

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

20 December 12 00.

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  
For the attention of Ms Louise Reid

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
OM								27 DEC 2000	101
	IO	HEC	ARB	FWD PLN	CON DES	FEEES			

Dear Ms Reid

**Subject A planning application for a development for 27 Kelso Place W8 5QG**  
**Your Ref. DPS/DCC/PP/OO/O2818/LR**

I am writing to you following our telephone conversation of to-days date regarding the above matter.

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.

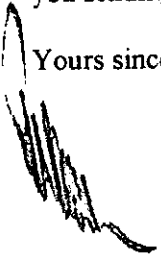
If there were any changes to the building height of 27 Kelso Place as it exists at present it would appear that it would affect the following amenities currently enjoyed by our members/ residents, located adjacent to the proposed development; Sunlight, daylight, and possibly privacy and character.

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 - 05J  
② LR - 24/1

Kensington Green Residents Association  
C/o Innisfree  
East Horsley  
Surrey  
KT24 5AS  
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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	G	SW	SE	ENF	AD ACK		
23 JAN 2001 (46)									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

**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.

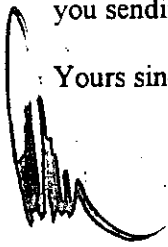
If there were any changes to the building height of 27 Kelso Place as it exists at present it would appear that it would affect the following amenities currently enjoyed by our members/residents, located adjacent to the proposed development; Sunlight, daylight, and possibly privacy and character.

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?

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Yours sincerely



① ACK - CST  
② UR 1  
✓ Ask 21/2

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
UR		20 FEB 2001					
APPEALS	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 15<sup>th</sup>.

Dear Sir/Madam,

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

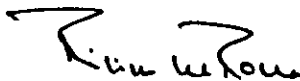
I am an owner occupier at the above address. I wish to object to the proposed development at 27 Kelso Place.

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*  
*21/1/2001*

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
- 2 JAN 2001							10
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

2 KELSO PLACE  
LONDON W8 5QD

TEL: 020 7376 0967

FAX: 020 7937 0929

philipleroux@cs.com

*Ly 26/2*

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

February 23<sup>rd</sup>.

Dear Sir,

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

Please note that minor amendments listed in your letter of February 12<sup>th</sup>, 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 DIA	HWB	W	E	SW	SE	ENF	AC ACK
VOM 27/12				13 DEC 2000		(72)	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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, appearing to read "Lucinda Hand".

Lucinda Hand

Gillian and Richard Richard Henchley  
4 Kelso Place London W8 5QD  
19 12 2000

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

Dear Sir

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

We wish to oppose this application. As you know, Kelso Place is a quiet, quite long cul de sac off a cul de sac. Driving in and out is difficult. It is in effect one way.

There is only business in the street. It is at no. 27 It is heavily used - I am told by almost as many people as live in the rest of the street put together. It is a long way from any other kind of business use.

As you would expect with a busy office, during the day there is continuous coming and going. Visitors stop their chauffeur driven cars often leaving engines to idle. There are couriers and delivery vans. Users order their groceries over the internet for delivery by van to the office. They then return in the evening to collect. Turning space that is now in the building would be blocked off.

The application is to change the building causing even more congestion. It would increase the usable floor space considerably and, in the absence of evidence to the contrary, it must be reasonable to assume, would proportionately increase the use of the building.

Accordingly we oppose the application.

Yours faithfully

*AW H*

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AD ACK	
22 DEC 2000							
PLN	CON	DES	PLN	CON	DES	PLN	CON

*AM* *49* *1/17*



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/ACK
- 5 MAR 2001							
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

*AWH*

As from  
6 Kelso Place  
London W8 5QD

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

December 21, 2000

Dear Sir,

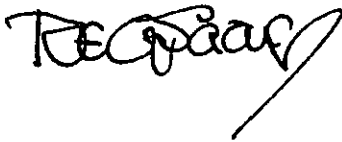
**Proposed development at 27 Kelso Place**

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.

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EX DIR	HDC	N	C	SW	SE	ENF	AG ACK
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APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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

The new proposals still include blocking off the entrance arch and courtyard, and removing the turning area. Not only does this eliminate the 6 car parking spaces at present inside the courtyard, it means that all vehicles servicing the facility must drive in and back out of the street or vice versa.

The developers fresh plans do nothing to address these problems.

