans have built on this theme e.g. the Belgravia Neighbourhood Plan which includes a Sustainability Charter. This demonstrates the opportunity for forums to champion particular issues that others can build upon.
 - On a similar note, the way that the KNP has addressed energy shows that it is possible for neighbourhood plans to have policies that cover such matters. Indeed, the KNP has five powerful policies (KBR33, KBR34, KBR35, KBR36 and KBR40) which address this issue from a number of perspectives.
 - Keeping the language simple in policy wording is immensely valuable. For example, Policy KBR39 (Sustainable water) addresses all the relevant matters in jargon-free, plain English. By comparison, Policy SI5 (Water infrastructure) in the London Plan 2021 is more complex and difficult for applicants and planning officers to interpret.
- 3.15 Seven neighbourhood plans had been 'made' in the City of Westminster by September 2024 with a number of others progressing¹¹.

¹⁰ <https://questions-statements.parliament.uk/written-questions/detail/2024-01-11/9133/>

¹¹ <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-policy/neighbourhood-areas-forums-and-plans>

4 RECOMMENDATIONS

- 4.1 The identification in the previous sections of the positive impacts of the KNP leads to a number of recommendations which may apply to the KNP, WCC as local planning authority and other neighbourhood forums with 'made' plans or preparing or reviewing their own neighbourhood plans.

Using the KNP (and other neighbourhood plans)

- 4.2 In the opinion of the KNF, WCC planning officers have, in most instances, applied the KNP well. The KNF is pleased that the KNP's policies have been cited in a large number of officers' reports and decision notices on significant applications in the KNA. This approach could be built on in the following ways and applied by planning officers, committees and others:
- KNP policies could be referenced more frequently in planning decisions. Applications are determined in accordance with Section 70 of the Town and Country Planning Act 1990 and the National Planning and Policy Framework ("NPPF").
 - WCC is encouraged to cite all relevant policies in the development plan in decision notices, including the KNP, whenever applicable.
 - WCC could use the KNP to develop stronger standard conditions to attach to planning permissions. This could either be through the use of KNP-specific conditions or by tailoring existing WCC conditions to address KNP matters where relevant.
 - Forums should understand that the use of conditions is set out in Section 70(1)(A) of the Town and Country Planning Act 1990 and the NPPF and must be considered to be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. WCC has prepared a set of standard conditions and informatives¹².
 - WCC is encouraged to update its standard conditions and informatives from time to time (e.g. to make more frequent reference to the Council's Code of Construction Practice 2022) and tailor them to local circumstances on a case by case as appropriate.
 - WCC is encouraged to go further in emphasising the need for compliance with its Code of Construction Practice 2022 which seems to be omitted from its standard condition on 'working hours' and included only in decision notices, from time to time, as a separate 'pre-commencement' condition. WCC's current approach may omit 'Level 3 projects' (which includes 'All developments falling outside of the definitions of Level 1 and 2 projects or are a basement development') and references to the KNF's guidance on construction standards and procedures. See pages 9 and 11 of the Code.

¹² <https://www.westminster.gov.uk/make-application/decisions-your-planning-application/standard-conditions-and-informatives>

- Where relevant, WCC could cite the KNF's best practice guidance more frequently in 'informatives' to a planning permission e.g. on construction standards and procedures, tree management plans and community engagement.
- The KNP could be signposted to all applicants at the pre-application stage e.g. by planning consultants and WCC. This is particularly important given the number of applications that have not identified the KNP as being part of the development plan e.g. in their Design and Access Statements. Planning officers could also be encouraged to ask the applicant to engage with the KNF before submission of their application. WCC's website highlights neighbourhood planning more prominently now than when the KNF was first 'made'¹³.

Supporting effective decisions and enforcement

- 4.3 When planning conditions are being drafted to reference published professional guidance, they should refer to specific standards in the latest published version of that guidance as standard practice (see paragraph 2.30 on page 13 above). However, councils should not cede statutory control to professional bodies e.g. by saying future guidance applies automatically.
- 4.4 The KNF recognises that the Council's ongoing planning enforcement cases are undertaken confidentially and that Regulation 12(5)(b) of the Environmental Information Regulations 2004 removes the duty on the Council from having to disclose such information where it considers this necessary to protect the space in which it conducts investigations without intrusion into that process.
- 4.5 However, the KNF considers that it may be helpful if planning and licensing officers within WCC were made aware of relevant enforcement action and include references to completed formal enforcement cases in their submissions to planning and licensing committees considering relevant applications i.e. as formal planning or licensing histories are available.

Ensuring effective development and application of plan policies

- 4.6 The content of neighbourhood plans and their effective application could be further strengthened as follows:
- WCC could have half-day training session for neighbourhood forums when they start to develop their neighbourhood plans. This might explain that forums can register to be a statutory consultee with enhanced access to the Council's planning portal.
 - The above session might include guidance for neighbourhood forums on how best to comment on planning and other applications in their area while their neighbourhood plan is 'emerging' and once it is 'made'.
 - When a neighbourhood plan is newly 'made', the neighbourhood forum could have a half-day session with WCC officers to explain how, in their view, particular policies should be applied. A 'walkabout' might also be valuable.

