

47 COTTESMORE COURT, STANFORD ROAD, LONDON W8 5QW

John Lind

TELEPHONE		0203 8371386	
RECEIVED BY PLANNING			
DATE	TIME	BY	AO
27/12/2000	0M		
DEC 2000		(109)	
PPS	XCO	PP	00
FEE		02818/LR	

December 2000

29 Nelson Place London W8 5RB

Further to my three letters on the subject above, I have no time & possibilities to examine the plans in this office now but I am in complete opposition to extensions, further out my point of objection & making the existing office larger which would mean more traffic of all sorts & damage the look of the quiet street of small private houses.

Mounted me, I think, already
in the High Street & should look for
larger offices there & not try to
with a small & quiet residential area.

Yours faithfully,
Alan Oliver

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
22 23 DEC 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

7 STANFORD ROAD
LONDON W8 5PP
071-937 2308

Jy 19/11

THE DIRECTOR
OF PLANNING & CONSERVATION
RB OF K.C.
THE TOWN HALL
HORTON STREET
LONDON W8 7NX.

RECEIVED BY PLANNING SERVICE							
EX	ADC	N	TC	SW	ISE	ENF	AP
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66		17 JAN 2001					
		18/1/2001					
LEADS	IO	REC	ARB	FWD	CON	FEES	
				PLN	DES		

Dear Sir,

REFERENCE DPS/ICC/PP/02818/LR.

As you know, the local residents
are very concerned about this Planning
Application.

The enlargement of an office in
a residential area, is bound to bring
an increase of traffic. The road into
KELSO PLACE is quite narrow - and was not
designed to carry more than normal local
Cars.

We believe that there will be a
considerable number of visitors to the
Office - as well as the servicing that
will be needed.

As you probably know at peak times
there is a large increase in traffic
from Thomas's School - and it is often very
difficult to get up Stamford Road.

We object to the continued over-loads
to this proposed expansion at No 27 KELSO
PLAQUE - believing the site is quite unsuitable
for further expansion.

Yours sincerely,

ROBERT & MORELLA GATTAM.

50 Stanford Road
London W8 5PZ

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

① ACK - 085
② LR
1922/1

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

71

18 January 2001

Dar Sir,

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

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

I greatly object that the office is to increase in size and to the fact the archway is to be closed up.

To site the refuse bins at the front of the building would be a real eyesore and even a health hazard.

I do not think that that street and this quiet residential area can take any more traffic which will certainly be the case if this change is allowed.

It is very hard that a developer such as this can persist and persist with slightly changed applications while the residents have to write letter after letter restating what they said, quite reasonably in my opinion, in the beginning. The Planning Committee were quite right to turn it down and persistent commercial pressure should not be allowed to prevail over the views of the residents.

Sincerely,

Nancy S> Maitland (representing Stanford Road on the committee of the
Victoria Road Residents Association)

**50 Stanford Road
London W8 5PZ**

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

December 18, 2000

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

Dear Mr. French,

We continue to object to the planning application for 27 Kelso Place both in the previous and now in the revised form. Kelso Place and the surrounding area and adjacent streets are simply too small and narrow to accommodate any additional development. The loss of the off street parking places through the filling in of the courtyard in the proposed development will cause a serious knock on effect in Kelso Place and Stanford Road where there are already more cars belonging to residents than there are spaces available. There will be no place for service and delivery vehicles to turn and there will be more backing in what is a narrow residential street. The "Travel Plan" submitted with the revised application makes no mention of the couriers, minicabs, taxis and deliveries that the office will require.

It is an anachronism that this commercial development exists at all here. The best thing would be to return it to residential use.

Sincerely,

Nancy Maitland

Peter and Nancy Maitland

P Maitland

RECEIVED BY PLANNING SERVICES									
BY	DATE	TIME	NO	C	SW	SE	ENF	AP	ARK
DM	27/12								
22 DEC 2000									
APPEALS	IO	REC	ARB	FWD	CON	FEES			
				PLN	DES				

20 Stamford Road
London W8 3PN

Director of Planning and Control
The Town Hall
Hampton Street
London W8 7XX

December 18, 2000

My Ref: DPT/00/00212

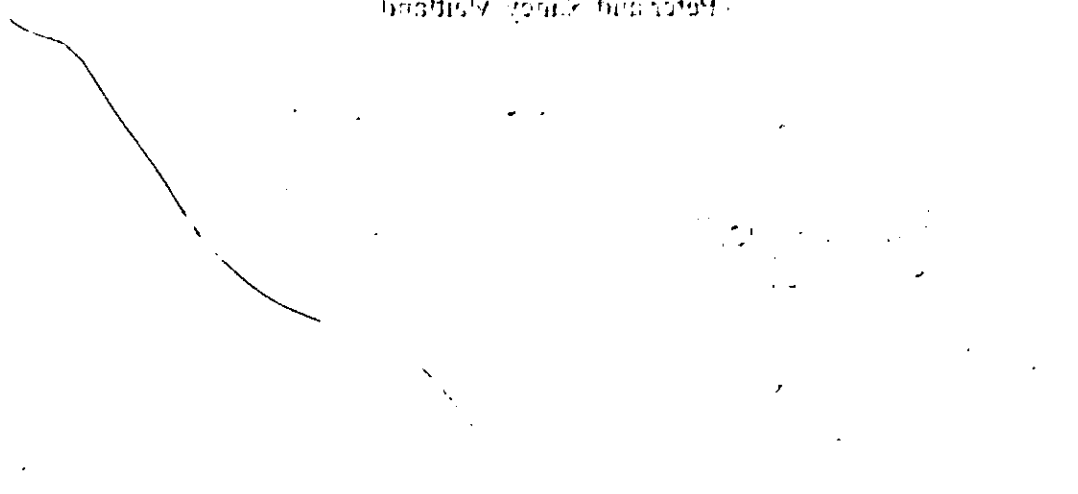
Dear Sir,

We are in receipt of the planning application for 27, 28 & 29 Place in the previous
and now in the revised form. The surrounding area and adjacent streets
are still very narrow and narrow to some extent and additional development. The loss
of the street parking places through the change in the layout in the proposed
development will cause a serious knock on effect in 27, 28 & 29 Place and Stamford Road
where there are already more cars belonging to residents than the available spaces available
There will be no place for service and delivery vehicles to turn and there will be more
parking in what is a narrow residential street. The "level plan" submitted with the
revised application makes no mention of the consequences for service and delivery that
the plan will require.

It is an unfortunate fact that this residential development exists at all here. The best thing
would be to return it to residential use.

Sincerely,

Peter and Nancy Walford



54 Stanford Road
London
W8 5PZ

M. J. French FRICS, Dip TP, MRTPI, Cert TS
Executive Director
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX
Fax: 020 7361 3643

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	U	SW	SE	ENF	AO AC
AM 27/12				27 DEC 2000		69	
				FWD PLN	CON DES	FEES	

Re: 27 Kelso Place
DPS/DCC/PP/00/02818/LR

19 December 2000

Dear Sir:

We are writing again to strongly oppose acceptance of the current (revised) proposal for development at the address above. We know that the revisions have changed some of the features of the external appearance of the proposed building but that they do not address our main concerns, repeated below.

We must emphasise again that we know that if the development at 27 Kelso Place were to go ahead it would have a major impact on our neighbourhood. It is already unusual to find a business in the midst of our community (we do have shops and schools but no other offices). Doubling the size of the building at this address and removing the current parking spaces will have several implications to those of us who live very close:

- 1) There will be increased traffic where drivers will have little respect for the residential nature of the neighbourhood. Some will drive quickly which is obviously dangerous for the large number of children in the neighbourhood.
- 2) Disruptions will be caused by removals, deliveries and turning onto Kelso Place, which is a very narrow street. The streets, which feed it, are also narrow which will certainly cause congestion and possible accidents. A Travel Plan has been presented with the proposal but it does not address this point at all and is based only on travel methods of the existing staff and extrapolates this to a very small number of additional staff. Also given the design of the archway for the building it will not be possible for vehicles to reverse into the building to make their exit. Therefore vehicles will be forced to reverse down Kelso Place which is a very dangerous exercise as visibility for the driver is restricted. These drivers will in many cases, not easily notice young children.
- 3) Doubling the size of the building and removing the existing parking spaces will put an additional strain on the already crowded parking conditions. These are residential parking spaces for those who live nearby - not for commercial concerns.

We feel that at this time we must also comment on the methods employed by the developer to obtain planning permission. It is clear that he is attempting to "wear down" the residents and thus obtain planning consent through persistent application to the council. We know that all of our previous comments stand but here we are with little change to the planning application and we are writing our third letter. In addition, this current application was placed during the busy Christmas period and notice received after the closure of some of the schools meaning that some families have left for their holidays already. The deadline for comments is 1 January 2001 (before some of these families will return thus not giving a reasonable chance for all to respond) and the post is not working particularly efficiently at this time (hence our fax in addition to posting).

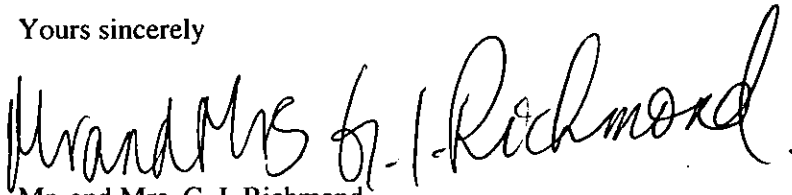
We have always admired the strength of the Planning and Conservation Department's commitment to a balanced approach to development in Kensington and Chelsea. The Victoria Road area is a testament to a commitment to pleasant living space in the midst of a busy urban area and is an example for all cities to follow.

We must ask you to recognise that our two young children walk down our street daily in addition to many others. We know after conversations with other parents that our views represent theirs: that our neighbourhood is a safe place for our children and that we must do everything to maintain that level of safety. We will write as many letters as is needed to protect their interests. However, it has become clear now that this development cannot be done in a way that serves in the interest of the owner of the building (i.e. he cannot expand his building to suit his needs) and the interests of the neighbourhood. Therefore he must abandon this project and leave the building as it is. There are other commercial buildings in Kensington and if more space is needed, he must seek other premises for his business.

We understand that maintaining a proper balance between residential and commercial concerns is a difficult problem. However, in the case of 27 Kelso Place it is clear that any development at that address will have a serious and uncharacteristic impact on the neighbourhood and thus we must continue to strongly protest its development.

We await your response.

Yours sincerely


Mr. and Mrs. G. I. Richmond

cc: Victoria Road Residents' Association

54 Stanford Road
London
W8 5PZ

① ACK - CTS
② LR
JG 2/1

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

M. J. French FRICS, Dip TP, MRTPI, Cert TS
Executive Director
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX
Fax: 020 7361 3643

Re: 27 Kelso Place
DPS/DCC/PP/00/02818/LR

19 January 2001

Dear Sir:

We are writing again to strongly oppose acceptance of the current (revised) proposal for development at the address above. Once again the Developer has proposed minor adjustments. We feel that we must make it very clear that no amount of minor adjustments will meet our previously stated objections:

- 1) We object to the fact that the office is to be increased in size and that the archway is to be closed.
- 2) We object to the proposed siting of the refuse bins at the FRONT of the building. If the archway were not to be closed then this potentially hazardous measure would not be necessary.
- 3) We object to any measures that increase and change the traffic patterns of the neighbourhood as it currently stands. It will significantly undermine the safety of this neighbourhood for all of the children who are walking around it daily.

We must remind you that our two young children walk down our street daily in addition to many others. Just above our house they MUST cross the intersection which will carry all of the traffic in and out of Kelso Place. In our row of terraces (10 houses) there are at least 16 children who must cross the same intersection. In addition there are many, many children in Kelso Place, Eldon Road, Cottesmore Court and Cottesmore Gardens as well as those attending Thomas's who must pass through the same intersection.

We know after conversations with other parents that our views represent theirs: that our neighbourhood is a safe place for our children and that we must do everything to maintain that level of safety. We will write as many letters as is needed to protect their interests. We strongly feel that the developer is trying to circumvent the process by submitting as many applications as possible with small changes in the hopes that his persistence will pay off. This cannot be allowed to happen.