5. **Garbage Storage & Collection** This may seem a very small practical issue, but offices produce a huge amount of waste materials. The existing facility uses large wheelie bins stored in the courtyard. This will no longer be possible, so where will this refuse go ? Probably in bags out on the pavement – a permanent eyesore.
6. **UDP** The proposed increase in floor area may not contravene the Council's UDP, but I believe the impact of these proposals in terms of increased traffic congestion on a residential area certainly does. It is an accident of history that this office facility lies in an otherwise completely residential area.
7. **Conclusions** This is a thoroughly bad proposal, totally out of character for a residential area, and will eventually lead to an intolerable level of traffic congestion. It should be rejected.

Yours sincerely,



Keith M Stables

8 Kelso Place  
Kensington  
London W8 5QD

December 20, 2000

Mr M J French  
Director of Planning  
RBK & C  
Town Hall, Hornton Street  
London W8 7NX

Dear Mr French

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

I am writing to object very strongly to the revised planning application submitted by Mountcashel Plc for extending the offices at 27, Kelso Place. The fresh plans are far from easy to read, but whilst the proposals go some way to meeting the legitimate concerns of the owners of No. 26 Kelso Place, in all other respects no significant changes have been made.

- Floor Space** The increase in the external area has been reduced from ~ 32% to ~ 12%. However closer inspection of the plans seems to indicate that this has been achieved by reducing staff amenity space leaving the office space largely the same.
- Staff Numbers** The submission quotes 30-35 people to be employed (the RBK & C write up quotes 48). **The existing office facility has housed 50-60 people in the past so why is any additional space required at all ?** Is it possible for planning consent to restrict numbers employed ?
- Change of Ownership** The Planning Committee surely have to take into account the fact that the office facility could be sold on immediately the work is completed and this could lead to 50-60 people plus an additional 12% using the facility.
- Traffic Congestion** This arises in a multitude of ways, staff using cars for work, outside consultants, chauffeurs, delivery vans, parcel & post vans, garbage clearance motorbike deliveries etc. **The traffic congestion for the existing facility was, at its height, not sustainable in a residential area.** The residents photographic evidence supports this.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ASK
(110)							
22 DEC 2000				DM 27/12			
				PLN	DES	FEES	

8 Kelso Place  
Kensington  
London W8 5QD

January 29, 2001

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

*Handwritten initials: LPS / 2/12*

DPS/DCC/PP/02818/LR

Dear Sir

**PROPOSED EXPANSION OF 27 KELSO PLACE OFFICE FACILITY**

I understand the developers have submitted yet another amendment to their original application. None of the amendments so far submitted addresses my previously stated fundamental objection, which is that **any increase in floor space** will inevitably - either with the present owner or the subsequent ones - lead to increased numbers of people using the office facilities, and consequently, to increased traffic in our narrow, primarily residential cul-de-sac. In my view, this is an inevitable consequence, which no amendments or smooth words from the developer can gainsay.

Summarising my objections, they are:-

- No increase in office space leading to more traffic.
- No closure of the archway so causing all vehicles to the facility to back out.
- No siting of large wheelie refuse bins right at the front of the building.

This is a totally unsuitable development for a quiet residential cul-de-sac and should be rejected.

Yours sincerely

*M. Barrington*

Keith M. Stables

*AP*

RECEIVED BY PLANNING SERVICES							
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30 JAN 2001							
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26 FEB 2001									
(75)									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

8 Kelso Place  
Kensington  
London W8 5QD

February 22, 2001

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

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

Dear Mr French

**RE: PROPOSED DEVELOPMENT AT 27 KELSO PLACE**

Thank you for your letter of the 12<sup>th</sup> February bringing to my attention yet another amendment to this application. This amendment does in fact address the 3<sup>rd</sup> point in my letter to you of the 29<sup>th</sup> January, in that the access doors for the garbage are now on a side door inset into the front fascia.

My remaining two objections still exist however:-

- No increase in office space, which will inevitably, eventually, either with the present owners or the next, lead to increased personal and vehicular traffic.
- No closure of the archway, so removing the turning facility for smaller delivery vans, post etc, thus causing all vehicles to back out.

As a result of the Planning Appeal on January 30<sup>th</sup> against refusal to grant the original application, more is now known about the proposed use of the premises. The firm is involved in the Financial Services market which has become a 24hr/day business. As the designed boardroom space also shows, they expect to receive large numbers of visitors, all of which will increase the vehicular traffic, waiting taxis or chauffeurs etc.

Kelso Place is primarily a quiet residential cul-de-sac and so it should remain. It is an accident of history that a business premises resides in it midst. In order to protect the character of the street, restrictions must be placed on the hours of business use, and the numbers of people occupying the premises.

Yours sincerely

PP M. Barrington

Keith M Stables



PPS/Dec/PP/00/02818/LR.

