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FILE No. TP/99/0733

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The houses to west of the square have been designed to include a studio which in addition to offering flexible space also reduces the effect of the difference in levels between the tennis club and the housing.

4.00 The Proposed Apartment Buildings

The two apartment buildings create the transition from the new square and existing domestic residential character of Aubrey Walk to the larger and more commercial character of the buildings along Campden Hill Road.

4.01 Aubrey Walk Apartment Building

The Aubrey Walk residential building has been limited in height to 3 storeys to ensure it complements the scale of the existing buildings. It has been designed in a period style with Georgian elements but is not intended to be faithful reproduction. The building comprises 4 flats on each of the three floors, entered from one of two lift and stair cores which open into a large reception lobby. The flats on the Ground Floor have direct access to Aubrey Walk.

The Aubrey Walk façade has been set back into the site as far as possible to ensure that a garden landscape can be planted to maintain the existing green boundary to the site along the southern side of Aubrey Walk.

The original design has been developed to give the Aubrey Walk elevation more prominence in the street, making it look like the front elevation rather than the rear.

4.02 Campden Hill Apartment Building

The architecture of the Campden Hill Apartment building has changed significantly since the original application, following consultations with the Local Planning Authority and other interested parties.

The initial design was criticised for being too bland. This resulted from the desire to create a building which was traditional in style, in an effort to be uncontroversial. However the criticism has been considered seriously and the design has been changed considerably to create a more confident and contemporary building.

The scale and massing of the new design is similar to the original design and the building steps down gradually from six storeys adjacent Kensington Heights to three storeys as it turns the corner into Aubrey Walk.

Whilst the change in the style of this building is significant, the townscape of Campden Hill Road is quite different to that in Aubrey Walk itself, and a contemporary design is considered to be a very appropriate solution to this location.

Pedestrian access is provided from both Campden Hill Road and the internal paved courtyard to a reception lobby located centrally in the building.

5.00 Materials

The materials selected for the houses and the apartment buildings will be selected brickwork above a stonework base. Samples of each type of material will be submitted to confirm the exact colour and texture of the masonry but the intention is to select stone and brickwork which is similar, but not identical to the materials used for the houses in the new square.

Large scale details and sample boards will be provided to confirm these matters in due course.

6.00 Vehicular Access

The main vehicular access to the new development is to the eastern end of Aubrey Walk close to Campden Hill Road, between the two new apartment buildings. Vehicles pass through a paved courtyard and then down to the car parking area located underground at the level of the base of the existing reservoir. The upper level will be for pick up/drop off only and the design dissuades people from parking.

7.00 Conclusion

It is not often that an opportunity arises to build a new square in Kensington. This scheme reflects the varied architectural character of the area and attempts to provide modern buildings in a traditional form.

G W A Binmore

CONSTRUCTION
AND PROPERTY
MCBAINS COOPER

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ON

RIGHTS OF
LIGHT,
SUNLIGHT AND
DAYLIGHT

AT

AUBREY WALK
LONDON W8

31 MARCH
1999

BUILDING SURVEYING

3

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Rights of Light, Sunlight and Daylight
 Aubrey Walk, London W8
 St. James Homes Ltd.

1.0 RIGHTS OF LIGHT

The houses fronting onto Aubrey Walk are all in excess of twenty years old and have established their light flows over the Thames Water land by prescription through S3. of the Prescription Act 1832. Once acquired, these easements of light are indefeasible private property rights which cannot be overridden by Thames Water and those acting under or through them.

The MWB was established as a statutory corporation by the Metropolis Water Act 1902 and combined the former water companies as a joint board. The land occupied by the Board was not Crown land so that the exemptions which prevent the subject acquiring prescriptive rights over the Crown do not apply to this land.

The land occupied by Holland Park School is, we understand, held by the RBKC which inherited it from the ILEA on the dissolution of the Greater London Council and the Inner London Education Authority.

St George's Church is considerably in excess of 20 years old and ecclesiastical property can acquire prescriptive rights in the same way as secular property can.

