

*J. G. Hall*

10, Kelso Place  
London W8 5QD

18th January 2001

The Executive Director, Planning and Conservation  
The Town Hall, Hornton St,  
London W8 7NX

Dear Sir

Re: DPS / DCC / PP / 00 / 02818 / LR

I confirm having received your letter dated 16 January regarding the proposals for 27 Kelso Place.

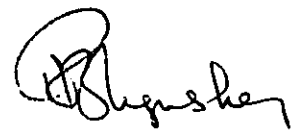
I should like to record my continuing objections to these proposals on the grounds that any increase in the size, and therefore the commercial activity, of the offices is highly undesirable. I repeat that this roadway is narrow and easily blocked by visiting vehicles to the offices and any increase in that traffic is to be deplored.

This is not limited to Kelso Place but affects the roads along which the traffic has to pass, coming as it must from Kensington Road via either Victoria Road or Kensington Place. From these two entrances the roadways are narrow and congested and I believe that the notion of encouraging and expanding office premises is fundamentally wrong.

I further object to the proposed closure of the archway which has the useful facility of allowing vehicles to make a three point turn, to exit the road forwards. From the safety point of view this facility should not be removed and the archway should be retained.

Apart from these general observations I see that it is now proposed to create a large doorway to a refuse bin store on the front face of the building. This is quite intolerable and I foresee vigorous protests from those unfortunate enough to live opposite. The door will be left open and the rubbish will soon find its way out into the street. Judging from the quantity of refuse that these offices have generated in the past - there is a large enclosure for several commercial sized wheeled bins inside the courtyard - there will have to be a great deal more capacity provided than is shown on the drawings. Once again this is the direct result of the arch closure which should not be accepted by you.

Yours faithfully



R.B. Lynskey

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
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APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

19/22/2

10, Kelso Place  
London W8 5QD

20th February 2001

The Executive Director, Planning and Conservation  
RBK&C, The Town Hall  
Hornton Street, London W8 7NX

Dear Sir,

Re: Your DPS/DCC/PP/00/02818/LR

Thank you for your letter dated 12 February regarding the proposed development at 27 Kelso Place.

The proposed rearrangement of the front face is a great improvement and the overall appearance of the building is quite attractive.

Having said that I must, I am afraid, say that my objections to the basic principle of the development remain. It is the idea of such an increase in floor space and population that I, and my neighbours generally ( who, you will understand, cannot see why they should have to repeat their objections even regarding relatively minor changes to the layout ) find objectionable.

These proposals will double the population of Kelso Place at a stroke and we are concerned at the traffic and general commercial mayhem that will result. Please continue to do all you can to deny the developer the opportunity to expand the offices.

Yours faithfully

R.B.Lynskey

RECEIVED BY PLANNING SERVICES									
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22 FEB 2001 (62)									
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12 Kelso Place  
London W8 5QD

15th December 2000

The Director of Planning and Conservation,  
The Town Hall, Hornton Street,  
London W8 7NX.

Dear Sir

Your ref - DPS/DCC/PP/00/02818/LR  
27 Kelso Place

Once again I wish to object to the proposal to extend the offices at the above address.

Nothing that has been done to the plans does anything to meet the general objections that you have heard already. I am certain that this enlargement will mean a greater volume of commercial traffic into and out from this quiet residential street.

The carriageway is quite narrow and a vehicle parked outside the offices always causes an obstruction to any resident attempting to leave or enter this cul de sac. Fortunately the daily Post Office van is able to reverse into the archway, clearing the road and making it possible to drive out forwards. With the archway closed off, which incidentally will remove one of the buildings more pleasing features, it will no longer be possible for this to be done and we will have to suffer the numerous comings and goings of the delivery vehicles, couriers, taxis and chauffeur driven cars, and all the other commercial mayhem that seems inevitably to accumulate.

I simply do not believe that the offices will only contain 36 staff, and if that will be the initial situation I am certain that it will rapidly change. Why else would a developer extend the office so significantly? When the present office accommodation was quite fully utilised earlier this year we suffered greatly from the general commercial activity and I have no doubt that these proposals will lead us down that road.

It seems that we have to put up with a small office in our midst, but I do not see why this should be enlarged at all. The offices should be constrained to fit into the building that exists, and I would hope that this could include the protection of the archway and courtyard.

Yours faithfully

C.P. Angwin

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*J. Angwin*

12, Kelso Place  
London W8 5QD  
18.1.01

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

Dear Sir,

Your Reference DPS/DCC/PP/00/02818/LR

Thank you for your letter dated 16 January 2001.

I wish to reiterate my objections, contained in my previous letters to you, to these proposals.

The amendments that I observe have been introduced are, on the whole, quite positive and useful but I do not agree with the basic notion of an increase to the size of the offices. You should, if I may say so, be trying to reduce or even close this curious anachronism in this residential street.

By closing the Archway you will deprive the numerous visitors' and tradesmen's vehicles that frequently arrive at the premises of the facility of turning into the Archway and thus driving away forwards. This is a most important aspect and should not be ignored, if only on safety grounds.

I was surprised to see from the drawings that it has become necessary, because the Archway would be closed, to bring the collection point for refuse out onto the front face of the building. I find this quite unacceptable and object. All these bins are kept inside the courtyard, and should remain so.

Yours faithfully

*C. T. Angwin*

C. T. Angwin

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>CA</i>				19 JAN 2001			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Vg 22/2

**12, Kelso Place,  
London W8 5QD.  
Tel/Fax: (020) 7937 5766  
E-mail: ColinAngwin@compuserve.com**

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

20 February 2001

Your Ref: DPS/DCC/PP/00/02818/LR

Dear Mr. French,

Proposed development at: <sup>27</sup>12, Kelso Place, London, W8 5QG

Thank you for your letter of 12<sup>th</sup> February.

The visual improvements to the proposed development do not address my fundamental objections. These are that:

- There will necessarily be a great increase in traffic, with consequent congestion, danger and difficulties of access.
- There is a likelihood of twenty-four hour working. This will adversely change and damage the character of Kelso Place, which is essentially a quiet residential area.

These substantial objections can only be overcome if tight restrictions are imposed both on increases in numbers of staff employed and on working hours.

Yours sincerely,

Colin Angwin

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22 FEB 2001							
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Sir David Ramsbotham

14 Kelso Place,  
LONDON W8 5QD.

28 December 2000.

MJ French,  
Director of Planning and Conservation.  
RBK&C,  
The Town Hall,  
Hornton Street,  
LONDON W8 7NX.

RECEIVED BY PLANNING SERVICES							
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APPLS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Mr French,

Your ref DPS/DCC/PP/OO/03818/LR dated 12 December 2000-12-28

**Proposed development at; 27 Kelso Place, W8 5QG**

I have written to you previously about this proposal, and attended the Planning Services Committee meeting at which it unanimously REFUSED permission to develop

I understand that the developers have now appealed, and have written to the Planning Inspectorate to record my continued strong objection. I also now understand that, in addition, I must make further representations to the Planning Services Committee, which remain as follows.

The main issue remains the pressure that such a development brings will bring on an already impoverished and difficult traffic and parking situation in a small, narrow, residential cul-de-sac. In addition to the damage done to my friend's car, detailed in the letter to the Planning Inspectorate, we have just been put through a period of wholly unwarranted disruption when large vans came to remove furniture and fittings from the present offices. This was on top of the large numbers of delivery vans and motor bikes, which have cause to visit the site every day, and caused considerable disruption.