To conclude, it has become clear now that this development cannot be done in a way that serves in the interest of the owner of the building (i.e. he cannot expand his building to suit his needs) and the interests of the neighbourhood. Therefore he must abandon this project and leave the building as it is. There are other commercial buildings in Kensington and if more space is needed, he must seek other premises for his business. Any development at that address will have a serious and uncharacteristic impact on the neighbourhood and thus we must continue to strongly protest its development.

We await your response.

Yours sincerely

Mr and Mrs G. I. Richmond

Mr. and Mrs. G. I. Richmond

cc: Victoria Road Residents' Association

① BACK - 050
② LR
Jg 24/11

Kensington Green Residents Association
C/o Innisfree
East Horsley
Surrey
KT24 5AS
Sir Ralph Halpern
Chairman
Tel 01483 211 611
Fax 01483 28 5959

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

22 January 2001

For the attention of Ms Louise Reid

Dear Ms Reid

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	S	SW	SE	ENF	AD ACK
23 JAN 2001							
(46)							
IO	REC	ARB	FWD PLN	CON DES	FEES		

Subject A planning application for a development for 27 Kelso Place W8 5QG
Your Ref. DPS/DCC/PP/OO/O2818/LR your letter of the 16 January 2001.

I am writing to you concerning the above planning application that you have written to us about.

I am the Chairman of Kensington Green Residents Association, which represents the 310 houses, and flats situated in Marloes Road, part of which of course backs onto Kelso Place. I also have a property interest in a freehold house at Kensington Green.

If there were any changes to the building height of 27 Kelso Place as it exists at present it would appear that it would affect the following amenities currently enjoyed by our members/residents, located adjacent to the proposed development; Sunlight, daylight, and possibly privacy and character.

Were there to be a window overlooking the affected Kensington Green houses backing onto 27 Kelso place this would mean that Privacy would be reduced and thus the Character of the area would be adversely affected. We feel that it is important to include this matter in our objections and observations.

Would you be kind enough to ensure that our representations are given the proper consideration at the time of determining the outcome of the current planning application?

We are most interested in the outcome of this planning application and would be appreciate you sending us a communication confirming the decision made.

Yours sincerely

① ACK - CST
② UR ✓
14/2/01

Kensington Green Residents Association
C/o Innisfree
East Horsley
Surrey
KT24 5AS
Sir Ralph Halpern
Chairman
Tel 01483 211 611
Fax 01483 28 5959

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
42		20 FEB 2001					
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

19 February 2001

For the attention of Ms Louise Reid

Dear Ms Reid

**Subject A planning application for a development for 27 Kelso Place W8 5QG
Your Ref. DPS/DCC/PP/OO/O2818/LR your letter of the 12 February 2001.**

I am writing to you concerning the above planning application that you have written to us about.

I am the Chairman of Kensington Green Residents Association, which represents the 310 houses, and flats situated in Marloes Road, part of which of course backs onto Kelso Place. I also have a property interest in a freehold house at Kensington Green.

If there were any changes to the building height of 27 Kelso Place as it exists at present it would appear that it would affect the following amenities currently enjoyed by our members/residents, located adjacent to the proposed development; Sunlight, daylight, and possibly privacy and character.

Were there to be a window overlooking the affected Kensington Green houses backing onto 27 Kelso place this would mean that privacy would be reduced and thus the character of the area would be adversely affected. We feel that it is important to include this matter in our objections and observations.

Would you be kind enough to ensure that our representations and objections are given the proper consideration at the time of determining the outcome of the current planning application?

We are most interested in the outcome of this planning application and would be appreciate you sending us a communication confirming the decision made.

Yours sincerely


2 Kelso Place,
London W8 5QD

0207 376 0967

Planning Director,
Kensington Council,
Hornton Street,
London W8

December 15th.

Dear Sir/Madam,

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

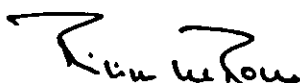
I am an owner occupier at the above address. I wish to object to the proposed development at 27 Kelso Place.

Currently, even without the proposed expansion of these offices, this small street is inundated with traffic relating to the business affairs of number 27 Kelso Place. The street is small which means that the delivery vehicles have to park on the kerbside. As there is no turning point within the cul de sac all vehicles have to reverse out of the street. This makes driving even more hazardous for local residents as the delivery vehicles related to 27 Kelso Place are parked half on the pavement while they service number 27. If 27 Kelso Place is allowed to expand, losing its inner courtyard that is currently used for some commercial vehicles, this street will be very difficult to inhabit.

Any reasonable person, observing the business activities of number 27 Kelso Place for a day, would conclude that this busy office would be better located in a business environment where, as a minimum, the volume of traffic would not block up a small residential cul de sac.

I think it is ridiculous that this application is even being considered.

Yours faithfully,



Philippe Le Roux

CT
2/1/2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
- 2 JAN 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

2 Kelso Place,
London W8 5QD

0207 376 0967

Planning Director,
Kensington Council,
Hornton Street,
London W8

December 15th.

Dear Sir/Madam,

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

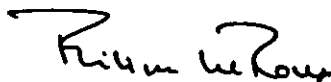
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Any reasonable person, observing the business activities of number 27 Kelso Place for a day, would conclude that this busy office would be better located in a business environment where, as a minimum, the volume of traffic would not block up a small residential cul de sac.

I think it is ridiculous that this application is even being considered.

Yours faithfully,



Philippe Le Roux

2 Kelso Place,
London W8 5QD

0207 376 0967

Planning Director,
Kensington Council,
Hornton Street,
London W8

December 15th.

Dear Sir/Madam,

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

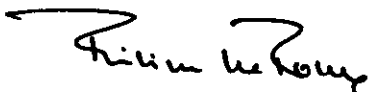
I am an owner occupier at the above address. I wish to object to the proposed development at 27 Kelso Place.

Currently, even without the proposed expansion of these offices, this small street is inundated with traffic relating to the business affairs of number 27 Kelso Place. The street is small which means that the delivery vehicles have to park on the kerbside. As there is no turning point within the cul de sac all vehicles have to reverse out of the street. This makes driving even more hazardous for local residents as the delivery vehicles related to 27 Kelso Place are parked half on the pavement while they service number 27. If 27 Kelso Place is allowed to expand, loosing its inner courtyard that is currently used for some commercial vehicles, this street will be very difficult to inhabit.

Any reasonable person, observing the business activities of number 27 Kelso Place for a day, would conclude that this busy office would be better located in a business environment where, as a minimum, the volume of traffic would not block up a small residential cul de sac.

I think it is ridiculous that this application is even being considered.

Yours faithfully,



Philippe Le Roux

2 KELSO PLACE
LONDON W8 5QD
TEL: 020 7376 0967
FAX: 020 7937 0929
philipleroux@cs.com

Jy 26/01

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
				26 FEB 2001		101	
APPEALS	IO	REC	AHB	FWD PLN	CON DES	FEES	

February 23rd.

Dear Sir,

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

Please note that minor amendments listed in your letter of February 12th, to the proposed expansion of Office at NO. 27 Kelso Place will not change 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 the desire not to see any increase in the 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 Kelso Place, on safety grounds.

Yours faithfully,

Philippe Le Roux

Philippe Le Roux

3 KELSO PLACE
LONDON W8 5QD

Tel 020 7376 0668

Fax 020 7376 0220

RECEIVED BY PLANNING SERVICES							
EX DIS	HQS	N	E	SW	SE	ENF	ACK
VOM 27/12.13 DEC 2000							(72)
APPEALS	HO	REC	ARB	PWD PLN	CON DES	PEES	

The Director of Planning and Conservation
The Town Hall
Horton Street
London W8 7NX

19 December 2000

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

Dear Sir/Madam

RE: Proposed Development at 27 Kelso Place, Kensington, W8 5QD.

We wish to register our grave concerns regarding the above proposal and object on the following grounds.

01 Effect on the character and appearance in this conservation area. The UDP refers to 'reinforcement of local character' and this proposal does not take this into account. The large glass windows into the courtyard are highly inappropriate and will be an eyesore in this quiet domestic environment. The scale does not tie into that of the adjacent buildings in terms of roofscape, bulk and rhythm.

02 Effect on traffic, access and parking. The plan is to increase the office space significantly, although the proposal states that the intended permanent staffing levels will not increase significantly. That will create greater comings and goings with the visiting workers, chauffeurs, taxis etc. Currently the offices are largely unoccupied and traffic levels have dropped greatly – no couriers, delivery vans etc. This will increase again as the offices reopen and with the proposed expansion will reach intolerable levels. This is a cul de sac with no turning area, vehicles are forced to reverse out onto an already congested street.

All existing parking for the office staff will go as the courtyard is blocked up and there is no provision for alternatives. It will become standard practice to park on the pavement. I do not believe that this area can cope with the additional traffic. The bottlenecks created by the schools, parents and school busses etc, double parking and blocking corners is already a hazard. With so many small children around it will not be long before there is an accident.

03 Noise and Disturbance. It must be stressed that this is a quiet residential street with no other businesses. The noise and disruption created by the increased offices will have a significant impact on the local environment and residents. The noise and disruption was already intrusive during office hours (and frequently outside them) and additional traffic will only exacerbate this.

The proposed commercial development is wholly out of proportion for what is a small residential cul de sac. My objections are felt by most of the community and I would urge the planning department to reject the application.

Yours sincerely

A handwritten signature in cursive script that reads "Lucinda Hand".

Lucinda Hand

Gillian and Richard Henschley
4 Kelso Place London W8 5QD
1 3 2001

Jy 5/3

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO/ ACT
- 5 MAR 2001							59
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir

Ref DPS/DCC/PP/00/02818/LR
27 Kelso Place London W8

We continue to wish to oppose this application.

A number of issues became clear at the appeal against the rejection of the last planning application:

- The changes to the building would make it laterally more efficient as well as increasing the floor area.
- There could be many more occupants
- There could be different types of occupant, for example,
- a trading floor working at times to suit other time zones or
- Seminars and small conferences in the day and the evening and, if there is a kitchen
- Entertaining in the evening as well

If the applicant, who had developed other properties in the area, had been prepared to agree to the restrictions that the Council had put forward (which followed the statements made about the proposed use of the property) our fears might have been allayed, such as to:

- restrict the number of users
- restrict the hours of working and exclude weekends except for small numbers of people

In these circumstances we have no alternative than to continue to oppose the application.

Yours faithfully

Richard Henschley

As from
6 Kelso Place
London W8 5QD

Yr ref DPS/DCC/PP/00/02818/LR

December 21, 2000

Dear Sir,

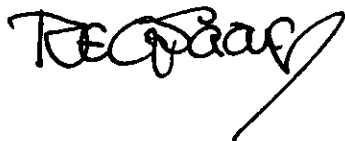
Proposed development at 27 Kelso Place

Further to my letters of July 5 and August 30, 2000 (of which I enclose copies) and to your recent letter to Mr Lynskey of 10 Kelso Place, dated December 12, 2000, I wish to confirm my continued objection to the above revised proposal.

I consider that the revisions proposed, whilst acceptable in certain minor respects, wholly fail to address the major objection expressed in my previous letters: i.e., that the commercial traffic inevitably generated by the proposed offices will cause serious and potentially dangerous congestion in Kelso Place. The "Travel Plan" submitted with the revised application refers only to the movements of the staff to be employed by the developer. It has absolutely no bearing on my objection.

I should be obliged if your acknowledgement of this letter could be addressed to me at Antioch House West, Rotten Row, Lewes, East Sussex BN7 1TN.

Yours faithfully,



Richard Sachs

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

2 encls.

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AS ACK
24				13 DEC 2000		AM 27/12	
APPEALS	IG	REC	ARB	FWD PLN	CON DES	PEES	

Yr ref: DP2VDC/CP/100/02818/LR

December 21, 2000

Dear Sir,

Proposed development at 27 Kelso Place

Further to my letters of July 2 and August 30, 2000 (of which I enclose copies) and to your recent letter to Mr Ljansky of 10 Kelso Place, dated December 12, 2000, I wish to confirm my continued objection to the above revised proposal.

