

## Lots Road Neighbourhood Forum

2 Stadium Street

London

SW10 0PS

[www.lotsroadforum.org](http://www.lotsroadforum.org)

Mr. Ben Brockey  
Planning Officer  
Planning and Place  
Kensington Town Hall  
Hornton Street  
W8 7NX

12<sup>th</sup> July 2024

Dear Mr. Brockey

**Re: PP/24/04040 Metropolitan Building, Lots Road Power Station, Lots Road, LONDON, SW10 0QH**

I am writing in my capacity as Chair of the Lots Road Neighbourhood Forum, the above mentioned planning application falling within the boundary of the Lots Road Neighbourhood Forum Area, designated by the Royal Borough of Kensington and Chelsea for the purposes of Neighbourhood Planning under section 61F and 61G of the Town and Country Planning Act 1990, as amended.

The plans for Chelsea Waterfront and particularly for the change of use within the Lots Road Power Station site were discussed at the meeting of the Forum held on 24<sup>th</sup> April 2024, attended by representatives of Circadian Limited.

At that meeting a number of Forum members expressed their wish to see the success of the Power House Building, which has the potential to make a meaningful contribution to the wider area. After so many years of disruption during the building phase of this project, they did not wish to see the building an empty, unloved and underused shell, especially given the long and largely negative experience of the Chelsea Harbour development which lay empty for many years.

That said, the majority of Forum members also expressed their strong concern that any changes of use have may have the potential to negatively impact traffic, congestion, noise and residents' parking in Lots Road. They were particularly concerned about:

- The limitations of the site for loading and unloading activity, if there was to be a significant increase in retail and hospitality businesses beyond the existing permitted consents.
- The congestion and noise caused by retail deliveries if these cannot be made in the basement area or in the West and East Yards.
- The potential for encroachment into resident parking bays of delivery vans to retail premises, especially if a retailer requiring larger deliveries were to occupy part of the site.

The Forum notes that in the Planning Statement submitted as part of the application Circadian Limited states that:

'The proposal will maintain the established servicing strategy of the commercial units, with delivery vehicle access only via the internal basement loading bays, or from the within the site boundary, ensuring the main highway of Lots Road is not used.'

While this statement is to be welcomed, the Forum would like to see this statement strengthened and incorporated as a condition of any planning application approval. The local community's long experience of the construction phase of this development has been that commitments made to residents relating to traffic management, noise and resident parking have quickly been ignored or forgotten, which is why we wish to have an enforceable prohibition on the use of Lots Road for any and all deliveries.

While many Forum members understand that commercial conditions have changed since the development received its original planning consents and that the flexibility of the proposed changes will help to ensure the commercial viability of the site, the Forum is equally keen to ensure that any change of use does not create further negative impacts for the surrounding area.

Lastly, if there are any points in our objections that require greater clarification please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'R.J.' with a long horizontal stroke extending to the right.

Richard Jacques

Chair, Lots Road Neighbourhood Forum