I am sure that the firm will allege that their employees will not put strain on the limited number of resident parking spaces, But that is a minor problem compared with the amount of commercial traffic that will require access to the premises on a daily basis. With the courtyard filled in there is nowhere for this traffic to turn round, except in the very narrow street, a factor taken into account in the previous rejection that has not gone and will not go away.

Kelso Place is entirely unsuitable for the conduct of a commercial operation. Access being so difficult at the best of times, I would have thought that any

commercial firm, considering the needs of its customers, would have found that to be a factor against rather than in favour of any development.

Finally I must again draw attention to the security aspect, and ask that you confirm with the relevant authorities that they are content, if you should consider reversing your earlier eminently sensible rejection.

*Yr sincerely  
H. Laurence Sturman*

**SIR DAVID RAMSBOTHAM**

Sir David Ramsbotham

14 Kelso Place,  
London W8 5QD.

20 November 2000.

The Planning Inspectorate,  
(Room 1003) Tollgate House,  
Houlton Street,  
Bristol BS2 9DJ.

Dear Sir/Madam,

27 Kelso Place, W8 5QG, Appeal

Your ref App/K5600/A/OO/10052373

My wife and I have lived in Kelso Place since May 1977. The reason we came here was because it is a quiet residential street, which, up to the change of ownership of No 27, it has remained. It is a small, narrow, cul-de-sac, subject to a weight restriction, lacking sufficient parking space for the cars of all its residents. Commercial vehicles such as removal or builders vans, have considerable difficulty in using it, having to reverse either out or in because there is nowhere for them to turn round.

The current occupiers of No 27 already cause problems by the number of employees who park their cars in the limited resident's space available, overflowing from its courtyard, and the frequency and number of motor bikes and delivery vehicles who have to call there. Only two weeks ago a friend who was visiting us found that her car, parked opposite the entrance to No 27 had had its side smashed into, obviously, judging from the damage, by a vehicle leaving there carelessly. This is by no means the first time that this has been reported.

Kelso Place is wholly unsuitable for commercial use, and I understand that it is only due to a historical accident, in that it was the wine cellar of an old monastic hospital, that such has ever been allowed in No 27. There is an abundance of far more suitable office space in the immediate area. The further activity connected with the proposed change of use, not least the additional pressure on available resident's parking following the closure of the courtyard, will completely change what Kelso Place now is, and for no good reason.



You may not know this, but, in November 1989, the IRA put a bomb under a car outside my house. Preventing access to terrorists was one of the reasons that access to a development on the site of the old St Mary's hospital, through Kelso Place, was subsequently denied by the then Secretary of State. The increased activity connected with such access was put forward as a way in which terrorists could get in un-noticed. I must ask therefore that the implication of increased numbers of unknown people visiting Kelso Place, if this application is allowed, should be referred to the relevant security authorities who are responsible for my protection.

The Planning Committee of the Kensington and Chelsea Council turned down this application, at a meeting attended by almost all residents of Kelso Place. We are a compliant lot, but this application for a wholly unnecessary change of use is, to put it bluntly, a change too far.

Yours Sincerely,

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

(Sir David Ramsbotham)

Sir David Ramsbotham

14 Kelso Place,  
LONDON W8 5QD.

22 February 2001.

*dg 26/2*

M.J.French,  
Executive Director, Planning and Conservation,  
R B K & C,  
The Town Hall,  
Hornton Street,  
LONDON W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
26 FEB 2001									
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Your Ref: DPS/DCC/PP/00/02818/LR

Dear Mr French,

**Proposed development at: 27 Kelso Place, W8 5QG.**

Thank you for the opportunity of making yet another objection to this proposed development.

The Revised Drawings that you mention make no difference to the substance of all my earlier objections, which have been to do with the numbers of people who will be using the property, the amount of vehicular traffic that this is bound to generate, and the disruption and change that this will bring to the daily existence of those living in a previously quiet, residential, cul-de-sac.

Throughout my 23 years as a resident of the Royal Borough I have always thought that the Council paid due attention to, and concentrated on the needs of its residents. The residents of Kelso Place do not need this sort of development, which is highly unsuitable for such a small, restricted street. The Planning Committee has already made its objections plain, and I would have hoped that that would have been an end to the matter.

I hope that due note will be taken of the fact that those who do not live immediately adjacent to No 27 are far more concerned about the disruption that the proposed use will bring, than the niceties of revised drawings that do not illustrate the numbers of people involved.

Yours Sincerely,

*David Ramsbotham*

**20 Kelso Place  
London  
W8 5QG**

20th December 2000

Planning Information Office  
RBKC  
The Town Hall  
Hornton Street  
London  
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AC ACK
AM 21/12		21 DEC 2000				(31)	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sirs

**Ref: DPS/DCC/PP/00/02818/LR  
Proposed development at 27 Kelso Place, W8**

I write to object strongly to the above application. I am a resident of Kelso Place, having lived in the road for five years. The building in question is the sole commercial property in the road and is adjacent to numerous residential buildings. Residents are already suffering nuisance and disruption from the existing commercial exploitation of No 27. Were the application to succeed, considerable additional traffic in the form of deliveries, visitors and staff commuting would arise which I feel is unacceptable in a residential environment.

The proposal covers a substantial increase in the office area at No 27, with a consequent increase in the number of staff working there. The proposal does not address how the local infrastructure is intended to cope with this increase in activity. Kelso Place is a narrow road with no turning places and in some sections there is inadequate space for vehicles to pass each other. Deliveries to the commercial property therefore cause considerable nuisance in that residents are regularly required to reverse their cars out of the road in order to provide access. This reversing activity is in the vicinity of St Thomas' primary school and presents a real danger to the numerous very young children congregating there.

The proposal includes blocking off the existing courtyard and the loss of existing parking spaces within the property. There is no provision in the immediate area for metered parking, the inescapable consequence of which will be a considerable increase in short-term on-pavement parking outside No 27. Quite apart from the illegality of this activity, there are numerous elderly residents in Kelso Place who find this practice most awkward.

Kelso Place is within the Conservation Area. The very idea that a substantial extension of a commercial property should be contemplated, let alone approved, within such an area beggars belief. The proposal presents a very real threat to the overall appearance of

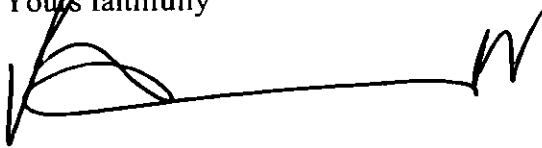
the road, with the existing attractive archway being eliminated. This would detract from the concept of "conservation".

I am also concerned that the immediate neighbour, No 26, will suffer an actual loss of amenity in that there will be loss of light and privacy as a direct result of the proposal.

Finally, I should mention refuse disposal. At present, the premises' bins are located within its courtyard. The proposal seeks to shut off the courtyard. This will entail placing the bins outside on the pavement, I presume permanently. Offices create substantial waste and either the large, commercial type of bin will be required or alternatively numerous smaller domestic bins. Either would be unsightly and unhygienic.

I urge you to reject the proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R J Fawcett', written over the typed name below.