I consider that the revisions proposed, whilst acceptable in certain minor respects, wholly fail to address the major objection expressed in my previous letters: i.e., that the commercial traffic inevitably generated by the proposed offices will cause serious and potentially dangerous congestion in Kelso Place. The "Travel Plan" submitted with the revised application refers only to the movements of the staff to be employed by the developer. It has absolutely no bearing on my objection.

I should be obliged if your acknowledgement of this letter could be addressed to me at Antioch House West, Rotten Row, Lewes, East Sussex BN7 1TN.

Yours faithfully,

Richard Sachs

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

copy /

As from
6 Kelso Place
London W8 5QD

August 30, 2000

Yr ref DPS/DCC/PP/00/01400/ALS

Dear Mr French

Proposed development at 27 Kelso Place, Kensington W8 5QG

I am dismayed to learn that the amended proposal for the above development takes no account whatever of the first, **and by far the most important**, of the objections expressed in my (unacknowledged) letter of July 5, 2000 - i.e., the proposed 45 per cent increase in office capacity/density, with the proportional increase in traffic and disturbance which this will inevitably create.

I have no doubt that the proposed development will grossly disrupt the residential character of Kelso Place, and that it will put the safety of both its residents and its visitors at serious risk.

I should be obliged to receive your acknowledgment of this letter - in contrast to its predecessor, of which I enclose a copy (neither did I receive any notification from you as to the proposed development, despite the fact that my property is one of those most directly affected). It should be addressed to me at Antioch House West, Rotten Row, Lewes BN7 1TN.

Yours sincerely,

Richard Sachs

Mr M. J. French
Planning Services Committee
Planning and Conservation Department
The Town Hall
Hornton Street, London W8 7NX

copy /

**6 Kelso Place
London W8 5QD**

July 5, 2000

Dear Mr French

Proposed development at 27 Kelso Place, Kensington W8 5QG

As the owner of 6 Kelso Place, which lies directly opposite the above premises, I wish to lodge my strong objection to the proposed development, on the following grounds:

1. It will add substantially to the already overloaded demand for traffic access to Kelso Place and for parking in this narrow and heavily congested road, contributing further to atmospheric pollution and to the already serious safety hazards to both visitors and residents.
2. The inevitably resulting increase in noise and commercial activity will significantly diminish the amenity of my own property.
3. The proposed addition of a third storey will significantly diminish the amount of available light which is an essential element in the proper and lawful enjoyment of my property.

Yours sincerely,

Richard Sachs

Mr M. J. French
Planning Services Committee
Planning and Conservation Department
The Town Hall
Hornton Street, London W8 7NX

Attention Mrs Anne Salmon

VICTORIA ROAD AREA RESIDENTS ASSOCIATION
COMMITTEE REPRESENTATIVE, KELSO PLACE

7 Kelso Place, W8

Tel 02079383084 / Fax: 02079376696

23rd Feb. 2000

Re: PROPOSED DEVELOPMENT, 27 KELSO PLACE, KENSINGTON, W8 5QG.
DPS/DCC/PP/00/02878/LR - AMENDED PROPOSAL, 12th Feb

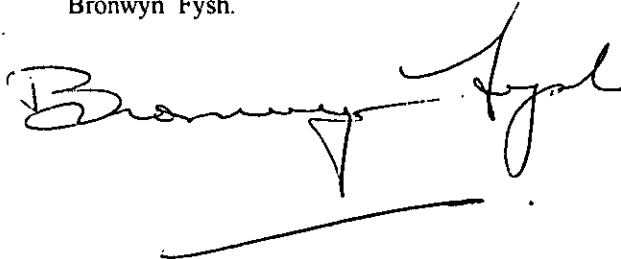
Mr. M.J. French,
Executive Director,
Planning and Conservation,
The Town Hall,
Hornton Street London, W8 7NX.

Dear Mr. French,

We wish to register our continued fundamental objection to the proposed increase of 10-12% in size of No 27 Kelso Place and the consequent increase in capacity and intensity of use, attendant on closure of the arched entrance and infill of courtyard space. The same concerns of total unsuitability of busy offices in a quiet residential street, with increased traffic and constant disturbance remain - despite the improved external design incorporating suggestions submitted under pressure for the Inspector's Appeal Hearing on 30th Jan, whose decision has not yet been taken. While past use has been unsatisfactory, and the existing building far from ideal, and although the external façade design has been much improved, we cannot accept the current proposal as it is still presented as a package incorporating the increased capacity, and as yet we have had no indication of the nature or likelihood of tight restrictions on usage.

Yours sincerely,

Bronwyn Fysh.



W 27/2.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	✓	SW	SE	ENF	AS/ACK
27 FEB 2001							35
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEE	

Forward: 26/2/01.

VICTORIA ROAD AREA RESIDENTS ASSOCIATION
COMMITTEE REPRESENTATIVE, KELSO PLACE

7 Kelso Place, W8

Tel 02079383084 / Fax: 02079376696

23rd Feb. 2000

Re. PROPOSED DEVELOPMENT, 27 KELSO PLACE, KENSINGTON, W8 5QG.
DPS/DCC/PP/00/02818/LK - AMENDED PROPOSAL, 12th Feb

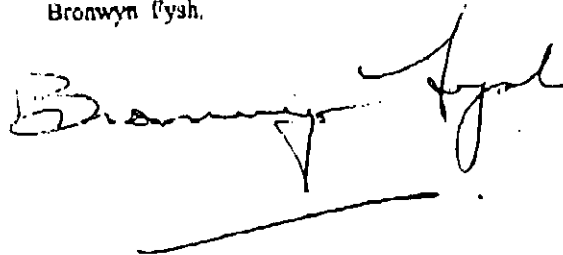
Mr. M.J. French,
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Planning and Conservation,
The Town Hall,
Hornton Street London, W8 7NX.

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Yours sincerely,

Bronwyn Tysh.



R.B.K. & C.
TOWN PLANNING

26 FEB 2001

RECEIVED

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ISSUES	IO	REC	ARB	FWD PLN	CON DES	FEES	

BRONWYN FYSH
 (KELSO PLACE C' TEE MEMBER,
 VICTORIN RD. AREA RESIDENTS' ASSOC.)

7 KELSO PLACE
 LONDON
 W8 5DD

Ms. Louise Reid
 Planning & Environment
 Town Hall
 Heron Street
 London, W8 7NX

Handwritten initials/signature

15.2.2001
 Tel. 0207 938 3084
 Fax. 0207 937 6696

Ref. DPS/DCC/PP/00/02818 (LR)
27 KELSO PLACE, W8.

Dear Miss Reid

With regard to the latest Amended
 Proposal for 27 Kelso Place -

In order to get the whole picture
 so that I can put the facts to the President and members
 of V.R.A.R.A., I need to clarify exactly what conditions
you are the Council is likely to impose should the
 Appeal Hearing (30th Jan.) be decided in our favour
 or limited consent be granted.

If we do not object to these latest
 drawings (taking in some of our suggestions), our
 lack of objection will probably be taken as our
 assent also to the increase in floorspace and
 intensification, which is our fundamental objection.

Would it not be better to find out
 the result of the Appeal Hearing first, so we all
 know where we are?

Yours sincerely,
 Bronwyn Fysh

P.S. I have not yet been
 sent a clarification letter
 which others have already received
 may I also have a copy of the plan and?
 Thank you.
 B.F.

Victoria Road Area Residents Association

Please reply to

25 Victoria Grove, London W8 5RW

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

Your Ref: TP//00/01411 + 2818
Appeal Ref: APP/K5600/A/00/105372
New Ref: ?

20 January 2001

Dear Mr French,

27 KELSO PLACE, LONDON W8

The proposals for this development are changing all the time and we are concerned that in the course of all these changes we do not lose sight of what we are trying to achieve.

The concerns of the Association and the residents of Kelso Place are to minimise the impact of the established use of this site and ensure that any proposal for additional floorspace or other material changes are used to secure more control over the scale and intensity of use and the related servicing requirements.

We will resist any proposal to increase the floorspace unless we can secure, through a **Section 106 agreement**, the following:

- i. **a limit on the numbers:** not more than 35 people on the premises at one time.
- ii. **a limit on the hours of operation:** as letter from Kelso Place, but with no operation on Saturdays, Sundays and Bank Holidays
- iii. **a limit on the hours for deliveries:** ditto
- iv. **a travel plan:** to ensure that:
 - 90% of staff arrive on foot or by bicycle;
 - shower and changing facilities are provided for cyclists;
 - any employee who arrives by car, even if a resident of the Borough, parks in off-street parking (eg Cottesmore Court Garage) and not on residents' parking in Kelso Place.
- v. **refuse storage and collection arrangements**

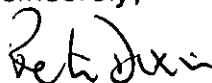
The Association supports the efforts of our members in Kelso Place and will appear at the informal hearing on 30 January unless the hearing is deferred or the appeal withdrawn.

I would suggest that our meeting on Monday should consider:

- * the issues that we will cover at the appeal; and
- * the terms of a Section 106 agreement, whether for the Inspector or for any agreed proposal.

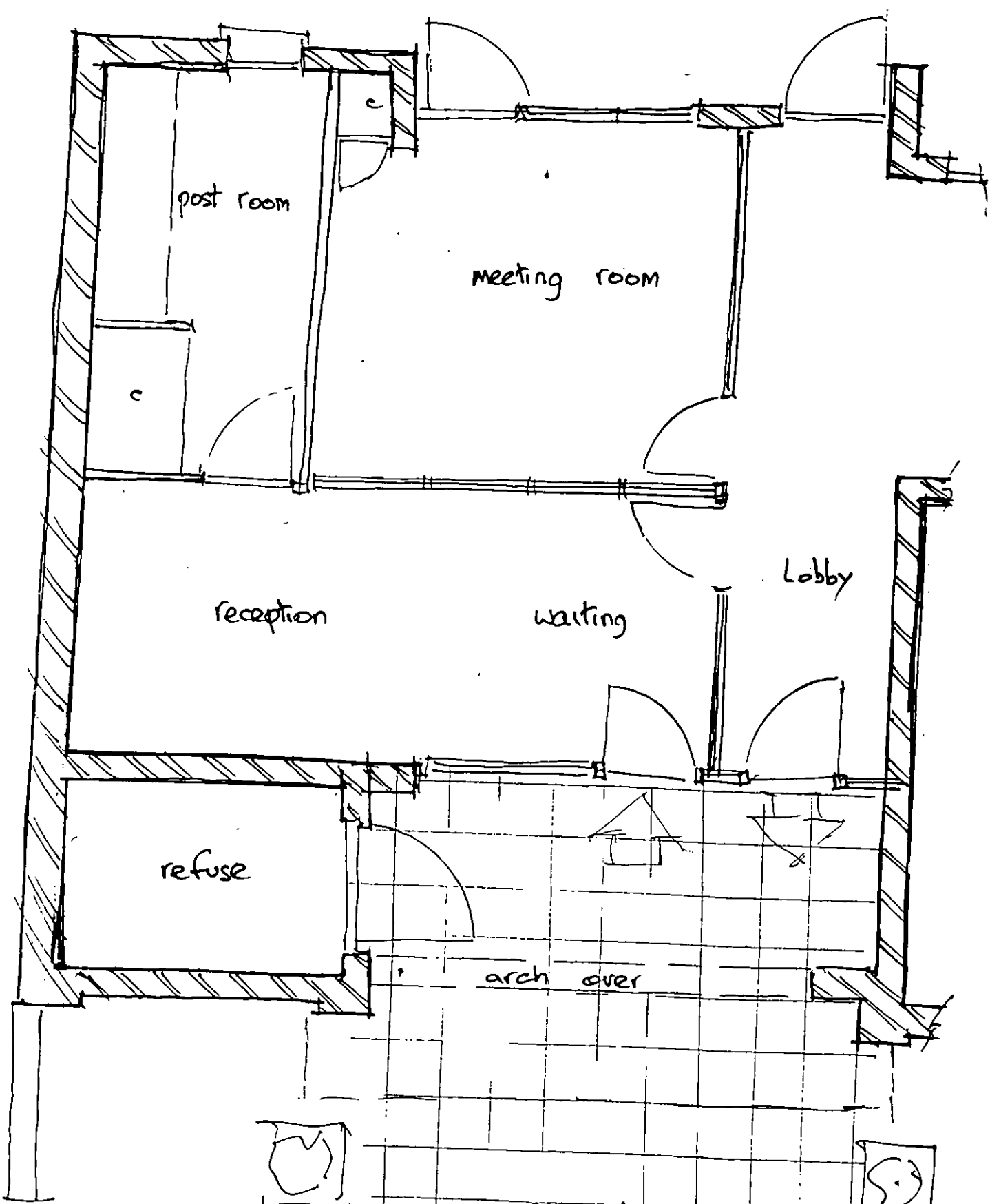
I must make clear that we will only agree to a negotiated outcome if our members in Kelso Place are content with the terms of the Section 106 agreement.

