

PP

SHEET 1 OF 1

PP 42765

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS REDUNDANT AREA IN PART
OF KENSINGTON HEIGHTS
CAMPDEN HILL ROAD

POLLING DISTRICT CAA

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
6																	

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

91-95 odd CAMPDEN HILL ROAD

Property Card N° : 0124 061 00

Sitename : Kensington Heights, Campden Hill Road
 Formed by redevelopment of part of East Reservoir site
 Comment :
 TP Arch/History :
 See Also :

PP 042765

Xref :
 Notes :

TP No Brief Description of Proposal 1 of 10
 ERECT TWO RADIO AERIAL MASTS ON ROOF 60FT HIGH

Received Decision & Date
 Complet'd Refused 25/04/1974
 Revised

TP No Brief Description of Proposal 2 of 10
 USE OF A LOWER GROUND FLOOR CAR SPACE BY A NON-RESIDENT.

Received Decision & Date
 Complet'd Refused 06/05/1974
 Revised

TP No Brief Description of Proposal 3 of 10
 USE OF A LOWER GROUND FLOOR CAR SPACE BY A NON-RESIDENT.
 PERSONAL

Received Decision & Date
 Complet'd Conditional 13/05/1974
 Revised

TP No TP/75/0550 Brief Description of Proposal 4 of 10
 CHANGE OF USE OF ANCILLARY RESIDENTS STORAGE AREA TO SHOP

Received Decision & Date
 Complet'd Conditional 11/08/1975
 Revised

91-95 odd CAMPDEN HILL ROAD

Property Card N° : 0124 061 00

Sitename : Kensington Heights, Campden Hill Road
Formed by redevelopment of part of East Reservoir site
Comment :
TP Arch/History :
See Also :

PP042765

Xref :
Notes :

TP No TP/75/0578 Brief Description of Proposal 5 of 10

ERECT TWO 60FT ROOF AERIAL MASTS.

Received	Decision & Date	
Completd	Conditional	07/10/1975
Revised		

TP No TP/75/0821 Brief Description of Proposal 6 of 10

REQUEST NOT TO ENFORCE CONDITION 9 IN RESPECT OF
CAR PARKING APPROVAL FOR CAR SPACE 17A.

PERSONAL

Received	Decision & Date	
Completd	Conditional	29/10/1975L
Revised	LIMITED TO	30/09/1978

TP No TP/78/0243 Brief Description of Proposal 7 of 10

CHANGE OF USE OF EXISTING MANAGEMENT OFFICE SUITE TO
GENERAL PROFESSIONAL OFFICE USE.

Received	Decision & Date	
Completd	Refused	23/05/1978
Revised		

TP No TP/79/0208 Brief Description of Proposal 8 of 10

CHANGE OF USE FROM RETAIL TO OFFICE USE AT FORECOURT.

Received	Decision & Date	
Completd	Refused	09/05/1979
Revised		

Residential Unit	Flat 19	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 20	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 21	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 22	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 23	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 24	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 25	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 26	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 27	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 28	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 29	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 30	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 31	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 32	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 33	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 34	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 35	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 36	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 37	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 38	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 39	Kensington Heights	9195	Campden Hill Road	W8 7BD

Residential Unit	Flat 40	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 41	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 42	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 43	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 44	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 45	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 46	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 47	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 48	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 49	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 50	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 51	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 52	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 53	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 54	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 55	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 56	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 57	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 58	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 59	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 60	Kensington Heights	9195	Campden Hill Road	W8 7BD

Residential Unit	Flat 61	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 62	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 63	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 64	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 65	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 66	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 67	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 68	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 69	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 70	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 71	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 72	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 73	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 74	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 75	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 76	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 77	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 78	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 79	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 80	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 81	Kensington Heights	9195	Campden Hill Road	W8 7BD

Residential Unit	Flat 82	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 83	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 84	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Flat 85	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Office And Laundrette	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Unit	Studio	Kensington Heights	9195	Campden Hill Road	W8 7BD
Residential Building			4	Wycombe Square	W8 7JD
Residential Building			5	Wycombe Square	W8 7JD
Residential Building			6	Wycombe Square	W8 7JD
Residential Building			7	Wycombe Square	W8 7JD

Total Number of Buildings and Units Found 92

CURRENT APPLICATION

COMMITTEE: _____

ppp - 12765

FOR OBSERVATIONS:

1. *TPM*

PLEASE ENTER
OBSERVATIONS ON
2ND PAGE OF
CURRENT PINK
SHEET IN FILE

Officer

ATF

2. _____

Report Written

3. _____

For Schedule
Typing
Committee

NOTES:

FILE

Memorandum

To: Lloydyn McBarnette _ Statutory Register
CC: Kathryn Redfern – Planning Information Office
From: Allison Flight – Central Area Team
Date: 18/02/2005
Re: Kensington Heights 91-95 Campden Hill Road W8

The planning application PP/04/2765 has been withdrawn by agent 16/2/2005 as the scheme was unacceptable. I enclose a copy of agents letter.

Please amend your records accordingly

Thanks

Allison Flight

LANDERS

AND ASSOCIATES

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Our Ref: JF/cj/04172
Your Ref: DPS/DCC/02765-0768

Ms Alison Flight
Planning & Development Control
Royal Borough of Kensington & Chelsea
Third Floor, Room 343
Kensington Town Hall
Hornton Street
London, W8 7RX.

FAX & POST 020 7361 3463

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	17 FEB 2005				PLANNING	
N	<input checked="" type="checkbox"/>	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

16 February 2005

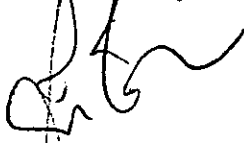
Dear Alison

**PROPOSED 4 ADDITIONAL FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, LONDON, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

Further to our telephone conversation yesterday, I write to confirm that in the light of your comments about Flat 4 (situated in part of the present Staff Room adjacent to the Redundant Laundry Room), our client has agreed to withdraw this application.

I understand that the other three flats will still go to Committee on 1 March 2005 with a recommendation for approval.

Yours sincerely



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

cc: Mike Barnett-Salter Esq, FW Gapp Limited (Fax No: 020 7221 1397)

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination

Landers & Associates (Building & Design) Limited.

Registered in England Reg. No. 2320249. VAT No. 524 6942 34

LANDERS

AND ASSOCIATES

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Our Ref: JF/cj/04172
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Ms Alison Flight
Planning & Development Control
Royal Borough of Kensington & Chelsea
Third Floor, Room 343
Kensington Town Hall
Hornton Street
London, W8 7RX.

FAX & POST 020 7361 3463

11 February 2005

Dear Alison

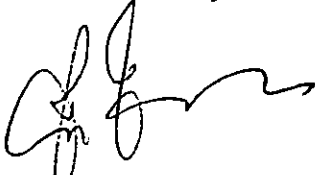
**PROPOSED 4 ADDITIONAL FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, LONDON, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

Further to my letter 7 January 2005 and our telephone conversation 7 and 11 February 2005 regarding the above, I write to amplify the provision being made for parking by the managing agents.

This is that 4 bays (nos. B 71, 72, 133, 134) will be made available for the 4 flats which are the subject of our application as detailed in our earlier letter. These bays are shown coloured on the attached drawing (Gurney Triggs Partnership no. 1003/1a).

I trust that this will resolve the queries from Transportation Section and permit the applications to go to committee on 1 March 2005, as the 8-week deadline expired on 31 January 2005.

Yours sincerely



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

17

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	14 FEB 2005				PLANNING	
N	<input checked="" type="checkbox"/>	S.M.	SE	APP	IO	REC
HBS		FEES	FPLN	DES	FEES	

cc: Mike Barnett-Salter, FW Gapp Limited (Fax No: 020 7221 1397)

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EX DIR	HDC	TP	CAD	AD	CLU	AO AK
R.B. K.C.		20 JAN 2005			PLANNING	
N	C	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

18 January 2005

Dear Alison

**PROPOSED 4 ADDITIONAL FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, LONDON, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

Further to the site visit with you on Wednesday 5 January 2005 and my letter of 7 January 2005, I understand from our telephone conversation today that the question of car parking provision (page 2 "General" of our letter) is currently with your Transportation Section, but as they have not replied by the Committee deadline today, the application will have to be deferred until the 15 February 2005 meeting.

If there are any further problems, please let me know. Would it be possible to have a copy of the report to Committee when prepared?

Yours sincerely



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

cc: Mike Barnett-Salter, FW Gapp Limited (Fax No: 020 7221 1397)

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination

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EX DIR	HDC	TP	CPS	AD	CIU	AO
R.B.	11 JAN 2005				PLANNING	
K.C.						
N	SW	SE	APP	IO	REC	
HBS		RES	FPLN	DES	FEE	

7 January 2005

Dear Alison

**PROPOSED 4 ADDITIONAL FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, LONDON, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

Further to the site visit with you on Wednesday 5 January 2005, I am writing to clarify certain details as requested.