R J Fawcett

① ACK - OBS  
② LR  
Jg 22/15

20 Kelso Place  
London  
W8 5QG

17th January 2001

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

RECEIVED BY PLANNING SERVICES							
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Dear Sir

Ref DPS/DCC/PP/02818/LR

I refer to the recently submitted revised plans for the proposed development at 27 Kelso Place, W8 and wish to repeat my objection to this development.

The planning committee quite rightly rejected the original proposal because it involved increasing the size of an office which is located in a residential area. The revised plans still involve closing the existing archway with the consequent knock-on effect of traffic inconvenience (inability to turn round) and increased parking requirement (several cars currently park within the courtyard). Refuse bins will have to be placed on the pavement rather than within the courtyard as at present.

The revised plans would still result in an increase in staff numbers, visitors and traffic within a quiet residential road.

Yours faithfully

R J Fawcett

1/23/11

21 Kelso Place  
London W8 5QG

Tel: 020-7560 8850  
Fax: 020-7560 8850

RECEIVED BY PLANNING SERVICES							
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23 JAN 2001							(61)
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The Director of Planning, Conservation  
R.B.K.C.

Dear Sir

Ref: DPS/DCC/PP/02818/LR.

Once again I am writing to object to any proposed enlargement of the offices at No 27 Kelso PL. The closure of the roadway - traffic - parking is already a problem - the people working in the offices are obviously K.C. residents - all park in Kelso Place causing problems for the actual Kelso PL residents plus delivery vans etc!

Please do not allow them to increase the size of the office

Yours faithfully  
Virginia Hoare

15 December 2000

Dear Sir,

DPS/DCC/PP/00/02818/LR

I write with reference to the revised planning application in respect of 27 Kelso Place W8 5QG.

As a long standing resident I have always regarded the presence of these commercial premises in a predominantly residential area as anomalous. Inevitably it causes congestion and parking problems. However, I accept that there is probably nothing that can be done to alter their existing use. On the other hand I consider that every effort should be made to limit the disturbance that arises. Acceding to the application would have precisely the reverse effect, principally for two reasons. First the increase in office space will enable more employees to work there and add to the congestion; secondly the removal of the present facilities for off-street parking will place even greater pressure on the already limited parking space in the street. More generally any move that tends to impede access to the street is to be deprecated particularly in the case of fire.

I trust that the Council will resist this renewed application.

Yours faithfully,

J. C. Sainty

The Executive Director of Planning and Conservation,  
Kensington Town Hall (Dept. 705)  
Honrton Street,  
London W8 7NX.

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

① Acc - CST  
② LR  
Jgld

24 January 2001

Dear Sir,

Ref. DPS/DCC/PP/00/02818/LR

I wrote on 15 December to state my objections to the planning application in respect of 27 Kelso Place W8 5QG.

In your letter of 16 January you kindly informed me of amendments made to this application. I now write to say that these amendments do not meet the objections which I previously expressed. The fact remains that the office is to be increased in size and the archway is to be closed. My fundamental objection remains, namely that I do not wish to see any increase in the traffic resulting from employees and visitors to the office.

The closing of the archway will remove the facility whereby vehicles can reverse into the existing space thus increasing the congestion in the street. Another adverse consequence of closing the archway will be the siting of refuse bins in the street.

I very much hope that the Council will resist this amended application.

Yours faithfully,

J.C. Sainty

RECEIVED BY PLANNING SERVICES							
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The Director of Planning and Conservation,  
Royal Borough of Kensington and Chelsea,  
The Town Hall,  
Hornton Street,  
London W8 7NX.



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23 Kelso Place  
London  
W.8. 5QG

020 7937 6056  
fax 020 7937 0454

14/12/2000

Dear Sir, REF DPS/DCC/PP/00/02818/LR

I am writing re the above referenced planning application on 27 Kelso Place, W8. The new plans, which have been revised from an earlier application, do nothing to address the same issues which I objected to before.

It may well be that the intention of the new workers using the offices is that they should travel by public transport. However, there will still have to be deliveries, couriers, taxis, cars blocking the road as they do now for the smaller offices. There will be postal deliveries and refuse collections, and as the new plans include closing the courtyard to cars, all this will have to be contained in one very small cul de sac. It is madness! Why make congestion happen?

The plans will seriously affect the people in no 26 Kelso Place. They are obviously totally unsuitable.

Once again we have to trust in the wisdom of the planning officers in your department and hope they will continue to uphold the total majority's wishes of Kelso Place and not grant permission for this application.

Many thanks,

Yours faithfully,

J. MacDonald

f. Parke

① ACK - ORSJ.  
② LR

1/22/01

23 Kelso Place  
London  
W.8. 5QG  
020 7937 6056  
fax 020 7937 0454

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AC	AC
22 JAN 2001						35		
IO	REC	ARB	FWD PLN	CON DES	FEES			

18 January 2001.

Dear Sir, <sup>Ref</sup> DPS/Dec/PP/02818/LR

I am writing regarding the minor planning amendments that the developer has put in on the property 27 Kelso Place.

I still object most strongly to their planning application. We do not wish for any increase in size of the use of the building. It would still result in an increase in traffic + the bins are to be outside, which would be unsightly.

The plans ~~do~~ do nothing to allay our fears and are still totally unacceptable.

Yours faithfully,  
J. MacDonald ~ Alan Paton

① ACC - 055  
② LR.

✓ 19/2/01

RECEIVED BY PLANNING SERVICES									
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23 Kelso Place  
London  
W.8. 5QG  
020 7937 6056

fax 020 7937 0454

jacmac@easicom.com

19/02/2001

REF DPS/DCC/PP/00/02818/LR

Dear Mr French,

I am writing re the revised drawings submitted about 27 Kelso Place, W8.

They are still totally unsuitable for the site. The worries regarding the increased flow of traffic, rubbish collections and noise still remain.

It is not appropriate for a quiet cul-de-sac to have such an enlarged development in its midst. It was causing problems at its present size and despite assurances we are certain that the new plans

do little to make us feel better  
about the extra capacity and  
all that would follow.

We urge you strongly to turn  
down these plans.

Yours sincerely,

J. MacDonald

x Stan Parker

25 Kelso Place  
London W8 5QG

17<sup>th</sup> December 2000

MJ French  
Executive Director, Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Mr French

Ref: **DPS/DCC/PP/00/02818/LR**

I am writing to express my objection to the proposed development at 27 Kelso Place. I have lived at the above address since I was born, and cherish the peaceful residential nature of Kelso Place, which is a narrow cul-de-sac in a Conservation Area reached via a maze of residential streets.

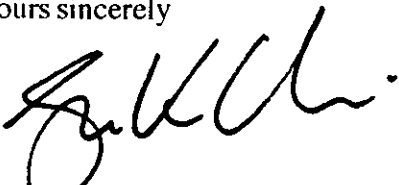
Over the years parking has become a difficult problem. It is often impossible find a parking space in Kelso Place (and often in the immediately adjacent streets) during the day. If the proposed development goes ahead this situation will inevitably worsen as office space will be increased and the inner courtyard, which currently provides some off street parking, will be lost.