It is important to remember that what light is taken is not the criterion by which an infringement of a right of light is judged but by what is left. The surrounding owners are entitled only to "sufficient light for the ordinary notions of mankind" per Halsbury LC, Davey LJ and Lindley LJ in *Colls -v- Home & Colonial Stores (1904) HoL*. This has been accepted over the years as 50% of the floor area of the affected room having a sky visibility or sky factor of 0.2% or better. The 50% was called into question in 1967 in *Ough -v- King* in which Denning LJ cited with approval the judgement of Upjohn J in *Cory -v- City of London Real Property Co. Ltd., (1954)* and said. "In these days I would not myself be prepared to regard the 50/50 rule of Mr Waldram as a universal rule. In some cases a higher standard may be reasonably required". For safety, we should, today, regard any diminution of the well-lit area below about 53% as likely to be a cause of action.

We have assumed that the surrounding residential owners will not be prepared to release any of their rights in return for money and that all the surrounding owners are hostile to the development and will resist any loss of rights or amenity.

We have received the detailed proposal drawings and site survey showing the demolition of the existing buildings on the water site including the Receiving Office, flats and depot known as Water Tower House, the pumping station behind Water Tower House and the flats at Nos. 3, 5 and 7 Aubrey Walk. The Easternmost covered service reservoir is to be demolished and used as basement car parking and part of the west reservoir is to be retained and used as new indoor tennis courts. New buildings containing nineteen houses and forty-three apartments are to be built on the site. Each of the buildings will be several storeys in height.

5

Kensington Heights

We have, so far, seen only the deed of lease made on 21st June 1973 between the Metropolitan Water Board of the first part and Campden Hill Developments Ltd., Star (GB) Holdings Ltd. And Rush and Tompkins Developments Ltd. of the second part. This lease provides, *inter alia*:

1 The Board.... demise unto the Lessee ALL THAT piece or parcel of land (hereinafter called "the demised premises") Except and Reserving unto the Board.... (g) The right at any time to erect or suffer to be erected any building or other works or to alter any building or other works now standing or hereafter to be erected on the Board's adjoining land in such a manner as to obstruct or interfere with the passage of light and air to any building which is or may be erected upon the demised premises"

2 PROVIDED ALWAYS:

(2) All privileges in respect of light and air now enjoyed over the Board's adjoining land in respect of the demised premises shall be deemed to be so enjoyed by the licence and consent of the Board and not as of right.

The demised premises are defined as the buildings known as Kensington Heights and the Board's adjoining land is the remainder of the Campden Hill Works site as shown on the lease plan.

There are no clauses limiting the Board's rights for so long as Campden Hill Works are an operational water storage and pumping works and the only operational restrictions are upon the lessees preventing them from interfering in any way with the reservoir, pumping installations or other works belonging to the Board.

By operation of the Water Act 1973 Thames Water Authority was created and assumed all the rights and duties of the Metropolitan Water Board which became the Metropolitan Water Division of the Authority. By the Water Act 1983. The Authority was dissolved and reformed as a public limited company, Thames Water Utilities Plc., though the river management functions were reserved into a newly formed national body, the National Rivers Authority. The Campden Hill Works site is not a "river" site and was transferred into the new Plc. Thames Water Utilities Plc. is, thus, the successor in title to the MWB and is entitled to the benefits and subject to the burdens of the covenants contained in the lease referred to.

In view of the clearly expressed terms of the lease, we are of the opinion that the owners of the flats comprising Kensington Heights would have no grounds for raising objection to the proposals on the grounds of interference to their light or air. The Prescription Act 1832 does not provide for the acquisition of easements except where they are enjoyed *nec clam, nec vi, nec precario*. In the present case, the light flow is enjoyed by permission expressed in the deed so all three tests are not satisfied.

All the purchasers of leasehold interests in the flats purchased their interests knowing that these exceptions and reservations applied to the land. Those on the front part would not, of course, be affected but those to the rear and the North side would know that they could be affected in the future.

