

File

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Ms E Witkowski RIBA ARB
St James Group Ltd
1 Wycombe Square
Campden Hill Road
London W8 7JF

Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: Paul.kelsey@rbke.gov.uk
Web: www.rbke.gov.uk

10 June 2004

My reference: **DPS/DCC/PK/TP** Your reference:
/99/0733

Please ask for: Paul Kelsey

Dear Ms Witkowski,

Town and Country Planning Act 1990
Basement Car Park, Campden Hill Reservoirs Site, Campden Hill Road, W8

I refer to your letter dated 12 may 2004 and to our previous correspondence regarding the basement car park at the above development.

I can confirm that car parking bay no. 31 as shown on your drawing No. ASWB(03)30 RevE is satisfactory and can be treated as a non material amendment to the approved car parking layout.

I hope this is the information you require.

Yours sincerely


Michael J French
for the Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

J
14-May



*Book
Pence PK*

12th May 2004

F.A.O. Mr Kelsey
Planning
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
Kensington
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		14 MAY 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
				ARB	FPL	DES FEES

53

Dear Mr Kelsey

Re: Wycombe Square – Campden Hill Reservoir

Following our conversation regarding the planning refusal for additional parking, I enclose basement plans of the above.

I would like to request that planning permission as a non-material change is granted for parking No.31 which, as discussed, appears not to be a detrimental addition to the overall parking plans.

I look forward to hearing from you.

Yours sincerely

**Eva Witkowski R.I.B.A. A.R.B.
Design Manager**

Enc.

Appeal files

PP/99/0733

TP/98/212~~6~~ (CAC)

All other files, like original application TP/98/2126, are superseded by these appeal files and will hold only part of the relevant information

PLANNING AND CONSERVATION

THE TOWN-HALL · HORNTON STREET · LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Andrew Pritchard
Broadway Malyan
Woburn Hill, Addlestone
Weybridge
Surrey KT15 2QA

Switchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

31st October 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/PP/99/ Your reference: AP/8130/
0733

Please ask for: Mr D. Taylor

Dear Sir,

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Campden Hill Reservoirs - Further Amendments to Approved Drawings

I write with reference to your letter of 23rd October 2000, and our meeting of 13th October, in connection with further amendments to the previously approved plans for the above site.

You will recall that various adjustments to the proposals were approved as non-material amendments by letter from this Council dated 13th September 2000. These amendments essentially involved the addition of a roof top handrail, extended lift over-run in an obscured position at the centre of the Campden Hill flats, internal revisions to those flats, altered glazing details to the tennis courts, parking arrangement changes, and minor changes to the external details of the Aubrey Walk flats to bring them in line with the nearby houses. The number of flats in the Campden Hill block reduced from 29 to 27, and the number of flats on the Aubrey Walk side increased from 2 to 4. (No change was proposed for the affordable units).

You have now submitted a full further set of plans numbered 7650/ P099 - P113 inclusive, and a revised Schedule of accommodation (date stamped as received by this department on 26th October 2000).

These further revisions propose a studio link/garden room to the West terrace of the proposed square, and below terrace accommodation to the South and East terraces. The link buildings for the western terrace would connect the studio buildings to the main houses and double as garden rooms for the summer. I understand that there would be no change at all to the finished levels of the patios and terraces, and the revised plans and sections confirm this to be the case.

In many situations, the studio links proposed for the West terrace would be treated as an amendment that would require planning permission on the basis that they would materially affect the appearance of the development. However, in this case they are proposed in what are effectively sunken wells completely enclosed by the houses of the West terrace and the flank wall of the rebuilt tennis courts, and would not be seen from outside the houses of the development themselves. They would have no impact upon the character or appearance of the Conservation Area, and would have no impact upon any views of the proposed development from any external points. There would be no loss of any public open space on the site. As such, I can accept the studios links in this case as non-material amendments. The additional spaces underneath the patios to the south and East terraces likewise have no implications for any material planning considerations, and can also be accepted as non-material amendments.

As with my letter of 13th September, I attach a copy of the up to date Schedule to avoid any confusion in the future.

I confirm that these changes are acceptable as non-material amendments to the planning permission ref. PP/99/0733, as previously approved on appeal.

Yours faithfully,

M. J. French
Executive Director, Planning & Conservation

AUBREY WALK					
CAMPDEN HILL RESERVOIR REDEVELOPMENT					
PLANNING APPLICATION – Revised Drawing Submission – October 2000					
SCHEDULE OF DRAWINGS					
DRWG. NO.	REV.	TITLE	SCALE	SIZE	REVISION DATE
Contents		Drawing List			
P099		Ordnance Survey Site Location Plan	1-2500	A1	
P100	D	Basement Car Park / Courts	1-250	A1	Aug '00
P101	D	Ground Level Plan	1-250	A1	Aug '00
P102	C	Elevations Sheet 1 – Campden Hill Road and Aubrey Walk	1-200	A1	Jul '00
P103	B	Elevations Sheet 2 – East Terrace	1-200	A1	Jan '00
P104	D	Elevations Sheet 3 – West Terrace	1-200	A1	Aug '00
P105	B	Elevations Sheet 4 – South Terrace	1-200	A1	Jan '00
P106	D	Sections Sheet 1 – Section AA and BB	1-200	A1	Aug '00
P107	E	Sections Sheet 2 – Section CC, DD and EE	1-200	A1	Aug '00
P108	D	House Plans – House Types H3, H4 and H5	1-200	A1	Aug '00
P109	D	House Plans – House Types H1, H2 and F9-F12	1-200	A1	Aug '00
P110	D	House Plans – House Types H5, H6, H7 and H8	1-200	A1	Aug '00
P111	C	Campden Hill Road Flats – Plans	1-200	A1	Jul '00
P112	B	Campden Hill Flats – Elevations	1-200	A1	Jul '00
P113	D	Aubrey Walk Flats – Plans and Elevations	1-200	A1	Jul '00
AWORTH LAND SURVEYS DRAWINGS ISSUED PREVIOUSLY					
8809 Sheet 3		Campden Hill Road Elevation : West Side and K. Heights (North)	1-200(R)	A1	2-Nov-98
8809 Sheet 4		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
8809 Sheet 5		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
9029 Sheet 3		Survey Plan through reservoir structure at low level	1-400(R)	A1	2-Nov-98
9029 Sheet 4		Survey Sections through reservoirs	1-200	A1	2-Nov-98
9132 Sheet 1		Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	2-Nov-98
9132 Sheet 3		Survey – Aubrey Walk Elevations – North Side	1-200(R)	A1	2-Nov-98
9132 Sheet 4		Survey – Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	2-Nov-98
9132 Sheet 5		Survey – Campden Hill Road – East Side and School Tech. Block	1-100	A1	2-Nov-98
9132 Sheet 6		Survey – Kensington Heights Car Park	1-200	A1	2-Nov-98

CAMPDEN HILL REDEVELOPMENT				
AUBREY WALK				
ACCOMMODATION SCHEDULE - APPEAL SCHEME				
HOUSES				
TYPE	NO	BEDS	H/ROOMS	TOTAL
A	1	5+STAFF	11	11
B	3	5+STAFF	13	39
C	1	5+STAFF	11	11
D	4	5+STAFF	13	52
E	3	5	10	30
F	2	5	10	20
G				
H	1	5+STAFF	11	11
J	2	5+STAFF	11	22
K	1	5+STAFF	11	11
L	1	5+STAFF	11	11
SUB TOTAL	19			218
FLATS				
M/FLAT	1	3	5	5
N/FLAT	1	3	6	6
SUB TOTAL	2			11
AUBREY WALK - AFFORDABLE FLATS				
	1	1	3 BED	4
	2	1	3 BED	3
	3	1	2 BED	3
	4	1	2 BED	3
	5	1	2 BED	3
	6	1	3 BED	4
	7	1	3 BED	4
	8	1	2 BED	3
	9	1	2 BED	3
	10	1	2 BED	3
	11	1	3 BED	4
	12	1	3 BED	4
	13	1	3 BED	4
	14	1	2 BED	3
	15	1	2 BED	3
	16	1	2 BED	3
	17	1	3 BED	4
SUB TOTAL	17			58
CAMPDEN HILL FLATS				
	21	2	3	63
	4	2+STUDY	4	16
	4	P/HSE 2	3	12
SUB TOTAL	29			91
TOTAL	67			378
92 CAR PARK SPACES (54 AWH/FL AND 38 CHF/AWF)				