¹³ <https://www.westminster.gov.uk/planning-building-and-environmental-regulations>

- The practice of neighbourhood forums speaking at planning and licensing committee hearings after applicants and amenity societies and before councillors should be formalised.
- Other neighbourhood forums could undertake similar five-year reviews and offer to share their findings with other forums and WCC officers and councillors. A 'walkabout' might also be valuable to explain local concerns or highlight aspects of particular consented or refused developments.
- Dialogue should be maintained between forums and the Council and meetings might be held periodically with officers, councillors and other stakeholders.
- Neighbourhood forums with 'made' neighbourhood plans may wish to discuss common or challenging issues and put recommendations to the Council.

4.7 It is important that members of neighbourhood forums study decision notices that are issued in their area to understand the extent to which their neighbourhood plan and policies are being applied. This will help forum members to better judge what matters are important in the decision-making process and outcomes. Also, this will enable forum members to learn about and better understand which technical standards WCC relies on in its decision-making. This could be supported by follow-up meetings with WCC officers on an annual or biennial basis to review key decisions and ensure that both parties understand the reasons behind particular decisions and whether any lessons could be learned.

4.8 There would be merit in seeking more integration between the City Plan and neighbourhood plans. Rather than having 'special policy' areas, the Council might consider including a short summary of each 'made' and emerging neighbourhood plan and signpost relevant documents. This might also include clearer advice to applicants that they should consult neighbourhood plans and forums as early as possible to achieve better outcomes.

4.9 As mentioned in paragraphs 3.8 - 3.10 on page 16 the KNF is pleased that it included reference to Neighbourhood Community Infrastructure Levy (NCIL) principles and priorities in the KNP and that the Council recognises the important role of neighbourhood forums in recommending which applications for NCIL funding should progress in their areas.

Making planning administration more efficient

4.10 The Council's planning portal offers enhanced capabilities to statutory consultees that include a consultee inbox (showing the number of days left to comment on each application) and the ability to 'track' applications. These are valuable timing saving tools.

4.11 The KNF encourages WCC to further integrate and improve the notification to neighbourhood forums of all applications and/or consultations relating to planning, appeals, licensing, minor variations, pavement licences, temporary event licences, display of advertising and any other matters relating to individual properties. Some of this information currently appears in other parts of the portal or Westminster's website and is not automatically shared with forums e.g. by email alerts. WCC's 'Planning Horizons' project has made significant progress in this regard, making the planning portal more intuitive and user-friendly.

Monitoring

- 4.12 WCC uses Key Performance Indicators (KPIs) to monitor the impact of the City Plan¹⁴.
- 4.13 The KNF may be able to assess progress on the following KPIs if the information is provided for the KNA (relative to the City of Westminster as a whole) for specific calendar years:
- KPI 1: Delivery of new homes against target of 985 new homes per year and 20,685 homes overall up to 2040
 - KPI 2: Delivery of affordable homes against target of at least 35% of all new homes delivered
 - KPI 4: Number of family-sized homes delivered
 - KPI 5: Net change in Class E floorspace across CAZ, Opportunity Areas, and town centre hierarchy
 - KPI 7: Loss of public houses
 - KPI 10: Delivery of social and community floorspace
 - KPI 13: Delivery of walking and cycling infrastructure schemes
 - KPI 14: Installation of electric vehicle charging points
 - KPI 15: Number of applications approved for residential development without on- or off-site car parking in an area of existing high parking stress
 - KPI 16: Delivery of cycle parking spaces
 - KPI 17: Number of developments of thresholds set out in policy achieving BREEAM excellent (or equivalent) standard
 - KPI 18: Noise complaints received
 - KPI 19: Applications that include renewable technologies
 - KPI 21: Reduction of NOx and particulate matter (PM_{2.5} and PM₁₀) concentrations against national and regional air quality targets
 - KPI 22: Reduction of carbon dioxide emissions
 - KPI 27: Applications incorporating living walls and roofs
 - KPI 28: Capacity of new waste and recycling facilities
 - KPI 30: Delivery of public realm schemes
 - KPI 31: Number of designated heritage assets completely demolished/lost
 - KPI 36: Utility infrastructure improvements and development.

¹⁴ Westminster City Council (2024) *Authority Monitoring Report 2022-2023* – this reporting is updated annually and is usually published in the first quarter of the year

- 4.14 It would help to have simple data for neighbourhood areas on the number of housing units created (built and converted) in total, the proportion of affordable units and the number with disabled access.
- 4.15 The KNF could seek to understand whether and why the KNA is performing differently to other parts of Westminster. This might benefit future monitoring of the KNP. It is recognised that this could present a significant resource burden to the Council and that there is no formal obligation on WCC to provide this information or for forums to consider it.