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Holland Park School

Holland Park School is set down the hill from the development site and we have not been able to examine the buildings on the site in any detail because of restrictions on access. We have examined the buildings from the reservoir site and conclude that the 1960s classroom blocks will not be adversely affected by the proposals at all. Thorpe Lodge forms the VI.th form library and IT classrooms and this building will be slightly affected. The existing fenestration is poor so that the light flows to the rooms are diminished accordingly. We believe that there may be a small amount of damage caused to the building. We do not consider that this damage is injunctable but, by operation of *Shelfer -v- City of London Electric Light Co. 1895* any damage is of a compensatable nature

Airlie Gardens

The remaining buildings in Airlie Gardens are set back from the line of Thorpe Lodge and are presently heavily overshadowed by the planting on the berm slope. While trees would not normally be considered for rights of light, where they are "cultivated" rather than wild, a claim could be sustained for them. As no claim has been made and the trees have been there for many years, we feel that they give a degree of protection. The nearest building will be the house in the Southeast corner of the square which is basically two storeys at its nearest point to Airlie Gardens and is set some 36m back. We consider, therefore, that no reasonable claim could be sustained by the Airlie Gardens properties

25 Campden Hill Gardens

The building on the corner of Aubrey Walk and Campden Hill Road derives a flow of light principally along Campden Hill Road and is already obstructed by Water Tower House which is built on higher ground and is five storeys tall. The parapet level of Water Tower House is 52.07 AOD. The new proposals show the new buildings being 53.25 AOD to the ridge and 51.25 AOD to the parapet. The footprint of the building is slightly wider than the existing building but with a more broken roofline. Most of the bulk of the building addresses the road rather than the properties built on its sides. We do not consider that an action could be sustained by this property.

36 Campden Hill Gardens

The next building faces into Campden Hill Gardens but derives a flow of light over the development site to its side windows and its conservatory. We have considered the impact which the new buildings will have onto these windows and the first floor windows do not appear to be adversely affected. The conservatory receives part of its light from above and would be very difficult to injure. There are no new buildings facing this house and the present pump house roof is set at 49.8 AOD and there are trees and bushes on the berm. The new obstructions will rise to 40.2 AOD so that this building will derive significant increases in light flow. The building has a satellite dish mounted on the West wall facing over the site and set at a low angle to focus on the geostationary satellite.

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St. James Homes Ltd.

The new development should not distort or disrupt the signal because it will "see" the satellite through the gap in the buildings. While not a right of light, the Courts may now be tending towards granting relief from interruptions to television signals. The Canary Wharf case is before the Courts and much will depend on how it is resolved at appeal.

St. George's Church

The church of St George's has its main "East" window on Aubrey Walk, facing Southeast together with other, smaller windows. It is normally extremely difficult to injure church windows because of their height and the windows in this case have the sill quite high up and the heads even higher. We do not believe that the church will sustain an actionable injury in this case. St. George's Church will benefit from the amended proposals and will not be affected to the extent they would have been under the previous scheme. There will be a slight diminution in light to the West side of the window but this is more than offset by the demolition of the pumphouse.

2 to 6 Aubrey Walk

The next group of buildings along the road, numbered 2, 4 and 6, are a block of three Georgian houses each on three storeys. The rooms appear to be quite shallow and the ground floor windows are reasonably high so that the damage may only be slight. We have calculated the effects on these houses and particularly No 6 more closely. This shows a diminution in light but, as far as we are able to calculate, without having access to the rooms internally, this diminution does not appear to be sufficient to sustain an actionable injury. The first floor rooms have very high French windows (approx. 2.3m) and the rooms are shallow so that we do not anticipate any injury at this level.

These houses will be affected to a lesser extent than in the previous scheme though, as before, No 6 is affected to the greatest degree and will still sustain a loss of light. This loss, however, does not seem to be to an actionable extent.