CAMPDEN HILL REDEVELOPMENT					
AUBREY WALK					
ACCOMMODATION SCHEDULE - REVISED SCHEME OCTOBER 2000					
HOUSES					
TYPE	NO	BEDS	H/ROOMS	TOTAL	
H1	6	5+STAFF	12+POOL	72	
H2	1	5+STAFF	12+POOL	12	
H3	1	6+STAFF	11	11	
H4	4	5+STAFF	10	40	
H5	1	6+STAFF	13+POOL	13	
H6	1	5+2STAFF	12	12	
H7	4	5+STAFF	11	44	
H8	1	5+STAFF	11	11	
SUB TOTAL	19			215	
FLATS (F9-F12)					
FLAT F9/F11	2	1 BED	2	4	
FLAT F10	1	1 BED	2	2	
FLAT F12	1	2/3 BED	4+STUDY	5	
SUB TOTAL	4			11	
AUBREY WALK - AFFORDABLE FLATS					
Subject to FSL Agreement	A	1	3 BED	4	4
	B	1	2 BED	3	3
	C	1	2 BED	3	3
	D	1	2 BED	3	3
	E	1	3 BED	4	4
	F	1	2 BED	3	3
	G	1	2 BED	3	3
	H	1	3 BED	4	4
	J	1	2 BED	3	3
	K	1	2 BED	3	3
	L	1	3 BED	4	4
	M	1	2 BED	3	3
	N	1	3 BED	4	4
P	1	3 BED	4	4	
Q	1	3 BED	4	4	
R	1	3 BED	4	4	
S	1	2 BED	3	3	
SUB TOTAL	17			59	
CAMPDEN HILL FLATS					
	5	1 BED	2	10	
	16	2 BED	3	48	
	4	2/3 BED	4	16	
	2	3 BED	3+STUDY	8	
SUB TOTAL	27			82	
TOTAL	67			367	
92 CAR PARK SPACES (48 AWH/FL AND 44 CHF/AWF)					

Mr Derek Taylor
Royal Borough of Kensington & Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London
W8 7NX

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: +44 (0)1932 845599
F: +44 (0)1932 856206
E: Wey@BroadwayMalyan.com

Ref: AP/8130

23 October 2000

Dear Sir

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	S	SW	SE	ENF	AO ACK		
26 OCT 2000									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

**Town & County Planning Act 1990
Campden Hill Reservoir Site**

Thank you for meeting to discuss the Campden Hill Reservoir Site on 13 October. We hereby enclose the following proposed planning information for your formal consideration. As discussed the information illustrates a number of non-material amendments to the drawings previously agreed in the Royal Borough of Kensington & Chelsea's correspondence of 13 September.

- Four copies of Planning Drawings Nos 7650/PO99-P113 inclusive.
- A schedule of the proposed drawings
- An accommodation schedule with a comparison Appeal Scheme schedule
- An additional illustrative drawing No. 7650/P114 indicating comparison sections at 1:100 scale through the east and south terraces with and without the proposed garden rooms.

The non-material amendments comprise studio link/garden rooms to the west terraces and below terrace level accommodation to the south and east terraces. The finished levels of the terraces to the south and east terrace dwellings and the total number of dwellings remain unchanged.

We understand that you will consider the above non-material matters by exchange of letter.

Other Offices:
London, Manchester, Reading
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Please do not hesitate to contact us should you have any queries or wish to discuss the above.

Yours faithfully



Andrew Pritchard

Enc.

cc.	M Sims/N Gilpin -	St James Homes	}	+ enclosures
	R Sellwood -	Sellwood Planning		
	S Melville -	Whitby Bird & Partners		
	C Lee -	E C Harris		
	A Clark -	AJC Designs		
	S Waring -	AMD		
	P Walsh -	Unity Pictures		
	S Adams -	Broadway Malyan Landscape		
	J Wood -	Roger Preston & Partners		
	P Crossley -	Broadway Malyan		

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	N	1	3 BED	4	4
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Q	1	3 BED	4	4	
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Mr.: D. Taylor



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THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

As with my letter of 13th September, I attach a copy of the up to date Schedule to avoid any confusion in the future.

I confirm that these changes are acceptable as non-material amendments to the planning permission ref. PP/99/0733, as previously approved on appeal.

Yours faithfully,

M. J. French
Executive Director, Planning & Conservation

Broadway
Malyan DT

BroadwayMalyan

Landscape

JG 13

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: +44 (0)1932 845599
F: +44 (0)1932 846043
E: Bml@BroadwayMalyan.com

Mr P Kelsey
Royal Borough of Kensington & Chelsea
Planning and Conservation Department
The Town Hall
Horton Street
LONDON W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AO ACK
1 MAY 2001							
LAB/ALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

Ref: PA/djc/10337/4816

Date 30th April 2001

Dear Mr Kelsey

**Campden Hill Reservoir - Site for St James Homes
Minor Amendment to Landscape proposals (SW Corner Existing Trees)**

Further to recent discussions with yourself and the arboricultural officer please find enclosed information for a non-material change to revise the landscape proposals issued as part of the detail planning application for the above scheme. Due to technical reasons, as set out in the appended report "Campden Hill Reservoir - Tennis Court South West Staircase Constructions" (Document No. DC/CH00035), several trees previously shown to be retained (Dwg No. 10337-125, copy enclosed) will need to be removed.

The following trees will be removed, (numbered according to tree survey by Eachus Huckson, drawing no. 9742.01) 1943 to 1937 inclusive. An extract from the tree survey is enclosed which gives further details.

The approved planting plan (Dwg No. 10337-170, copy enclosed) indicates limited semi-mature tree planting in that location (copy of schedule enclosed to indicate sizes).

Following construction of this area extra replanting would be carried out within the first practical season to replace the trees 1943 to 1937. Eight semi-mature trees would be planted in this small area, of the following species and size.

- 4 No Fraxinus excelsior (Ash) 20 - 25 cm girth 450 cm high
- 4 No Tilia cordata (Lime) 20 - 25 cm girth 450 cm high

A swift resolution of this issue would be greatly appreciated, please contact us if you have any queries.

Yours sincerely

P S Armstrong

c.c. N Morgan - St James
P Jacobs - O'Rourke (Site office)
I Apsley - BMA

Chartered Landscape Architects

Directors:
Mike Gibbs Dip LA MLI
Ann Rowland BA (Hons) BLD MLI
David Moore RIBA
Clive Walker BSc FCA

Other Offices:
London, Manchester, Reading
Southampton, Lisbon & Johannesburg

Broadway Malyan Landscape Limited
Registered in England No. 2360333
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

www.BroadwayMalyan.com

Our Ref. 00090/PJ/paj/0014



24th April 2001

Broadway Malyan Landscape
Woburn House
Addlestone
Weybridge
Surrey
KT15 2QA



For the attention of Mr P. Armstrong

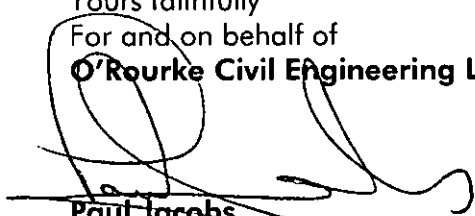
Dear Sirs,

CAMPDEN HILL RESERVOIR – Tennis Court South West Staircase Construction

Further to our recent discussions please find enclosed a copy of our Transmittal No. DC/CH00035 enclosing the report detailing our revised construction methods for the staircase within the Southwest corner of the Tennis Courts.

Should you require any further information please do not hesitate to contact the undersigned.

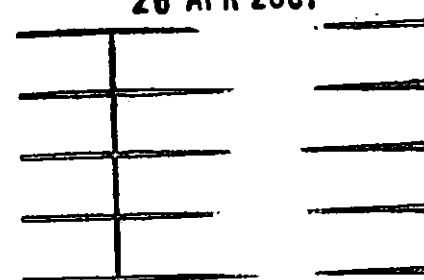
Yours faithfully
For and on behalf of
O'Rourke Civil Engineering Limited



Paul Jacobs
Assistant Project Manager

Encl.