Yours sincerely,



Peter Dixon
Chairman

cc Councillor Barry Phelps
Councillor Daniel Moylan
Bronwyn Fysh
Lesley Jones
Gillian Palmer
Louise Reid



based on dwg. 010 rev. A

Suggested revisions:

27 Kelso Place

① LR.
② PC.
+ 2818.

From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION
COMMITTEE REPRESENTATIVE, KELSO PLACE
Mrs. W.J.Fysh

7 Kelso Place,
London W8 5QD
19th January, 2001.

Section 78 Planning Appeal relating to 27 Kelso Place, Kensington, London W8
Appeal Ref. No: APP/K5600/A/00/1052372
Town & Country Planning Act 1990

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
72				22 JAN 2001			
				WD PLN	CON DES	FEES	

Attention: Case Officer Louise Reid.

Dear Ms Reid,

I write in response to your request for suggested conditions residents would wish to see imposed on the office development at No 27 Kelso Place, Kensington, should permission be granted by your Dept.

Without prejudicing our fundamental objection to any increase in size of this building or its capacity, and our right to put to the Planning Inspector at the Appeal Hearing scheduled for 30th January our severe concerns as residents over the effect on our daily lives of this development, we are hereby responding to a request by the Appellant and RBK&C Planning authority, to supply you with possible conditions of control over the proposed development, should you be minded to recommend approval. These **CONDITIONS** would be backed by a permanent, transferable legal agreement.

As you know, the Council's Planning Services Committee on 5th Sept. unanimously refused permission, despite an initial recommendation by one of its Planning Officers, which failed to appreciate the traffic situation and effect on residential amenity. The developers, Mountcashel, have appealed that decision through their representatives, GVA Grimley.

On notification of the Appeal, Residents wrote to the Planning Inspectorate to record their **fundamental and continued strong objection to any increase in capacity of these offices** which, despite protestations to the contrary by the developers will, we know from daily past experience, exacerbate an already intolerable situation of traffic congestion, obstruction, and constant disturbance. This will be made worse by infilling of the archway and courtyard which to date have helped ameliorate some of the substantial servicing and traffic requirements evident in recent use of this commercial building. The elimination of this facility will prevent any unobtrusive internal servicing of the offices, and even more vehicles will have to reverse out of this narrow single lane street, further dangerously obstructing the roadway and causing constant nuisance by the amount and constant flow of deliveries, visitors and other commercial traffic required to service the offices. Until quite recently, when the capacity and use of these offices was intensified prior to sale of the property to the appellants, it was relatively quiet and unobtrusive. Within a few months levels of occupation leapt from roughly 10 to 50, quite intolerable in this small, narrow, otherwise wholly residential cul de sac in a Conservation area with very limited access via narrow residential streets and congested corners. Problems of unnecessary traffic generation are not limited to Kelso Place, as the only entry points to this whole area are through Kensington Court or Victoria Road.

Despite modifications to the original proposal, usable internal office space, or carrying capacity, is not reduced from the original plans which were rejected, and appears in most respects to be still in place, (eg board room and meeting room space for 34).

Explanatory paragraph 3.1 of the UDP defines 'small-scale' development as being up to a maximum of 250-300 sq m. This building, according to the June 2000 application, has an existing floorspace of 577 sq m. The planned amended total is 731 sq m.

The Appellants (GVA Grimley for Mountcashel), responding to the Council's Planning Proposal questionnaire on 8th October, 2000 (resubmitted by same applicant 8th December 2000), state in their application as follows:

Response to Question 5 : 'How many staff will be employed on the site as a result of the proposed development?' Answer: a) full-time: '30-35'; b) part-time: 'none, other than cleaners, etc'. The increased capacity, even if limited to the external increase of 11.6% they now state (76.10 sq m. on 655.7 sq m, despite original plans in June, stating 577 sq m), allows 22 –25 sq m per employee, 2 or 3 times the London average for comparable enterprises. You can therefore understand our caution and suspicions that a different scale of use to that stated, or perhaps creeping expansion, may be envisaged by the Appellant once planning permission is obtained.

For this reason, our primary condition, to be enshrined in a legal agreement transferable to subsequent owners/leaseholders, must be that the Appellants are held to the maximum number of employees proposed (30-35) in the building at any one time, verifiable by some log-in /log-out system which can be inspected by Council officers. Even if the Inspector does not agree that all of the harm identified in paragraph 3.1 *et seq* of the Borough's own Unitary Development Plan is manifested in this proposal, the fundamental basis of our objection remains – that, despite minor modifications in this latest proposal, this represents overdevelopment, in a conservation area, of a small commercial site whose function changed only in 1987. The effects of overdevelopment are magnified because of its problematic situation in a narrow, already congested residential cul de sac (within another cul de sac) with severe existing problems of access, served by only one entrance/ exit road via the narrow corner of Kelso Place and Stanford Road. The development is already too dense for the site and, in terms of traffic congestion, safety, security and disturbance, an unsuitable location altogether too problematical for any increase to be allowed.

Present use gives rise to severe problems – noise and disturbance for residents, constant deliveries, turning, reversing up the street, traffic congestion and traffic safety problems, problems of rubbish disposal and illegal parking. Even though we know the Government is trying to discourage use of private cars in central London, no measures have yet been introduced. Any expansion, even a notional external increase of 11.6%, is therefore unacceptable.

'Planning' surely is meant to imply more than just a static concept and any building, however attractive it is made externally, must be imagined in constant use, taking an overview which links the proposed increase in capacity and functioning of the building, with all the effects of its likely use on traffic, residential amenity, and general disturbance and activity generated. This office building, a historical anachronism in an otherwise wholly residential area, has caused constant and increasing problems in this road in recent years. To increase capacity substantially when Council has a policy in the local plan designed to counter such detrimental effects on residential character and amenity seems perverse and irresponsible, and will cause a running sore of problems and complaints.

Intensive use and staffing has to be serviced: not just by extra refuse collections and mail van deliveries, but generating a constant stream of motor bike couriers, van and large lorry deliveries, taxis, chauffeurs and private vehicles, dropping off and collecting employees. Any increase in capacity or intensity of use of the office space in Kelso Place will significantly increase congestion and cause intolerable disturbance, seriously damaging the residential nature of the area.

It is against this background and under some duress to provide a list of possible conditions for negotiation, and without prejudice to the Hearing on 30th Jan., that the following conditions and suggestions are presented, the Conditions requested to form part of a LEGAL AGREEMENT, which cannot be whittled away by subsequent appeals, and which we require to be transferred to, and binding upon, future occupiers or leaseholders/owners of 27 Kelso Place.

1. **OCCUPANCY:** Maximum 35 persons in building at any one time. This figure based on Appellants own stated requirements, as stated in Planning application. Log book to be kept, verifiable by Council officers.

(We would mention the fact that, while possibly not a planning issue, a limit on numbers, accompanied by a log-in/log-out system, might also address some of the security concerns of certain residents in the street who may independently have to refer the matter to the Defence or Home Secretary, and thus delay proceedings.) The above measures would also benefit the more general security needs both of the office occupants (confidential financial services) and other residents.

2. **RECESSED ENTRY. (See suggested attached Drawing.)**
Recessing/ Indentation of entrance beneath the arch by approx. 4 ft., to allow more unobtrusive side access for refuse disposal, not facing into front door of No. 7 Kelso Place.

This recessed 'porch' area will also enable quicker delivery of parcels, small boxes etc, and some items which can be left for a short time sheltered partly out of sight and from the weather, or delivered before opening time. This would also be more welcoming for office visitors who could wait briefly in shelter, or would not have to stand waiting in the rain while doorbell is rung.

3. **REFUSE DISPOSAL/COLLECTION.** This part of the latest Amended Plan dated 16th Jan 2001 – (to be dealt with separately - See separate objections to this latest amendment.) is totally unacceptable and we and the other residents will fight this aspect most vigorously. Unless this is modified now, (see suggested drawing), we will require the usual 2-3 weeks to lodge objections after posting of notice of this further Amendment, which will necessarily prolong the whole procedure until or beyond the next Council Planning Committee meeting in mid February.

Siting a large, 'in your face' refuse door and vent on the front face of the building, directly opposite the front door and dining room of No.7, is intolerable and has just displaced problems of refuse disposal from damaging the amenity of No. 26 to that of properties opposite, especially No 7 Kelso Place, in an even more damaging and obvious way.

We cannot believe that your Conservation Area officer will agree to the introduction of such an alien and utilitarian feature into this building. It will have devastating effect on the street scene, and would preclude the reinstatement of front railings. (See 5 below).

Placing the access door at the side, within a recessed entrance, as described above, (see drawing) would enable rubbish to be disposed of discretely and under cover, from the lobby, and collected outside hours of operation (say, at 7 or 7.30 am).

4. (Related to 3) Alternative method of internal ventilation pipe/shaft onto roof required, also for ventilation of the kitchen, which is also located in the front of the building in this latest proposal. No boardroom lunches (for 30-35?) on a regular basis, with all the food deliveries, smells and rubbish that would imply. (Development could turn into a house/ office in reverse, with 'back door' refuse provision and unsightly servicing facing the street, to the detriment of an attractive and otherwise quiet residential street, while the attractive aspect of the building is concealed around courtyard which was intended, and in the past used, for those servicing functions.)
5. Reinstatement of front fence (to match/ continue the fence line of Nos 28 and 29), or perhaps decorative black iron Victorian bollards linked by black chain? would enhance the appearance of the building and prevent use of office frontage for illegal and unsightly parking. In fact, we understand the railings were removed without planning consent some years ago. Would you please investigate and advise.
6. Forecourt - No storage of any kind whatever.
7. Façade: Tree/s (eg magnolia, bay or conifer) planted against blank wall and in planters in the 2 spaces between windows on long façade. Opaque glass to be fitted to new window (at present a blank wall) to avoid direct overlook into main living areas of No 7 and consequent loss of neighbouring amenity and privacy, as has been already addressed with regard to No. 26.

8. **HOURS OF OPERATION** : 8 am to 6 pm, Mon to Fri. No Saturdays, Sundays or Bank Holidays. Whilst conditioning hours of use may have some advantage to the residents, that has to be balanced against the increased activity generated by a larger building. We would also point out that a B.1 office use, by definition, is one which can be "carried on in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit." We regard the statement that the building could be used at unsocial hours in a detrimental way to be an implied threat, and surely any nuisance that might be caused could be dealt with by way of civil action or other legislation.
9. **HOURS OF SERVICING, CLEANING AND DELIVERIES** : 7 am to 8pm, or possibly 9 pm. No Saturdays, Sundays or Bank Holidays.
10. **TRAFFIC AND HIGHWAYS** to consider designating 2 paid parking meters (or single yellow line?) at top left section of Kelso Place (adjacent green electricity boxes) so some service vehicles (eg. tradesmen, chauffeurs and some smaller deliveries and motor cycle couriers) could use these and walk the few yards down to the offices using pavement on same side of the street; chauffeurs could wait, legally parked, until called by office reception. Servicing firms to be made aware of these. This would help avoid some unnecessary obstruction and dangerous reversing up Kelso Place. Vehicles can turn more safely in the wider and quieter section of road opposite the entrance to Cottesmore Court garages.
11. To compensate for this loss of 2 Residents' parking spaces, 2 more (formal) Residents' parking spaces to be created on unused ground adjoining St.Mary Abbots site, beside wall (informal parking there already), still allowing access to rear garage entrance of No 29.
12. Employees and visitors to be encouraged to use public transport. In that respect, we are aware that some authorities now ask for the submission of a "Green Transport Plan" which discourages the use of cars, and encourages more environmentally acceptable means of travel. This can include:
- Cycle parking provision within the building or courtyard.
 - Provision of a shower and changing facility for use by cyclists.
 - This "Plan" could also suggest that chauffeurs / drivers collecting visitors and employees are not to wait outside on yellow line for long periods (eg. 1-2 hours in the past when board meetings overran, with engines running in cold or very hot weather, moving when parking attendant comes and returning straight after to resume their wait and obstruction.)
 - Regular servicing firms to be made aware of limited access and the need to exercise caution and courtesy for safety and good will of residents.