8-16 Aubrey Walk

The block of five "garden suburb" houses, Nos. 8, 10, 12, 14 and 16, again on three storeys, are built a little further along the road. Along this part of the road there is little on the Thames Water site at present to obstruct the light and proposals show the roadway in front of Nos. 12, 14 and 16. This will mean that they will receive, if anything, more light than at present. No 8 is lit from two sides so would be difficult to injure at ground floor level in any event but light will still penetrate over the substation and through the square Trial Waldram diagrams in the worst case. (No. 8), show that the sky factor at half the likely depth of the rooms would be in excess of 2.5% against a minimum of 0.2% as being sufficient for the ordinary notions of mankind (*Ough -v- King 1967*). Achieving 0.2% over 50+% of the floor area of the rooms should, therefore, be achieved.

No 16 faces the existing buildings at 3, 5 and 7 which stands on the slope of the berm and has a gambrel roof with its ridge line at approximately 50.7m AOD. The proposal drawings show this building being demolished and there will be a significant improvement in light flows to this building.

18 Aubrey Walk

No 18 is a late nineteenth Century buildings on two floors with windows at ground floor and first floor levels facing the site. The ground floor windows are 1425mm high and quite wide so that a good standard of light penetration into the rooms appears to occur. These windows face predominately the existing buildings on 3, 5 and 7 and are obscured by this building. Light passes down the West side of the existing building. This light flow will be significantly improved as will the sunlight and daylight penetration.

20 Aubrey Walk

This building benefits from the removal of the existing flats and the new building is set back further than the existing ones. We find the situation for this building improved rather than impaired. No 20 has no windows at ground floor level other than to the garage and, perhaps, a lavatory at ground floor level while the fenestration to the first floor is by four windows each approximately 2.3m high.

22 Aubrey Walk

No 22 has two relatively small windows at ground floor level, lighting rooms either side of the entrance passage. These windows are already obscured by the bulk of Nos. 9 and 11 and, further away, by the gable end of No 7. The ground floor windows will suffer a slight diminution of light but we consider the loss would not be actionable. The principal rooms are on the first floor and the windows to this floor are extremely large with a sculpture displayed in the centre window. These windows will still receive satisfactory flow of light over the reservoir and to the West of the new building.

24 Aubrey Walk

No 24 will also suffer very slight diminution in light flow but this, again, would appear to affect only secondary accommodation at ground floor level rather than principal rooms.

26 Aubrey Walk and Beyond

We do not believe that Nos. 26 and beyond are affected by the proposals.

2.0 SUNLIGHT AND DAYLIGHT

We have used the BRE Code of Practice for daylight and sunlight 1991 as the basis for consideration of the effects of the new proposed development on the flats in Kensington Heights. Section 2.2 deals with the effects of developments on existing buildings and we have followed the decision chart given on p.7 of the Guide. In some instances, the new development does subtend an angle greater than 25° at the centre line of the lowest storey of windows so we have gone on to verify the actual vertical sky components (VSC).

To assess the VSC we have used the method of the Waldram Diagram. At p.54, the Guide states "...the Waldram diagram is more precise [than the skylight indicator] and may be used for very complex obstructions." The Waldram diagram also has the advantage that it shows the obstruction in a more pictorial way, which is often of assistance in gauging the likely effects.

The Guide seeks a VSC of 27% at the centreline of windows to be affected. Where this is not attained the Guide then seeks to identify whether the proposed VSC will be 80% or more of the existing figure. If so, then it concludes that daylighting is unlikely to be seriously affected. The Guide requires a further assessment to be made even where the 27% is exceeded and that is to establish whether the proposed VSC is more than 80% of the existing. We have marked with a N those situations where one or other of the Guide's recommendations is not met.

Holland Park School

Thorpe Lodge does not face within 90° of South so does not fall to be considered from the sunlight point of view.

From the daylighting point of view, we have verified that the angle of obstruction formed by the new buildings at the centres of the ground floor windows will intrude above the 25° line at 27°. We have, therefore checked the sky factor along the window wall and find that it is 27.5% so that the criteria given in Section 2.2 of the Code of Practice published by the BRE is satisfied. Examination of the section drawing attached shows this situation pictorially.