Broadway Malyan
.....
26 APR 2001





O'ROURKE CIVIL ENGINEERING LIMITED
INFORMATION/DOCUMENT TRANSMITTAL

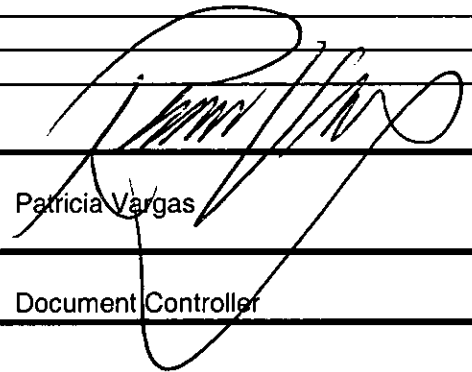
Contract : Campden Hill Reservoir

Contract No.: 00090

Transmittal No: DC\CH00035	TO: Broadway Malyan	Date: 25/04/01		
Document Title:	Ref No.	For Approval	For Comment	For Information
Report Detailing the Revised Temporary Works Scheme to Construct the Staircase within the South West Corner of the Tennis Courts		✓		

INFORMATION:

Signature



Name

Patricia Vargas

Position

Document Controller

RESPONSE REQUIRED: NO

Client Ref. No.:

To:

Date:

RESPONSE/COMMENT

Approval Status	Approved		Comments		Rejected	
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Memorandum

To: Chris Colwell – Borough Arboriculturist

CC:

From: Derek Taylor – Development Control

Date: 15/05/2001

Re: Campden Hill Reservoirs – Proposed changes to Landscaping

I enclose a set of proposed amendments to the landscaping details approved on appeal for the above development.

You will see that they now propose to remove a number of trees which were to be retained, eleven of them in total, due to “technical difficulties”. They are in the South West corner, at the southern end of the East embankment to Aubrey House – I think this is the issue we spoke briefly about last week

They now propose eight new trees.

I would be grateful for your advice on this. If these existing trees are of particular worth to either the setting of Aubrey House or to the Conservation Area, then we need to be satisfied that no harm to either would occur if they are replaced by the proposed 450cm high trees..... won't these new ones take a long time to fulfil the role of the existing oak and sycamores?

Thanks,

Derek

RBKC ARBORICULTURAL OBSERVATIONS

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
Aubrey Walk Reservoir Site		D. T.	31/5/01
Development		Obj.	No Obj.
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
Comments:			

I refer to your memo of the 15th May 2001 with regard to landscaping proposals for the southwest corner of the site and offer the following comments.

The southwest corner of the site is currently well furnished with a range of deciduous trees, which include oak, ash, hawthorn and sycamore. They range in size from a hawthorn of 5/6 metres in height to an oak of between 10 and 12 metres in height. The trees are growing on what was the reservoir embankment and this raises them some 5 metres or so above the surrounding land.

In my judgement the size and spread of the trees together with their 'elevated' position affords the surrounding area occupied by Holland Park School and Aubrey House with a considerable degree of amenity.

In view of the technical difficulties of installing piles in this corner of the site it is proposed to fell the trees and remove a section of the embankment to allow for the installation of stairs to the underground tennis club. Once installed the embankment will be reinstated and landscaped.

Notwithstanding the technical difficulties it is my view that the proposed replacement trees would not provide the same or even a similar degree of visual amenity as that provided by the existing trees. Indeed, I consider it unlikely that any new planting will be able to provide the same degree of amenity as that provided by the existing vegetation for several years.

It is therefore my judgment the removal of the existing trees will be detrimental to amenity and cause harm to the character and appearance of the Conservation Area.

Signed:  Date: 31.5.01.

R.E.K. & C.
 TOWN PLANNING
 - 1 MAY 2001
 RECEIVED



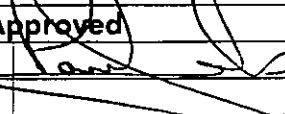
O'Rourke Civil Engineering Ltd

Contract Number: 00090

Campden Hill Reservoir

**Report Detailing the Revised Temporary Works
 Scheme to Construct the Staircase within the South
 West Corner of the Tennis Courts**

Reference No. 00090/MS/0013

Revision	Prepared by	Date	Approved	Date
0	P. Steeds	24/04/01	O'Rourke 	24/04/01

Control Number	Issue Date	Received Please sign, photocopy & return	Date
2	24/04/01.		



Contents

1. Introduction
2. Contractual Obligations/Constraints
3. Proposed Temporary Works Scheme
4. Diary of Events on the 2nd & 5th March 2001
5. Revised Temporary Works Scheme

Appendix A

Whitby Bird & Partners Drawing No. 16460/S/075/C1
Whitby Bird & Partners Drawing No. 16460/S/110/C3
Whitby Bird & Partners Drawing No. 16460/S/111/C1
Whitby Bird & Partners Drawing No. 16460/S/112/C1
Broadway Malyan Site Plan Drg. No. 8130/SK86
Fussey Engineering Services Ltd. Drg. No. 13414/3
O'Rourke Civil Engineering Ltd. Drg. No. 00090/SK/PJ/21 rev. 0

Appendix B

Fussey Engineering Services Ltd. Technical Data sheet for the Tosa Still Worker.

Appendix C

O'Rourke Civil Engineering Ltd. Drg. No. 00090/SK/PJ/72 rev. A
O'Rourke Civil Engineering Ltd. Drg. No. 00090/SK/PJ/78 rev.0.



1. Introduction

O'Rourke Civil Engineering Ltd. (ORCE) have been contracted by St James Homes Ltd. to construct the development currently known as Campden Hill Reservoir adjacent to Aubrey Walk in the Royal Borough of Kensington & Chelsea. Planning Application Ref. No. DPS/DCC/PP/99/0733 date 28th February 2000 refers.

This report seeks to identify the reasons as to why ORCE have had to revise their proposed method of retaining the existing ground to facilitate the construction of the staircase within the South West corner of the Tennis Court development. All as detailed within the construction issue drawings enclosed within Appendix A.

2. Contractual Obligations/Constraints

ORCE are required under the terms and conditions of our Contract to construct the staircase, retain the existing ground and not disturb or damage the trees and shrubs within the tree protection zone immediately adjacent to the area in question. The Site Plan Drg. No. 8130/SK86 enclosed within Appendix A details the extent of the tree protection zones.

3. Proposed Temporary Works Scheme

ORCE originally proposed to retain the existing ground and tree protection zone by installing a propped sheet piled retaining wall using 12.5 m long Larssen 607 piles driven with a Tosa Still Worker, as detailed on Drg. Nos. 13414/3 and 00090/SK/021 Rev. O. Copies of which have been enclosed within Appendix A.

The method we had adopted to drive the piles i.e. with a Tosa Still Worker Model TGM-130, was dictated by the following. Please note that a copy of the technical data sheet for this drive unit has been enclosed within Appendix B: -

- The geological site survey map for the area and soils investigation report carried out by LBH Wembley Geotechnical & Environmental confirmed that the site was underlain by London Clay. The Tosa is ideally suited to install sheet piles in these types of ground conditions when used in conjunction with high pressure jetting techniques.
- The Tosa is considered to be a "silent" method of driving sheet piles. Typically the working noise level of the equipment does not exceed 60dBA whereas a pneumatic hammer/road breaker exhibits a level of 105dBA.
- The Tosa pushes the sheets in using a hydraulic installation process, which eliminates any vibration. All other methods create significant and in some cases excessive degrees of vibration.
- The elevated platform, which is some 8 metres above the basement and the available working space between the existing structure and tree protection in the South West corner is extremely confined. The very compact nature of the Tosa's design allows the equipment to be used



within gaps as narrow as 1200 mm and eliminates the need for working at height.

To summarise the Tosa Still Worker is considered to be state of the art technology when driving piles into clays. It provides a quite/silent and vibration free method of installing sheet piles and was ideally suited for use within this very sensitive residential area of Campden Hill Road, Aubrey Walk and Holland Park School. The Tosa is the most environmentally friendly method for driving sheet piles. All other methods involve significant levels of noise and vibration, both of which would have been totally unacceptable to local community.