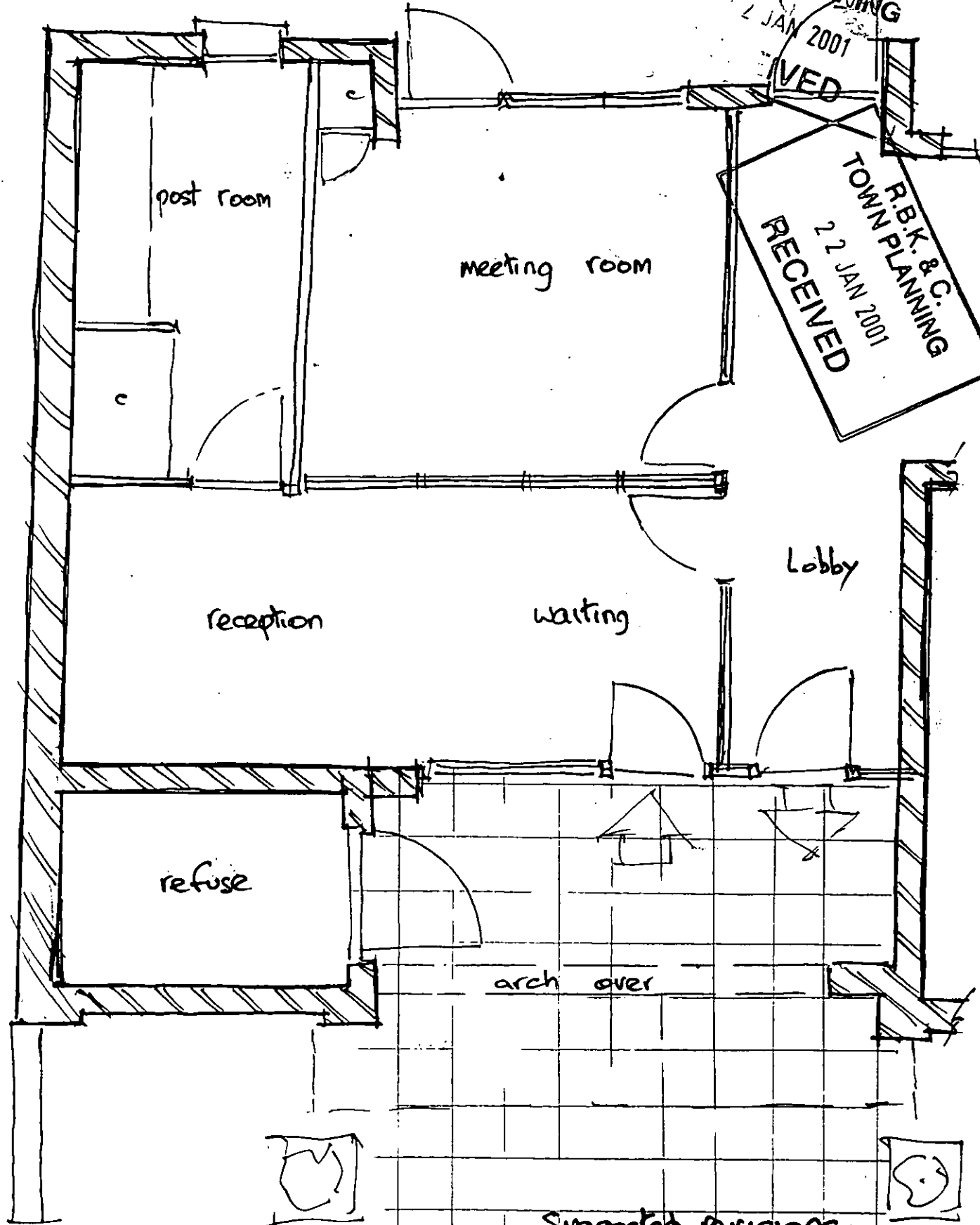
We hope these points will be helpful in drafting some cooperative legal agreement on this, and in providing suggestions for both owners and Council, as we do wish to welcome a small and considerate office development and live amicably and with mutual respect in this close - knit community in a prime, pleasantly unique residential and Conservation area.

Yours sincerely,

Bronwyn Fysh

R.B.K. & C.
TOWN PLANNING
22 JAN 2001
RECEIVED

R.B.K. & C.
TOWN PLANNING
22 JAN 2001
RECEIVED



Based on drg. 010 rev.A

Suggested revisions:

27 Kelso Place

2 LR?
- note re:
the appeal.

From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION

COMMITTEE REPRESENTATIVE, KELSO PLACE

7 Kelso Place,
London W8 5QD

1st January, 2001.

Re. PROPOSED DEVELOPMENT: 27 KELSO PLACE, KENSINGTON, W8 5QG.

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

Dear Mr French,

Once again I am writing to you concerning this development proposal, for which the Planning Services Committee unanimously refused permission.

As you know the developers have appealed, and we have written to the Planning Inspectorate to record our continued strong objection to any increase in office capacity which, despite protestations to the contrary by the developers, from our daily experience will exacerbate an already often intolerable situation regarding traffic congestion and disturbance to residents, particularly given the planned in fill of archway and courtyard which will prevent turning and create further blocking and obstruction of the roadway.

The amount and constant flow of commercial traffic required to service the offices and its employees is intolerable in this small, narrow, otherwise wholly residential cul de sac with difficult and limited access.

Despite modifications to the original proposal, usable interior office space, or carrying capacity of the original proposal, appears in most respects to be still in place. If the total number of employees is, as Mountcashel state, to be reduced by the current user to approx 35 employees, instead of the 50 - 60 who were using the premises before its recent closure pending hearing of the Appeal, we fail to see why any increase in baseline capacity (which may of course then be sold on or used in future), is necessary.

The fundamental basis of our objection remains - that, despite minor modifications in this latest proposal, this represents overdevelopment, in a conservation area, of a small, anachronistic commercial site, the effects of overdevelopment made greater because of its problematic situation in a narrow, already congested residential cul de sac at the end of an densely populated area (itself a large cul de sac) with severe existing problems of access, served by only one entrance/ exit road via the narrow corner of Kelso Place and Stanford Road ; that the development is already too dense for the site and, in terms of traffic congestion, safety, security and disturbance, an unsuitable location altogether problematical for any increase to be allowed.

Present use gives rise to severe problems - noise and disturbance for residents, constant deliveries, turning, reversing up the street, traffic congestion and traffic safety problems, problems of rubbish disposal and illegal parking. Any expansion is therefore unacceptable.

We hope that this further amendment will be rejected.

Yours sincerely,

Bronwyn Fysh.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AO	ACK
UB		- 5 JAN 2001					
APPEL	IO	REC	ARB	FWD PLN	CON DES	FEES	

Victoria Road Area Residents Association

Please reply to

25 Victoria Grove, London W8 5RW

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

Your Ref: TP//00/01411 + 2818
Appeal Ref: APP/K5600/A/00/105372
New Ref: ?

20 January 2001

Dear Mr French,

27 KELSO PLACE, LONDON W8

The proposals for this development are changing all the time and we are concerned that in the course of all these changes we do not lose sight of what we are trying to achieve.

The concerns of the Association and the residents of Kelso Place are to minimise the impact of the established use of this site and ensure that any proposal for additional floorspace or other material changes are used to secure more control over the scale and intensity of use and the related servicing requirements.

We will resist any proposal to increase the floorspace unless we can secure, through a Section 106 agreement, the following:

- i. **a limit on the numbers:** not more than 35 people on the premises at one time.
- ii. **a limit on the hours of operation:** as letter from Kelso Place, but with no operation on Saturdays, Sundays and Bank Holidays
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- iv. **a travel plan:** to ensure that:
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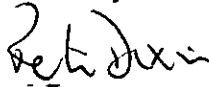
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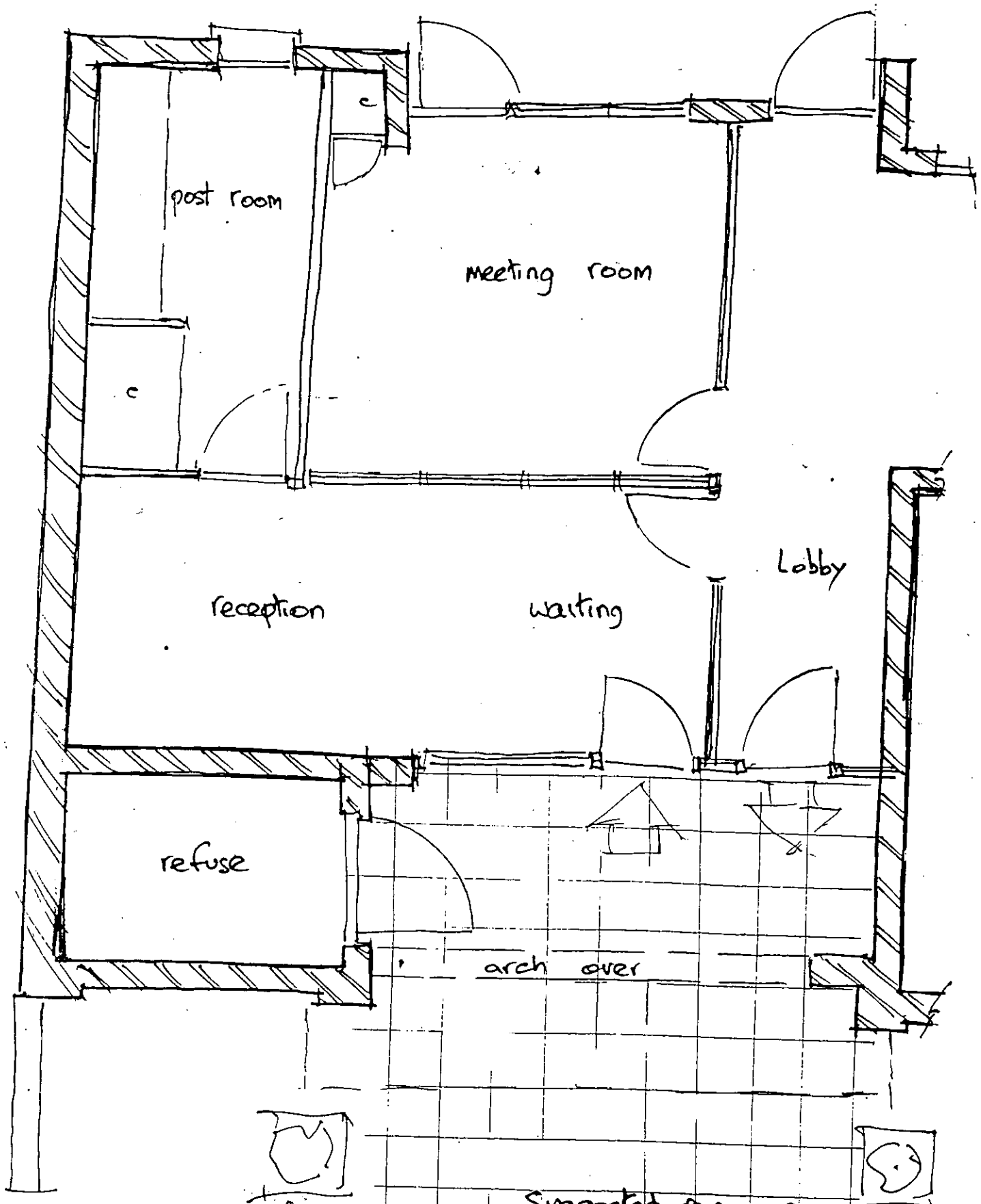
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Yours sincerely,



Peter Dixon
Chairman

cc Councillor Barry Phelps
Councillor Daniel Moylan
Bronwyn Fysh
Lesley Jones
Gillian Palmer
Louise Reid



based on dry 010 rev A

Suggested revisions:

27 Kelso Place

From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION

COMMITTEE REPRESENTATIVE, KELSO PLACE

Mrs. W.J.Fysh

7 Kelso Place,
London W8 5QD

19th January, 2001.