Kensington Heights

Although the legal documentation precludes action by the owners of the flats in Kensington Heights for loss of their prescriptive rights, Sunlight and Daylight still fall to be considered by the Planners.

In our examination, we have made assessments at points along the ground floor level where there are windows but these appear to serve, for the most part, subsidiary parts of the building, service areas and the like. The flats appear to be confined to the first and upper floors. We have, therefore, also assessed the first floor flats in the section of the building that projects out towards the development.

5.0 PHOTOGRAPHS AND DRAWINGS

Photograph of Thorpe Lodge, Holland Park School.

Section showing Thorpe Lodge and the South Terrace with 25° line shown.

25 Campden Hill Road shown as existing with 25° line shown from centre of Ground floor windows

25 Campden Hill Road shown as proposed with 25° line shown as before.

Photograph of 4 and 6 Aubrey Walk

Drawing extract showing 2 - 6 Aubrey Walk and proposed new apartment block

Drawing showing 18 - 24 Aubrey Walk and proposed small flats block

Elevation drawing showing proposed new block facing 18 - 24 Aubrey Walk with existing block shown dotted in.

Part section drawing showing proposed new block and 20 - 24 Aubrey Walk with existing building shown dotted in

Photograph of 18 Aubrey Walk

Photograph of 20 Aubrey Walk

Photograph of 22 Aubrey Walk

Photograph of 24 Aubrey Walk

Elevation of existing buildings facing 18 - 24 Aubrey Walk

Elevation of East Terrace closest to Kensington Heights

Section of East Terrace and Kensington Heights

Section of North face of Kensington Heights and South face of the apartment block fronting onto Campden Hill Road

Plan of relationship between Kensington Heights and the East Terrace (NB 1:250)

Elevation of Kensington Heights facing the East Terrace

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In some places on the ground floor, the windows are limited in the VSC available to them by being recessed under projecting construction. This places an additional burden on the adjoining site because a small obstruction below the projecting balcony will have a disproportionate effect on the VSC. The Guide calls for a flexible interpretation of the numerical values given and we submit that windows affected by projecting balconies should be accorded that more flexible approach.

We have set out below a table of the results achieved at the various window positions and these are indicated on the attached working drawing. Care should be exercised as the plan drawing is scaled at 1:250 not 1:200 as the other drawings. We have also included extracts showing the sections to the West and North faces of the flats.

Position	Extg VSC	0.8 of extg	Prop VSC	Pass 27%	Pass 80%
A	25.71	20.57	24.727	Y	Y
B	26.06	20.848	23.82	N	Y
C	23.2	18.562	20.60	N	Y
D	31.81	24.945	28.677	Y	Y
E	21.6	17.28	18.747	N	Y
F	22.47	17.976	20.316	N	Y
G	40	32	33.736	Y	Y
H	40	32	33.485	Y	Y

In the case of positions A, B and C, the 27% VSC is not attained as existing due to the oversailing balcony above. In positions E and F, the adjoining projections shield the windows from the sky. The proposed development reduces the VSC but the proposed value is still greater than 80% of the existing

We have examined the impact of the proposals on the north elevation of Kensington Heights. As above, we have compiled Waldram diagrams of the worst affected part of the building taken at 2m above ground level. We find that the original VSC at this location is 27.6% but that the VSC under the proposed scheme will be 24.3%. Although this is less than the target numerical value set by the Code, it is still more than 0.8 times the original value (22.08%). As with the west elevation, there are windows on the north side of the building that are overshadowed by projecting balconies in the storey above. This dramatically reduces the VSC available to those windows, even if the building were to be on a completely undeveloped site on a hilltop. It would be perverse to impose the additional burden of this element of the previous design onto the proposed use of the Thames Water site.

Taking into account the flexibility of approach envisaged in the Code (*para 6, P.1*) we consider this diminution in VSC not to be material.