4. **Diary of Events on the 2nd & 5th March 2001**

2nd March 2001

ORCE's specialist subcontractor Fussey Engineering Services Ltd. set up the reaction stand and drove three sheet piles using the Tosa Still Worker with the assistance of water jetting around the perimeter of the proposed South West Staircase. Drg. Nos. 13414/3 and 00090/SK/PJ/021 enclosed within Appendix A refers.

5th March 2001

Fussey Engineering services removed the reaction stand and proceeded to install a further 5no. piles when it was drawn to our attention by the caretaker of Holland Park School that water under high pressure was seen to be spraying out into their car park through the brickwork mortar joints of the retaining wall on the southern site boundary. Work immediately ceased. On further investigation the mortar joints of the brickwork were found to have deteriorated to a state that could only be described as "friable". We were also directed to the several new structural cracks that had appeared in the plaster of the "lean to" store room/shed that that has been constructed against the retaining wall. This building can be seen on Drg. No. 8130/SK86 in the bottom left hand corner highlighted in green. A copy has been enclosed within Appendix A.

5. **Revised Temporary Works Scheme**

As a consequence of the events described in Section 4 we were left with no option but to abort our original proposed method of works due to the safety implications associated with risk of the wall falling over and undermining the embankment. We are therefore proposing to remove the existing embankment and batter the excavation to the profiles and layout detailed on Drg. Nos. 00090/SK/PJ/072 rev. A and 074 rev. O, copies of which have been enclosed within Appendix C. This will enable ourselves to successfully demolish the corner of the existing reservoir wall and construct the new South West Staircase.

On completion of the works we would then propose to reinstate the ground to the original profile and replant the area to a layout agreed with the local Planning Dept. This work would be completed within the next planting season 2001/2002.



APPENDIX A



R.B.K. & C.
TOWN PLANNING
- 1 MAY 2001
RECEIVED

APPENDIX B



F.E. Piling Plant

F.E. Piling, a division of Fussey Engineering Services Ltd. have an experience of over 25 years in the construction industry but have a piling plant fleet which includes all the latest developments in piling technology. We offer a total design and construct service at planning, tender or contract award stage, and can offer advice on installation techniques to assist in selecting the most appropriate method of installing piles on your scheme.

Tosa Still Worker

This "state of the art" pile pressing unit can install and withdraw 500mm to 600mm Larssen piles with a minimum of disturbance to the surroundings. The Still Worker is particularly suited to installation in clays of up to stiff consistency but with the assistance of water jetting and/or pre-augering can tackle most soil types.

Self Travel and Operation

- 1) The Still Worker is set on the reaction stand loaded with kentledge for the installation of the first two piles.
- 2) The Still Worker moves by elevating its travel carriage whilst supporting itself on the last installed pile.
- 3) The travel carriage then travels forward.
- 4) The travel carriage lowers itself and drops onto the installed piles and continues its hydraulic installation process.
- 5) After the Third pile is driven, the Still Worker moves off the reaction stand to travel independently on the piles.

Typical noise level at 15m 60dBA (Pneumatic Hammer 105dBA)

Advantages

- "Silent"
- "Vibrationless"
- Leader trench of only 500mm required
- Safer, no working at height required



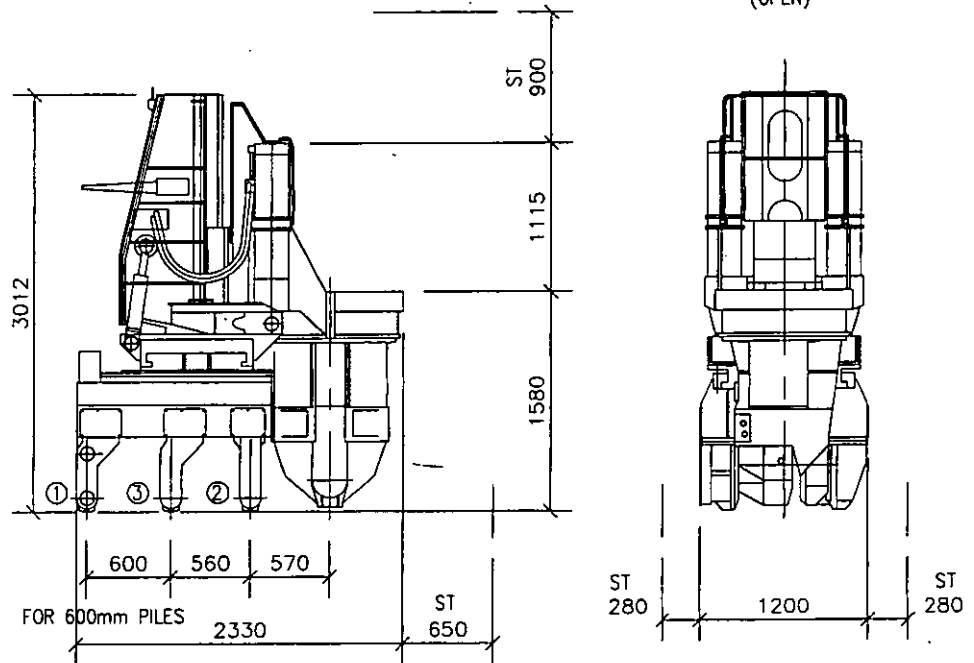
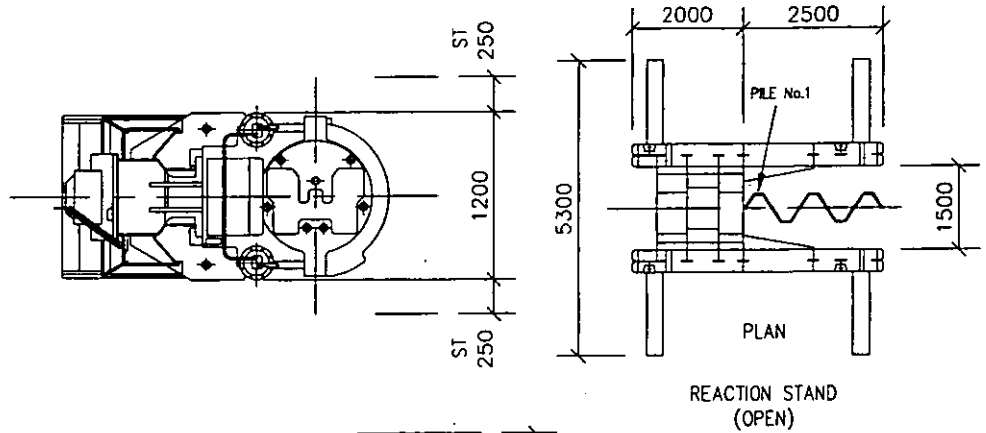
F.E. Piling

Threshers Yard, West Street, Kingham, Oxfordshire OX7 6YF
Tel (01608) 659595 Fax (01608) 659553



F.E. Piling

TOSA STILL WORKER



Specifications of the Main Unit

Moving System	Self-moving
Pressing-in Force	130 metric tons max. (350kg/cm ²)
Drawing-out Force	130 metric tons max. (286kg/cm ²)
Pressing-in Speed	1.9-5.4m/min.
Drawing-out Speed	1.6-16m/min.
Stroke	900mm
Operation System	Wireless radio-control & cabled remote-control
Device	Tilting Device
Application Sheet-piles	SL-6L (500mm~600mm)
Weight	Approx. 10,000kg
Hydraulic Pump Unit	TE-60H (Diesel)

Specifications of the Pump Unit

Power	Diesel Engine
Dimension	
Total Length	2,650mm
Total Width	1,450mm
Total Width	1,600mm
Weight	Approx 3,000kg
Main Power	83H.P.
Hydraulic Pump	Variable-Capacity Piston Pump
Hydraulic Pump Pressure	350kg/cm ² max.