Appendix A Glossary

Appeal – This is an appeal by an applicant against the refusal of planning permission by the local planning authority (Westminster City Council). The appeal is determined by an independent planning inspector appointed by the Planning Inspectorate.

Best practice guidance – Guidance produced by the Knightsbridge Neighbourhood Forum setting out what it considers to be best practice beyond Westminster City Council's own requirements that it encourages developers and applicants to follow. Guidance has been produced on community engagement, construction standards and procedures and tree management plans.

BREEAM – (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method that sets standards for the environmental performance of buildings through the design, specification, construction and operation phases and can be applied to new developments or refurbishment schemes.

Decision notice – The formal decision made by the local planning authority as to whether to grant or refuse planning permission for a given application. This includes the reasons for the decision made. Where permission is granted, the decision notice may include conditions that must be met by the development as well as any informatives.

Informatives – These are notes for the applicant that are included in the decision letter. Their main purpose is to provide guidance on matters such as the need to obtain other statutory consents or to comply with other statutory requirements or details of reserved matters (in the case of outline permissions). They are advisory only.

Neighbourhood Community Infrastructure Levy (NCIL) - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. It is chargeable on each net additional square metre of development built and is set by Westminster City Council. 25% of the NCIL monies (uncapped) raised within the Knightsbridge Neighbourhood Area should be spent locally – this is the 'neighbourhood' portion of NCIL.

United Nations Sustainable Development Goals - The United Nations 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in areas of critical importance for humanity and the planet¹⁵.

Use Class – the categorisation of different uses of land and buildings and what changes of use constitute 'permitted development' i.e. development that does not require a planning application.

Withdrawn application – An application that is withdrawn by the applicant before it is determined by the local planning authority (Westminster City Council).

¹⁵ <https://sdgs.un.org/goals>

Appendix B Wording citing KNP policies in decision notices

Granted applications

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR1	Character, design and materials	18/01763/FULL	8 Princes Gardens London SW7 1NA	Use as nursery school	All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.	To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and KBR1 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also refused applications.
KBR2	Commercial frontages, signage & lighting	23/08032/ADV	90 Brompton Road London SW3 1ER	Display advertising	You must not block the footway or carriageway of A4 Brompton Road when installing or removing the advertisements. You must keep temporary obstructions during installation and removal to a minimum and not: (a) encroach on the clear space needed to provide safe passage for pedestrians; or, (b) obstruct the flow of traffic on A4 Brompton Road.	In the interests of public safety in accordance with Policy 43(G) of the City Plan 2019-2040 (April 2021) and KBR2 and KBR8 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also a permitted application at Piccadilly Underpass (24/02033/COADV) and refused applications.

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR3	Railings and walls	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	<p>You must apply to us for approval of details of the following parts of the development:</p> <ul style="list-style-type: none"> i) New windows, elevations, and sections (scaled 1:10) ii) Dormer windows, elevation and sections showing frames (Scaled 1:10) iii) Detailed drawings of the new railings and lamps iv) Detailed drawings of the new balustrades v) Details of the new metal handrail (5th floor level) vi) Details of the design and finish of the light-well grills vii) Detailed drawings, including sections of the glass roof viii) Material samples for the new roof, including slate, glass and details of the photovoltaic panels. <p>You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.</p>	To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and KBR1, KBR3 and KBR9 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)
KBR4	Public realm and heritage features	Not applicable				No relevant application submitted