① CK
12 PC
+ 2818.

Section 78 Planning Appeal relating to 27 Kelso Place, Kensington, London W8

Appeal Ref. No: APP/K5600/A/00/1052372

Town & Country Planning Act 1990

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
72				22 JAN 2001			
				PLN	CON DES	FEES	

Attention: Case Officer Louise Reid.

Dear Ms Reid,

I write in response to your request for suggested conditions residents would wish to see imposed on the office development at No 27 Kelso Place, Kensington, should permission be granted by your Dept.

Without prejudicing our fundamental objection to any increase in size of this building or its capacity, and our right to put to the Planning Inspector at the Appeal Hearing scheduled for 30th January our severe concerns as residents over the effect on our daily lives of this development, we are hereby responding to a request by the Appellant and RBK&C Planning authority, to supply you with possible conditions of control over the proposed development, should you be minded to recommend approval. These **CONDITIONS** would be backed by a permanent, transferable legal agreement.

As you know, the Council's Planning Services Committee on 5th Sept. unanimously refused permission, despite an initial recommendation by one of its Planning Officers, which failed to appreciate the traffic situation and effect on residential amenity. The developers, Mountcashel, have appealed that decision through their representatives, GVA Grimley.

On notification of the Appeal, Residents wrote to the Planning Inspectorate to record their **fundamental and continued strong objection to any increase in capacity of these offices** which, despite protestations to the contrary by the developers will, we know from daily past experience, exacerbate an already intolerable situation of traffic congestion, obstruction, and constant disturbance. This will be made worse by infilling of the archway and courtyard which to date have helped ameliorate some of the substantial servicing and traffic requirements evident in recent use of this commercial building. The elimination of this facility will prevent any unobtrusive internal servicing of the offices, and even more vehicles will have to reverse out of this narrow single lane street, further dangerously obstructing the roadway and causing constant nuisance by the amount and constant flow of deliveries, visitors and other commercial traffic required to service the offices. Until quite recently, when the capacity and use of these offices was intensified prior to sale of the property to the appellants, it was relatively quiet and unobtrusive. Within a few months levels of occupation leapt from roughly 10 to 50, quite intolerable in this small, narrow, otherwise wholly residential cul de sac in a Conservation area with very limited access via narrow residential streets and congested corners. Problems of unnecessary traffic generation are not limited to Kelso Place, as the only entry points to this whole area are through Kensington Court or Victoria Road.

Despite modifications to the original proposal, usable internal office space, or carrying capacity, is not reduced from the original plans which were rejected, and appears in most respects to be still in place, (eg board room and meeting room space for 34).

2

Explanatory paragraph 3.1 of the UDP defines 'small-scale' development as being up to a maximum of 250-300 sq m. This building, according to the June 2000 application, has an existing floorspace of 577 sq m. The planned amended total is 731 sq m.

The Appellants (GVA Grimley for Mountcashel), responding to the Council's Planning Proposal questionnaire on 8th October, 2000 (resubmitted by same applicant 8th December 2000), state in their application as follows:

Response to Question 5 : 'How many staff will be employed on the site as a result of the proposed development?' Answer: a) full-time: '30-35'; b) part-time: 'none, other than cleaners, etc'. The increased capacity, even if limited to the external increase of 11.6% they now state (76.10 sq m. on 655.7 sq m, despite original plans in June, stating 577 sq m), allows 22 -25 sq m per employee, 2 or 3 times the London average for comparable enterprises. You can therefore understand our caution and suspicions that a different scale of use to that stated, or perhaps creeping expansion, may be envisaged by the Appellant once planning permission is obtained.

For this reason, our primary condition, to be enshrined in a legal agreement transferable to subsequent owners/leaseholders, must be that the Appellants are held to the maximum number of employees proposed (30-35) in the building at any one time, verifiable by some log-in /log-out system which can be inspected by Council officers. Even if the Inspector does not agree that all of the harm identified in paragraph 3.1 *et seq* of the Borough's own Unitary Development Plan is manifested in this proposal, the fundamental basis of our objection remains – that, despite minor modifications in this latest proposal, **this represents overdevelopment, in a conservation area, of a small commercial site whose function changed only in 1987. The effects of overdevelopment are magnified because of its problematic situation in a narrow, already congested residential cul de sac (within another cul de sac) with severe existing problems of access, served by only one entrance/ exit road via the narrow corner of Kelso Place and Stanford Road. The development is already too dense for the site and, in terms of traffic congestion, safety, security and disturbance, an unsuitable location altogether too problematical for any increase to be allowed.**

Present use gives rise to severe problems – noise and disturbance for residents, constant deliveries, turning, reversing up the street, traffic congestion and traffic safety problems, problems of rubbish disposal and illegal parking. Even though we know the Government is trying to discourage use of private cars in central London, no measures have yet been introduced. Any expansion, even a notional external increase of 11.6%, is therefore unacceptable.

'Planning' surely is meant to imply more than just a static concept and any building, however attractive it is made externally, must be imagined in constant use, taking an overview which links the proposed increase in capacity and functioning of the building, with all the effects of its likely use on traffic, residential amenity, and general disturbance and activity generated. This office building, a historical anachronism in an otherwise wholly residential area, has caused constant and increasing problems in this road in recent years. To increase capacity substantially when Council has a policy in the local plan designed to **counter** such detrimental effects on residential character and amenity seems perverse and irresponsible, and will cause a running sore of problems and complaints.

Intensive use and staffing has to be serviced: not just by extra refuse collections and mail van deliveries, but generating a constant stream of motor bike couriers, van and large lorry deliveries, taxis, chauffeurs and private vehicles, dropping off and collecting employees. Any increase in capacity or intensity of use of the office space in Kelso Place will significantly increase congestion and cause intolerable disturbance, seriously damaging the residential nature of the area.

It is against this background and under some duress to provide a list of possible conditions for negotiation, and without prejudice to the Hearing on 30th Jan., that the following conditions and suggestions are presented, the Conditions requested to form part of a LEGAL AGREEMENT, which cannot be whittled away by subsequent appeals, and which we require to be transferred to, and binding upon, future occupiers or leaseholders/owners of 27 Kelso Place.

1. **OCCUPANCY:** Maximum 35 persons in building at any one time. This figure based on Appellants own stated requirements, as stated in Planning application. Log book to be kept, verifiable by Council officers.

(We would mention the fact that, while possibly not a planning issue, a limit on numbers, accompanied by a log-in/log-out system, might also address some of the security concerns of certain residents in the street who may independently have to refer the matter to the Defence or Home Secretary, and thus delay proceedings.) The above measures would also benefit the more general security needs both of the office occupants (confidential financial services) and other residents.

2. **RECESSED ENTRY.** (See suggested attached Drawing.)

Recessing/ Indentation of entrance beneath the arch by approx. 4 ft., to allow more unobtrusive side access for refuse disposal, not facing into front door of No. 7 Kelso Place.

This recessed 'porch' area will also enable quicker delivery of parcels, small boxes etc, and some items which can be left for a short time sheltered partly out of sight and from the weather, or delivered before opening time. This would also be more welcoming for office visitors who could wait briefly in shelter, or would not have to stand waiting in the rain while doorbell is rung.

3. **REFUSE DISPOSAL/COLLECTION.** This part of the latest Amended Plan dated 16th Jan 2001 - (to be dealt with separately - See separate objections to this latest amendment.) is totally unacceptable and we and the other residents will fight this aspect most vigorously. Unless this is modified now, (see suggested drawing), we will require the usual 2-3 weeks to lodge objections after posting of notice of this further Amendment, which will necessarily prolong the whole procedure until or beyond the next Council Planning Committee meeting in mid February.

Siting a large, 'in your face' refuse door and vent on the front face of the building, directly opposite the front door and dining room of No.7, is intolerable and has just displaced problems of refuse disposal from damaging the amenity of No. 26 to that of properties opposite, especially No 7 Kelso Place, in an even more damaging and obvious way.

We cannot believe that your Conservation Area officer will agree to the introduction of such an alien and utilitarian feature into this building. It will have devastating effect on the street scene, and would preclude the reinstatement of front railings. (See 5 below).

Placing the access door at the side, within a recessed entrance, as described above, (see drawing) would enable rubbish to be disposed of discretely and under cover, from the lobby, and collected outside hours of operation (say, at 7 or 7.30 am).

4. (Related to 3) Alternative method of internal ventilation pipe/shaft onto roof required, also for ventilation of the kitchen, which is also located in the front of the building in this latest proposal. No boardroom lunches (for 30-35?) on a regular basis, with all the food deliveries, smells and rubbish that would imply. (Development could turn into a house/ office in reverse, with 'back door' refuse provision and unsightly servicing facing the street, to the detriment of an attractive and otherwise quiet residential street, while the attractive aspect of the building is concealed around courtyard which was intended, and in the past used, for those servicing functions.)
5. Reinstatement of front fence (to match/ continue the fence line of Nos 28 and 29), or perhaps decorative black iron Victorian bollards linked by black chain? would enhance the appearance of the building and prevent use of office frontage for illegal and unsightly parking. In fact, we understand the railings were removed without planning consent some years ago. Would you please investigate and advise.
6. Forecourt - No storage of any kind whatever.
7. Façade: Tree/s (eg magnolia, bay or conifer) planted against blank wall and in planters in the 2 spaces between windows on long façade. Opaque glass to be fitted to new window (at present a blank wall) to avoid direct overlook into main living areas of No 7 and consequent loss of neighbouring amenity and privacy, as has been already addressed with regard to No. 26.

8. **HOURS OF OPERATION** : 8 am to 6 pm, Mon to Fri. No Saturdays, Sundays or Bank Holidays. Whilst conditioning hours of use may have some advantage to the residents, that has to be balanced against the increased activity generated by a larger building. We would also point out that a B.1 office use, by definition, is one which can be "carried on in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit." We regard the statement that the building could be used at unsocial hours in a detrimental way to be an implied threat, and surely any nuisance that might be caused could be dealt with by way of civil action or other legislation.
9. **HOURS OF SERVICING, CLEANING AND DELIVERIES** : 7 am to 8pm, or possibly 9 pm. No Saturdays, Sundays or Bank Holidays.
10. **TRAFFIC AND HIGHWAYS** to consider designating 2 paid parking meters (or single yellow line?) at top left section of Kelso Place (adjacent green electricity boxes) so some service vehicles (eg. tradesmen, chauffeurs and some smaller deliveries and motor cycle couriers) could use these and walk the few yards down to the offices using pavement on same side of the street; chauffeurs could wait, legally parked, until called by office reception. Servicing firms to be made aware of these. This would help avoid some unnecessary obstruction and dangerous reversing up Kelso Place. Vehicles can turn more safely in the wider and quieter section of road opposite the entrance to Cottesmore Court garages.
11. To compensate for this loss of 2 Residents' parking spaces, 2 more (formal) Residents' parking spaces to be created on unused ground adjoining St.Mary Abbots site, beside wall (informal parking there already), still allowing access to rear garage entrance of No 29.
12. Employees and visitors to be encouraged to use public transport. In that respect, we are aware that some authorities now ask for the submission of a "Green Transport Plan" which discourages the use of cars, and encourages more environmentally acceptable means of travel. This can include:
- Cycle parking provision within the building or courtyard.
 - Provision of a shower and changing facility for use by cyclists.
 - This "Plan" could also suggest that chauffeurs / drivers collecting visitors and employees are not to wait outside on yellow line for long periods (eg. 1-2 hours in the past when board meetings overran, with engines running in cold or very hot weather, moving when parking attendant comes and returning straight after to resume their wait and obstruction.)
 - Regular servicing firms to be made aware of limited access and the need to exercise caution and courtesy for safety and good will of residents.