Even if most employees working in the new office development travel by public transport, associated business traffic (deliveries, couriers, taxis etc) will inevitably increase. As the street is so narrow delivery vehicles block access during their loading and unloading. This, of course, already occurs, but will be exacerbated by increased commercial activity. It is not possible to turn even a car or taxi in Kelso Place, so all vehicles have to reverse out. I think traffic has already reached a level where this is dangerous, without the increase to be expected if the development goes ahead.

Reaching and leaving Kelso Place involves negotiating a network of narrow residential streets between it and Kensington High Street or Gloucester Road, many of which are too narrow to allow two cars to pass. These are predominantly residential, but there are also two schools, and any increase in traffic will jeopardise safety as well as having an impact on the immediate environment.

Finally, I think that it is inappropriate to expand commercial office space in a residential area such as this. There are numerous office developments under construction in the Kensington area which benefit from a more suitable level of infrastructure. It is quite unnecessary to allow development in an area where it will damage the character of a residential environment in a Conservation Area. I therefore ask that the proposal be rejected.

Yours sincerely



Miss Sue Clark

RECEIVED BY PLANNING SERVICES							
24	20 DEC 2000	DM	2/12	ACK	ENF	SE	SW
					PLN	DES	FEE

① ACK - ORS  
② LR

Jcj 22/1

25 Kelso Place  
London W8 5QG

18<sup>th</sup> January 2001

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N		SW	SE	ENF	AD ACK
22 JAN 2001 26							
SPES	IC	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir

Ref: **DPS/DCC/PP/02818/LR**

Amended plans have been submitted for the proposed development at 27 Kelso Place. I have already written to express my objection to the development, on the basis of traffic safety, parking congestion and the inappropriateness of expanding commercial office space in a residential and conservation area such as this.

These objections still stand, as any increase in office space, together with closure of the archway at 27 Kelso Place, will inevitably result in increased congestion, whatever small changes are made to the proposal.

Yours faithfully

Miss Sue Clark

25 A Kelso Place  
London W8 5QD  
15th December 2000

Dear Sir

With regard to the application to extend the offices here which is your reference DPS/DCC/PP/00/02818/LR I wish to object.

More office space in this residential street is a very bad notion and can only lead to more cars more vans more bike couriers and that sort of traffic.

If they close the archway to this nice little courtyard, which has been here since our houses were built, they will spoil the look of the buildings and stop vans from using the courtyard to reverse into.

They say they will only have a few people working there. Why do they need more space?

Yours Faithfully

K. Candelier (Mrs)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	✓	SW	3	ENF	AD ACK
(44)		21 DEC 2000			OM 2/1/2		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	



*J. Gale*

25A Kelso Place  
London W8 5LD  
18th January 2001

Director of Planning, R B of X and C  
The Town Hall, Hornton Street

Dear Sir

As soon as I received your letter dated 16th January reference DP3/DCC/PP/)/028187LR I went to the Town Hall and they told me that my previous objections would not count.

I want to say again that you should not allow this work to go on.

The offices should not be extended and the archway should not be closed.

You cannot put the dustbins of an office out in front of the building. That would not be right for those who live opposite. This is a narrow road and we do not want business visitors parking outside the offices like they do.

If you increase the size of the office there will be an increase in the traffic and you ought to prevent this sort of creeping expansion.

Yours faithfully

*K. Candelier,*

Mrs K Candelier

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AC ACK
85		19 JAN 2001					
APPROVALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

YJA

From

Viscountess CRAIGAVON

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
23 JAN 2001									
(51)									
FEES	IG	REF	ARB	FWD PLN	CON DES	FEES			

The Director of Planning + Conservation  
R B K + C - Town Hall

Horwath St. W.8.7 NX

18-I, 2001

Dear Sir,

With reference to the further minor amendments of the plans of the Developer for No 27 Kelso Place. ~~WB~~  
DPS/Dec/PP/02818/LR -

These do not improve on our original objections. Further objections are related to plans, to increase the size of the office, by closing the Archway, from which would follow: - Increased traffic to + fro, turning in Kelso Place and uncontrolled refuse bins 'decorating' the front of the building.

I cannot believe this situation would meet the thoughtful concern of the planning Committee - Yours sincerely,  
Viscountess Craighavon

LR.

26 Kelso Place  
London, W8 5QG

The Planning Inspectorate  
(Room 1003) Tollgate House  
Houlton Street  
Bristol BS2 9DJ

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	V	SW	SE	ENF	AD MKS
- 8 JAN 2001						106	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Ms L. Reid  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

21 December 2000

Dear Sir/Madam

**27 Kelso Place- Appeal reference App/K5600/A/00/1052372**

This letter responds to the appeal lodged by Mountcashel Plc. on 8 December 2000. We note that Grimley has written the appeal and while their work appears to have a certain heft, it is flawed by the number of unsubstantiated opinions and factual inaccuracies it contains. Our point of view is very simply that this property is located in an otherwise 100% quiet residential cul de sac and that its status as a commercial site, by virtue of its former use as a winery for the local convent, is a historical accident. **Any** intensification of its commercial use compounds the problems that the property already causes to residents. This appeal must be rejected.

This appeal contemplates increasing the size of the site by 32%. The appeal states that "fewer staff would be employed at the premises" (5.15) That statement is irrelevant because a) more staff could be hired tomorrow, or next year and b) the property could be sold tomorrow or next year to a new owner with different views on staffing at the site. Mountcashel is a company; as such its purpose is to maximise returns to its shareholders. The laws of economics dictate that we must assume that this property will be used to the maximum extent permitted by law i.e. to house at least 32% more employees.

In addition, 32% increase in office size does not measure the potential increase in activity that will occur on the site as the business grows. All the "paperless office" palaver in the appeal highlights the fact that the use of the internet and e commerce has exploded because it increases productivity- meaning employees are freed up to hold more meetings with clients, go on more business trips, undertake more projects and **do more business**. The planning Inspectorate must assume that the proposal will result in much more than a 32% increase in activity at the site precisely because of Mountcashel's stated desire to engage in e commerce.

The question is: what impact will this increased activity have on our neighbourhood? The appeal document tries to address this question by listing local bus routes and the locations of a few parking garages and most curiously providing the results of a "survey" of employees undertaken over "three days in October" (it would be

interesting to know how much Mountcashel paid for the equivalent of having the phone book read to them). How was the survey undertaken, with questions like this: "Camilla, our move into the beautiful new office you were promised has been turned down because the Council thinks we will all drive to work so we are doing a survey- will you be driving to work?" Again, the point is 32% more employees could be based at the property and they could all drive to work if they so choose.

The increased intensity of use from this plan would be most manifest in traffic flow. Kelso Place is a single lane cul de sac. As the photos that we presented the committee show, the courtyard of 27 is used by delivery vans and the Royal mail etc to make off street deliveries and to turn around before exiting the street. Under the proposal the archway would be sealed off meaning that every single delivery would have to be made by parking the van on the street i.e. completely blocking traffic. Two days ago my wife was prevented from leaving the street in our car for 30 minutes because of a garbage truck at No 27. With no place to turn, every delivery van, taxi etc will then have to back up the street to a blind T junction before turning around to exit. As someone who regularly has to perform this manoeuvre I can attest to its potential to cause an accident- often the vehicles parked in residents' bays at either side of the end of the street are the high sided "People Movers" favoured by many young families in our area. These make it virtually impossible to see in either direction when backing out- fortunately the residents know this and approach the junction with caution- a quality for which van drivers, motorcycle messengers and taxi drivers are not known. Under this proposal **every single vehicle** that visits 27 will block traffic while undertaking its business and will have to back up the street to exit. There can be absolutely no basis for allowing this situation to occur.