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3.0 SUNLIGHTING

The penetration of sunlight falls to be considered because the windows on the West face of Kensington Heights face within 90° of due south. (Facing 253° True). The Guide repeats the requirements of BS8206 Pt 2 1992 and calls for the windows to receive 25% of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21st September and 21st March. Where the sun penetration is reduced, it should still leave 80% of the existing sunlight hours.

We have carried out an analysis using the sunlight availability indicator for 51.5°N (the latitude of London) at p.28 and the transparent indicator supplied with the Guide. We have not analysed those parts of the new buildings lying to the North of the points under consideration as noted in Fig. 16 on p.11.

The results of our analysis are shown in the table below:

Posn	APSH%	80%	WPSH%	80%	APSH%	WPSH%	80% < A	80% < W
A	56	43.2	22	15.2	56	22	Y	Y
B	56	44.8	21	16.8	56	21	Y	Y
C	53	42.4	19	15.2	53	19	Y	Y
D	50	40	19	15.2	50	19	Y	Y
E	19	15.2	2	1.6	18	1	Y	N
F	23	18.4	3	2.4	28	3	Y	Y
G	55	44	20	16	48	16	Y	Y
H	54	43.2	19	15.2	51	17	Y	Y

The notation used is that the first column shows the existing percentage of annual probable sunshine hours, the second shows 80% of that, the third column shows the existing winter probable sunshine hours, the fourth 80% of that. The fifth and sixth columns respectively show the proposed annual and winter probable sunshine hours and the seventh and eighth column show by Yes/No notation whether the proposed probable sunshine hours are 80% or more of the existing respectively.

In the case of position E the drop in annual probable hours is only 0.6% below the critical value. The remainder are either not reduced at all or are only reduced very slightly. In all but positions E and F the remaining percentage of sunshine hours is still between three times and four times the Guide's winter minimum. Only positions E and F fall significantly below the Guide's provision but these are heavily shadowed by the rest of the building and do not achieve the Guide minima even as existing.

We have considered the north elevation of the building for sunlight as for daylighting. As none of the windows face within 90° of due south, none call to be considered for sunlighting under the Code.

In the circumstances shown by our research, we believe that the impact on Kensington Heights will not be so significant as to represent a severe diminution of light to the flats taken as a whole. We do not believe, therefore, that the effects on the building should be regarded as an impediment to granting Planning Consent for the proposed development.

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Aubrey Walk

The houses in Aubrey Walk face within 90° of due South and the sunlight criteria set out in sections 3.1 and 3.2 of the Code must be checked to ensure that there is sufficient sunlight and daylight. The Code is less demanding for bedrooms and kitchens and reserves its heaviest requirements for the living rooms of buildings. Nos. 2, 4 and 6, appear to be the buildings affected to the greatest degree and in these houses, the living rooms appear to be at ground floor level and these will be affected by the proposals. The least angle of intercept from the centre of the ground floor windows is 31° and the greatest is 45°. This exceeds the criteria set by the Code of 25°. An assessment of the sky factor available indicates that it is 27% for 2 and 4 and 25% for No 6. The reduction of VSC at this point is small and still affords more than 80% of the existing VSC for all three houses. In addition, No 6 is also lit from the side, deriving an almost uninterrupted sky factor down Aubrey Walk. The proposals call for the demolition of the present block of flats in Aubrey Walk so that the side elevation will gain both sky visibility and sunshine. We have also verified the annual probable sunlight proportion and find that this is some 66% with 10% available in the winter months. This, therefore, satisfies the requirements of the Code where the minimum recommendation within the Code of Practice is for 25% of the total probable annual sunshine hours to be available with 5% of the probable annual hours to be available through the winter. In these circumstances, we anticipate no cause of complaint from the Planners with regard to sunlight penetration.

Nos. 8 to 16 Aubrey Walk will be advantaged by the proposals as they will have a more open Southern aspect though the morning sun will be diminished. The angle of intercept of the nearest obstruction is below 25° and the sky factor is in excess of 27%. Our calculations show that the buildings will receive 69% of the probable annual sunshine hours and 21% will be received during the winter months. This exceeds the requirements of the Code, which are for 25% with 5% during the winter.