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR5	Local buildings and structures of merit	Not applicable				No relevant application submitted
KBR6	Tall buildings	Not applicable				No relevant application submitted
KBR7	Pedestrian movement	Not applicable				See refused applications.
KBR8	Advertising	23/08032/ADV	90 Brompton Road London SW3 1ER	Display advertising	The illumination of the advertisements must not be intermittent, flashing or any greater than 600 cd/m ² . You must not block the footway or carriageway of A4 Brompton Road when installing or removing the advertisements. You must keep temporary obstructions during installation and removal to a minimum and not: (a) encroach on the clear space needed to provide safe passage for pedestrians; or, (b) obstruct the flow of traffic on A4 Brompton Road.	In the interests of public safety in accordance with Policy 43(G) of the City Plan 2019 - 2040 (April 2021) and KBR2 and KBR8 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR9	Roofscapes	23/04702/FULL	45 Eresby House Rutland Gate London SW7 1BG	Installation of air conditioning unit	You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 (specifying materials and finished appearance) of the following parts of the development: a) acoustic enclosure You must not use the machinery until we have approved what you have sent us. You must then maintain the attenuation measures (acoustic enclosure) in the form shown for as long as the machinery remains in place.	To protect neighbouring residents from noise and vibration nuisance, and to make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in Policies 7, 33, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and KBR1 and KBR9 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also refused applications.
KBR10	Urban greening	19/00810/FULL	20 - 21 Montpelier Mews London SW7 1HB	Alteration of building to create 10 flats	You must apply to us for approval of detailed drawings showing the following alteration to the scheme: Installation of solar panels and a biodiverse roof at main roof level of the proposed building, including sections to show construction of base, substrate depth, species list, maintenance regime and works to accommodate the supporting structure within the proposed new roof structures and associated piping/irrigation etc. You must not occupy the development until we have approved what you have sent us. You must then carry out the work according to	To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and KBR10 and KBR35 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					these details and retain the biodiverse in perpetuity and in accordance with the maintenance regime.	
KBR11	Local Green Spaces	Not applicable				No relevant application submitted
KBR12	Metropolitan Open Land	Not applicable				No relevant application submitted
KBR13	Hyde Park Barracks land	Not applicable				No relevant application submitted
KBR14	Mitigating commercial development impact	23/00935/FULL	90 Brompton Road London SW3 1ER	Use of building as interactive museum	After 1 year and within 13 months of commencement of the 'interactive museum' use, you must apply to us for approval of evidence the OSMP (as approved under Part A) has been operating successfully. Alternatively, you must apply to us with an alternative OSMP to address any identified issues that have arisen during operation. If we approve your evidence, you must continue to carry out the measures included in the approved (part A) OSMP at all times that the 'interactive museum' is in use. If we approve an alternative OSMP, you must then carry out the measures included in that OSMP at all times that the 'interactive museum' is in use. If we refuse to approve your details, you must cease operations	To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in Policies 16 and 29 of the City Plan 2019 - 2040 (April 2021) and Policy KBR14 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also refused applications.

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					until such time you reapply to us, and we approve, an acceptable OSMP (under Part B of this condition).	
KBR15	Night time and early morning uses	Not applicable				See refused applications.
KBR16	Security and resilience measures	23/00935/FULL	90 Brompton Road London SW3 1ER	Use of building as interactive museum	The premises must meet the standards of Secure by Design accreditation and maintain this standard for the lifetime of this permission.	To reduce the chances of crime as set out in Policy 38 of the City Plan 2019 - 2040 (April 2021) and Policy KBR16 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR17	Retail uses in the International Shopping Centre	19/02824/FULL	102A Brompton Road London SW3 1JJ	Use of ground floor as retail/café	In the event you continue to use the premises for the sui generis use (retail and cafe), the retail displays toward the front of the premises must be provided and kept as shown on approved drawing 3051.IBR.100.GA.	We cannot grant planning permission for unrestricted use in this case because it would not meet S6, S21 of Westminster's City Plan (November 2016), SS 3 of our Unitary Development Plan that we adopted in January 2007 and KBR17 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018), and because of the special circumstances of this case.
KBR18	Protection of public houses	Not applicable				No relevant application submitted
KBR19	Community uses	Not applicable				No relevant application submitted
KBR20	Office uses	Not applicable				Council approved an application for change of use from office to residential at 12-13 Relton Mews, London SW7 1ET in a decision notice dated 2 September 2021 (21/02770/FULL) as it was a predominantly residential location.

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
						Major application for offices at 1 Knightsbridge Green was validated on 25 June 2024 (24/03977/FULL).
KBR21	Waste consolidation	23/00935/FULL	90 Brompton Road London SW3 1ER	Use of building as interactive museum	You must provide the separate stores for waste and materials for recycling shown on drawing number A6 Rev B prior to opening the 'interactive museum' to visitors. Thereafter these separate stores for waste and materials for recycling must be retained, clearly marked and made available all times to all staff of the 'interactive museum' for as long as the 'interactive museum' is in use.	To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policy 37 of the City Plan 2019 - 2040 (April 2021) and Policy KBR21 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR22	Construction	19/00810/FULL	20 - 21 Montpelier Mews London SW7 1HB	Alteration of building to create 10 flats	Prior to the commencement of any: (a) Demolition, and/or (b) Earthworks/piling and/or (c) Construction on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice.	To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007 and KBR22 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR23	Residential mix	Not applicable				One larger residential development in Montpelier Mews was determined on 3 January 2019 (19/00810/FULL).