- Flat 1 - I understand there were no queries with regard to this flat.
- Flat 2 -
- (i) The goods stored in this area are dead-filing belonging to the Managing Agents, F W Gapp and these are due to be cleared to a separate archive.
 - (ii) The external space which had vehicles parked has been in use by the contractor dealing with some fabric/ repairs. There is no parking for residents at this level (see also "General").
- Flat 3 - We have amended the "glazed roof" to become a flat roof with edge beam/kerb following the line of the beam over the doors adjacent. 4 copies of our amended drawing no's. 04172/34A and 35A are attached which we understand will be acceptable.
- Flat 4 -
- (i) This flat incorporates the existing Porter's kitchen and toilet as well as the redundant store. However, the kitchen and toilet are being relocated adjacent to the Porter's lodge by the main entrance. This location will provide a better service as the desk will not be left unattended whilst they are away.
 - (ii) The access to the flat has been improved and this increases the flat area to 30 sq m, as shown on drawing no. 04170/44A and 46A.
 - (iii) Although the extension to the studio area projects out beyond the Ground floor external wall it still fits in below the balcony of the flat over and it has been kept as small as possible whilst still complying with the Council's space standards. We have amended the elevation so that the proportion of window to wall brickwork is similar to the other flats. All materials will match existing.

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination
Landers & Associates (Building & Design) Limited
Registered in England Reg. No. 2320249. VAT No. 524 6942 34

LANDERS

AND ASSOCIATES

● **General** - Parking for all residents is provided in the car park below the raised dock area. The spaces are available for rent to all residents and the Managing Agents have agreed that at least one space per flat will be offered to the owners of each of the 4 new flats.

I understand you have had some objections to the proposals from existing residents but I would point out that the proposals will also benefit them in that these redundant areas need to be maintained by the Managing Agents as present and the cost of this is re-charged to each flat. If the 4 areas become 4 new flats, not only will the areas not need to be maintained out of communal funds but also the service charge to each flat will decrease.

I would also point out that the proposal to form these 4 flats in otherwise redundant areas is fully in accordance with Council policy of providing additional accommodation in existing buildings wherever possible.

Hopefully this will resolve all queries but if there are any further points, please let me know. Could you also advise the date the applications will be dealt with by the Committee.

Yours sincerely



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

Encs

COPY

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/2765-8	Address: Ground Floor Kensington Heights, Campden Hill Rd	Date of obs: 13/12/04
--------------------------------	---	---------------------------------

Proposal:
Conversion of redundant areas to form new self-contained flats
(one flat per application, total 4)

More info needed	No Objection	No objection STC	Concern Raised	Objection
✓				(✓)
Initial Observations		Transportation Officer:		DC Officer:
Full Observations	✓	R Yorke		AJF
Further Observations (no.)				

Comments:
 There are four separate planning applications, for different parts of the Kensington Heights site as follows:

Plg App	Flat no.	Existing use	Proposed use
04/2765	4	Laundry room, kitchen, store room	Small 1-bed flat
04/2766	3	Storeroom	1 bed flat
04/2767	2	"Open space" (parking/servicing?) & storeroom	2 bed flat
04/2768	1	"Open space" (parking/servicing?) & entr hall	2 bed flat

No parking is indicated, or proposed. Two flats appear to be built in parking or servicing spaces in the voids under the 1970 blocks of flats. The "open spaces" as termed in the plans certainly have the dimensions and appearance of parking spaces, and one of the photos in fact shows a transit van parked in one.

TR 36 states the Council's commitment to "*resist development which would [inter alia] result in ... any material increase in traffic or parking, or in congestion on the roads*". The creation of four new flats can be expected to increase residents at the site and therefore traffic and parking. Parking pressure has reached unacceptable levels in several local streets (over 90% of legal residents parking spaces filled) at certain times of the day, in Airlie Gardens and Campden Hill Gardens residential parking occupancy was 100% overnight.

TR 42 requires "*new residential development to include off-street parking*". Council standards would require the provision of one off-street residential car parking space at this site. No such parking is proposed. As stated in paragraph 7.21.27 adequate means must be agreed with the Council to avoid any increase in on-street parking provision if sufficient parking is not provided. No proposals have been advanced by the applicant that would ensure the new unit does not create further pressure on on-street parking provision in the area and therefore this proposal is contrary to TR42.

TR43 seeks to "*Resist development which would result in the loss of off-street residential parking*". I would be grateful if the Case Officer would confirm whether the existing permission either marks these spaces as for 'parking' or includes a condition to retain them for parking.

This development is suitable for a car and permit free agreement, which would mitigate the transport impacts and remove the Director of Transportation and Highways' objections. Another measure that could be offered is alternative off-street parking. Given the lack of alternative measures or a permit free agreement for the development, this proposal is also not consistent with the SPG *Permit-Free Development and Car-Free plus Permit-Free Development* which states that "all new residential development...could become either permit-free or car-free plus permit-free development". Paragraph 3.2 of the SPG states that "where there is ... a high level of parking stress the Council will expect the development to become permit-free".

TR 9 requires that, where appropriate, adequate cycle parking facilities are provided in new developments. No such parking is proposed.

The London Plan forms part of the development plan for the Borough. The proposal is considered inconsistent with 3C.16 (tackling congestion and reducing traffic) as unacceptable levels of on-street parking demand can increase illegal parking, thereby hindering the safe passage of traffic and increasing congestion and can lead to increased traffic as drivers search for parking spaces. The lack of off-street residential car parking and any mitigating measures is considered inconsistent with 3C.22 (parking strategy). The lack of bicycle parking is considered inconsistent with 3C.21 (improving conditions for cycling).

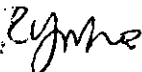
Summary

I am minded to object to this proposal. However, I request further information to make a full assessment – please would the Case Officer/ applicant supply details of

- Status of "Open Spaces" from original approval
- Whether there is any other parking on the estate, and how it is allocated

Relevant transportation policies: TR 42, TR 36, TR 9 and the SPG *Permit-Free Development and Car-Free plus Permit-Free Development*.

Recommendation: The DoTH to object to the proposal, but requests further information.

Signed: 

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/2765-8	Address: Ground Floor Kensington Heights, Campden Hill Rd	Date of obs: 03/02/05		
Proposal: Conversion of redundant areas to form new self-contained flats (one flat per application, total 4)				
More info needed	No Objection	No objection STC	Concern Raised	Objection
		✓		
Initial Observations		Transportation Officer:		DC Officer:
Full Observations		✓	R Yorke	AJF
Further Observations (no.)				

Comments:

In my initial obs (13/12/04, attached) I was minded to raise an objection because:

No parking was indicated, or proposed. Two flats appear to be built in parking or servicing spaces in the voids under the 1970 blocks of flats. The "open spaces" as termed in the plans certainly have the dimensions and appearance of parking spaces, and one of the photos in fact shows a transit van parked in one. I requested further information on

- Status of "Open Spaces" from original approval
- Whether there is any other parking on the estate, and how it is allocated.

I have now received info from the applicants:

- Re the external 'open spaces', there is no parking for residents at this level.
- Parking for all residents is provided in the car park below the raised dock area. The spaces are available for rent to all residents and the Managing Agents have agreed that at least one space will be offered to the owners of each of the 4 new flats.

I understand from the Case Officer that it would not be reasonable to effect, through condition or otherwise, the regularisation of parking on the whole site for a proposal this limited in size. I maintain a concern over the impact of renting car spaces (which may be contrary to the original conditions) because the Council aims to deter commuting by car (TR36). I hope that with a future, larger and less apparently speculative application, this can be addressed.

If the Case Officer is minded to recommend the application for approval, this should be subject to a condition that a plan is submitted showing a total of 4 conveniently located spaces (1 for each new unit of 5 or fewer habitable rooms), and that the spaces are retained for the non-commercial use of residents of these 4 [numbered]flats, Kensington Heights. No existing resident should lose their use of a space as a result of this permission. Ideally, the plan should also indicate parking for bicycles (1 space per flat).

Relevant transportation policies: TR 42, TR 36, TR 9

Recommendation: No objection STC on provision/retention of parking.

Signed: *R Yorke*

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 020-7727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice. Please note that all letters of representation are public documents and can be seen by any interested parties.

SCHEDULE

Reference: PP/04/02765/AJF

Date: 17/12/2004

KENSINGTON HEIGHTS, 91-95 Campden Hill Road, London, W8 7BD

Conversion of redundant area at ground floor deck level to form a new self-contained flat (proposed additional Flat 4).

APPLICANT **Campden Hill Developments Ltd.,**

Handwritten signature and date: 23/12

FLAT 4

- what is room used for all present?

