

NOTTING HILL EAST NEIGHBOURHOOD PLAN

DRAFT - SUMMARY

Definition of a neighbourhood plan

A neighbourhood plan is a collection of policies and projects designed by and for local residents and businesses as a way to improve the quality of life and work in a particular area. It can define development policies, create improvements to public spaces, designate places of special interest, and help to make changes to traffic and pedestrian movement. Neighbourhood plans have emerged as a result of the Localism Act of 2011, which gives more control to residents and businesses and allows them to decide what is important to them for their area. Future proposals will then need to conform to the final plan, and it will be used by planning officers and committees in deciding planning applications.

Notting Hill East Neighbourhood Forum

In 2014, members of our existing residents' amenity society, the Westbourne Neighbourhood Association (WNA), applied to become a neighbourhood forum, so that we would be able to prepare a neighbourhood plan. Since then, we have had repeated consultations with our members and have presented updates of our plan at several of our meetings. This plan is summarised below.

Our Objectives

We wish to promote, enhance and improve the existing unique qualities of our area, and protect it from becoming one filled with vacant investment properties and the associated consequences, or any other deterioration of community. Our **policies** and **projects**, which are in accordance with the expressed will of our residents and businesses, would:

1. Allow expansion of residences to the rear, below, and above, within certain frameworks.
2. Provide historic information and design guidelines to residents, and clarify and expand on existing planning requirements, to help ensure that planning decisions are positive, consistent, and fair.
3. Protect the historic features of our buildings and ensure the reinstatement of lost features.
4. Encourage energy conservation and prepare for climate change.
5. Declutter our pavements by providing better design solutions for information, and ensuring that street furniture is of the best quality.
6. Eliminate street litter by providing adequate bins and management of those bins.
7. Make streets more user-friendly and efficient for all road users by adjusting their configuration and reducing vehicle speed.
8. Reduce harmful air, light, and noise pollution.

9. Introduce a sustainable tree policy and add to our stock and diversity of street trees.
10. Conserve and improve our public garden spaces so that they remain attractive and safe places for social interaction and community events.
12. Foster and enhance the sense of community by building on the momentum and participation that our plan preparation has generated amongst our residents.
13. Promote and support our small businesses by creating a brand identity for the neighbourhood and preventing harmful change of use policies.

Our Policies

Our proposed policies will clarify and expand on what exists at the national and city level. They are specifically tailored for our area and will become a condition to be satisfied for specific development to be allowed.

- Allow mansards or other rooftop developments on streets where mansards already exist, to include screened roof terraces. These are to be contained within a semicircle front to back to minimise their appearance from the street. This type of development has a low construction impact and adds good usable living accommodation.
- Provide guidelines for rear extensions to reduce shading to neighbouring properties, and allow lighter and more innovative materials to be used in order to minimise negative impacts and nuisance during construction and encourage better design.
- Allow screened and greened outside balconies / terraces, so that more residents can enjoy outdoor space, with the added benefit of increasing the greening of the neighbourhood.
- Require that basement developments use electrically powered conveyor belts into a skip to minimise noise and disruption.
- Require the reinstatement of missing architectural details when work is being done to the facades of our terraced housing as a condition to receiving listed building and/or planning consent, so that our historic buildings are restored to their original state.
- Allow well designed double skinned glazing and integral solar roofing on **all** buildings, which will save and produce energy without compromising the aesthetic quality of the building. This will allow all properties to benefit from technical innovations that improve the quality of life for the users.
- Require that all developments meet Sustainable Urban Drainage criteria and insist that losses of garden are always compensated for by additional greening. This is to ensure that there is no additional burden to the water system, and to reduce run-off and flood risk.
- Prohibit unshielded uplighting in gardens unless at the base of plants, to minimise light pollution and nuisance to neighbours.
- Allow the removal of oversized trees in private gardens as long as they are replaced with a suitable alternative, to reduce damage to buildings and shading to neighbours.
- Limit new planting materials in rear gardens to those that are of an appropriate type and size, to prevent any future nuisance or damage to neighbouring gardens.

- Designate our public gardens as Assets of Community Value, so they will be preserved in perpetuity.

Our Projects

Projects are those things that would improve our streets, trees, public gardens and commercial areas. We would need to accomplish these in conjunction with various outside partners, such as TFL and Westminster Parks, and they would require funding.

- Reconfigure some pavements, consider raised surfaces, and add other traffic calming measures to slow vehicle speeds.
- Plant new street trees to further green the neighbourhood, and study existing street trees for suitability.
- Improve the maintenance and appearance of our public gardens, and add amenities such as a table-tennis table or a coffee cart, in order to encourage more social interaction.
- Replace modern street lamps with more historic models, to reduce light pollution and create a more beautiful atmosphere on our streets at night.
- Work with our businesses to eliminate street clutter and make our storefronts more attractive, and with a branding consultant to help us become a unique retail destination.
- Work with our council and our business owners to create use policies that will protect our small neighbourhood businesses who provide us with essential goods and services.
- Add bicycle storage to help those cyclists who live in flats with limited access or storage.
- Add a community notice board to better inform our residents.
- Install a local pollution monitor to keep us aware of our pollution levels.
- Add pedestrian crossings across Ledbury Road near Westbourne Grove for safety, and at the top of Shrewsbury Road across Westbourne Park Road, (and eliminate railings on the north side of Westbourne Park road) to allow direct access through Brunel gardens to the Westbourne Park tube station.
- Work with RBKC and other partners to improve and enhance the Five-Ways intersection at Westbourne Grove and Chepstow Road.