APPENDIX C



Fiddlers Reach, Wouldham Road,
Off London Road, South Stifford,
Grays, Essex RM16 1XQ
Tel: 01375 391313
Fax: 01375 392089

PROJECT

CAMPDEN HILL
RESERVOIR WALL

Sheet No. _____
Rev No. _____
Design by _____
Date _____
Checked by _____
Date 17/04/01

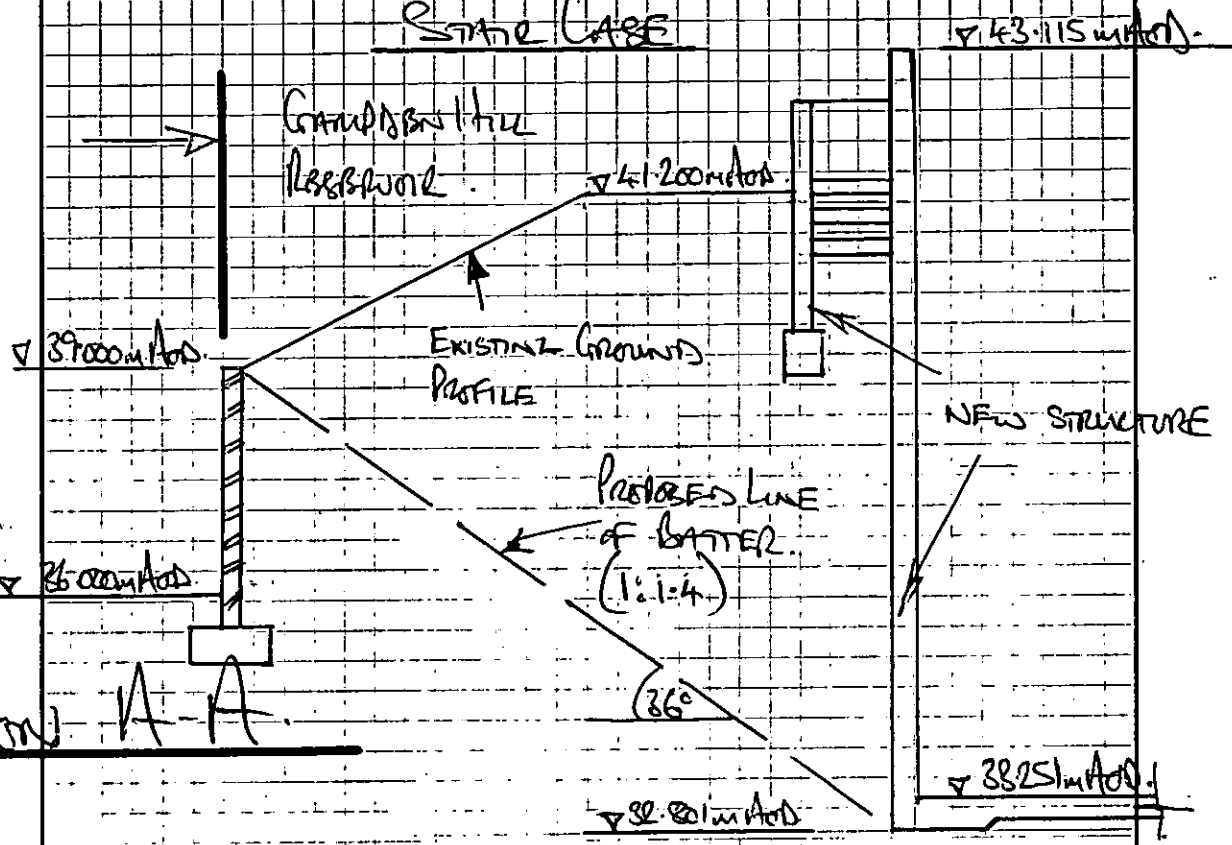
Checker's
Comments

TITLE REVISED METHOD OF CONSTRUCTION FOR TENNIS CLUB.

Boundary
LINE.

AUDREY
HOUSE.

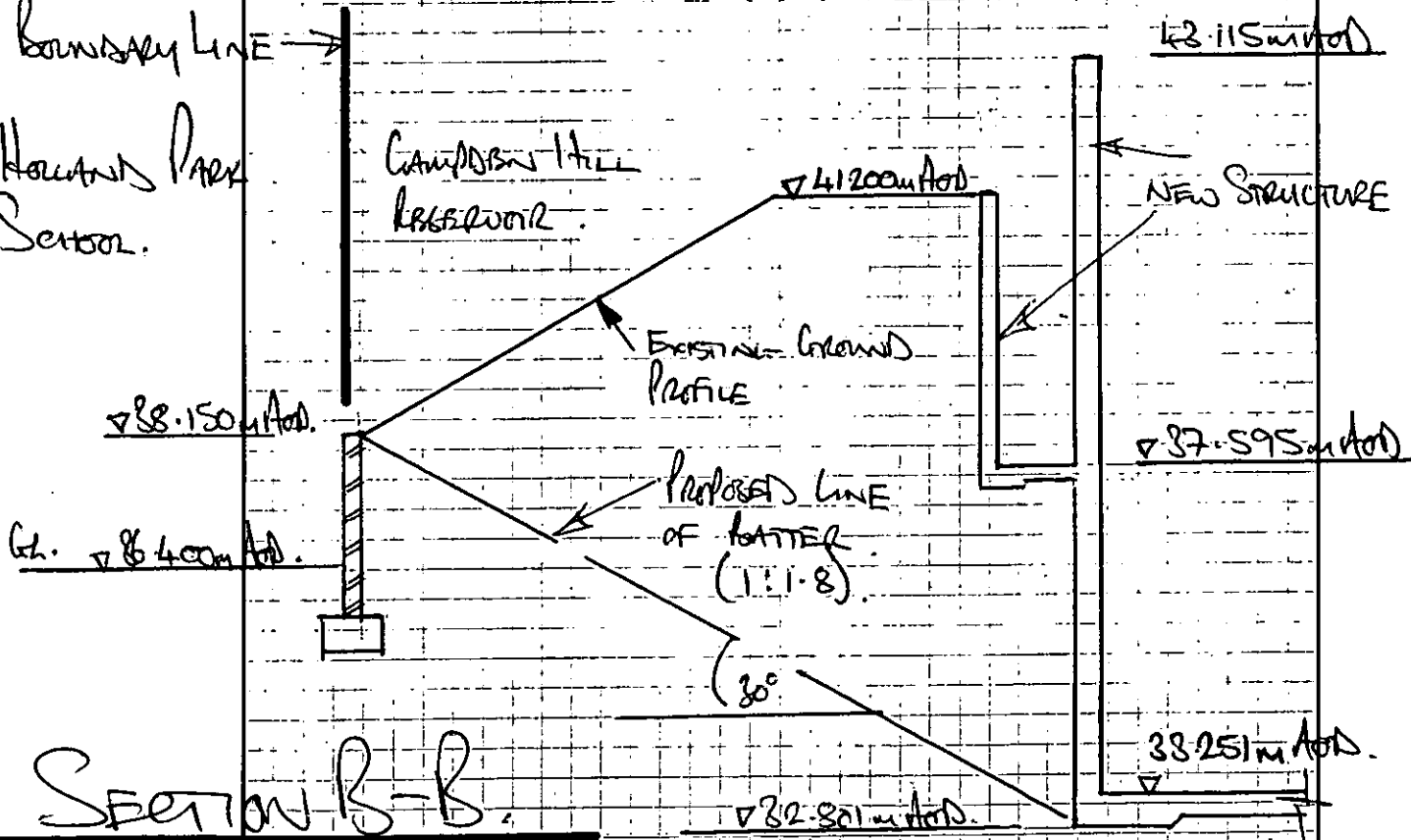
STONE CASE



SECTION A-A

Boundary
LINE

HOLMES PARK
SCHOOL.



SECTION B-B

SCALE 1:100

Drawn: 000910/SK/DJS/074 17/04/01

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1934	Acer pseudoplatanus (sycamore)	12	40-50 (3 stems)	3	Good	Multi stemmed tree (3 stems from base) growing on top of a low concrete retaining wall. May need to be removed to avoid future problems of stability.
1935	Acer pseudoplatanus (sycamore)	12	65	2.5	Good	Single stem tree with suckers from base which should be removed.
1936	Acer pseudoplatanus (sycamore)	8-9,	40 (2 stems)	2	Good	Multi stemmed tree (2 stems) growing at base of existing brick wall on perimeter of site. May need to be removed to avoid future damage to boundary wall.
1937	Acer pseudoplatanus (sycamore)	5-6	25	2	Fair	Multi stemmed self set tree growing at edge of existing steps.
1938	Acer pseudoplatanus (sycamore)	8-9	4	2-3	Good	Multi stemmed tree (4 stems from ground level) growing at the edge of concrete retaining wall. May need to be removed to avoid future problems of stability.
1939	Acer pseudoplatanus (sycamore)	6-7	multi-stem	2-3	Good	Multi stemmed tree (8-10 stems all small girth) growing at the edge of a concrete retaining wall. May need to be removed to avoid future problems of stability.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1940	Acer pseudoplatanus (sycamore)	9	55 (3 stems)	3	Good	Multi stemmed sycamore immediately adjacent to retaining wall at the edge of the site (3 stems from 300mm above ground level). May need to be removed to avoid future damage to wall.
1941	Acer pseudoplatanus (sycamore)	8-9	5	3-3.5	Good	Multi stemmed young tree (5 stems) at bottom of existing bank with ivy cover for 2m above ground level. Remove ivy and dead wood.