- undersized
- check extension
- high

REASON FOR DELAY

CASE NO. _____

as a "Target" application, which has the target for being
of Development Control within 6 weeks of the date of

on, there has been a delay of.....

through the case within the target period for the following
reasons:

- External Consultation
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other

notification/external consultation necessary (spread or time)

from English Heritage/other EH delays...

but not received in time

but inadequate - further revisions requested

but reconsultation necessary

cycle

action

4.....

..... (Case Officer)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



KENSINGTON
AND CHELSEA

FILE COPY

Switchboard: 020-7937-5464
Extension: 2079/ 2080
Direct Line: 020-7361- 2079/ 2080

Facsimile: 020-7361-3463
Date: 10 December 2004

My reference: My Ref: PS/DCC/PP/04/02765/AJF

Your reference:

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: KENSINGTON HEIGHTS, 91-95 Campden Hill Road,
London, W8 7BD**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Please telephone should you require further information.

Proposal for which permission is sought Conversion of redundant area at ground floor deck level to form a new self-contained flat (proposed additional Flat 4).

**Applicant, Campden Hill Developments Ltd., Cosmur House, 27 Emperor's Gate,
London SW7 4HS**

Yours faithfully

M. J. FRENCH
Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the North of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/02765/AJF

CODE A1

Room-No:

NEWSPAPER DATE: 17/12/2004

Date: 10 December 2004

DEVELOPMENT AT:

KENSINGTON HEIGHTS, 91-95 Campden Hill Road, London, W8 7BD

DEVELOPMENT:

Conversion of redundant area at ground floor deck level to form a new self-contained flat (proposed additional Flat 4).

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

LANDERS
AND ASSOCIATES

PP042765

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Our Ref: JF/cj/04172

The Owner
Flat , Kensington Heights
91-95 Campden Hill Road
London W8 7BA

2 December 2004

Dear Sir/Madam,

**PROPOSED ADDITIONAL 4 FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**


We are the consultants dealing with the above schemes on behalf of the owners,
Campden Hill Developments.

We understand that you are an owner of the leasehold interest in the above flat forming
part of this block and therefore should receive notice of the applications for planning
permission to convert the redundant areas at ground floor deck level into 4 self
contained flats.

Therefore, we give you notice as required by the Act that we are submitting an
application to the Royal Borough of Kensington and Chelsea.

Should you wish to make representations about this application, you should contact
Planning & Development Control, Royal Borough of Kensington & Chelsea, Third
Floor, Room 343 Kensington Town Hall, Hornton Street, London, W8 7RX within 21
days of this notice. We hope you will feel able to support the proposals.

Yours faithfully



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

cc: Planning & Development Control, Royal Borough of Kensington & Chelsea

LANDERS

AND ASSOCIATES

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Our Ref: JF/cj/04172

The Owner
81, 83, 85, 87 & 89 Campden Hill Road
London W8 7BA

2 December 2004

Dear Sir/Madam,

**PROPOSED ADDITIONAL 4 FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

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Yours faithfully



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

cc: Planning & Development Control, Royal Borough of Kensington & Chelsea

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Landers and Associates
Rapier House
40-46 Lambs Conduit Street
LONDON
WC1N 3LJ

Switchboard: 020 7937 5464
Extension: 2010
Direct Line: 020 7361 2010
Facsimile: 020 7361 3463
Email: brian.roche@rbkc.gov.uk
Web: www.rbkc.gov.uk

19 November 2004

My reference: TP/PEND/BR Your reference: 04172

Please ask for: Brian Roche [Fees &
Registration Officer]

FAO : Matthew Missenden & John Francis

Dear Sirs,

Town and Country Planning Act, 1990
Town and Country Planning (General Development Procedure) Order, 1995
Kensington Heights, Campden Hill Road, London, W.8

Thank you for your four separate applications for planning permission received this month.

Further to my proforma letters to you dated 9th November 2004, in order to validate your applications please serve Notice No.1 on all leasehold owners of all flats within the building, and complete and send a fresh Certificate B for each of your applications, listing all relevant names and addresses, and give the date when notice was served.

If you have any queries, please contact Mr.Roche.

Yours faithfully,

M.J. French
Executive Director, Planning and Conservation

PS Mr.Roche has tried without success to contact you over the 'phone.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

PP042765

Landers and Associates
Rapier House
40-46 Lambs Conduit Street
LONDON
WC1N 3LJ

Switchboard: 020 7937 5464
Extension: 2010
Direct Line: 020 7361 2010
Facsimile: 020 7361 3463
Email: brian.roche@rbkc.gov.uk
Web: www.rbkc.gov.uk

19 November 2004

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FAO : Matthew Missenden & John Francis

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Kensington Heights, Campden Hill Road, London, W.8

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If you have any queries, please contact Mr.Roche.

Yours faithfully,

M.J. French
Executive Director, Planning and Conservation

PS Mr.Roche has tried without success to contact you over the 'phone.

LANDERS

AND ASSOCIATES

PP 042765

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.

Our Ref: JF7ck3/04192
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Planning & Development Control
Royal Borough of Kensington & Chelsea
Third Floor, Room 343
Kensington Town Hall
Hornton Street
London W8 7RX.

15 November 2004

Dear Sirs

**PROPOSED ADDITIONAL FLAT 4 IN BLOCK B, KENSINGTON HEIGHTS, CAMPDEN HILL ROAD, LONDON W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

We have been appointed by the managing agents of the above property on behalf of Campden Hill Developments Ltd, Cosmur House, 27 Emperor's Gate, London SW7 4HS to prepare designs and submit a planning application for this scheme for flat 4 which I under consideration.

The application relates solely to a redundant space at ground floor deck level of Block B and will provide much-needed additional accommodation in these residential blocks in accordance with the Council's approved Unitary Development Plan.

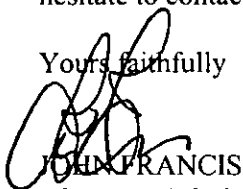
We therefore enclose copies of the following documents to apply formally for consent:

- Cheque in the sum of £220
- 5 No. signed copies of your Planning Application Form
- 5 No. copies of drawing showing the existing layouts for each flat together with a location plan in the Block
- 5 No. copies of drawing showing the proposed layout of each flat
- 5 No. copies of drawing showing the existing and proposed elevations for the Block overall.
- 5 No. copies of the Site Location Plan
- 4 No. copies of photos of the blocks

Would you please forward the appropriate acknowledgement of application, confirming the date by which a decision should be made, by return.

Should you have any queries regarding the application or wish to inspect the property, please do not hesitate to contact me.

Yours faithfully



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

EX	HDC	TP	CAS	AD	CH	AO	AK	
R.B.K.C.							18 NOV 2004	
K.C.							PLANNING	
	C	S/N	SE	APP	IO	REC		
FEES			ARB	FPLN	DES	FEES		

Encl.

Copy: Mike Barnett-Salter, F W Gapp (+ application form & drawings)

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination

Landers & Associates (Building & Design) Limited

Registered in England Reg. No. 2320249. VAT No. 524 6942 34

COPY

PP 042765

LANDERS

AND ASSOCIATES

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Kennet Properties Ltd
Ground East
Clearwater Court
Vastern Road
Reading
Berkshire RG1 8DB

F.A.O. Jonathan Cornelius Esq

12 November 2004

Dear Sirs

**PROPOSED ADDITIONAL FLAT 4, KENSINGTON HEIGHTS, CAMPDEN HILL ROAD,
LONDON W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**

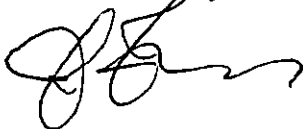
Further to your recent meeting with Mike Barnett-Salter, we are the consultants dealing with the above scheme on behalf of the managing agents F W Gapp, who act for the owners of Kensington Heights., Campden Hill Developments.

We understand that you are the owners of the freehold interest in the property and therefore should receive notice of the application for planning permission to convert this redundant area at ground floor deck level into a self contained flat.

Therefore we give you notice that we are submitting the above application to the Royal Borough of Kensington & Chelsea on their behalf and enclose a copy of the application form and drawings for your information.

Should you wish to make representations about this application, you should write to Planning & Development Control, Royal Borough of Kensington & Chelsea, Third Floor, Room 343 Kensington Town Hall, Hornton Street, London W8 7RX. We hope you will feel able to support the proposals.