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR24	Reconfiguring existing residential	Not applicable				No relevant application submitted
KBR25	Development in the Strategic Cultural Area	18/02304/FULL	Garden Hall of Residence Imperial College 10-12 Princes Gardens London SW7 1ND	Use as preparatory school	You must use the property only as a school. You must not use it for any other purpose, including any within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it).	We cannot grant planning permission for unrestricted use in this case because it would not meet SOC1 of our Unitary Development Plan that we adopted in January 2007 and KBR25 and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). (R05AB)
KBR26	Public realm in the Strategic Cultural Area	Not applicable				No relevant application submitted.
KBR27	Active travel	18/02304/FULL	Garden Hall of Residence Imperial College 10-12 Princes Gardens London SW7 1ND	Use as preparatory school	Before you begin to use the new school buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of: (a) A comprehensive survey of all users of the school; (b) Details of local resident involvement in the adoption and implementation of the Travel Plan; (c) Targets set in the Plan to reduce car journeys to the school; (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being	In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016), TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007 and KBR27, KBR28, KBR29 and KBR30 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					met over a period of 5 years from the date the new school buildings are occupied.	
KBR28	Pedestrians	18/02304/FULL	Garden Hall of Residence Imperial College 10-12 Princes Gardens London SW7 1ND	Use as preparatory school	Before you begin to use the new school buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of: (a) A comprehensive survey of all users of the school; (b) Details of local resident involvement in the adoption and implementation of the Travel Plan; (c) Targets set in the Plan to reduce car journeys to the school; (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new school buildings are occupied.	In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016), TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007 and KBR27, KBR28, KBR29 and KBR30 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also refused applications.
KBR29	Significant transport impacts	18/01763/FULL	8 Princes Gardens London SW7 1NA	Use as nursery school	Prior to occupation you must apply to us for approval of a Servicing Management Plan for the approved nursery use. You must not commence the nursery use until we have approved what you have sent us. Thereafter the nursery must be managed in accordance with the	To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and KBR29 of the

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					approved Servicing Management Plan.	Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR30	Active travel Pedestrians Motor vehicle use	18/02304/FULL	Garden Hall of Residence Imperial College 10-12 Princes Gardens London SW7 1ND	Use as preparatory school	Before you begin to use the new school buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of: (a) A comprehensive survey of all users of the school; (b) Details of local resident involvement in the adoption and implementation of the Travel Plan; (c) Targets set in the Plan to reduce car journeys to the school; (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new school buildings are occupied.	In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016), TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007 and KBR27, KBR28, KBR29 and KBR30 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)
KBR31	Electric vehicle infrastructure	Not applicable				No relevant application submitted.
KBR32	Public transport	Not applicable				No relevant application submitted in the KNA. Note: Policy was mentioned by the Appeal Inspector in their lengthy judgment largely dismissing the appeal relating to the re-development of South Kensington Underground Station (see paragraph 129 on page 28 of APP/K5600/W/22/3300872

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
						and APP/K5600/Y/22/3301466 dated 12 December 2023).
KBR33	Utilities & communications infrastructure	Not applicable				See refused applications.
KBR34	Healthy air	18/02304/FULL	Garden Hall of Residence Imperial College 10-12 Princes Gardens London SW7 1ND	Use as preparatory school	The kitchen extract ventilation shall be limited to a recirculation system approved by the Local Planning Authority and all cooking and reheating of food within the premises shall operate by electricity only and not by gas or solid fuels such as coal or wood.	To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016), ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007 and KBR34 and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR35	Renewable energy	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	The development shall achieve a BREEAM rating of 'Excellent' or any such national measure of sustainability that replaces that scheme of the same standard. A post construction certificate confirming this standard under BREEAM has been achieved must be issued by the Building Research Establishment and submitted for approval by the Local Planning Authority within 6 months of completion on site.	To make sure that the development affects the environment as little as possible, as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and KBR35 and KBR36 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)
KBR36	Retrofitting historic buildings	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	You must provide the following environmental sustainability features (environmentally friendly features)	To make sure that the development provides the environmental sustainability features included in your application as set

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					<p>before you start to use any part of the development, as set out in your application, which include:</p> <ul style="list-style-type: none"> -Air Source Heat Pumps -Solar Photovoltaic Roof Glazing System <p>You must not remove any of these features, unless we have given you our permission in writing.</p>	<p>out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and KBR35 and KBR36 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).</p> <p>See also refused applications.</p>
KBR37	Natural environment	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	<p>You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the Green Roof and landscaping (biodiverse planting) at ground, fourth and fifth floor levels to include construction method, layout, species and maintenance regime.</p> <p>You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.</p>	<p>To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021) and KBR37 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).</p>
KBR38	Trees	21/01454/FULL	20 Rutland Gate London SW7 1BD	New basement	<p>You must protect the trees adjacent to the site according to the recommendations within your Arboricultural Method Statement and Tree Protection Plans dated 17</p>	<p>To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021) and Policy KBR38 of the Knightsbridge</p>

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
					September 2020, approved as part of planning permission dated 2 October 2020 (RN: 20/04525/FULL). If you need to revise any of the tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work on the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.	Neighbourhood Plan 2018 - 2037 (December 2018). See also refused applications.
KBR39	Sustainable water	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	You must apply to us for approval of detailed drawings (including specifications) showing provision of rainwater harvesting system. You must not occupy the property or start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to these details and thereafter retain the rainwater harvesting system in working order.	To make sure that the development provides adequate environmental sustainability features and minimises water consumption as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021) and KBR35 and KBR39 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).

KBR number	KBR policy	Application reference	Address	Type of application	Condition	Reason
KBR40	Healthy people	21/01047/FULL	2 - 8 Rutland Gate London SW7 1AY	Amendments to existing dwelling	No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.	To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021), KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018) and the draft Noise Technical Guidance Note (November 2019).