We hope these points will be helpful in drafting some cooperative legal agreement on this, and in providing suggestions for both owners and Council, as we do wish to welcome a small and considerate office development and live amicably and with mutual respect in this close - knit community in a prime, pleasantly unique residential and Conservation area.

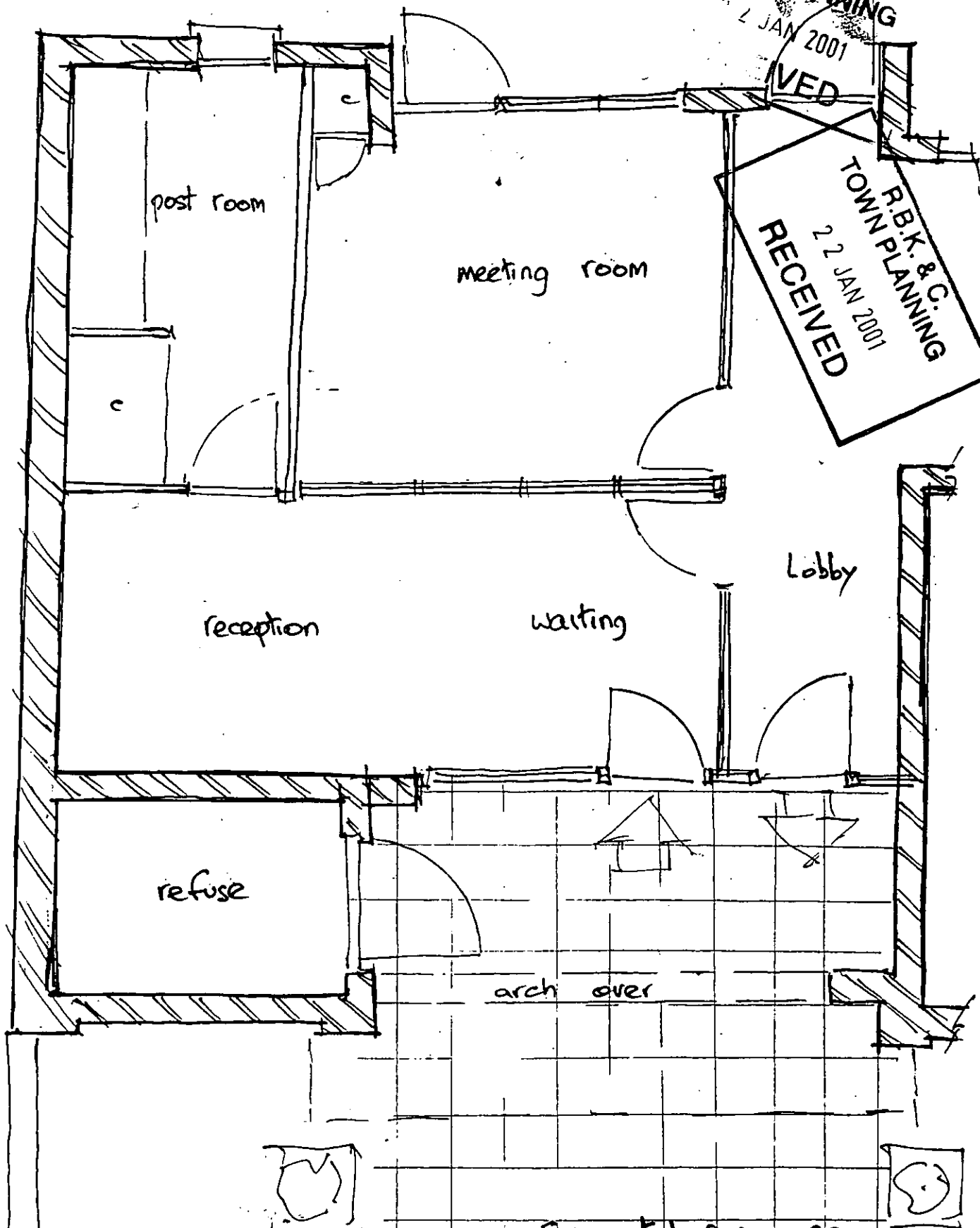
Yours sincerely,

Bronwyn Fysh

R.B.K. & C.
TOWN PLANNING
22 JAN 2001

RECEIVED

R.B.K. & C.
TOWN PLANNING
22 JAN 2001
RECEIVED



Suggested revisions:

27 Kelso Place

Based on drg 010 rev.A

2 LR?
- note re:
the appeal

From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION

COMMITTEE REPRESENTATIVE, KELSO PLACE

7 Kelso Place,
London W8 5QD

1st January, 2001.

Re. PROPOSED DEVELOPMENT: 27 KELSO PLACE, KENSINGTON, W8 5QG.

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

Dear Mr French,

Once again I am writing to you concerning this development proposal, for which the Planning Services Committee unanimously refused permission.

As you know the developers have appealed, and we have written to the Planning Inspectorate to record our continued strong objection to any increase in office capacity which, despite protestations to the contrary by the developers, from our daily experience will exacerbate an already often intolerable situation regarding traffic congestion and disturbance to residents, particularly given the planned in fill of archway and courtyard which will prevent turning and create further blocking and obstruction of the roadway.

The amount and constant flow of commercial traffic required to service the offices and its employees is intolerable in this small, narrow, otherwise wholly residential cul de sac with difficult and limited access.

Despite modifications to the original proposal, usable interior office space, or carrying capacity of the original proposal, appears in most respects to be still in place. If the total number of employees is, as Mountcashel state, to be reduced by the current user to approx 35 employees, instead of the 50 - 60 who were using the premises before its recent closure pending hearing of the Appeal, we fail to see why any increase in baseline capacity (which may of course then be sold on or used in future), is necessary.

The fundamental basis of our objection remains - that, despite minor modifications in this latest proposal, this represents overdevelopment, in a conservation area, of a small, anachronistic commercial site, the effects of overdevelopment made greater because of its problematic situation in a narrow, already congested residential cul de sac at the end of an densely populated area (itself a large cul de sac) with severe existing problems of access, served by only one entrance/ exit road via the narrow corner of Kelso Place and Stanford Road ; that the development is already too dense for the site and, in terms of traffic congestion, safety, security and disturbance, an unsuitable location altogether problematical for any increase to be allowed.

Present use gives rise to severe problems - noise and disturbance for residents, constant deliveries, turning, reversing up the street, traffic congestion and traffic safety problems, problems of rubbish disposal and illegal parking. Any expansion is therefore unacceptable.

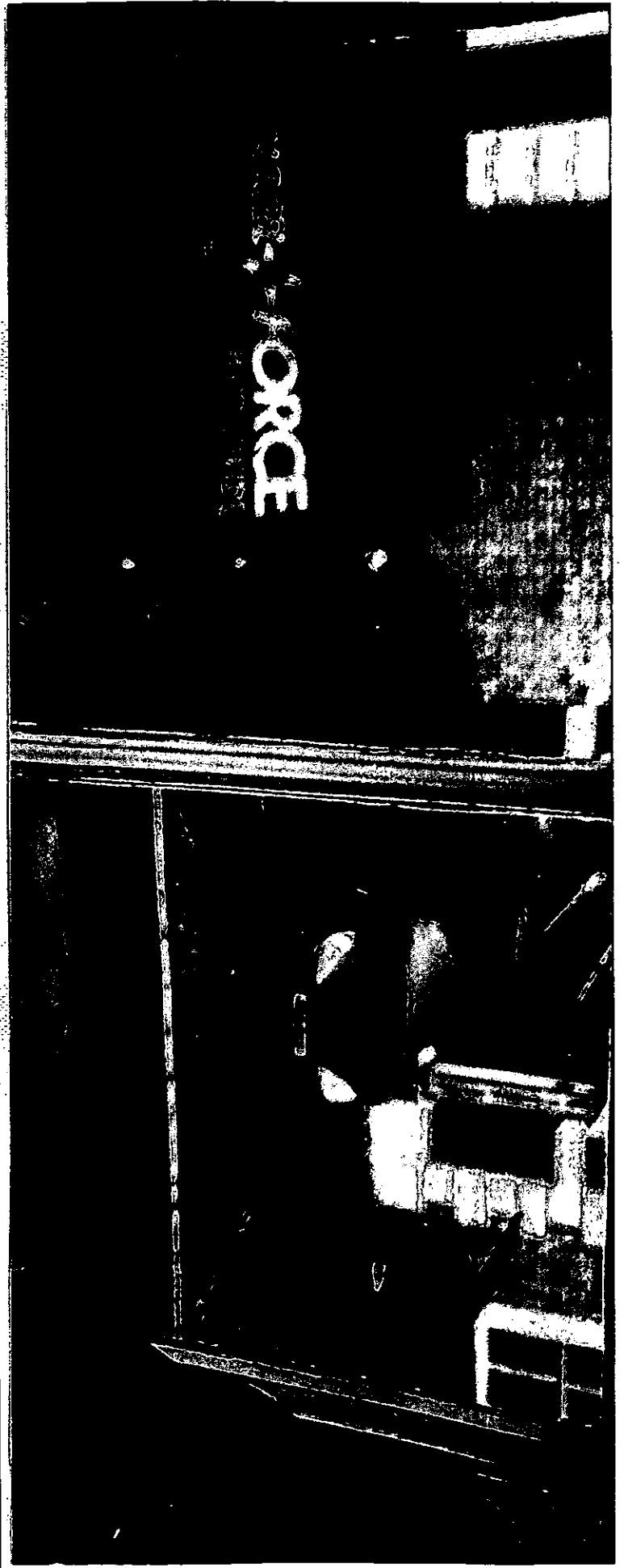
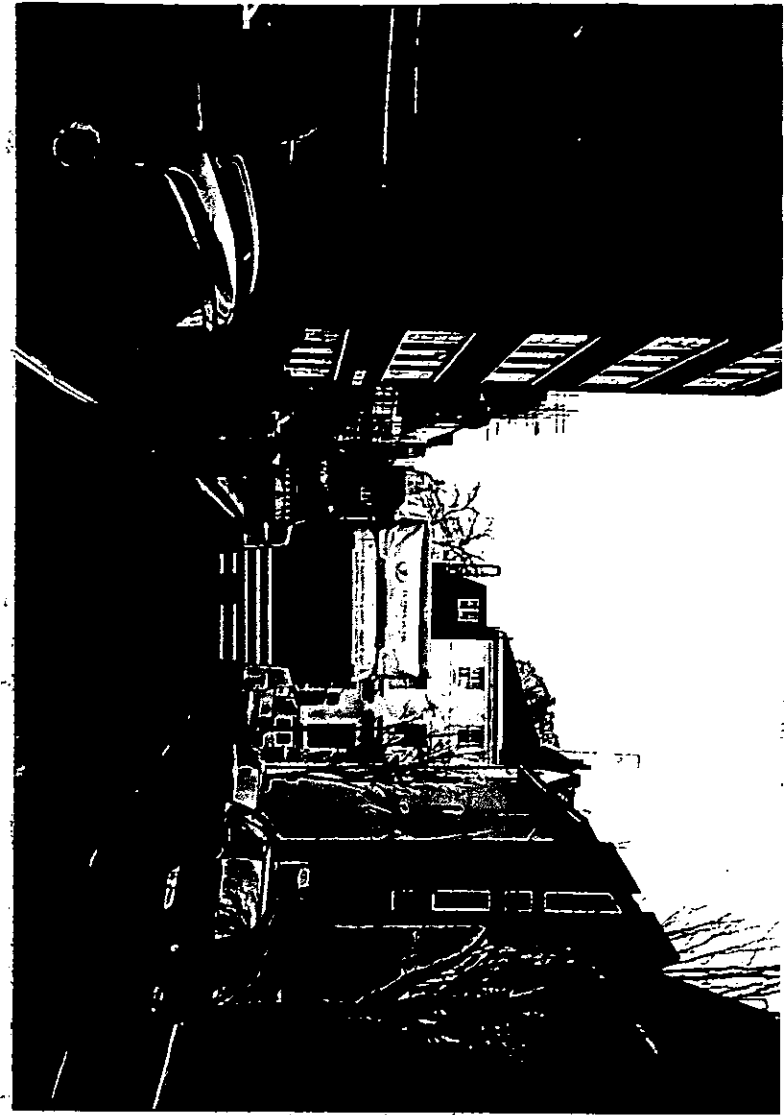
We hope that this further amendment will be rejected.