Yours faithfully



JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		18 NOV 2004			PLANNING	
N	C	S/	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

Copy: Mike-Barnett-Salter, F W Gapp
Planning & Development Control, Royal Borough of Kensington & Chelsea

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination

Landers & Associates (Building & Design) Limited

Registered in England Reg. No. 2320249. VAT No. 524 6942 34

LANDERS
AND ASSOCIATES

PP042765

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ.
TEL: 020 7831 6311 FAX: 020 7831 1826 E-MAIL: MAIL@LANDERS-ASSOCIATES.CO.UK

Our Ref: JF/cj/04172

Kennet Properties Ltd
Ground East
Clearwater Court
Vastern Road
Reading
Berkshire RG1 8DB

F.A.O. Jonathan Cornelius Esq

12 November 2004

Dear Sirs

**PROPOSED 4 ADDITIONAL FLATS, KENSINGTON HEIGHTS,
CAMPDEN HILL ROAD, LONDON W8
TOWN & COUNTRY PLANNING ACT 1990 (S. 66)**


Further to your recent meeting with Mike Barnett-Salter, we are the consultants dealing with the above scheme on behalf of the owners of Kensington Heights, Campden Hill Developments.

We understand that you are the owners of the freehold interest in the property and therefore should receive notice of the application for planning permission to convert this redundant area at ground floor deck level into a self contained flat.

Therefore we give you notice that we are submitting the above application to the Royal Borough of Kensington & Chelsea on their behalf and enclose a copy of the application form and drawings for your information.

Should you wish to make representations about this application, you should write to Planning & Development Control, Royal Borough of Kensington & Chelsea, Third Floor, Room 343 Kensington Town Hall, Hornton Street, London W8 7RX. We hope you will feel able to support the proposals.

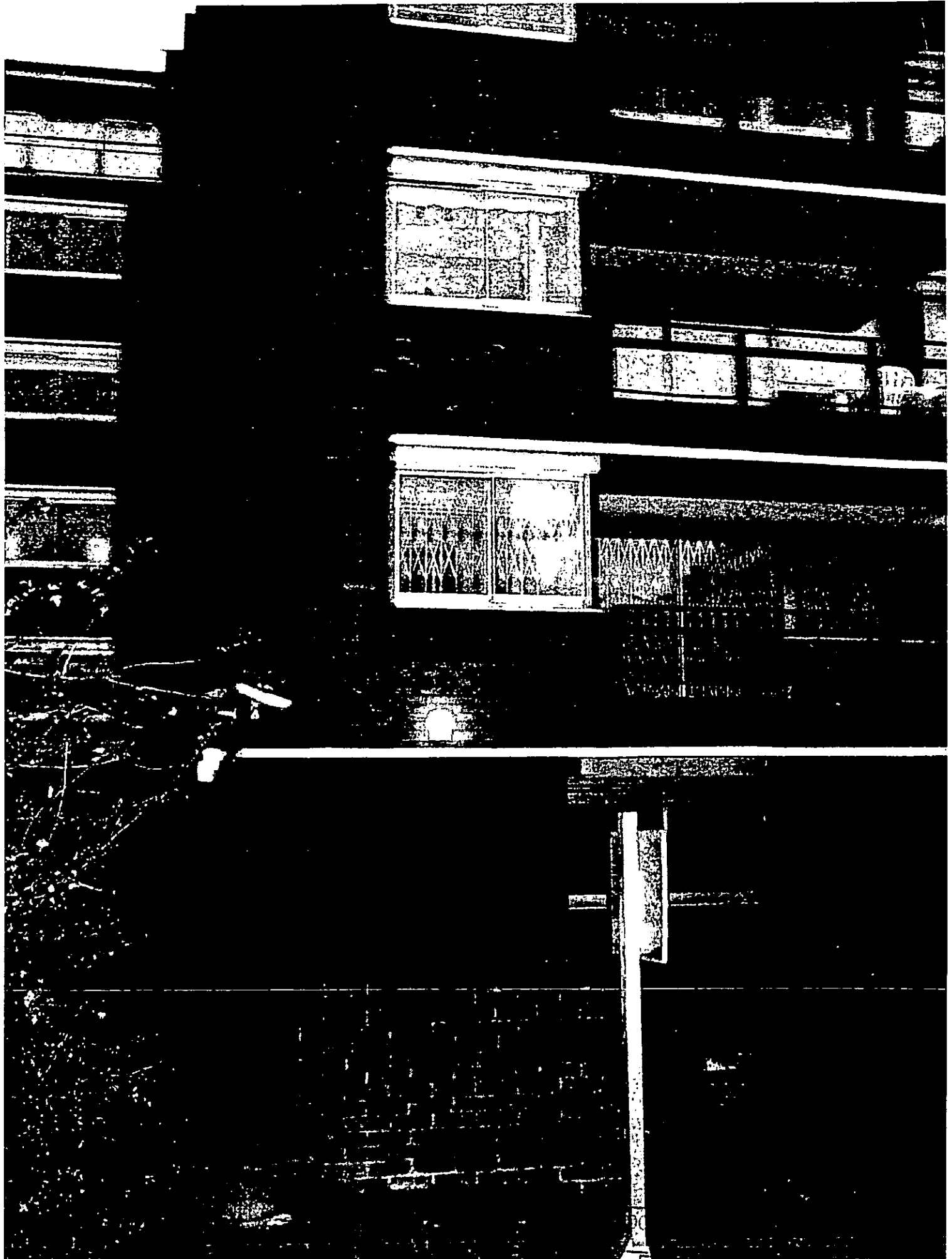
Yours faithfully

 JOHN FRANCIS
FOR LANDERS AND ASSOCIATES

Copy: Planning & Development Control, Royal Borough of Kensington & Chelsea

Flat 4

PP 742765



R.B.	K.C.	1'8 NOV 2004	PLANNING
N	C	SW	SE
ADD	IC	1999	

11/04/LT65-20

4th December, 2004.

Dear Mr. French,

Proposal for two flats at Kensington Heights

As I believe the Kensington Heights Association will have mentioned to you, the idea of adding two flats to this building is quite unacceptable. In the first place, they would have no natural light, so would presumably not be approved by your Council (nor be a sensible investment) and it seems that the idea is only for the Landlords to add to the cost of our freehold.

The application is from Landers of Conduit Street, who have asked for our opinion!

Yours sincerely,

Madeleine Marx

(Mrs. M. Marx)

Chartered Architect

Planning & Development Control,
Royal Borough of Kensington & Chelsea,
Room 343, Town Hall, Hornton Street, W8 7RX

17/12/04

(48)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	8 DEC 2004			PLANNING		
K.C.						
N	C	S	W	S	E	A

BUILDING CONTROL

-7 DEC 2004

KENSINGTON & CHELSEA

N	✓	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

Yves Lett
Action for blind people

M. J. French
Executive Director
Planning & Conservation
Kensington & Chelsea

(88)

[Handwritten signature]

Dear Sir,


Proposed development at Kensington Heights, 91-95 Campden Hill Road, London W8 7BD

- I am writing to object to 2 proposed developments
- to build 4 flats as proposed by Landor & Associates on behalf of Campden Hill Developments (CHD)
 - to erect 3 antennae and a radio equipment cabinet - as requested by T-Mobile (UK) Ltd.

The proposal to build 4 flats is totally outrageous. CHD has failed to deal fairly with the leaseholders in Kensington Heights. In any case there is insufficient space to build new flats at the back of the existing buildings and there would be considerable disruption to leaseholders. The new flats would obstruct much of my natural light from my flat. Also we are only just recovering after the lengthy development of Aubrey Road. There is inadequate infrastructure to support yet more development.

The proposal to erect new antennae is another scheme by CHD to extract money from Kensington Heights. There

Miss N Bonsall
Flat 71
Kensington Heights
91-95 Campden Hill Road
LONDON
W8 7BD

9th Dec 2004 
Action for blind people

COPY

Mr Francis
Landers & Associates
apex House
6-46 Lamb's Conduit Street
London WC1N 3LT

Dear Sirs:

Re: Kensington Heights, Campden Hill Road W8 7BD

am writing to object strongly to the proposed development
to build 4 self-contained flats as proposed by Landers
& Associates on behalf of Campden Hill Developments (CHD)

The proposal to build 4 flats is totally outrageous. CHD
has failed to deal fairly with the leaseholders in
Kensington Heights. In any case there is insufficient space
to build new flats at the back of the existing
buildings and there would be considerable disruption
to leaseholders. We are only just recovering after the
lengthy development of Aubrey Road. There is inadequate
infrastructure to support yet more development.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	10 DEC 2004			PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
HES			ARB	FPLN	DES	FEES

Yours faithfully,
Nelle Bonsall

Reason to allow T-mobile to go ahead now. Yours faithfully NBonsall

N	6	27	SE	APP	10	11/20
HBS			ARB	FPLN	DES	5/16

December, 2004.

Dear Mr. French,

Your Ref; PS/DCC/PP/04/02767/AJF

I do not know why I have to receive your letter of 10th December in duplicate. * / NO, ~~NO~~

As I have said repeatedly both personally and through the Kensington Heights Association, the idea of making a flat on ground level is completely unacceptable. Apart from any other considerations, it would have no natural light, so nobody on their senses would wish to buy.