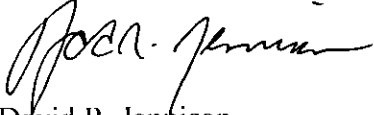
In point 5.16 the appeal refers to a successful appeal by Comshare Ltd. against a decision by RBK&C based on traffic considerations in Chelsea Manor Street. In my A-Z, Chelsea Manor Street accesses at its north end the A3217 a/k/a King's Road and at its south end the A3212 a/k/a Chelsea Embankment. Perhaps Grimley can explain the relevance from a traffic perspective of this to Kelso Place- I can see none. It is interesting to note that, if the Grimley excerpt from the case is to be believed, the Chelsea Manor appeal does acknowledge the connection between increased floor space and increased traffic- a point which Grimley has been unwilling to concede in Kelso Place.

In addition to the points above and those raised in our earlier correspondence, the impact of the proposal on our property continues to be unacceptable to us. Meeting room 3 as depicted in the appeal will contain two large windows approximately 1m from our garden wall. Also office 2 will contain a window 1m from our garden wall. The comments about obscure glazing miss the point- in spring, summer and fall the windows of the building are all opened wide- providing unobstructed views into our house and garden. We believe that no additional windows should be permitted as this directly invades our privacy. The revised plans continue to be misleading- the plan entitled "Courtyard perspective" appears to show a much greater space between the new windows and our property than actually exists.

Rubbish collection has not been addressed adequately in the appeal. The bins are 1/3 the size of the existing ones and these as our photos show are already overflowing from existing use. Once again a 32% increase in rubbish has not been addressed. For collection of rubbish, the appeal proposes leaving the bins on the street - once again the question is why a residential street should have industrial bins placed in its midst? The points made in this letter do not represent a complete list of our objections and should be read with our previous correspondence.

Mountcashel seems to have the view that because they have made changes to their original plan that this indicates they are reasonable and should be allowed some increase in size. We completely disagree, the site should not be commercial in the first place and its very existence is intolerable to us now. Any increase at all would make an already bad situation worse.

Yours sincerely

A handwritten signature in cursive script, appearing to read "David R. Jennison".

David R. Jennison

Obj

26 Kelso Place  
London W85QG

F.B.K. & C.  
TOWN PLANNING  
26 FEB 2001  
RECEIVED

Ms Louise Reid  
RBK&C Planning  
Town Hall  
Hornton Street  
London

By Fax 020 7361 3463

28/2  
00/2818/LR

26 February 2001

Dear Ms Reid

**Re 27 Kelso Place**

I write this letter in response to what I understand is an amended application for Planning consent by the owners of this property. Although several of my neighbours have seen the amended plans we have seen nothing which I find suprising and disturbing.

Our fundamental point is and continues to be that, whatever cosmetic changes this new application may contain; its purpose is to intensify the commercial use of the property. Any intensification whatsoever will be hugely damaging to the neighbourhood, as has been pointed out in previous correspondence and at our most recent session with the representative of HM Government. In addition, intensification of use will dramatically increase the sense of enclosure and overlooking that has been pointed out before.

We continue to completely object to any intensification of commercial use of this site.

Sincerely yours



David R. Jennison

RECEIVED BY PLANNING SERVICES							
EX DIR	HUC	N	E	SW	SE	ENF	AD ACK
20 DEC 2000 AM 2/12/26							
APPEALS	IO	REC	RE	FWD PLN	CON DES	FEEES	

28 KELSO PLACE  
LONDON W8 5QG  
TEL: 020 7937 6017

18<sup>th</sup> December 2000.

Your ref: DPS/DCC/PP/00/02818/LE

Dear Sir,

Re: 27 Kelso Place Development.

I am writing once again to the Planning Services committed to object to the enlargement of the adjacent building.

This is a small residential cul-de-sac, and any enlargement of the property would exacerbate the problems we already suffer namely:-

- 1) Traffic and noise pollution from the levels of traffic caused by the present building.
- 2) Congestion in the street caused by vans, chauffers, taxis waiting on the pavement

The plans themselves will enlarge the building so that it would be capable of housing even more than the 50 people that have been employed there in the past.

The loss of the archway will prevent vans and commercial vehicles turning, and there is no proper provision for refuse storage and disposal which is currently undertaken in the courtyard.

The Unitary Development Plan

specifically discourages commercial development in a residential area. As the original plans were turned down by the Planning Committee, nothing persuades me that the revised plans offer any improvements to the residents.

I respectfully request that this application is rejected.

Yours faithfully,

Keith Cameron.

---



NY 23/1

28 KELSO PLACE  
LONDON W8 5QG  
TEL: 020 7937 6017

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AD ACK	
23 JAN 2001						(59)	
DPS	IO	REC	ARB	FWD PLN	CON DES	FEES	

19th January 2001.

Dear Sir,

With reference to your DPS/DCC/PP/02818/LR

No amount of minor amendments to the proposed expansion of the Office at No 27 Kelso Place will meet my previously stated objections.

I object to the fact that the office is to be increased in size and that the archway is to be closed.

I further object to the proposed siting of the refuse bins at the front of the building. If the archway is not closed off this offensive and unsatisfactory measure would not be necessary.

My objections are based on a desire not to see any increase in traffic resulting from employees or visitors to the office and I should wish to preserve the current arrangement whereby a vehicle can

use the archway to reverse into, prior  
to leaving Helso Place, on safety grounds.

Yours faithfully

Jacqueline Ruth Cameron.

@ Beck-cms  
@ UK.  
28/8  
✓ 21/2

28 Kelso Place  
London W8 5QG

20 February 2001

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

Dear Sir

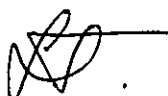
Re: Proposed development at 27 Kelso Place

The endless amendments to the original plans do not address the central issue, and that is the building is being extended to accommodate 75 or more people which exceeds the total of those living in the street.

This is in direct contravention of the Unitary Development Plan which restricts developments in purely residential areas. If the development were to be approved, and it has already been rejected by the Planning Committee, why have a Unitary Development Plan at all?

The residents are almost unanimous in their objection to this development, and it should be rejected once and for all.

Yours faithfully



 Patrick Cameron

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	IO/ACK
(24)				21 FEB 2001			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

PP100/2818

LR

29 KELSO PLACE  
LONDON W8 5QG

0171-938 3164

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AP/ARK
19 DEC 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

5.12.00

CT  
19/12/2000

Dear Sir,

(SB)

Proposed development at: 27 Kelso Place W8.

I thank you for your letter of 12 December. As a resident of Kelso Place I wanted to lend my support to the above application. I was concerned about some aspects of the original application but I now believe all these concerns have been addressed in the amended proposals.

I have always been supportive of the proposals for the facade of the building. The plans will greatly improve the look of no. 27 and enhance the entire street.

In particular I believe the proposals may  
render it impossible to park on the  
pavement outside the property and this  
is something that would be a great  
improvement.

