

We, as Councillors for Royal Hospital and Stanley, object to the application to develop 81-103 King's Rd, SW3 4NX.

As the application is in Royal Hospital but is 10 metres away from Stanley where it will also affect residents, we believe this will have a significant impact on Chelsea where the detriments of the building certainly outweigh the benefits.

In addition, we believe the building breaches many of the policies in the RBKC Local Plan and the wider London Plan.

Firstly, the massing and the density of the building proposed would have an impact on the community. King's Road is a narrow two-lane road which is a heavily residential area. As a result, the proposal would have an adverse impact on space provision within the Borough, contrary to Policy CR5.

The proposed glass arcade and potential for restaurants and other businesses in the arcade may attract significant numbers of visitors and would generate significant numbers of people arriving and leaving at unsociable hours and it would not be possible for the owners to mitigate the noise and general disturbance this would generate in a predominantly residential area. This would cause unacceptable harm to the living conditions of neighbouring residents, contrary to policies of the Local Plan, in particular Core Strategy Policies CL5 and CE6.

Thirdly, the loss of parking or accessibility for people needs addressing. The proposal will see a loss of parking amenities currently provided for in the existing site. As such, the applicant has not made any provision for this, especially if a supermarket wishes to rent out a space in the new building. The impact of the proposals on on-street parking pressure would be unacceptable and no mitigation measures have been put in place. We think the proposal would be contrary to policies of the Local Plan, in particular Policy CT1.

In terms of the environmental impact, a new building of this size and magnitude would see a deterioration of air quality. London Plan Policy S1(b) says a new development should not:

- a) lead to further deterioration of existing poor air quality
- b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits
- c) create unacceptable risk of high levels of exposure to poor air quality.

This site would do that and make the area, already over developed and busy with residents, shoppers and traffic, worse for air quality before and during the construction.

As such, we believe this application should be refused.

Councillors Elizabeth Campbell, Cem Kemahli and Emma Will for Royal Hospital;
Councillors Will Pascall, Josh Rendall and Kim Taylor-Smith for Stanley.

Josh Rendall

[Councillor for Stanley Ward](#) | [Lead Member for Family and Children's Services](#)

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