It seems as though the Landlords just intend to raise the price of our Freehold.

Yours sincerely,

Madeleine Marx

(Mrs. M. Marx)
Chartered Architect

M.J. French,
Planning & Conservation,
Town Hall,
Hornton Street,
W8 7NX

* Unless it is to confuse us about the number of extra flats proposed.

EX DIR	HDC	TP	C=O	AD	CLU	AO AK
R.B.	22 DEC 2004			PLANNING		
N	C	S.S.	SE	APP	IO	REC
HBS			ARS	FPLN	DES	FEES

AJF obj

8/11

60

81 Campden Hill Rd
London W8 7BA

E Mail: tedrawes@clara.co.uk

Tel./Fax 020-7727-5041

18 December 2004

Mr M. J. French
Executive Director
Planning and Conservation
Town Hall,
Hornton Street
London W8 7NX

2765 ✓ Ack 29/12/04

2766 ✓

2767 X

2768 ✓

can't acknowledge as
it won't accept in
computer ref: 2767.

(X)

Dear Sir,

Re: Planning Applications PP/04/02765 -02768. 91-95 CAMPDEN HILL ROAD

These four applications were advertised in "The Informer" of 17 December and while it says that we have 21 days from that date of publication to make objections, several days will be lost by reason of Christmas and the New Year so we hasten to lodge our objection now.

As members of the Campden Hill Residents' Association, we supported the effort to stop the development now known as Wycombe Square and to second the Council's attempt to ban it. We imagine that, like us, you were disappointed by the rather strange conclusions of the inspector. This development is now beginning to sell and will soon add to congestion, already bad enough with some 1600 pupils in Holland Park School emerging four times a day.

The Kensington Heights site has been fully developed since its construction in the early 1970s and we can only wonder at the motives of the landlord in suddenly, after 30 years, discovering that he can squeeze in four more flats.

We are therefore opposed to anything which adds to the population density in this part of the borough and trust that these four applications will be promptly rejected.

Yours faithfully,

E.A. Rawes *K.E. Rawes*

E. A. Rawes and K. E. Rawes (Mrs)

Mr. and Mrs. Ladjevardi
Kensington Heights
Campden Hill Road
London W 8 7BD

17 December 2004

Mr. M. J. French
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W 8 7NX

Dear Sir,

Your refs: PS/DCC/PP/04/ 02765/AJF & PS/DCC/PP/04/ 02766/AJF
PS/DCC/PP/04/ 02767/AJF & PS/DCC/PP/04/ 02768/AJF

We object to the proposed development of all of the four flats at Kensington Heights referred to in your four letters dated 10 December 2004.

Reasons:

1. All of the proposed flats will adversely affect the visual aspect and style of the building. The building is in a conservation area. None of these applications are serious; they appear to be speculative attempts by the landlord (Campden Hill Developments Limited) to increase values in light of the enfranchisement effort under way by the leaseholders of Kensington Heights.
2. There is little or no natural light in the case of the flat proposed near Block A.
3. In the case of the flat to the rear of Block C, the rear entrance will be effectively closed, significantly increasing the risk to all residents in case of an evacuation through the rear of the building.
4. The massive St. James Homes development to the rear of the building has already added to the housing density of the area.
5. Lawyers have found that the landlord (Campden Hill Developments Limited) has no legal basis to contract with outside parties, let alone to further develop this area.

22

Planning permission should be refused.

Yours faithfully,

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

CLU	AO					
AK						
R.B.	31 DEC 2004	PLANNING				
K.C.						
N	2	S.W	SE	APP	IO	REC
HBS		ARB	FPLN	DES	FEES	

cc: Mr. J. Chapman, Committee Chairman, Kensington Heights Association

03

81 Campden Hill Rd
London W8 7BA

E Mail: tedrawes@clara.co.uk

Tel./Fax 020-7727-5041

5 December 2004

Mr M. J. French
Executive Director
Planning and Conservation
Town Hall
Hornton Street
London W8 7NX

Dear Sir,

I enclose a photocopy of a rather strange letter. It is addressed to the five "townhouses" which are part of Kensington Heights but to none of them by name although names could easily have been obtained from the Land Registry. My wife and I are indeed lessees of this property.

The development that is being proposed is already known to us but it has not yet appeared in the usual Public Notices advertisements when the 21 day period for representations begins to run. Telling us that we have 21 days from the date of the letter looks designed to cause panic but this is only to be expected from our head leaseholder who is notorious for ignoring, or rather trying to ignore since the under lessees here are quick to object, building control regulations and planning considerations.

More to the point, squeezing in four more flats in a site which already has 85 flats, five "townhouses" and the offices of the head leaseholders managing agent is altogether excessive. More widely, we have already had an increase in occupation density through the construction of Wycombe Square to the profit of our freeholder, Thames Water.

I would be grateful if you would accept this letter as registering our objection to this proposed development.

Yours faithfully,

E. A. Rawes

17/12/04
DC

EX DIR	HDC	TP	CAC	AD	CLU	AR
R.B.	07 DEC 2004				76	
K.C.						
N	S.	SE	APP	IO	REC	
HBS		ARB	FPLN	DES	FEES	

EX DIR	HDC	TP	C-3	AD	CLU	AO AK
R.B. K.C.		23 DEC 2004			PLANNING	
N	C	S.S.	SE	APP	IO	REC
HBS		ARB	FPLN	DES	FEES	

21 December 2004

Mr. M J French
Executive Director
Planning and Conservation
Department 705
Town Hall
Hornton Street
London W8 7NX

Fax No.: 020-7361-3463

Re: Proposed Development at Kensington Heights - application by Campden Hill Developments Ltd. to build four new flats in Kensington Heights - your references are:

- 29/12/04
1/1/05
1/1/05
1/1/05
- PS/DCC/PP/04/02765/AJF -- ground floor deck level new self-contained flat
 - PS/DCC/PP/04/02766/AJF -- ground floor deck level for new 1 bedroom flat
 - PS/DCC/PP/04/02767/AJF -- ground floor deck level for new 2 bedroom flat
 - PS/DCC/PP/04/02768/AJF -- ground floor deck level for new 2 bedroom flat

Dear Mr. French,

Thank you very much for your letter dated 10th December 2004 in relation to the application for the above proposed developments at Kensington Heights where I own a property. I **STRONGLY OPPOSE TO THIS DEVELOPMENTS DUE TO THE FOLLOWING REASONS:**

- (1) no consultation has taken place with the existing leaseholders and residents;
- (2) as far as I am aware, Campden Hill Developments Ltd. has ignored building regulations and planning rules in the past;
- (3) the site was completely built and fully developed in 1970s with the existing 85 flats and 5 town houses (plus the offices of the landlord's managing agent);
- (4) it is my understanding that when Wycombe Square development (which is located next door to Kensington Heights buildings) is fully occupied, the neighbourhood will reach the maximum level of congestion that can be tolerated and four new flats (to be constructed) will be simply too many;
- (5) the proposed extra flats will obstruct the exits from the buildings of Kensington Heights and will make emergency evacuation more difficult; and
- (6) the construction of the proposed flats would destroy the architectural concept of Kensington Heights - i.e. it will destroy the spacious "open aspect" of the Kensington Heights development.

I would be very grateful if a further investigation into this matter could take place. I would also really appreciate if you could take all of my concerns, and health and safety concerns in particular, into account before the Council makes any decision in relation to the above proposed developments.

Kind regards,



Dimitri Pashov
Flat 80 Kensington Heights

EX DIR	HDC	TP	CAC	AD	CLU	AD AK
R.B.	20 DEC 2004				PLANNING	
N	<input checked="" type="checkbox"/>	S	SE	APP	IO	REC
HBS		ARB	FPLN	DES	FEES	

19 & 40 Kensington Heights
Campden Hill Road
LONDON
W8 7BD

16 December 2004

Your ref: PS/DCC/PP/04/02765-66-67&68/AJF

M J French Esq
Executive Director, Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON W8 7NX

Dear Mr French,

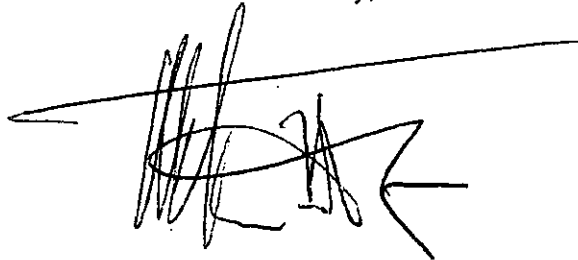
Proposed Development at Kensington Heights (Applicant Campden Hill
Developments Ltd) Flats 1,2,3,4

I write regarding the request from Campden Hill Developments for planning permission to construct four flats, at ground level, to the rear of Kensington Heights.