Yours faithfully  
Luke Rittner

(LUKE RITTNER)

30 KELSO PLACE  
LONDON W8 5QJ

28 January 2001

The Director of Planning and Conservation  
RBKC  
The Town Hall, Hornton Street  
London W8 7NX

Yr reference: DPS/DCC/PP/02818/LR

*Handwritten initials: DB/2/2*

Dear Sir

The amendments to the proposed expansion of the offices at 27 Kelso Place are so minor that they do not address my objections to the project.

I am strongly opposed to an increase of the office size as well as to the closing of the archway. The siting of the bins at the front of the building is inappropriate and is the result of closing the archway.

I should like to add that the narrow nature of the street makes it unsuitable for vehicular traffic. Many vehicles cannot turn around in our cul-de-sac and must back up into a very narrow T junction, causing congestion, beeping noise from reversing lorries and risks to pedestrians, particularly children. If the archway is removed delivery vehicles will lose an alternative way to reverse out.

The whole of Kelso Place is unsuited to deliveries by vehicles larger than cars. Cars even have problems getting in and out of Kelso Place because of the street's width and limited turning circles. The residents and offices current vehicular traffic is already very intense and we cannot cope with even the slightest increase in office traffic.

The De Vere area is very residential and an office development would be completely out of place. The removal of the archway and courtyard will be damaging to the architectural quality of the area and that would be in opposition to the concept of a Conservation area.

The proposed expansion would have an enormous negative impact on Kelso Place and I am categorically opposed to it.

Yours sincerely

*Handwritten signature of J M Cangardel*

J M CANGARDEL

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	10/ACK
13				30 JAN 2001			
				APPEALS	IO	REC.	PLN

PK

Director of Planning  
The Town Hall  
Hornton Street  
W8 7NX

34 Kelso Place  
London W8 5QP

30/12/00

Ref.DPS/DCC/PP/00/02818/LR

CT  
3/1/2001

Dear Sir,

Proposed development at 27 Kelso Place W8 5QG

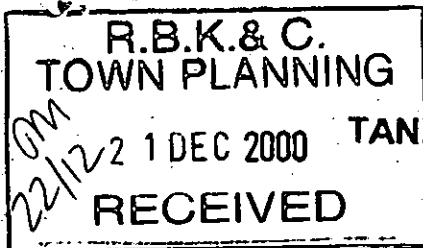
As a resident living in Kelso Place I object to the revised proposals for increased office capacity at the above. The lack of provision for off street parking for those employed and the many visitors who will be coming and going to the offices will cause havoc. Kelso Place is a narrow cul-de-sac with no turning space and the planning proposals intend to remove the present parking facility into no.27. The proposal to do away with the archway mean that all vehicles - delivery vans, post, couriers, cars etc will no longer be able to reverse into the archway to make their exit. The scale of enlargement to the building proposed by the applicant can only mean it is intended for future use by a much increased work force.

Kelso Place and the surrounding streets are, and always have been, residential, and the extra pressure caused by an increased commercial capacity would begin to destroy this Conservation area.

Yours faithfully,

G. Foley

Mrs.G.Foley



TANNER 46 KELSO PLACE LONDON W8 5QQ  
20 DECEMBER 2000

Mr. M.J. French, Exec. Director  
Planning & Conservation Dept.  
RBof K&C  
Town Hall, Horton Street  
London W8 7NX

Ref: DPS/DCC/PP/00/02818/LR

Dear Mr. French,

Once again we are writing to you regarding the planning application for number 27 Kelso Place, W8 5QG. We continue strongly to object to this application. We have previously stated our reasons to the RBKC's planning department; we repeat them in sum to you.

1. The application, if approved, would fundamentally alter the character of the entire surrounding area. OUR RESIDENTIAL AMENITY WOULD BE GREATLY IMPAIRED. THE LOSS OF AMENITY IS CONTRARY TO THE PURPOSE OF A CONSERVATION AREA.

Our neighbours and we are most fortunate to live in a very quiet residential, village-like community in the heart of Kensington. We believe it is a unique enclave. To allow a substantial office presence, we strongly believe, would change the character of the area totally.

2. VEHICULAR TRAFFIC: THERE ARE ONLY 2 WAYS OF ENTERING THE AREA BY CAR, BOTH PASSING INFANT SCHOOLS. BOTH OF THE ENTRY POINTS, VICTORIA ROAD AND KENSINGTON COURT PLACE ARE NOT WIDE ENOUGH FOR 2-WAY TRAFFIC. The traffic generated by a substantial office development would be more than the small roads leading into Kelso Place could bear. A large van, in order to exit from in front of 27 Kelso Place, has to back out all the way to Stanford Road and reverse into Stanford Road in order to clear the area.



**TANNER 46 KELSO PLACE LONDON W8 5QQ**

The Planning Inspectorate

4 December 2000

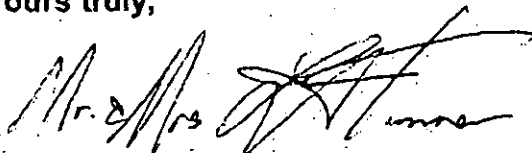
page 2

**THERE ARE NO THROUGH ACCESS ROADS, AT ALL;** the three branches of Kelso Place are served by only one narrow entrance/exit road from Stanford Road. This also serves residents of Cottesmore Court, as their under ground garage is accessible only via Kelso Place. It is already difficult and dangerous for incoming and outgoing vehicles to be aware and avoid each other at the junction of Kelso Place and Stanford Road. To add the services necessary to an office, such as deliveries, couriers, visitors, etc., would make it frighteningly worse. In addition, the plan submitted eliminates the current court yard space at number 27.

3. The plans submitted indicate that the numbers of people working in the planned office, plus those visiting it, would overwhelm the services of the area and the residents. They expect a very busy office, indeed.
4. **PARKING: With such a large office complex as is being applied for, parking spaces for real residents would become an even greater difficulty than it is now, and that is bad!**
5. **ARCHITECTURAL CHARACTER OF THE AREA: The architectural character of the enclave would be radically changed, were their plans to go through.**

**WE GREATLY HOPE THAT THIS PLANNING APPLICATION WILL BE REJECTED.**

Yours truly,



Mr. &amp; Mrs. Louis A. Tanner

① BENE - CST  
② LR -  
Vg 26/1

**TANNER 46 KELSO PLACE LONDON W8 5QQ  
24 JANUARY 2001**

Mr. M.J. French, Exec. Director  
Planning & Conservation Dept.  
RBof K&C  
Town Hall, Horton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AD AGK	
26 JAN 2001							
	IC		RR	FWD PLN	CON DES	FEES	

Ref: DPS/DCC/PP//02818/LR

Dear Mr. French,

**We have taken the trouble to view the amended plans for the proposed alteration of 27 Kelso Place. WE GREATLY HOPE YOU WILL DENY PERMISSION.**

Even if all of the 35 workers planned for arrive on foot each day for their work, there will still be too much congestion in the area! Where would these people go to lunch, for example? Where do they stand when they go outside for a smoke? All this can do is to alter the area in a nasty way. As we pointed out in our previous letters, (attached) these, among other things, **WOULD IMPARE OUR RESIDENTIAL AMENITY GREATLY!**

Some of our neighbours have objected to the planned placing of refuse bins at the front of the building, due to their hoped-for closure of the archway. This, too, would change the atmosphere of the road and surroundings negatively.