Informatives to decision notices on granted applications

KBR number	KBR policy	Application reference	Address	What application relates to	Informative
KBR22	Construction activity	21/02770/FULL	12 - 13 Relton Mews London SW7 1ET	Change of use of office to two three-bed dwellings	Your attention is drawn to the Knightsbridge Neighbourhood Forum's request that construction work should be carried out in accordance with their 'Best Practice Guidance on construction standards and procedures'

Refused applications

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
KBR1	Character, design and materials	19/01621/FULL	130 Brompton Road London SW3 1JD	Shopfront design	Because of its detailed design, set back position and high degree of opening, the proposed shopfront would not relate satisfactorily to the host building and would harm the appearance of this building. The proposed works are therefore contrary to strategic policy S28 of Westminster's City Plan 2019 – 2040 (April 2021), Policies DES 1, DES 5 and para 10.57 of our Unitary Development Plan that we adopted in January 2007 and the Council's SPG 'Shopfronts, Blinds and Signs'. In addition the works are contrary to policies KBR1 and KBR2 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR2	Commercial frontages, signage & lighting	22/03892/FULL	36 Knightsbridge London SW1X 7JN	Replacement shopfront	Because of its design, materials and the bifolding entrance doors the proposed shopfront would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Albert Gate Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and Policy KBR2 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR3	Railings and walls	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR4	Public realm and heritage features	Not applicable			No relevant application submitted.
KBR5	Local buildings and structures of merit	Not applicable			No relevant application submitted.
KBR6	Tall buildings	Not applicable			No relevant application submitted.
KBR7	Pedestrian movement	19/06770/TCH	86 Brompton Road London SW3 1ER	Tables and chairs on highway	The tables and chairs would block the flow of pedestrians along the footpath and so could be unsafe. This would also make it difficult to clean the footpath. This would not meet S41 of Westminster's City Plan

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
					(November 2016), TRANS 3 and TACE 11 of our Unitary Development Plan that we adopted in January 2007 and KBR7, KBR14 (B), KBR28 (C) of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). See also 19/0161/TCH for 130 Brompton Road, London SW3 1JD dated 1 May 2019.
KBR8	Advertising	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR9	Roofscapes	19/07981/FULL	Rutland Court Rutland Gardens London SW7 1BW	Upgrade of rooftop telecommunications equipment	We believe that the work could fail to maintain or improve (preserve or enhance) the character and appearance of the building and the conservation area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 8, DES 9 and DES 10 of our Unitary Development Plan that we adopted in January 2007, KBR9 and KBR33 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018) and the advice set out in our 'Supplementary Planning Guidance: Development and Demolition in Conservation Areas' or 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'.
KBR10	Urban greening	Not applicable			Planters may need to be affixed to the building to be considered development requiring planning permission
KBR11	Local Green Spaces	Not applicable			No relevant application submitted.
KBR12	Metropolitan Open Land	Not applicable			No relevant application submitted.
KBR13	Hyde Park Barracks land	Not applicable			No relevant application submitted.
KBR14	Mitigating commercial development impact	19/06770/TCH	86 Brompton Road London SW3 1ER	Tables and chairs on highway	The tables and chairs would block the flow of pedestrians along the footpath and so could be unsafe. This would also make it difficult to clean the footpath. This would not meet S41 of Westminster's City Plan (November 2016), TRANS 3 and TACE 11 of our Unitary Development

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
					Plan that we adopted in January 2007 and KBR7, KBR14 (B), KBR 28 (C) of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)
KBR15	Night time and early morning uses	21/01285/FULL	13 - 17 Montpelier Street London SW7 1HQ	Use of first floor as three dwellings with restaurant below	The development would intensify the existing restaurant use, causing late-night activity and disturbance in this part of the city and would harm the character and function of the area and neighbouring residential amenity, contrary to Policies 7 and 16 of the City Plan 2019 - 2040 (April 2021) and KBR14 and KBR15 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)
KBR16	Security and resilience measures	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR17	Retail uses in the International Shopping Centre	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR18	Protection of public houses	Not applicable			No relevant application submitted
KBR19	Community uses	Not applicable			No relevant application submitted
KBR20	Office uses	Not applicable			Council approved one application for change of use from office to residential at 12-13 Relton Mews, London SW7 1ET in a decision notice dated 2 September 2021 (21/02770/FULL) as it was a predominantly residential location.
KBR21	Waste consolidation	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR22	Construction	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR23	Residential mix	Not applicable			One larger residential development in Montpelier Mews was determined on 3 January 2019 (19/00810/FULL).