Nos 18 to 24 will be slightly affected by the scheme but not to any appreciable adverse extent. The proposed block fronting onto Aubrey Walk will subtend an angle greater than 25° from the midpoint of the lowest level of windows but, in the case of 18 and 20, the existing block subtends a greater angle than the proposed building so there will be a gain in sky factor at these points. Daylighting and sunlight penetration standards will, therefore, improve. On No 22 we have calculated the sunlight penetration at 66% of annual probable sunlight hours with 15% of these in the winter. This exceeds the requirements of the Code, which are for 25% with 5% during the winter. In the case of No. 24 the sunlight penetration is 62% with 20% in the winter. In both cases, these readings are taken at Ground floor level because these buildings have habitable rooms at that level as shown on the attached copy photographs.

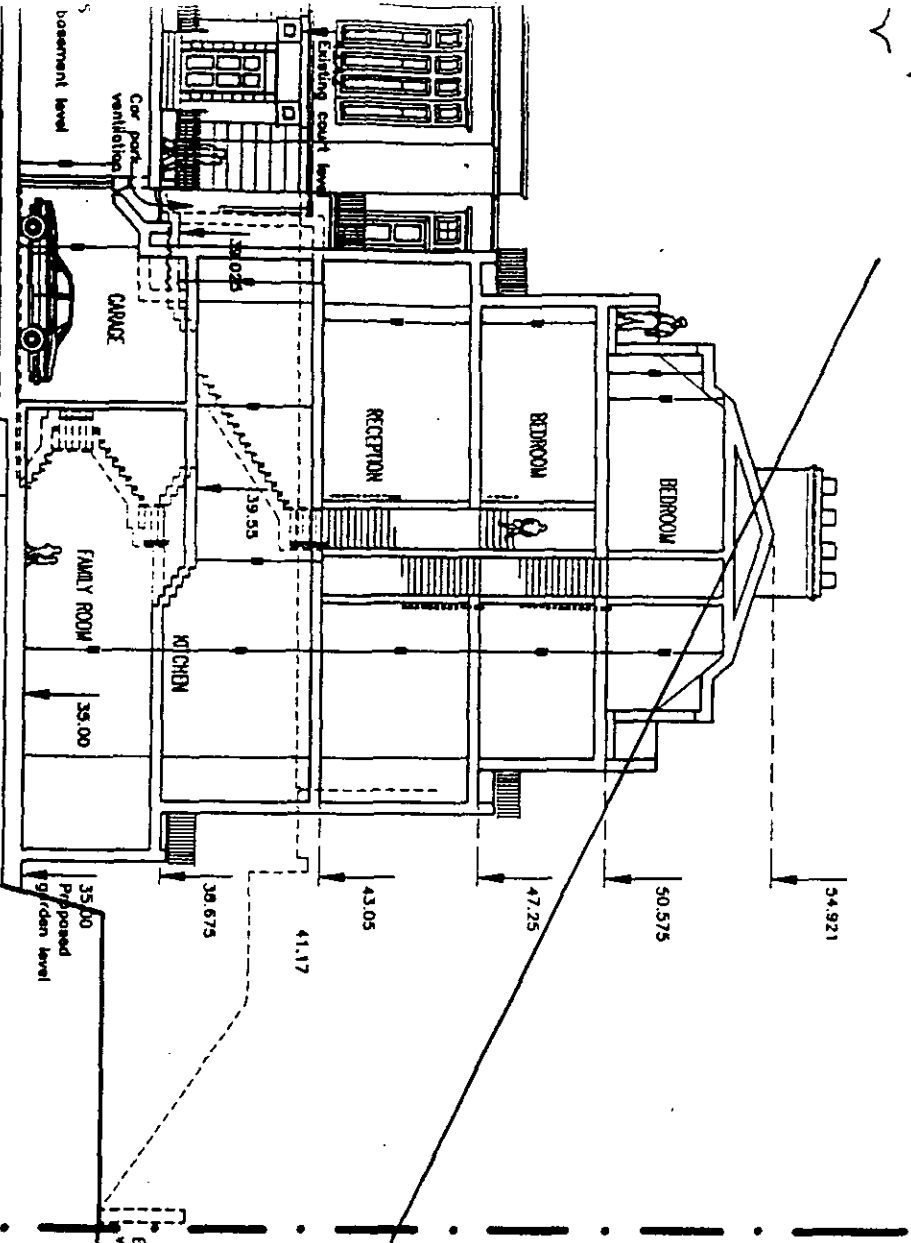