RECEIVED BY PLANNING SERVICES										
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20 DEC 2000							AM	(18)		
Dean Smith Hall										
APPLS	IO	REC	ARB	FWD	CON	FEE				

9 KELSO PLACE  
W.8

very strong objection to the proposal for alterations to

27 Kelso Place  
The increase of traffic and incidence to emergency fire and ambulance vehicles would be a serious hazard to this small cul-de-sac. The proposal should not be allowed to go through.

Yrs sincerely  
S Powell

PLANNING SERVICES

RECEIVED BY PLANNING SERVICES										
EX DIR	HDC	N	SW	SE	ENF	AD ASK				
25 JAN 2001							AM	(75)		
Dean Smith Hall										
APPLS	IO	REC	ARB	FWD	CON	FEE				

1.01

Re: your PPS/Dec/PP/02818/LR.

This is to register my objections to the proposed expansion of 27 Kelso Place to emergency vehicles would be put at risk - increase of traffic to the enclosed officers - refuse bins placed on the pavement; all would be largely detrimental to this small residential cul-de-sac

Yrs Sincerely  
Sam Powell

PPS/11

10, Kelso Place  
London W8 5QD  
15th December 2000

The Executive Director of Planning and Conservation  
RB of K & C, Dept 705  
Hornton Street, W8 7NX.

Dear Sir

Re: DPS/DCC/PP/00/02818/LR dated 12 December 2000

I wish to inform you of my opposition to the proposed development of 27 Kelso Place, for the following reasons:

**1. Impact on traffic.**

The expansion of the office, itself a total anachronism in this residential street, can only lead to a significant increase in the number of vehicles arriving here. In the past year we have seen a marked increase in the traffic from the existing limited office space and a further increase would be intolerable. Visiting delivery vehicles at present can sometimes pull onto the adjacent pavement in order that the street is not completely blocked and return from the street by reversing into the archway, but these plans do nothing to alleviate that situation, even going so far as to suggest that deliveries will be made to kerbside in front of the office, since the archway will be closed off. Kelso Place is simply not wide enough to accommodate such a bizarre notion, and it is worth pointing out that the carriageway is only 12ft 6ins wide, excluding the Residents Parking Bay. As far as staff movements are concerned the shallow "Travel Plan" is quite worthless. The current occupants of the premises are simply the last to leave, and making comparisons with them ignores the situation of several months ago when the offices were a hive of activity. Certainly then we experienced a considerable volume of car traffic, from senior office staff and from chauffeured vehicles waiting in the roadway for their passengers. If the new offices are going to be staffed by only a handful of pedestrians I should like to know why it is felt necessary to expand the premises at all.

**2. Effect on adjacent properties.**

The revised drawings, compared to the previous application, cleverly disguise the effect that this proposal would have on the residential property immediately next door. The increased window arrangement will completely overlook the conservatory and rear garden of No 26 and the presence of the inner courtyard and meeting rooms will result in considerable noise intrusion. I feel sure that you will wish to consider this aspect carefully as we have here the awkward boundary between private and commercial properties. We look to you to protect us in these circumstances.

**3. Disturbance of the character of the street.**

I am certain that the original agreement to allow this small office to be established right in the middle of a good quality residential street had as its basis a desire to see the character of the property, with its attractive arched entrance and interesting inner courtyard, preserved. This proposal pays lip service to the original appearance and character of the property and introduces a wholly unwanted substantial office premises. In my view that runs entirely counter to the notion of a Conservation Area and should be rejected.

In summary I should like to suggest that the developer is told to work within the general plan and fenestration that exists today.

Yours faithfully



R.B.Lynskey.

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GM 21/12		20 DEC 2000			14	
			FWD PLN	CON DES	FEES	

*V. G. 19/11*

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.

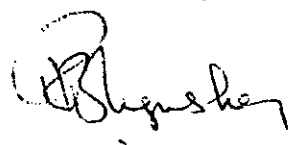
I repeat that this roadway is narrow and easily blocked by visiting vehicles to the offices and any increase in that traffic is to be deplored.

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	AG ACK	
86		19 JAN 2001						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

1/22/2

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 Sirs

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									
EX DIR	HDC	N	✓	SW	SE	ENF	ACK		
22 FEB 2001									
APPEALS	IO	REC	SP	PLN	CON DES	FEEs			

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*

C.P. Angwin

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	V	SW	SE	ENF	AO ACK
(W)		21 DEC 2000			OM 2/12		
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

*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					
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✓ 19/22/2

**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: 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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
22 FEB 2001							
APPLS	IO	RET	INTS	FWD PLN	CON DES	FEES	

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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OM 29/12 28 DEC 2000 21							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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.