2d Trees along the western side of the site

These trees are growing on a west facing embankment covered with dense areas of shrub cover comprising thorn, Euonymus, Laburnum and holly with the remains of a privet hedge forming a tall line of untidy shrubs at the top of the embankment. Only trees identifiable as individual specimens of a reasonable size are noted here.

Whilst some of the taller mature trees may have been planted, many of the specimens comprise self set sycamore of varying age. The remains of past ornamental planting is evident in species such as Laburnum.

1942	Acer pseudoplatanus (sycamore)	10-12	140	3.5	Fair	Single stem tree with young suckers from base. Ivy covered for two thirds height branching out from this point.
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Aubrey Walk, Campden Hill Reservoir - Planting Schedule (Revision 8 - 17.05.00)

No	Species	Pot Size/ Root Condition	Size	Centres	Specification
12	Tilia euclora	RB	30-35 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 2.0m clear stem
	TREES: Boundaries/gardens				
2	Allanthus altissima	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
6	Betula pendula	RB	20-25 girth	AS shown	3 x min. 450cm high, well balanced even canopy, 1.8m clear stem
7	Betula pubervens	RB	20-25 girth	AS shown	3 x min. 450cm high, well balanced even canopy, 1.8m clear stem
8	Betula utilis 'Jacquemontii'	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
5	Fraxinus angustifolia 'Raywood'	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
3	Fraxinus excelsior	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
7	Robinia pseudoacacia	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
1	Robinia pseudoacacia 'Frisa'	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
5	Sorbus aria	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
6	Tilia cordata	RB	20-25 girth	AS shown	4 x min. 450cm high, well balanced even canopy, 1.8m clear stem
	SHRUBS				
168	Berberis thunbergii	5L	450-600mm high	600mm	Branched, min. 4 breaks
20	Berberis thunbergii 'Atropurpurea'	10L	450-600mm high	600mm	Branched, min 9 breaks
163	Choisya ternata	5L	450-600mm high	600mm	Bushy, min. 5 breaks
19	Cornus alba 'Aurea'	3L	450-600mm high	600mm	Branched, min. 4 breaks
56	Cornus alba 'Elegantissima'	3L	450-600mm high	600mm	Branched, min. 4 breaks
20	Corylus avellana	BR	600-800mm high	Distributed in gaps around west boundary	1 + 2 branched, min. 3 breaks
20	Crataegus monogyna	BR	1000-1250mm high	Distributed in gaps around west boundary	1 + 1 transplant
92	Eleagnus ebbengeii	3L	450-600mm high	600mm	Branched, min. 3 breaks
46	Eleagnus pungens 'Maculata'	10L	450-600mm high	600mm	Branched, min. 5 breaks
71	Escalonia 'Aggie Blossom'	3L	450-600mm high	600mm	Bushy, min. 4 breaks
24	Escalonia 'Donard Radiance'	3L	450-600mm high	600mm	Bushy, min. 4 breaks
20	Ilex aquifolium	3L	450-600mm high	Distributed in gaps around west boundary	Leader and laterals
152	Lavandula stoechas 'French Lavender'	5L	300-450mm high	500mm	Bushy, min. 7 breaks
84	Mahonia media 'Charry'	5L	450-600mm high	600mm	Bushy, min. 2 breaks
49	Potentilla 'Elisabeth'	5L	450-600mm high	600mm	Bushy, min. 5 breaks
30	Potentilla 'Primrose Beauty'	10L	450-600mm high	600mm	Bushy, min. 7 breaks
13	Rosa pimpinellifolia	1+1 or 1/1	450-600mm high	600mm	Branched, min. 3 breaks
66	Skimmia japonica 'Rubella'	5L	450-600mm high	450mm	Bushy, min. 4 breaks
9	Spiraea arguta 'Bridal Wreath'	5L	450-600mm high	600mm	Bushy, min. 7 breaks
88	Viburnum plicatum 'Lanarth'	3L	450-600mm high	600mm	Branched, min. 3 breaks
	GROUND COVER				
70	Ceanothus thyrsiflorus repens	3L	300mm dia spread	450mm	Bushy, min. 5 breaks
629	Coloneaster 'Gnom'	3L	300mm dia spread	450mm	Bushy, min. 4 breaks
402	Lonicera pileata	3L	300mm dia spread	450mm	Bushy, min. 6 breaks
133	Pachysandra terminalis	3L	300mm dia spread	450mm	Several shoots, min. 9 breaks
219	Prunus laurocerasus 'Otto Luyken'	3L	300mm dia spread	450mm	Bushy, min. 3 breaks
579	Vincetoxicum	3L	300mm dia spread	450mm	Full pot, branched, min. 5/6 shoots
	HEADING				
572	Prunus wislizenia	10L	Mature 1.5m high clipped	500mm	Bushy, mature specimen
	CLIMBERS TO PERGOLA/EAST WALL				
15	Wisteria sinensis alba	25L	4-4.5m high	500mm c/s in pairs	Mature specimen, well branched
74	Parthenocissus tricuspidata 'Veitchii'	10L	2-2.5m high	500mm c/s in pairs	Mature specimen, well branched
74	Hedera helix 'hibernica'	18L	3-3.5m high	500mm c/s in pairs	Mature specimen, well branched
59	Clematis montana 'Alba'	10L	2-2.5m high	500mm c/s in pairs	Mature specimen, well branched

Note:

- 1 Plants are to be supplied in accordance with the HTA Trade Certification Scheme
- 2 Shrubs are to be delivered in suitable stillages / boxes which prevent any form of mechanical / physical damage. Wooden or cardboard crates that offer no structural staking will not be acceptable
- 3 Reserving / advance procuring above stock will ensure quality availability and achieve financial benefits

Royal Borough of Kensington & Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London W8 7NX

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: +44 (0)1932 845599
F: +44 (0)1932 856206
E: Wey@BroadwayMalyan.com

For the attention of Mr D Taylor

Ref: AP/IsW/8130/6.0

14 August 2000

RECEIVED BY PLANNING SERVICES									
EX	LIF
17 AUG 2000									
FWD		CON		FEES					
PLN		DES							

Dear Sirs

**Town & Country Planning Act 1990
Campden Hill Reservoir Site - Appeal to High Court**

Thank you for meeting to discuss the Campden Hill Reservoir Site on 10 August. We hereby enclose the following proposed planning information for your formal consideration. The information illustrates a small number of non-material amendments to the drawings previously agreed in the Royal Borough of Kensington & Chelsea's correspondence of 26 May and comprises:

- Four copies of Planning drawing nos. 7650/P099-P113 inclusive.
- A schedule of the proposed drawings.
- An accommodation schedule with a comparison Appeal Scheme schedule.

The non-material amendments comprise a roof top handrail, extended lift over-run and revised internal planning to the Campden Hill Apartments, clarification of glazing details to the Tennis Courts (lower playing area), improvements/refinements of the Aubrey Walk Apartments in line with the previously agreed refinements to the Aubrey Walk Houses and amendments to the Basement Level Site Plan to indicate an updated below ground substation & updated Aubrey Walk/Campden Hill Flats parking arrangement. The number of dwellings remains unchanged.

We understand that you will consider the above non-material matters by exchange of letter and the likely timetable for this decision will be in the region of 10 working days from 29 August when you return from leave.

Continued

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Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

2

Ref: AP/lsw/8130/6.0
14 August 2000

Please do not hesitate to contact us should you have any queries or wish to discuss any of the above.