The plans for this office create too much density for the neighbourhood. Their amended plans do not address the flow of traffic into and out of Kelso Place, a cul-de-sac served only by two small entry points from Kensington High Street, both of which pass infant schools, and both of which have stretches which do not permit 2-way traffic.

**PLEASE DO NOT LET A COMMERCIAL ESTABLISHMENT SPOIL ONE OF THE LOVELIEST AND MOST SPECIAL OF KENSINGTON VILLAGES.**

Yours sincerely,

  
Louis and Linda Tanner

enclosures

**TANNER 46 KELSO PLACE LONDON W8 5QQ  
20 DECEMBER 2000**

Mr. M.J. French, Exec. Director  
Planning & Conservation Dept.  
RBof K&C  
Town Hall, Horton Street  
London W8 7NX

Ref: App/K56000/A/1052372

Gentlemen,

We are writing to you regarding the planning application for number 27 Kelso Place, W8 5QG. We continue strongly to object to this application. We have previously stated our reasons to the RBKC's planning department; we repeat them in sum to you.

**1. The application, if approved, would fundamentally alter the character of the entire surrounding area. OUR RESIDENTIAL AMENITY WOULD BE GREATLY IMPAIRED. THE LOSS OF AMENITY IS CONTRARY TO THE PURPOSE OF A CONSERVATION AREA.**

Our neighbours and we are most fortunate to live in a very quiet residential, village-like community in the heart of Kensington. We believe it is a unique enclave. To allow a substantial office presence, we strongly believe, would change the character of the area totally.

**2. VEHICULAR TRAFFIC: THERE ARE ONLY 2 WAYS OF ENTERING THE AREA BY CAR, BOTH PASSING INFANT SCHOOLS. ONE OF THE ENTRY POINTS, VICTORIA ROAD, IS NOT WIDE ENOUGH FOR 2-WAY TRAFFIC. The traffic generated by a substantial office development would be more than the small roads leading into Kelso Place could bear.**

**THERE ARE NO THROUGH ACCESS ROADS, AT ALL;** the three branches of Kelso Place are served by only one narrow entrance/exit road from Stanford Road. This also serves residents of Cottesmore Court, as their under ground garage is accessible only via Kelso Place. It is already difficult and dangerous for incoming and outgoing vehicles to be aware and avoid each other at the junction of Kelso Place and Stanford Road. To add the services necessary to an office, such as deliveries, couriers, visitors, etc., would make it frighteningly worse.

In addition, the plan submitted eliminates the current court yard space at number 27 and vehicles arriving at number 27 would have to back up and do a 3-point turn.

**TANNER 46 KELSO PLACE LONDON W8 5QQ**

The Planning Inspectorate

20 December 2000

page 2

3. The plans submitted indicate that the numbers of people working in the planned office, plus those visiting it, would overwhelm the services of the area and the residents. they expect a very busy office, indeed.

4. PARKING: With such a large office complex as is being applied for, parking spaces for real residents would become an even greater difficulty than it is now, and that is bad!

5. ARCHITECTURAL CHARACTER OF THE AREA: The architectural character of the enclave would be radically changed, were their plans to go through.

**WE GREATLY HOPE THAT THIS PLANNING APPLICATION WILL BE REJECTED.**

Yours truly,



Mr. & Mrs. Louis A. Tanner

enclosed: area map

**TANNER 46 KELSO PLACE LONDON W8 5QQ  
3 JULY 2000**

**Mr. M.J. French  
Exec. Director, Planning & Conservation  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX**

**Dear Mr. French,**

**We are writing to you regarding the planning application for number 27 Kelso Place, W8 5QG. We wish to object to this application. Our reasons are as follows:**

**1. THE CHARACTER OF THE AREA: The application, if approved, would fundamentally alter the character of the entire surrounding area.**

**Our neighbours and we are most fortunate to live in a very quiet residential, village-like community in the heart of Kensington. We believe it is a unique enclave. To allow a substantial office presence, we strongly believe, would change the character of the area totally.**

**2. VEHICULAR TRAFFIC: The traffic generated by a substantial office development would be more than the small roads leading into Kelso Place could bear.**

**There are no through access roads, at all; the three branches of Kelso Place are served by only one narrow entrance/exit road from Stanford Road. This also serves residents of Cottesmore Court, as their under ground garage is accessible only via Kelso Place. It is already difficult and dangerous for incoming and outgoing vehicles to be aware and avoid each other at the junction of Kelso Place and Stanford Road. To add the services necessary to an office, such as deliveries, couriers, visitors, etc., would make it frighteningly worse.**

**Please note, too, that the only access to Stanford Road and thence to Kelso Place passes by two nursery schools, Lady Eden's and Thomas's, both of which have their own school-run problems, and one college, Richmond College.**

**In addition, under the plan submitted, which eliminates the current court yard space at number 27, vehicles arriving at number 27 could have no way to turn around and would have to back up and then do a 3-point turn.**

**TANNER 46 KELSO PLACE LONDON W8 5QQ**

Mr. French

3 July 2000

page 2

**3. NEIGHBORHOOD CONGESTION:** The numbers of people working in the planned office, plus those visiting it, would overwhelm the services of the area and the residents. Judging by their three planned boardrooms, they expect a very busy office, indeed.

There are already thirty families living in this one small arm of Kelso Place, and to add so many new bodies would be onerous for all.

**4. PARKING:** With such a large office complex as is being applied for, parking spaces for real residents would become an even greater difficulty than it is now, and that is bad!

**5. ARCHITECTURAL CHARACTER OF THE AREA:** The architectural character of the enclave would be radically changed, were their plans to go through.

Their plans for an additional third floor on the building would change the roof lines of the rest of the street, and would set their roof line at a much higher level than any other buildings on that side of the road. The additional story they are asking for would also intrude on the privacy and light of their immediate neighbours to the sides and to the residents Kensington Green, behind.

**We greatly hope that this planning application will be rejected.**

Yours truly,

Mr. & Mrs. Louis A. Tanner

P.S. The anodyne planning application described on the yellow form hung on the property is, at best, economical with the truth. It comes across, however, as devious.

CC: Cclr. Andrew Dalton

Our Ref: DVH/gcz/27 Kelso Place

3<sup>rd</sup> January 2001

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

JSSPinnacle Limited  
 JSSPinnacle House  
 35 Battersea Square  
 London SW11 3RA

Telephone: 020 7326 8888  
 Facsimile: 020 7326 8899

E-mail: enquiries@jsspinnacle.com

Dear Sir

**RE: 27 KELSO PLACE, LONDON W8  
 APPLICANT – MOUNTCASHE  
 APPLICATION NO.002818**

In our capacity as Managing Agents on behalf of Kensington Green Management Ltd, head lessees of Kensington Green, Marloes Road, London W8, we write to record our objection to the above planning application, which is due to be considered by your officers in advance of being referred to the appropriate committee.

We have previously objected to planning application PP00/01400 that was subsequently refused planning consent, and is now the subject of a planning appeal.