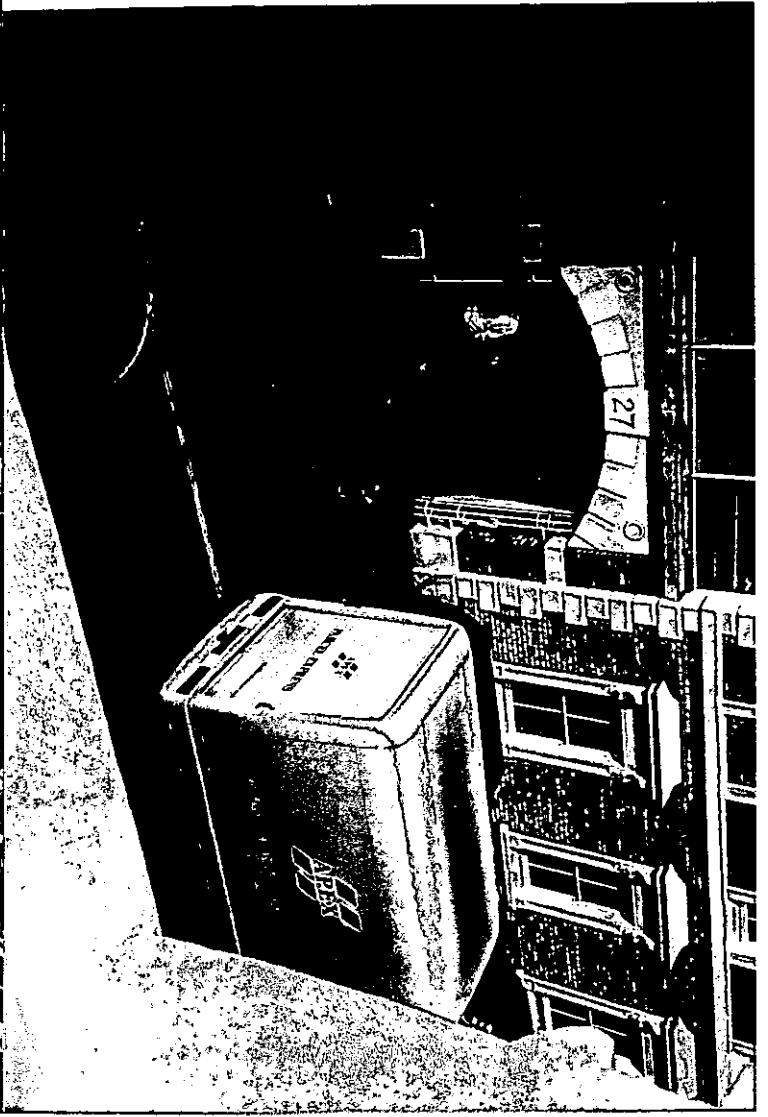
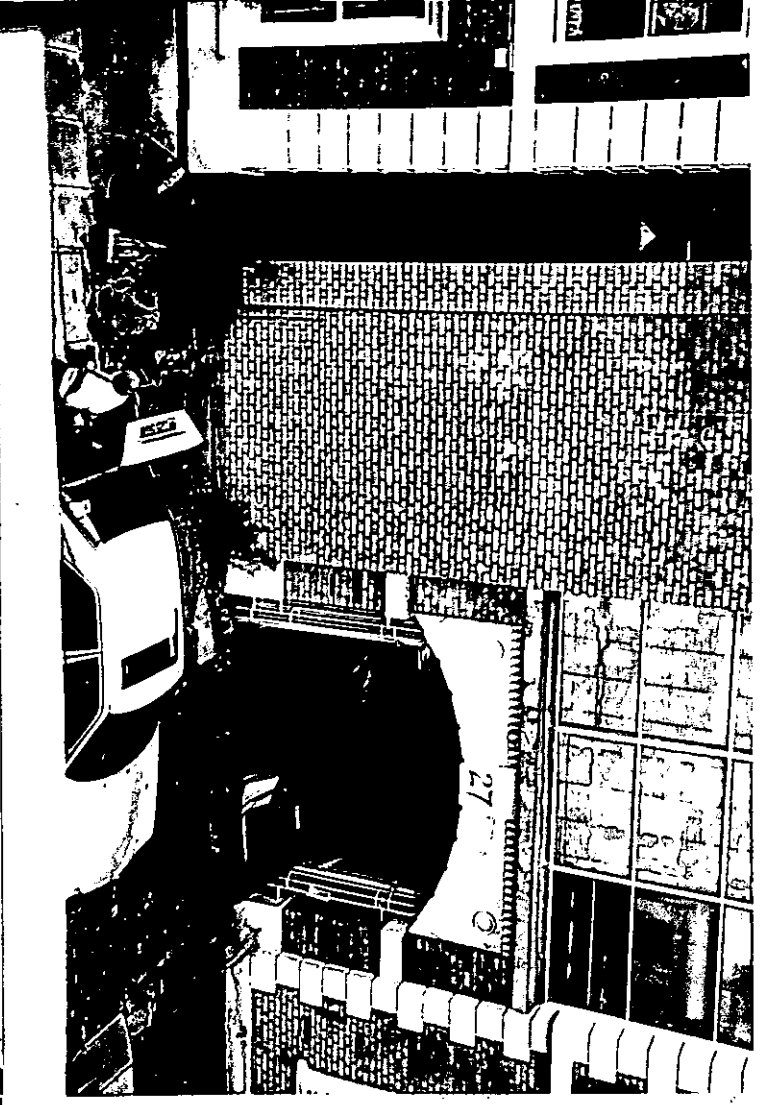
Yours sincerely,

Bronwyn Fysh.

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From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION

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REPRESENTATIVE, KELSO PLACE

7 Kelso Place,
London W8 5QD
19th January, 2001.

Re PROPOSED DEVELOPMENT: 27 KELSO PLACE, KENSINGTON, W8 5QG.

REF. DPS/DCC/PP/00/02818/LR
New Ref No? : 16/01/2001

*See Mr. French
Planning
The Town Hall
Haverhill St, W8 7NX.*

Dear Mr French,

Yet again we are having to write to you concerning the above Development, this time concerning the latest Amendment to the above proposal, notified by your Dept. on 16th January.

The insensitivity of this most recent proposal beggars belief. Just when we were being asked by Planning officers at RBK&C to negotiate with the developers, Mountcashel, who have made such claims of assiduousness in attending to the concerns of neighbouring properties like No 26, they now propose such a crass schēme as merely shifting the refuse problem to the façade of the building, thereby severely affecting both the streetscape and dumping the problem from the back of 26 to the front of No 7 and the other houses immediately opposite.

The problem is particularly severe for our own property, No. 7, introducing new and severe problems of nuisance, overlook and threat to privacy and amenity, by placing a large 10-12 ft high refuse doorway with vent above in the (at present blank) façade directly opposite our front door. This is in addition to a new window above, looking directly into our main living areas.

Under this new plan, the large quantities of rubbish generated by such an enlarged commercial operation will be constantly trundled across the front of the building from the front lobby exit into this large refuse doorway and refuse room located directly opposite our front door desecrating the front face of the building and causing constant problems. The refuse room door will be left open and refuse will quickly find its way onto the footpath and street. The nature of the new plans, which include a kitchen - presumably to provide frequent boardroom lunches (note the 34 seat boardroom/meeting rooms, and Mountcashel's stated intention to have 80 plus personnel on the premises, including many visitors) indicates that large amounts of kitchen waste, smells and nuisance will be generated in addition to normal office refuse.

Closure of the arch and removal of the gates to the courtyard of this mews style commercial property affects not only the streetscape and outlook of the houses opposite but means removal of the only means of servicing these small once very small commercial premises off street in a very narrow and busy cul de sac.

The effect of this new plan will be both intolerable mess, disturbance and intrusion, which will affect us similarly to previous proposals to No 26, and will be protested most vigorously by all.

This is in addition to our previously expressed fundamental objection to this and previous proposals, on grounds of traffic congestion, noise, nuisance and loss of amenity, through unacceptable intensification of use which also compromises our privacy, safety and security.. These objections are in addition to previously documented objections by residents expressing their severe concerns about traffic congestion, nuisance and loss of residential amenity of such overdevelopment and intensification of use of office space with poor access in a narrow residential street already suffering intolerable congestion and threats to traffic safety and security of residents, in a quiet, Conservation area.

This Amended Proposal will have a disastrous effect on the amenity and enjoyment of our family of our home, No 7. For these reasons, as well as the wider issues discussed above and in previous letters, we urge you most strongly, to please reject it.

Yours sincerely,

Dr. and Mrs. John Fysh.

John Fysh
Branney Fysh

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BRONWYN FYSH,
 (KELSO PLACE C'VEE MEMBER,
 VICTORIA RD. AREA RESIDENTS' ASSOC.)

7 KELSO PLACE
 LONDON
 W8 5DD

Ms. Louise Reid
 Planning & Environment
 Town Hall,
 Heron Street
 London, W8 7NX

W 2/2/01

15.2.2001

Tel. 0207 938 3084
 Fax. 0207 937 6696

Ref. DPS/DCC/PP/00/02818 (LR)
 27 KELSO PLACE, W8.

Dear Miss Reid -

With regard to the latest Amended
 Proposal for 27 Kelso Place -

In order to get the whole picture
 so that I can put the facts to the Residents and members
 of V.R.A.R.A., I need to clarify exactly what conditions
you or the Council is likely to impose should the
 Appeal Hearing (30th Jan.) be decided in our favour
 or limited consent be granted.

If we do not object to these latest
 drawings (taking in some of our suggestions), our
 lack of objection will probably be taken as our
 assent also to the increase in floorspace and
 intensification, which is our fundamental objection.
 Would it not be better to find out
 the result of the Appeal Hearing first, so we all
 know where we are?

Yours sincerely,
 Bronwyn Fysh

PS. I have not yet been
 sent a copy of their letter
 which others have already received
 that I also have a copy of the plan and
 photos.

VICTORIA ROAD AREA RESIDENTS ASSOCIATION
COMMITTEE REPRESENTATIVE, KELSO PLACE

7 Kelso Place, W8

Tel 02079383084 / Fax: 02079376696

23rd Feb. 2000

Re: PROPOSED DEVELOPMENT, 27 KELSO PLACE, KENSINGTON, W8 5QG.
DPS/DCC/PP/00/02818/LR - AMENDED PROPOSAL, 12th Feb

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

Dear Mr. French,

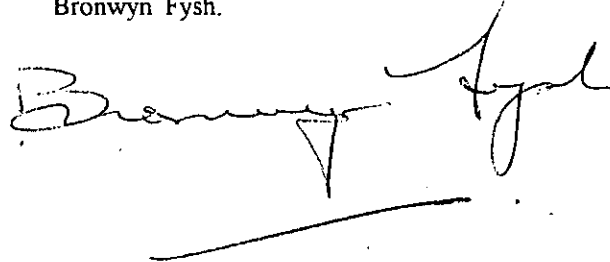
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We wish to register our continued fundamental objection to the proposed increase of 10-12% in size of No 27 Kelso Place and the consequent increase in capacity and intensity of use, attendant on closure of the arched entrance and infill of courtyard space. The same concerns of total unsuitability of busy offices in a quiet residential street, with increased traffic and constant disturbance remain - despite the improved external design incorporating suggestions submitted under pressure for the Inspector's Appeal Hearing on 30th Jan, whose decision has not yet been taken. While past use has been unsatisfactory, and the existing building far from ideal, and although the external façade design has been much improved, we cannot accept the current proposal as it is still presented as a package incorporating the increased capacity, and as yet we have had no indication of the nature or likelihood of tight restrictions on usage.

Yours sincerely,

Bronwyn Fysh.



Forward: 26/2/01