Please note my objection on the basis of the following:

- This planning proposal represents an unnecessary and unwelcome increase in the housing density of what is a conservation area. It would follow the recent increase in housing density, arising from the brown field development of Wycombe Square. Significantly, the construction of such infill flats at Kensington Heights was absent from the original planning approval for the construction of Kensington Heights in 1972.

Yours sincerely,



William J H Spears.

Ack at N^o 19+40

2765 ✓
2766 ✓
2767 ✓
2768 ✓

Acc 29/12
"
"
"

By Post & fax

Mr M.S. K. Dawani
Flat 15
Kensington Heights
Campden Hill Road
London W8 7BD

Mr M.J. French
Executive Director
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B.	24 DEC 2004				PLANNING	
K.C.						
N	C	S/W	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

22nd December 2004

Dear Mr French,

RE:PS/DCC/PP/04/02765/AJF
PS/DCC/PP/04/02766/AJF,
PS/DCC/PP/04/02767/AJF
PS/DCC/PP/04/02768/AJF

ack.
29/12
✓
✓
✓
✓

I write in response to your letters dated 10th December 2004 and referenced as above.

I am very unhappy with the proposed development, and would like to object on the following grounds; -

- a) The first we heard about this redevelopment was your letter, so there has been no information or consultation with the leaseholders at Kensington Heights.
- b) The podiums to the rear of the buildings on the 1st floor are high utilised by workers/plumbers as they have easy access to the building, also residents use the exits to dispose of rubbish, as the refuse collection for each of the 3 blocks are accessed from the back.
- c) I would imagine that one of the most important reasons for rejecting the proposal is of fire & safety grounds, as the exits to the rear would be another way of vacating the building should there be a fire.
- d) I am disappointed that planning permission is sought immediately before the holidays, when many residents are abroad, and will not have time to respond-this is a very sinister tactic of our landlord (Campden Hill Developments Limited-CHDL).

I am extremely disappointed with the way Kensington Heights is being developed by CHDL. I feel that the owners are exploiting every opportunity of increasing the value of Kensington Heights as the leaseholders are hoping to buy the

freehold (enfranchise). You will also be aware that CHDL is also trying to increase its income by allowing mobile phone operators to place mobile phone antennae on our building.

I hope that you will take the side of the residents and oppose planning permission.

Wishing you a Merry Christmas

Yours faithfully,


M.S.K. DAWANI

EX DIR	HDC	TP	C-C	AD	CLU	AO
R.B.	K.C.	23 DEC 2004		FILED	LOG	AK
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46 Kensington Heights
91-95 Campden Hill Road
London W8 7BD

21 December 2004

Executive Director Planning & Conservation
RBKC
The Town Hall
Hornton Street
London W8 7NX

Dear Sir

Proposed Development at Kensington Heights – 4 No flats

Planning references PS/DCC/PP/04/02765,02766,02767,02768/AJF

1.0 Objection

We object to the above four planning applications for the reasons noted below. We both live at Flat 46 Kensington Heights and Mrs Tinker is the leaseholder of that flat.

2.0 Background

Kensington Heights contains 85 No flats in three blocks, which are accessed from both the upper and lower podium levels. The residents, through the Kensington Heights Association, have initiated procedures to enfranchise their leases. Subsequent to this initiation, the Head Leaseholder, Campden Hill Developments, have advised leaseholders of their intention to grant additional leases for four flats, which are the four flats in this joint planning application. This proposal appears to be a 'spoiler' designed to try and increase the cost of the enfranchisement.

We understand that Kensington Heights was originally designed as service flats, with communal facilities like laundry and valet service. Some of these facilities have been discontinued but currently there is a 24 hour porter service, serving all three blocks, and located in Block B, the centre block. Each of the three blocks has its own lifts, escape stairs, and refuse chute.

Pedestrian access is off Campden Hill Road, via the lower podium. Vehicle and all service accesses are off Airlie Gardens, via the upper podium, each block having a separate service entrance.

3.0 Inadequate and Incorrect Documentation

There are no floor plans of the blocks as a whole. It is therefore impossible to tell how the proposed developments relate to existing communal areas and services. Even when sections of these appear on the edges of the flat plans they are not labelled.

Each flat is described as being at 'ground floor deck level'. In fact proposed Flats 1,2,and 4 are at the upper podium level, the service access level, and Flat 3 is at the lower podium level, the pedestrian access level.

There also minor inaccuracies in labelling flat plans, which make it extremely difficult for the non professional to understand what is being proposed.

Cont

4.0 Redundant Areas

All the applications state they are conversions of 'redundant areas'. Nowhere do the applications state what the current use of these areas is and why they are redundant. We dispute this assertion that the areas are redundant for two reasons. Firstly, as noted below, some of the areas are clearly not redundant in themselves. Secondly and more importantly all these areas form part of the communal service areas serving all the flats. Whilst an individual use of an area may change over time, the communal service areas as a whole can only be confirmed as redundant if and when it is clear that there is, in aggregate, an excess of communal area over agreed and perceived need.

5.0 Consultation with residents regarding redundant communal areas

We are not aware of any consultation with the residents about the redundancy or otherwise of these communal areas.

6.0 Communal Facilities required and not currently adequately provided for

6.1 Refuse Recycling

Currently there are no recycling facilities for any of the 85 flats, which is totally unacceptable. All refuse goes unsorted into bags that are put down the refuse chutes, which discharge into Paladins. Large items are taken down in the lift by the porters. As a priority there should be separate recycling store area for each block at upper podium level accessible from the lift lobby, hygienic, well ventilated, and separate to the Paladin chambers. Flats 1 and 2 are located just where such a recycling facility could be provided for Blocks B and C.

6.2 Bicycle Storage

Currently there is no specifically designated area for bicycle storage, either for residents or visitors. A good location for such a facility would be at the lower podium area accessible to all three blocks. The proposed location of Flat 3 would be excellent, if in fact the plant at present there is actually redundant.

6.3 Staff toilets, changing facilities, etc.

Apart from the head porter, who has a staff flat, there are a number of porters, cleaners, maintenance operatives, and gardeners who work on the premises on a daily basis. The present staff facilities, which could be improved, appear to be destroyed by the proposed Flat 4. This is not acceptable.

6.4 General Store Areas

Apart from storage areas needed to maintain the communal parts of the blocks, there is a constant refurbishment and updating of individual flats, with the need to store new and discarded building materials. An inspection of the upper podium area will often show such materials just dumped in the open.

6.5 Meeting Room

There is a need for a small meeting room for residents association, etc. Currently there is a Portakabin on the upper podium level, which we understand was put there about four years ago by Gapp Management, at the residents' expense, for a meeting room for discussing the progress of the proposed major external repairs contract. Your department's records do not list a planning approval. The Portakabin obstructs the light and view of adjacent rooms and is an eyesore. We consider it should be removed and appropriate facilities provided within the existing communal area envelope.

6.6 Kensington Heights Association Store

Currently all committee members have to agree to provide storage space for paperwork within their own flats. KHA should be able to have its own store and possibly office to serve all the residents.

7.0 Redundant Areas – conclusion

Until there has been a proper study of all the communal areas and their current and future use, no part of the communal area should be declared redundant and converted to residential use. Communal areas at the service and pedestrian entry levels, once lost, cannot be regained.

8.0 Effect on the architecture of the complex

Whilst Kensington Heights is no architectural masterpiece, it is a convincing building of its type and time. Any alterations should be in sympathy with the present architecture and improve it rather than detract from it.

Certain of the proposals are in our view architecturally unacceptable –

8.1 Proposed Flat 1

Any infill of this area should be clad in a lightweight looking material to retain the open corner quality of the existing. Continuing down the brickwork and mirroring the flats above will make the block appear unnecessary heavy and earthbound

8.2 Proposed Flat 2

The same argument applies

8.3 Proposed Flat 3

This is a disaster. Demolition of the planters will quite unnecessarily alter and spoil the landscaping of the lower access podium. The proposed projection of the front wall beyond the building face above will be quite out of character.

8.4 Proposed Flat 4

The proposed projection of the bedroom area beyond the existing volume will destroy the floating quality of the west elevation of Block B. This proposed flat is crass from all points of view.

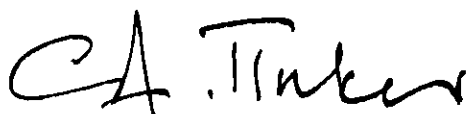
Cont.

9.0 Summary of Objections

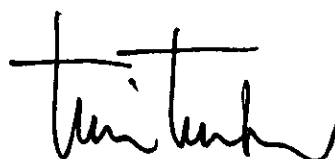
9.1 The documentation is insufficient to define the proposals or to assess them.

9.2 The case is not made for the areas concerned to be classified as redundant. Unless these areas are genuinely redundant, no conversion to residential use should be considered.

Yours sincerely

Handwritten signature of Mrs Celia Tinker in black ink.