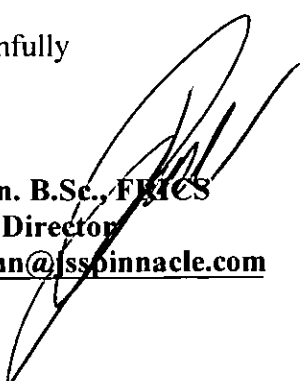
The reasons that we provided with our earlier objection still apply, and we would wish to add the following:

- 1) There is an apparent expansion of the existing commercial floor space within a Permanently residential area, and which could in turn be prejudicial to the amenities of the area.
- 2) The additional windows and the height of the walls lead to an unacceptable increased service of enclosure and a reduction of privacy to those properties backing on the building and those situated in Kensington Green.

On behalf of our clients, we feel most strongly that this application be refused consent for all the reasons given.

We would ask that you keep us fully informed of any decision made.

Yours faithfully

  
**D.V. Hahn. B.Sc., FRICS**  
 Associate Director  
David.hahn@jsspinnacle.com

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**Cottesmore Court Management Company Limited**

Kelso Place  
Kensington  
London  
W8 5QL

The Director of Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall  
Horton Street  
London W8

20<sup>th</sup> December 2000

Ref: DPS/DCC/PP/OO/02818/LR

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Dear Sir

**Proposed Development at 27 Kelso Place, Kensington, London W8**

I write as Chairman of the Board of Directors of Cottesmore Court Management Company Limited, representing the Leaseholders and families resident in the 67 flats in Cottesmore Court which stands at the junction of Kelso Place and Stanford Road, Kensington, W8.

When considering the above planning application please have full regard for the fact that all of the Cottesmore Court residents very strongly oppose the proposed development for the following considered and in our view, justified reasons:-

1. Kelso place lies within a Conservation Area which, with this one exception, is otherwise entirely residential. The mere fact that there is an existing commercial activity at 27 Kelso Place is the fortuitous result of wartime bomb damage. It must not be allowed to increase in size in this residential area.
2. Kelso Place is a cul-de-sac, in which there is no turning facility for vehicles. It and the surrounding streets are narrow. There are already serious parking problems for residents. The Royal Borough of Kensington & Chelsea is shortly due to extend parking restrictions in these streets in the hope this will go some way to relieving the enormous pressure on parking in this area. Any extension of commercial premises and activity will inevitably result in yet more traffic and added congestion in the neighbouring small streets.

Residents in Kelso Place and Cottesmore Court already have frequent difficulty leaving the cul-de-sac on account of double parked vans and cars. Emergency Services already find access virtually impossible. Further, London Underground frequently require access to a number of special hatches located in Kelso Place in order to carry out maintenance to the Circle Line running underneath.



3. The proposed development compounds the off street parking problem in that it is proposed to block off the present inner courtyard thereby losing the existing parking spaces.
4. The residential character of Kelso Place would be jeopardised by the proposed significant increase in the size of the subject property. Moreover, the existing aesthetically pleasing archway would be lost and the increased height of the proposed building would deprive neighbours of light and privacy. The loss of this kind of amenity is contrary to the aims of a Conservation Area.

In all of the circumstances, we consider that the overall loss of amenity for residents of Kelso Place and Cottesmore Court should not be allowed, and we strongly urge that you should refuse planning permission for this proposed development at 27 Kelso Place.

Kindly acknowledge receipt of this letter and confirm that you will have full regard for the various objections raised when arriving at your decision.

Yours faithfully

A handwritten signature in black ink, appearing to read 'E C Skepper', written over a horizontal line.

**E C Skepper**  
Chairman

Mrs Jennifer Stern

Phone 0171 937 7076  
Fax 0171 937 0438  
Email geraldstern@bigfoot.com

10 Cottesmore Court  
Stanford Road  
London W8 5QL

18th December 2000

Mr M J French  
Planning Services Committee  
Planning & Conservation Department  
The Town Hall  
Hornton Street W8 7NX

Re: Planning Application for development of 27 Kelso Place  
Ref DPS/DCC/PP/00/02818/LR

Sir,

I write to you as the Cottesmore Court representative of the Victoria Road Area Residents' Association. On behalf of our residents, I most vigorously object to the proposed extension and development of 27 Kelso Place. Most of the flats in Cottesmore Court face onto Kelso Place which is their only access.

Despite the several modifications to the proposals, the inescapable fact remains that Kelso Place is a narrow cul-de-sac and access for essential services, residents and refuse collection is already difficult.

Our principal objection to the extension of commercial premises within this otherwise completely residential conservation area remains totally unacceptable.

Yours faithfully

*Jennifer Stern*

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**Mrs Jennifer Stern**

*Jy 24/11*

Phone 0171 937 7076  
Fax 0171 937 0438  
Email geraldstern@bigfoot.com

10 Cottesmore Court  
Stanford Road  
London W8 5QL

The Director of Planning and Conservation  
RB of K&C  
The Town Hall  
Hornton Street  
London W8 7NX

18th January 2001

RECEIVED BY PLANNING SERVICES							
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<i>(RB)</i>				24 JAN 2001			
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Re; Planning Application for development of 27 Kelso Place  
Ref. DPS/DCC/PP/028/LR

Dear Sir,

I write to you as the Cottesmore Court representative of the Victoria Road Area Residents' Association. On behalf of our residents, I must again vigorously object to the proposed -slightly modified- extension and development of the commercial premises at 27 Kelso Place. Most of the flats in Cottesmore Court face onto Kelso Place which is their only access. Any commercial expansion of activities in this narrow cul-de-sac will inevitably result in increased traffic and consequent difficulties for residents and access for essential services such as refuse collection. Our Association considers that the proposed business development in an otherwise completely residential Conservation Area totally unacceptable and trusts that once again your Committee will reject this application.

Yours sincerely

*Jennifer Stern*

**Dr. Gerald Stern**

Phone 0171 937 7076  
Fax 0171 937 0438  
Email geraldstern@bigfoot.com

10 Cottesmore Court  
Stanford Road  
London W8 5QL

18th December 2000

Mr M J French  
Planning Services Committee  
Planning & Conservation Department  
The Town Hall  
Hornton Street W8 7NX

ref DPS/DCC/PP/00/02818/LR.  
Re: Planning Application for development of 27 Kelso Place

Dear Sir,

I understand that this application is again coming before your Committee. Once again I feel obliged to object most strongly. I am sure that you will be aware that Kelso Place is a narrow cul-de-sac in an almost completely residential area . Access for essential services such as refuse collection is already difficult. Any extension of commercial premises is bound to be associated with increased traffic and congestion to the considerable disadvantage of residents .

I feel confident that your Committee will again wish to preserve the character and residential facilities of Kelso Place and adjacent area and reject this application .

Yours faithfully



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**Dr. Gerald Stern**

2818

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10 Cottesmore Court  
Stanford Road  
London W8 5QL

18th January 2001

The Director of Planning and Conservation  
RB of K&C  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
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Dear Sir

With reference to your DPS/DCC/PP/028/LR  
Planning Application for development of 27 Kelso Place

I understand that this application - in slightly amended format - is again to be considered by your Committee and once again I must register my strong objection. This is based upon my concern arising from the consequent increase in traffic from the proposed development. As you are aware, Kelso Place is a narrow cul-de-sac in an almost completely residential area. Any expansion of the office at No27 will result in increased traffic congestion to the considerable disadvantage of local residents. I trust that the application will again be rejected for the same reasons.

Yours sincerely

*Gerald Stern*