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
KBR24	Reconfiguring existing residential	Not applicable			No relevant application submitted.
KBR25	Development in the Strategic Cultural Area	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR26	Public realm in the Strategic Cultural Area	Not applicable			No relevant application submitted.
KBR27	Active travel	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR28	Pedestrians	19/06770/TCH	86 Brompton Road London SW3 1ER	Tables and chairs on highway	The tables and chairs would block the flow of pedestrians along the footpath and so could be unsafe. This would also make it difficult to clean the footpath. This would not meet S41 of Westminster's City Plan (November 2016), TRANS 3 and TACE 11 of our Unitary Development Plan that we adopted in January 2007 and KBR7, KBR14 (B), KBR28 (C) of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR29	Significant transport impacts	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR30	Motor vehicle use	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR31	Electric vehicle infrastructure	Not applicable			No relevant application submitted.
KBR32	Public transport	Not applicable			No relevant application submitted.
KBR33	Utilities and communications infrastructure	20/04536/TELCOM	Princes Court 88 Brompton Road London SW3 1ER	Rooftop telecommunications equipment	Because of its resulting height, bulk, location and appearance the proposed monopole, steel frame and GRP panel screening would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Knightsbridge Conservation Area and historic London Square (Trevor Square). This would not meet S25 and S28 of Westminster's City Plan

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
					(November 2016); DES 1, DES 6 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007; and Policy KBR33 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
KBR34	Healthy air	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR35	Renewable energy	Not applicable			Policy mentioned in decision notices approving relevant applications.
KBR36	Retrofitting historic buildings	19/09749/FULL	41 Rutland Gate London SW7 1PD	Replacement windows and glazed door	Because of their detailed design, in particular the thickness and reflection of the glazing, the proposed double-glazed sashes, toplight and doors would harm the special interest, character and appearance of this grade II listed building. They would also fail to maintain or improve (preserve or enhance) the character and appearance (visual amenity) of the Knightsbridge Conservation Area. This would not meet policies in chapter 16 of the NPPF, KBR36 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018), S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5, DES 9 and DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.
KBR37	Natural environment	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR38	Trees	19/06467/FULL	4 Montrose Court London SW7 2QH	Extension and new basement	The submitted Arboricultural Assessment and Method Statement contains insufficient information to demonstrate that the proposed basement development would not impact on the trees located in the land to the rear of Montrose Court and within the rear garden of No. 4 Montrose Court. It would also harm the appearance of the Knightsbridge Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016), DES 9 and DES 12 of our Unitary Development Plan that we adopted in January 2007 and KBR38 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).

KBR number	KBR policy	Application reference	Address	What application relates to	Reason
KBR39	Sustainable water	Not applicable			Policy mentioned in decision notice approving one relevant application.
KBR40	Healthy people	Not applicable			Policy mentioned in decision notices approving relevant applications.

Appendix C Significant applications and appeals

The KNF considers that the following applications and appeals have been particularly ‘significant’ during the relevant period. The 13-17 Montpelier Street appeal (reference 22/00001/TPREF) overturning the earlier refusal of a planning application (reference 20/07400/FULL) and related appeals and applications are discussed in more detail in paragraphs 2.17 – 2.19 on pages 10 and 11.

Application reference	Address	Type	What application relates to	Decision	Decision date
18/00224/REFGPA	70 Brompton Road, London SW3 1ER	Appeal	Installation of a telephone kiosk on the pavement	Appeal dismissed	02/12/2019
18/00224/REFGPA	180 Queen’s Gate, London SW7 2RH	Appeal	Installation of a telephone kiosk on the pavement	Appeal dismissed	02/12/2019
18/00390/REFGPA	Telephone Kiosk, Exhibition Road, London SW7 2PD	Application	Removal of existing payphone kiosks and the erection of advertising panels and telecoms equipment	Appeal dismissed	13/03/2019
18/01763/FULL	8 Princes Gardens, London SW7 1NA	Application	Use as nursery school	Granted	17/01/2019
18/02304/FULL	Garden Hall of Residence, Imperial College, 10-12 Princes Gardens, London SW7 1ND	Application	Use as preparatory school	Granted	21/12/2018
19/00810/FULL	20 - 21 Montpelier Mews, London SW7 1HB	Application	Alteration of building to create 10 flats	Granted	26/09/2019
19/01621/TCH	130 Brompton Road, London SW3 1JD	Application	Tables and chairs on highway	Refused	01/05/2019
19/05450/FULL	Albert Court, Basement, Prince Consort Road, London SW7 2BE	Appeal	Change of use from office to two 1-bed apartments	Appeal dismissed	07/10/2020