Yours sincerely



Andrew Pritchard

Enc.

cc.	M Simms/M Gilpin	-	St James Homes	}	+ enclosures
	R Sellwood	-	Sellwood Planning		
	S Melville/D Young	-	Whitby Bird & Partners		
	C Lee	-	EC Harris		
	A Clark	-	AJC Designs		
	S Waring	-	AMD		
	P Walsh	-	Unity Pictures		
	S Adams	-	Broadway Malyan Landscape		
	P Crossley	-	Broadway Malyan		

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Ian Apsley
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Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

22nd February 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/PP/99/ Your reference:
0733/DT

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Campden Hill Reservoir Site

I write with reference to your letter of 13th February 2001, and enclosed drawings PO99, P100F, P101F, P102C, P103D, P104D, P105D, P106D, P107F, P108E, P109D, P110E, P111C, P112B, and P113D. You have also enclosed a revised Schedule of drawings and a revised Schedule of accommodation.

These drawings contain a further round of adjustments to the approved scheme for this site; you will recall that there have now been a number of sets of revised plans, the last major set of alterations being approved as non-material amendments on 31st October 2000. A meeting was held at the Town Hall on 7th February 2001 to discuss these further changes.

The new plans indicate the introduction of slightly wider windows and new bays to the North elevation, South terrace, new windows to the South elevation, South terrace, an orangery type glazed extension to the side of the house at the western end to the South terrace, and revised internal arrangements to the South terrace. The materials for the glazed extension are not confirmed on the plans, however the planning requirement is for a timber frame with glazed roof.

I confirm that, subject to confirmation of the materials for the glazed extension, these revisions can be treated as non-material amendments to the development approved on appeal, ref. PP/99/0733, and will not require further planning permission.

Yours faithfully,

M. J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Web: www.rbkc.gov.uk

26 September 2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/PK/TP Your reference: IA/lsw/8130/0603 Please ask for: Paul Kelsey
/99/0733

Dear Sirs,

**Town and Country Planning Act 1990
Campden Hill Reservoirs Site, Aubrey Walk, W8**

I refer to your letter dated 10 September 2003 regarding the hard and soft landscaping, and to Simon Jones Associates Ltd letter dated 20 June 2003 regarding the three sycamore trees which are located just to the east of the entrance to the central square at the above development.

Your letter included the following drawings:

10337/125 Rev4, 151Rev1, 155Rev3, 156RevM, 160Rev3, 172RevB, 173RevB, 174RevB, 175RevA, 526Rev2, L-90-525Rev4 and L-90-525Rev3.

Simon Jones Associates letter enclosed drawing no. 10337/203RevA and a tree schedule.

I am in agreement with Simon Jones' findings that only one of the sycamore trees is suitable for retention. The two southernmost trees are in poor condition and have been since before development commenced. It is therefore agreed that the two southernmost sycamore trees can be removed provided they are replaced with semi mature London Planes of 40-45 cms girth size and about 8 metres in height having a trunk diameter of 150mm. Trees of this size normally require several years aftercare, and I would remind you of the provisions of Condition (iv) of the planning permission granted on 14 October 1999 that any failure of stock within 5 years should be replaced.

On a point of clarification the note on drawing no. 10337/203RevA regarding additional excavation is not accepted as it suggests that any amount of roots can be cut if this is needed. The instruction should be that no roots should be cut in a 6 metre radius around the trunk without the express permission of the Council's Arboricultural Officer.

I would also remind you of the provisions of Condition (iv) requiring the protection of trees during the development. The remaining sycamore should be protected during the remainder of the development and from any harm that might be caused by the removal of the other sycamore trees.

In respect of the other landscaping details shown on the above drawings these are considered to be satisfactory and comply with the requirements of Condition (iii) of the planning permission. Although you have not submitted details of the statue, I note that it has already been erected on the site, but I

consider that it is satisfactory as part of the overall landscaping scheme for the development, and a further application for planning permission will not be required.

Although I do not object to the choice of trees in the central square, the arboricultural officer has commented that the Tilia 'Pallida' is a lime tree that is well known for attracting large numbers of aphids that feed on the trees sap. The resulting 'honeydew' makes anything under the tree 'sticky' and prone to colonisation by fungal moulds. He suggests that you might like to consider that lime species less prone to aphid infestation would be more appropriate for the square.

I hope the above is the information you require.

Yours faithfully

Michael J French,
Executive Director, Planning and Conservation.

cc Chris Colwell, Arboricultural Officer

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
Campden Hill Reservoir Site, Aubrey Walk, W8		Paul Kelsey	24/9/03
Development:		Obj.	No Obj.
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)		Tree Work Applications
Kensington			
Comments:			

I am in receipt of the following documents:

Letter from Broadway Malyan dated 10th September 2003

Drawing No. 10337/125 Rev4
 151 Rev1
 155 Rev3
 156 Rev M
 160 Rev 3
 172 Rev B
 173 Rev B
 174 Rev B
 175 Rev A
 526 Rev 2
 L-90-520 Rev 4
 L-90-525 Rev 3

Letter from Simon Jones Associates dated 20th June 2003 and attached Tree Schedule

Drawing No. 10337/203 Rev A

My comments in relation to landscaping proposals and the removal and replacement of two sycamore trees is as follows:

Three sycamore trees currently stand just to the east of the entrance to the central square. They are shown on Dwr. No. 10337/175 Rev. A. I am in agreement with Simon Jones's findings that only one of the three sycamore trees is suitable for retention. The two southernmost trees are in poor condition and have been so since before development commenced.

I therefore consider that permitting the removal of the two southernmost sycamore trees and replacing them with London planes of 40-45cm girth sizes best serve the amenity of the area. This is semi-mature stock about 8 metres (25 feet) in height having a trunk diameter of about 150mm (6 inches). London planes are potentially very large trees (100 feet plus) and in time they will become the dominant natural feature of the streetscape and the development.

Trees of this size are normally supplied with a maintenance contract, as they require several years' aftercare to ensure establishment. Conditions relating to the replacement of failed stock within five 5 years of the completion of the development could be used to secure replacement trees in the event of failure.

One additional point requires clarification. The Landscape Proposals Drawing (Dwr. No. 10337/203 Rev A) states the following; "Any additional excavation if required within the 6 metre radius of the trunk (of the retained sycamore) is to be carried out by hand, under arboricultural supervision to ensure that any roots in the first 600 mm is neatly cut."

Clearly this is unacceptable as it suggests that any amount of roots can be cut if there is a need to do so, whether they are significant to the tree or not. I recommend that the 6-metre radius around the trunk of the tree remains sacrosanct and no roots or excavation of any kind may take place without the express permission of the Council's Arboriculturist.

I also recommend that the developer provide for approval the means by which the remaining sycamore is to be protected during the remainder of the development and from possible harm arising from the removal of the two moribund sycamore trees and the planting of their replacements.

In conclusion, it is my view that the proposals to landscape the area shown on the drawing and to replace two sycamore trees with two semi-mature plane trees is both sensible and desirable for reason that it maintains and enhances the amenities of the area.

I raise no objection the selection of plants for the landscaping scheme except for the choice of *Tilia 'Pallida'* for the central square. This is an upright growing form of the common lime (*Tilia x europaea*) which is well known to attract large numbers of aphids that feed on the tree's sap. The resulting 'honeydew' makes anything beneath the tree 'sticky' and prone to colonisation by fungal moulds. I suggest therefore that a lime species less prone to aphid infestation would be better suited to the square.

Signed:



Date: 24.9.03

PLANNING AND CONSERVATION

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Henry Manisty
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26 September 2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/C/E/03/2268 Your reference:

Please ask for: Paul Kelsey

Dear Mr Manisty

Town and Country Planning Act 1990 (As Amended)
Planning (Listed Building and Conservation Areas Act) 1990
Implementation of Planning Permission for 19 Houses and 43 Apartments not in Accordance with Approved Plans (PP/99/0733)
Re: Campden Hill Reservoir Site, Campden Hill Road, London W8

I refer to my letter dated 15 September 2003 which was in response to your queries regarding the landscaping and the installation of louvers and ventilation outlets at the above development. I promised that I would write to you again once the details of the landscaping and the statue had been considered by my officers.