*Yours sincerely*  
*Blaise Stann*

**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.

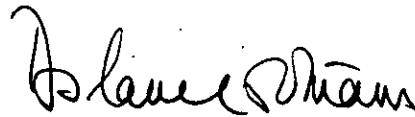
The current occupiers of No 27 already cause problems by the number of employees who park their cars in the limited resident's space available, overflowing from its courtyard, and the frequency and number of motor bikes and delivery vehicles who have to call there. Only two weeks ago a friend who was 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". The signature is written in a cursive, slightly slanted style.

(Sir David Ramsbotham)

Sir David Ramsbotham

14 Kelso Place,  
LONDON W8 5QD.

22 February 2001.

*JG 26/2*

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

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

Dear Mr French,

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD/ACK		
26 FEB 2001							97		
APPEALS	IG	REC	AMB	FWD PLN	CON DES	FEES			

**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	AD ACK
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APPEALS	IO	REC	ARB	PWD 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

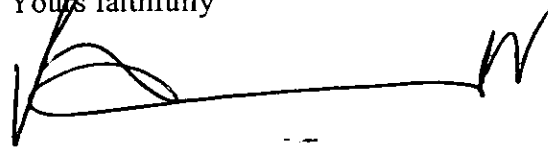
the road, with the existing attractive archway being eliminated. This would detract from the concept of "conservation".

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

CRACK NOBS  
② CR  
Jg 22/1

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									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
22 JAN 2001									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

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

4/23/11

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)
APPLS	IO	REC	ARE	FWD PLN	CON DES	FEES	

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	SW	SE	ENF	AO	ACK
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APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

① Acc - CBST  
② LR  
Jgd/1

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							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
26 JAN 2001							
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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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22/12		21 DEC 2000			(10)				
APPLS	IO	REC	ARR	FWD PLN	CON DES	FEEB			

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

A. Lark

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

① ACK - 0120  
② LR

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

Dear Sir, <sup>Ref</sup> DPS/Dec/PP/02818/LR 18 January 2001.

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 - CSS  
② UK.

✓ 19/2/01

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

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.

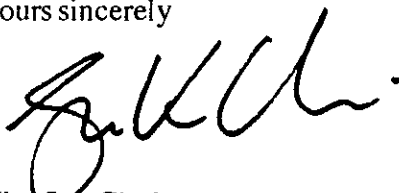
Over the years parking has become a difficult problem. It is often impossible find a parking space in Kelso Place (and often in the immediately adjacent streets) during the day. If the proposed development goes ahead this situation will inevitably worsen as office space will be increased and the inner 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					
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24	20 DEC 2000				OM 2/12
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ACK - CBS  
LR

JG 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	C	SW	SE	ENF	AD/ACC
22 JAN 2001 26							
APPS	IO	REC	ARb	FWD PLN	CON DES	FEEES	

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)

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EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	FC	ENF	ACK
(64)				21 DEC 2000		DM 2/12	
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*M. J. G. C.*

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

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

Dear Sir

As soon as I received your letter dated 16th January reference DP/L/DCC/PP/1/028187LR 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

*M. Candelier*

Mrs X Candelier

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JGJ

From  
Missoula Conservation

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

Harlowe St. W. 8.7 NX  
18.1, 2001

Dear Sir,

With reference to the Fayette Union  
amendments of the plans of the

Developer for No 27 Kelso Place. **WB**.  
DPS/DC/PP/02818/LR -

Guess do not improve on our  
original objections. Further objections  
are related to plans, to increase the  
size of the office, by closing the driveway,  
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  
wrest the thoughtful consent of the  
Planning Committee - Yours sincerely,  
Rene Crazeau

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	NO ACK
- 8 JAN 2001						106	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

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. Mountcaschel 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.

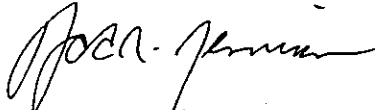
In point 5.16 the appeal refers to a successful appeal by Comshare Ltd. against a decision by RBK&C based on traffic considerations in Chelsea Manor Street. In my A-Z, Chelsea Manor Street accesses at its north end the A3217 a/k/a King's Road and at its south end the A3212 a/k/a Chelsea Embankment. Perhaps 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 "D.R. Jennison".

David R. Jennison

bj

26 Kelso Place  
London W85QG

R.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

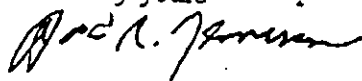
Re 27 Kelso Place

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	HDC	N	C	SW	SE	ENF	AD ACK
20 DEC 2000							
AM 2/12/26							
IO	REC	AC	FWD PLN	CON DES	FEES		

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

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

Dear Sir,

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

Re: 27 Kelso Place Development.

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

This is a small residential cut-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 having 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