Application reference	Address	Type	What application relates to	Decision	Decision date
19/09936/FULL	127-139 Knightsbridge, London SW1X 7PA	Application	Change of use to a 715-seat restaurant	Withdrawn	17/01/2020
20/00072/FULL	20 Brompton Road, London SW1X 7QN	Application	Change of use to a restaurant	Withdrawn	17/01/2020
20/01915/FULL	20 Brompton Road, London SW1X 7QN	Application	Change of use to a restaurant	Withdrawn	17/09/2020
21/00006/TPREF	Eresby House, Rutland Gate, London SW7 1BG	Appeal	New fence, gates, hedges and CCTV	Appeal dismissed	27/11/2020
21/01047/FULL	2 - 8 Rutland Gate, London SW7 1AY	Application	Amendments to existing dwelling	Granted	28/07/2021
21/01066/FULL	127-139 Knightsbridge, London SW1X 7PA	Application	Demolition of dome and erection of extension	Granted	03/02/2022
21/02770/FULL	12 - 13 Relton Mews, London SW7 1ET	Application	Change of use of office to two 3-bed dwellings	Granted	02/09/2021
22/00001/TPREF	13 - 17 Montpelier Street, London SW7 1HQ	Appeal	Use of first and second floor as 2 dwellings with restaurant below	Appeal allowed	03/11/2022
22/00003/TPREF	13-17 Montpelier Street, London SW7 1HQ	Appeal	Use of first and second floor as 3 dwellings	Appeal dismissed	03/11/2022
22/00129/REFGPA	3 Bolney Gate, Ennismore Gardens, London SW7 1QW	Appeal	Prior approval for single-storey residential extension	Appeal dismissed	16/06/2023
22/01312/FULL	Development Site at 3 to 11 Lancelot Place, London SW7 1DR	Application	Variation of conditions relating to design and layout	Granted	09/02/2023

Application reference	Address	Type	What application relates to	Decision	Decision date
22/06613/FULL	26 Cheval Place, London SW7 1ER	Application	Creation of roof terrace	Granted	05/12/2022
22/07789/FULL	127-139 Knightsbridge, London SW1X 7PA	Application	Installation of plant and kitchen duct	Withdrawn	04/09/2023
23/00191/TELCOM	Footway Opposite 19-23 Knightsbridge, London	Application	Installation of telecoms masts	Refused	01/03/2023
23/00495/FULL	5 Bolney Gate, Ennismore Gardens, London SW7 1QW	Application	Extension of lower ground floor level and new basement extension	Granted	18/09/2023
23/00814/FULL	9 Fairholt Street, London SW7 1EG	Application	Enlargement of existing basement	Granted	09/05/2023
23/00935/FULL	90 Brompton Road, London SW3 1ER	Application	Use of building as interactive museum	Granted	28/11/2023
23/02776/FULL	94 Brompton Road, London SW3 1ER	Application	Merging of three shopfronts to make single restaurant	Granted	08/09/2023

Smaller applications where KNP was considered 'significant'

Application reference	Address	Type	What application relates to	Decision	Decision date
19/02824/FULL	102A Brompton Road, London SW3 1JJ	Application	Use of ground floor as retail/café	Granted	04/06/2019
19/06268/FULL	86 Brompton Road, London SW3 1ER	Application	New shopfront	Refused	18/09/2019
19/06467/FULL	4 Montrose Court, London SW7 2QH	Application	Extension and new basement	Refused	25/11/2019

Application reference	Address	Type	What application relates to	Decision	Decision date
20/00666/TCH	106 Brompton Road, London SW3 1JJ	Application	Tables and chairs on highway	Granted	16/03/2020

Other smaller applications of relevance to KNP matters

Application reference	Address	Type	What application relates to	Decision	Decision date
23/08420/ADV	2 Montpelier Street, London SW7 1EZ	Application	Display of A-board	Refused	18/01/2024

Appendix D Air source heat pump and heritage window applications

Application reference	Address	Type	What application relates to	Decision	Decision date
21/03129/FULL	6-8 Princes Gate Court Exhibition Road London SW7 2QJ	Application	Replacement of existing windows with double glazed windows	Granted	05/08/2021
21/07301/FULL	Royal Geographical Society 1 Kensington Gore London SW7 2AR	Application	Replacement of roof level plant	Granted	14/12/2021
21/07633/CLOPUD	10 Sterling Street London SW7 1HN	Application	Replacement windows	Granted	17/02/2022
22/08149/FULL	Flat 3 Albert Gate Court 124 Knightsbridge London SW1X 7PE	Application	Installation of air source heat pump on rear balcony	Refused	03/02/2023
23/00021/FULL	4 Eresby House Rutland Gate London SW7 1BG	Application	Installation of air source heat pump	Granted	06/03/2023
23/01109/ADFULL	Flat 2 7-11 Princes Gate London SW7 1QL	Application	New windows	Granted	29/06/2023
23/02399/FULL	46 Eresby House Rutland Gate London SW7 1BG	Application	Installation of air source heat pump	Granted	28/07/2023
23/02402/FULL	23 Montpelier Street London SW7 1HF	Application	Replacement of existing windows with double glazed windows	Granted	17/07/2023
23/03028/FULL	8 Lancelot Place London SW7 1DR	Application	External alterations and new roof level plant and plant screen	Granted	26/07/2023
23/03869/FULL	41 Eresby House Rutland Gate London SW7 1BG	Application	Replacement of existing windows with double glazed windows	Granted	31/07/2023