The drawings have been considered, together with the work that has been carried out on site, and I am of the opinion that the scheme is satisfactory and would comply with the requirements of the conditions attached to the original planning permission. I also consider that the statue is satisfactory and can be included as an approved part of the landscaping scheme for the development.

With regard to the sycamore trees which are located just to the east of the entrance to the central square, the report of the developer's arboricultural consultant has been considered by the Council and it is agreed that the two southernmost trees are in a poor condition and have been since before the development commenced. It has therefore been agreed that they be replaced with two semi mature London planes, subject to conditions regarding the size, protection of the retained tree and maintenance of the replacement trees. The Council's arboricultural officer considers that this solution is both sensible and desirable to safeguard the amenities of the area.

Please contact me again if you have any further queries.

Yours sincerely


Michael J French
Executive Director, Planning and Conservation.

cc Councillor Tim Ahern.
Councillor Christopher Buckmaster.
Councillor Robert Freeman.



INVESTOR IN PEOPLE

Chief Planning Officer
Royal Borough of Kensington & Chelsea
Planning and Conservation
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E: Wey@BroadwayMalyan.com

For the attention of Mr P Kelsey

Our Ref: IA/IsW/8130/0603
10 September 2003

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	11 SEP 2003				PLANNING	
N	SW	SE	APP	IO	REC	
	ARB	FPLN	DES	FEES		

Dear Sir

Town & Country Planning Act 1990
Campden Hill Reservoir Site : External works
Hard and soft landscaping

Further to our telephone conversation yesterday, I enclose further details of the hard & soft landscaping package to be implemented at the above site – as follows:

Drawing nos.	10337/125 Rev. 4	L-90-520 Rev. 4
	/151 Rev. 1	L-90-525 Rev. 3
	/155 Rev. 3	
	/156 Rev. M	
	/160 Rev. 3	
	/172 Rev. B	
	/173 Rev. B	
	/174 Rev. B	
	/175 Rev. A	
	/526 Rev. 2	

The details submitted cover brick boundary walls & copings, railings & pedestrian gates, road & pavement finishes and a full planting scheme.

We trust this meets with your approval, however if you require further information please do not hesitate to contact us

Yours faithfully

ff Ian Apsley

Enc.

Other Offices:
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Southampton, Lisbon, Madrid, Warsaw,
Frankfurt & Paris

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Copy (letter only) to:

S Bradbery	-	GTMS
C Park	-	St James Group
M Gibbs	-	BM Landscape
E Fox	-	BM Landscape

**SIMON JONES
ASSOCIATES Ltd.**
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F. Arbor. A., Arb. Assoc. Registered Consultant
Associate: Mark Mackworth-Praed
BA(Cantab), M.Sc., F. Arbor. A.



Mr Chris Colwell
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

20 June 2003

Dear Mr Colwell

Ref: Aubrey Walk, Campden Hill – St James Group Ltd. – Landscape Proposals.

I enclose a copy of the Broadway Malyan landscape drawing 203 Revision A. This drawing provides details of the proposed landscape treatment of the area adjacent to the three sycamore trees at the northern end of the site adjacent to Aubrey Walk. I write to seek your approval for these proposals, in accordance with the relevant planning condition of the Planning Approval for the site.

I enclose a schedule of the three sycamore trees giving details and dimensions etc. You will note that the sycamore closest to the road, which is now the subject of a TPO, is to be retained and protected, but that the other two trees not subject to a TPO are to be removed and replaced with two London planes at 40-45cm girths. As you can see from the schedule these two specimens are both in poor condition and are of below average vitality. They both contain many dead branches within their crowns and are both sparsely foliated, indicative of root severance and damage. One is of poor structure, and the other of poor form and neither are likely to be of any potential. Hence their removal and replacement with two quality specimens of a species more suited to the revised landscape is in my view the best approach in order to maintain the long-term treed aspect of this part of the site.

If you have any questions or comments about any aspect of this proposal would you be so kind as to direct those relating to the trees and replacement trees to myself, and those relating to the landscaping part of the scheme to Vincent Friedlander at Broadway Malyan, Weybridge Office, number and address on the enclosed plan. I look forward to your response at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Jones', written in a cursive style.

Simon Jones

Enc.
Cc Tony Bonnington, St James Group Ltd.
Cc Vincent Friedlander, Broadway Malyan.

TREE SCHEDULE

Aubrey Square, Kensington, London W8 7JH

No.	Species	Height	Trunk diameter at 1.5m	Radial Crown Spread	Crown Height	Age	Vitality	Comments	Category	R.P.A.
1	Ash	16m	920mm	6.5m N (est.) 7.5m E (est.) 7.5m S 8m W	5m	Mature	Average	Stout single trunk, lightly ivy covered; twin-stemmed from 2m, both stems then fork into several other stems producing a multi-stemmed crown. Crown has been reduced all over in the past to approx 4m lower than the current height; some minor decay at these pollard points. Ground to S of tree rises up and appears to have been skimmed (i.e. topsoil taken off) as evidence of many roots protruding on the top of the soil which rises away from the tree to a distance of 5.75m at the closest to where the ground has been excavated by approx. 2m leaving many roots exposed, severed and damaged; a clay loam soil with much gravel below; most of the roots are in the top metre of the soil, evidence of only a few below this height but some particularly in the 'nose' formed at the SE corner of the cut. Base of trunk is approximately 1m from the inside of the existing one and a half brick wide retaining wall. Made subject of a Tree Preservation Order, June 2003. ('T3')	A	8m
2	Sycamore	15m	630mm	7.25m N 6.25m W (est.) 4m S 7m E (est.)	3m	Semi-mature	Average	Stout trunk, heavily ivy covered, preventing full inspection; forks into two or possibly three stems at 4m above ground level but ivy grows to half height of tree hence this cannot be determined. Dense crown; densely branched, ascending habit; appears multi-stemmed; significantly suppressed on the S/SE side by crown of tree 3 which overlaps this specimen. Some branches have been reduced on the W side to clear from side of adjacent building. Not in leaf at time of inspection but bud density indicates tree is in reasonably healthy condition; shoot extension lengths appear slightly smaller than would be expected for a tree in good condition. Nevertheless very visible tree adjacent to road and thus worthy of retention. Made subject of a Tree Preservation Order, June 2003. ('T2')	B	6m
3	Sycamore	16m	480mm	4.5m N 4.5m E (est.) 1.75m S 4.5m W	6m	Semi-mature	Below average	Single ivy covered trunk; forks into three at approx 2m; upright crown, heavily suppressed on S side by crown of tree 4 and somewhat suppressed to N by crown of tree 2. Not in leaf but contains above average dead wood and appears significantly sparse as compared to the crown of tree No. 2; no evidence of significant root damage or death caused by construction activities; there is a significant build-up of waste materials at the base of the tree but water and oxygen should still be able to access the roots. Many large dead branches which will be liable to collapse; two large branches found on the ground that appear to have already fallen off. No other evidence of disease or decay that may explain why the tree is in poor health. Of poor structure, unlikely to be of long-term potential, and of a species unsuited to its new position.	C	6m

No.	Species	Height	Trunk diameter at 1.5m	Radial Crown Spread	Crown Height	Age	Vitality	Comments	Category	R.P.A.
4	Sycamore	16m	590mm	2.5m N 6m E (est.) 2.75m S 7.5m W	2.5m W	Semi-mature	Below average	Evidence of significant root severance on S side where ground has been cut back to allow for construction of adjacent building; many severed roots can be seen, the largest of which is 100mm in diameter. Straight, single trunk; lightly ivy covered to approx. 2m where it becomes four-stemmed; two stems sub-divide further up making it a five-stemmed tree, one of these very sub-dominant; significant dark colouring particularly on N side of trunk, consistent with dark colouring caused by sooty bark disease but this not yet confirmed; also significant colouring of bark to half height on S side; possible that the same disease has affected tree 3 but the heavy ivy is preventing that from being seen. Crown heavily suppressed on N side by crown of tree 3; very sparsely foliated although not in leaf at time of inspection; sparsely branched especially in contrast to tree 2; some large dead branches could be liable to collapse and need to be removed. Tree of poor structure and in poor condition, may be suffering from sooty bark disease; appears moribund and most unlikely to recover. Tree tag no. 1960 attached to trunk.	D	



10/09/03