Mrs Celia Tinker

Handwritten signature of Mr Tim Tinker in black ink.

Mr Tim Tinker

79 KENSINGTON HEIGHTS
81- 85 CAMPDEN HILL ROAD
LONDON
W8 7BD

MOB: 07973 320282

22nd December 2004

The Executive Director of Planning and Conservation
Department 705
Town Hall
Hornton Street
London
W8 7NX

Dear Sirs

Re 4 Planning applications dated 10th December 2004 by Campden Hill
Developments

Ref; PS/DCC/PP/04/02765/AJF ✓ *ack 29/12*

Ref, PS/DCC/PP/04/02766/AJF ✓ *ack*

Ref: PS/DCC/PP/04/02767/AJF ✓ *ack*

Ref: PS/DCC/PP/04/02768/AJF ✓ *ack*

I refer to the above applications for 4 additional apartments in Kensington Heights. I strongly object to the proposal on the grounds that there are already sufficient flats (85) in the three blocks, the emergency areas would be severely affected and the 4 flats are aesthetically unappealing and totally out of keeping with the remainder of the building.

Yours sincerely

Andre Sochowsky
Andre Sochowsky

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HBS		ARB	FPLN	DES	FEES		

(70)

Flat 30 Kensington Heights,
Campden Hill Road,
LONDON W8 7BD.

FAX

Fax: 01873 810857
Mobile: 07768 665 110

22 December, 2004

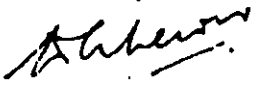
The Executive Director of Planning and Conservation,
Department 705
Town Hall,
Hornton Street,
London W8 7NX

EX DIR	HDC	TP	C-C	AD	CLU	AO AK
R.B. K.C.		23 DEC 2004			PLANNING	
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Dear Sir/Madam

Re:- Application by Campden Hill Developments Ltd
For 4 flats at Kensington Heights
Ref. PS/DCC/PP/04/02765/AJF ✓ *to Ack 29/12*
PS/DCC/PP/04/02766/AJF ✓ *u*
PS/DCC/PP/04/02767/AJF ✓ *u*
PS/DCC/PP/04/02768/AJF ✓ *u*

Object to the proposed construction of these flats.
Further building on this site would be detrimental structurally to the existing building and severely compromise its access and safety.
Campden Hill Developments Ltd. Have already flouted the planning permission regarding the alterations to the underground parking which should be subject to a Health and Safety inspection and report by the council.
My father-in-law, who was in general practice in Kensington Church Street from the mid 1960's to 1991 recalls the original planning permission for Kensington Heights stating that this was an optimum development and that no further housing would be placed on the site. Perhaps you can check your archives

Yours faithfully,

Dr D G Lewis

KENSINGTON HEIGHTS ASSOCIATION (KHA)

91/95 Campden Hill Road, London W8 7BA

23 December 2004

The Executive Director of Planning and Conservation
Department 705
Town Hall
Hornton Street
London W8 7NX

Fax No.: 0207 7361 3463

Dear Sir,

**Proposed Development at Kensington Heights
(Ref. PS/DCC/PP/04/02767/AJF)**

On behalf of our association, I would bring to your notice our strong objection to the construction of the proposed ground floor deck level for new 2 bedroom flat.

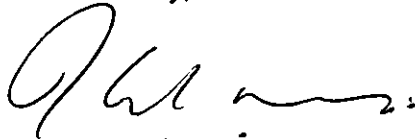
Our members are leaseholders. Our leases have around 89 years to run and were purchased at a considerable cost. We bought our flats among other reasons because of the appearance and location of the property. The proposed flat does not represent 'conversion of a redundant area' as your letter of 10 December suggests. The fact is that construction of the proposed flat would alter and degrade the architecture of the building. It would destroy the open and pleasant aspects at ground level and externally.

My fellow Committee members and the other members of our association are united in their opposition to such a development.

We condemn the application, which we see as an endeavour on the part of an absentee landlord to extract the last ounce of value without regard to the opinion of leaseholders or to maintenance of building quality in the Royal Borough.

We would be grateful for your rejection of this application.

Yours faithfully,



James A.S. Chapman
Chairman, KHA Committee

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R.B. K.C.	30 DEC 2004				PLANNING	
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24

KENSINGTON HEIGHTS ASSOCIATION (KHA)
 91/95 Campden Hill Road, London W8 7BA

23 December 2004

The Executive Director of Planning and Conservation
 Department 705
 Town Hall
 Hornton Street
 London W8 7NX

Fax No.: 0207 7361 3463

Dear Sir,

Proposed Development at Kensington Heights
(Ref. PS/DCC/PP/04/02767/AJF)

On behalf of our association, I would bring to your notice our strong objection to the construction of the proposed ground floor deck level for new 2 bedroom flat.

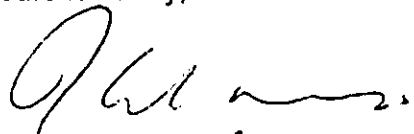
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My fellow Committee members and the other members of our association are united in their opposition to such a development.

We condemn the application, which we see as an endeavour on the part of an absentee landlord to extract the last ounce of value without regard to the opinion of leaseholders or to maintenance of building quality in the Royal Borough.

We would be grateful for your rejection of this application.

Yours faithfully,



James A.S. Chapman
 Chairman, KHA Committee

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		29 DEC 2004			PLANNING	
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Obj's.

Burwood (Properties) Ltd

Telephone 01344 625103
Facsimile 01344 876712

P.O. Box 2352
ASCOT
SL5 9WL

Mr M.J.French
Director of Planning Services
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

5 January 2005

EX DIR	HDC	TP	C-C	AD	CLU	AO AK
R.B. K.C.	6 JAN 2005				FL	46
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HBS			ARB	PLN	DES	FEES

7/11

Dear Sir,

Planning Applications by Campden Hill Developments Ltd
PS/DCC/PP/04/02765
~~**PS/DCC/PP/04/02766**~~
PS/DCC/PP/04/02767
PS/DCC/PP/04/02768

On behalf of Burwood (Properties) Ltd, I am writing to object to the above proposals. The company owns 2 flats within Kensington Heights and will be directly affected by the proposals.

Application 02767 is directly below our property at 31 Kensington Heights and application 02768 is directly below our property at 58 Kensington Heights. Both these properties were purchased from new and any building work will be a severe loss of amenity with regard to the privacy and noise levels experienced within the flats.

We object to all the planning applications that are proposed because of:-

- the lack of consultation with the leaseholders of the blocks
- fundamental change of design and appearance
- the site is fully developed
- most of the areas are not redundant
- alteration to the means of escape

Application 02765

We consider that this is a totally inappropriate and ill-conceived proposal, as it requires the use of the staff toilet areas and residents store areas. The staff work long hours and are required by law to have suitable toilet and other facilities.

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R.B. K.C.	6 JAN 2005				PLANNING	
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Application 02766

We object to the removal and alteration of the planters without consultation and agreement with the residents of Kensington Heights as this represents a loss of amenity to us all.

The drawings show that to enable access to this area there will need to be a lean-to created, which will be totally out of character with the main wall and rest of the building

Application 02767

The drawings show that the west elevation will be out of character with the rest of the building.

The architectural design of Kensington Heights will be lost by destroying the spacious 'open' aspect of the building.

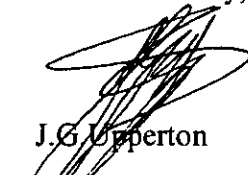
Application 02768

We will experience a loss of amenity will the removal of the planters without consultation.

The removal of the current means of escape needs to be closely examined.

We strongly urge you to reject these planning applications.

Yours faithfully,



J.G. Upperton
Director

Flat 69
Kensington Heights
Campden Hill Road
London W8 7BD

Tel:020 7221 0086

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	29 DEC 2004				PLANNING	
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42

Mr M.J. French
Executive Director
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

21st December 2004

Dear Mr French,

RE:PS/DCC/PP/04/02765/AJF, PS/DCC/~~PP/04/02766/AJF~~,
PS/DCC/PP/04/02767/AJF & PS/DCC/PP/04/02768/AJF

Further to your letters dated 10th December 2004, I would like to register my objection to the proposed flat development at Kensington Heights.

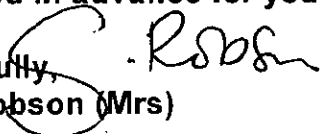
I would like to protest on several points as follows;

- 1) There has been absolutely no consultation with the residents/leaseholders regarding this development.
- 2) Kensington Heights is already very highly developed. The proposed areas at the rear of the building are extremely small to be developed in my opinion.
- 3) I am concerned that the rights of access & quiet enjoyment by the residents/leaseholders will be severely interrupted should any development go ahead.
- 4) The back podiums to buildings A, B & C of Kensington Heights also are exit points should there be a fire, and evacuation is necessary.
- 5) Also, workmen & people carrying out repairs to the development have in the past been able to park to the rear of the building, causing minimum disruption to the flow of traffic on Campden Hill Road. These workmen also use the doors to the rear of the building for access to the flats.

I hope that the above points explain accurately why I am totally opposed to this development.

Thanking you in advance for your kind consideration.

Yours faithfully,
Shayesta Robson (Mrs)



14 Kensington Heights
Campden Hill Road
London W8 7BD
Tel: 020 7243 2626

Your Ref: PS/DCC/PP/04/02765/AJF

27th December, 2004

~~02765~~

Mr M J French
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

Dear Sir

Re Proposed Developments (4) at Kensington Heights, 91-95 Campden Hill Road

With regard to your 4 letters dated 10th December, 2004 outlining the proposed building of 4 flats at the above address, I am writing to object to this proposal.

Firstly, the ground area is not redundant in that it is used for service people, including the present Managing agents, to park their vehicles

Secondly, this is a conservation area, which however appears to mean nothing nowadays, in that Wycombe Square was granted full planning as indeed the development of the old College further down Campden Hill Road. Neither developments are fully sold yet which demonstrates that the area is over developed and I see no sign of 'affordable' housing amongst these 2 developments, which I thought was part of the conditions?

Thirdly, the disruption with more construction traffic, need for parking and increased traffic will grind Campden Hill Road to a halt, as it almost has now, which has a knock on effect to the surrounding area.

Fourthly, the present Managing Agents have stated that the utility services supplying Kensington Heights are over stretched – i.e. the electricity feed is not sufficient to allow for electric boilers, etc. and certainly the disposal of waste water, etc., is insufficient. Therefore to apply for planning for extra consumers of utility services does not make sense.

I hope you will consider my objections and act accordingly.

Yours faithfully,

Catherine Beck

EX DIR	HDC	TP	CAC	AD	CLU	AC
R.B.	30 DEC 2004				OWN	ING
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HBS		ARB	FPLN	DES	FEES	

28

Kelsey, Paul: PC-Plan

Obj.

From: Planning: PC-PlanSvc
Sent: 29 December 2004 08:17
To: Kelsey, Paul: PC-Plan
Subject: FW: Various Planning applications in respect of Kensington Heights

-----Original Message-----

From: George Gluck [mailto:george.gluck@mssg.co.uk]
Sent: 28 December 2004 10:52
To: planning@rbkc.gov.uk
Cc: Saeed Ladjevardi
Subject: Re: Various Planning applications in respect of Kensington Heights

*DM
7/11*

FOR THE ATTENTION OF M.J.FRENCH ESQ., EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Dear Mr French,

Re: PS/DCC/PP/04/02729/AJF - T Mobile

With reference to the above application as I have been travelling in the Far East since the 6th December I have only just received information regarding this application via an e-mail from Kensington Heights Association therefore my apologies for the belated notification of once again my vehement objection to this application for the installation of mobile phone aerial.

Without re-hashing the previous objections raised in respect of the Vodafone application that were totally disregarded by the Planning Committee and yourself I would once again point out that there has been no consultation with the existing leaseholders and residents, that once again the Head Lessee is authorising the flagrant breach of the building regulations and safety factors that appertain to the building by allowing T Mobile and for that matter any other Mobile Phone Operator the possibility of a lease and thereby the right to seek planning. There are several other reasons that could be quoted as objections particularly in the review currently being carried out by WHO but given the limitations of time and space the above should be sufficient for you to deny Planning consent and for once support the wishes of those people that live in the Borough.

Re: PS/DCC/PP/04/02765/AJF - ground floor deck level new self contained flat
PS/DCC/PP/04/02766/AJF - ground floor deck level for new 1 bedroom flat
PS/DCC/PP/04/02767/AJF - ground floor deck level for new 2 bedroom flat
PS/DCC/PP/04/02768/AJF - ground floor deck level for new 2 bedroom flat

With reference to the above applications the same reason as above applies to my belated response for which I apologise. Once again I must vehemently object to all four planning applications on the following grounds

- 1) There has been no prior consultation with the existing leaseholders
- 2) This is a blatant attempt by the Head Lessee to ignore the original planning consents and rules governing this building in order to extract leverage against the leaseholders who are in the process of trying to enfranchise the building
- 3) Irrespective of point 2 these proposals will destroy the original architectural and aesthetic effect in relation to the site which contravenes the preservation requirement of it under the Conservation area that it forms.
- 4) Most seriously of all these proposed flats would pose a very serious safety factor in relation to exiting in any emergency evacuation of the buildings and the provision of access by the emergency services such as the Fire Brigade.

Therefore these spurious planning applications should be rejected and denied Planning consent.

Finally may I take the opportunity of wishing you the Compliments of the Season and remain
Yours sincerely

G. A. Gluck
Flats 2 and 6 Kensington Heights

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89 CAMPDEN HILL ROAD
 KENSINGTON
 LONDON W8 7BA
 TEL: +44(0)20 7229 8593/FAX: +44(0)20 7727 7409

20 December 2004

The Executive Director of Planning and Conservation
 Department 705
 Town Hall
 Hornton Street
 London W8 7NX

VIA FAX AND POST: 0207 361 3463

Dear Sir

FOUR NOTICES DATED 10 DEC 04 - APPLICATION BY CAMPDEN HILL DEVELOPMENTS LTD TO BUILD FOUR FLATS IN KENSINGTON HEIGHTS, REFERENCES AS FOLLOWS:

- PS/DCC/PP/04/02765/AJF -- GROUND FLOOR DECK LEVEL NEW SELF-CONTAINED FLAT
- PS/DCC/PP/04/02766/AJF -- GROUND FLOOR DECK LEVEL FOR NEW 1 BEDROOM FLAT
- PS/DCC/PP/04/02767/AJF -- GROUND FLOOR DECK LEVEL FOR NEW 2 BEDROOM FLAT
- S/DCC/PP/04/02768/AJF -- GROUND FLOOR DECK LEVEL FOR NEW 2 BEDROOM FLAT

I have the following objections to the above applications:-

1. Site already fully developed with the existing 85 flats and 5 town houses plus the offices of the landlord's managing agent.
2. When Wycombe Square behind Kensington Heights is fully occupied the neighbourhood will reach the maximum level of congestion that can be tolerated and four more flats will be simply too many.
3. The proposed extra flats will hinder the exits from the blocks of flats and make emergency evacuation more difficult.
4. Construction of the proposed flats would destroy the architectural concept of Kensington Heights (e.g. by destroying the spacious 'open' aspects of the building).

I hope that you will consider these objections when deliberating the planning application.

Yours faithfully

Shamim S. Sajjan
 SHAMIM SUBZALI-SAJAN

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22 December 2004

Mr. M J French
Executive Director
Planning and Conservation
Department 705
Town Hall
Hornton Street
London W8 7NX

Fax No.: 020-7361-3463

Re: Proposed Development at Kensington Heights - application by Campden Hill Developments Ltd. to build four new flats in Kensington Heights - your references are:
PS/DCC/PP/04/02765/AJF -- ground floor deck level new self-contained flat
PS/DCC/PP/04/02766/AJF -- ground floor deck level for new 1 bedroom flat
PS/DCC/PP/04/02767/AJF -- ground floor deck level for new 2 bedroom flat
PS/DCC/PP/04/02768/AJF -- ground floor deck level for new 2 bedroom flat

Dear Mr. French,

Thank you very much for your letter dated 10th December 2004 in relation to the application for the above proposed developments at Kensington Heights where I own a property. I **STRONGLY OPPOSE TO THIS DEVELOPMENTS DUE TO THE FOLLOWING REASONS:**

- (1) no consultation has taken place with the existing leaseholders and residents;
- (2) as far as I am aware, Campden Hill Developments Ltd. has ignored building regulations and planning rules in the past;
- (3) the site was completely built and fully developed in 1970s with the existing 85 flats and 5 town houses (plus the offices of the landlord's managing agent);
- (4) it is my understanding that when Wycombe Square development (which is located next door to Kensington Heights buildings) is fully occupied, the neighbourhood will reach the maximum level of congestion that can be tolerated and four new flats (to be constructed) will be simply too many;
- (5) the proposed extra flats will obstruct the exits from the buildings of Kensington Heights and will make emergency evacuation more difficult; and
- (6) the construction of the proposed flats would destroy the architectural concept of Kensington Heights - i.e. it will destroy the 'spacious "open aspect" of the Kensington Heights development.

I would be very grateful if a further investigation into this matter could take place. I would also really appreciate if you could take all of my concerns, and health and safety concerns in particular, into account before the Council makes any decision in relation to the above proposed developments.

Kind regards,

Jill Stevens
Flat 67 Kensington Heights



OM
7/11