4.0 CONCLUSIONS

Taken overall, we have assessed the impact of the proposals on the surrounding buildings and our findings are that the impact on amenity in terms of sunlight and daylight are small to all the buildings. Some make significant gains in natural lighting while others will experience slight losses and the remainder will find the proposals broadly neutral. Where natural lighting is reduced, the reductions will, in almost every case, be within the 80% of existing levels which the Guide express as being insufficient to cause any noticeable diminution in amenity. Natural lighting is only one of many factors in site layout design and the target figures demand a flexible approach to their interpretation.

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BOUNDARY

Datum 30.00m

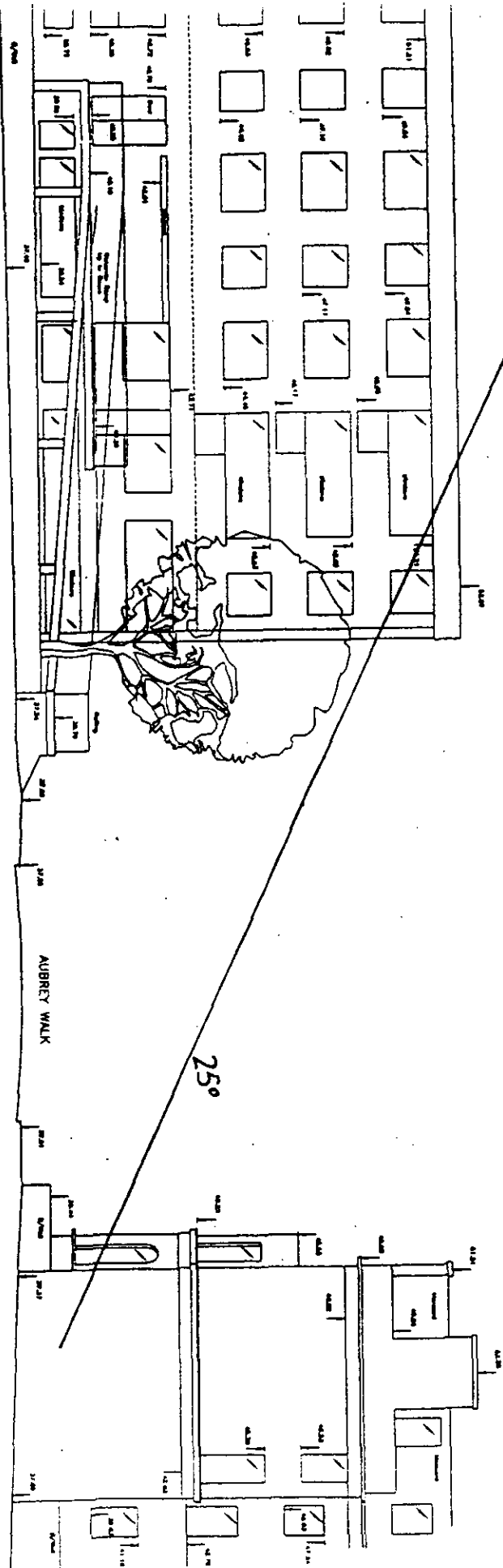
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25°

THORPE LODGE
HOLLAND PARK SCHOOL

1:200

Datum 30.00m



CR TOWER HOUSE

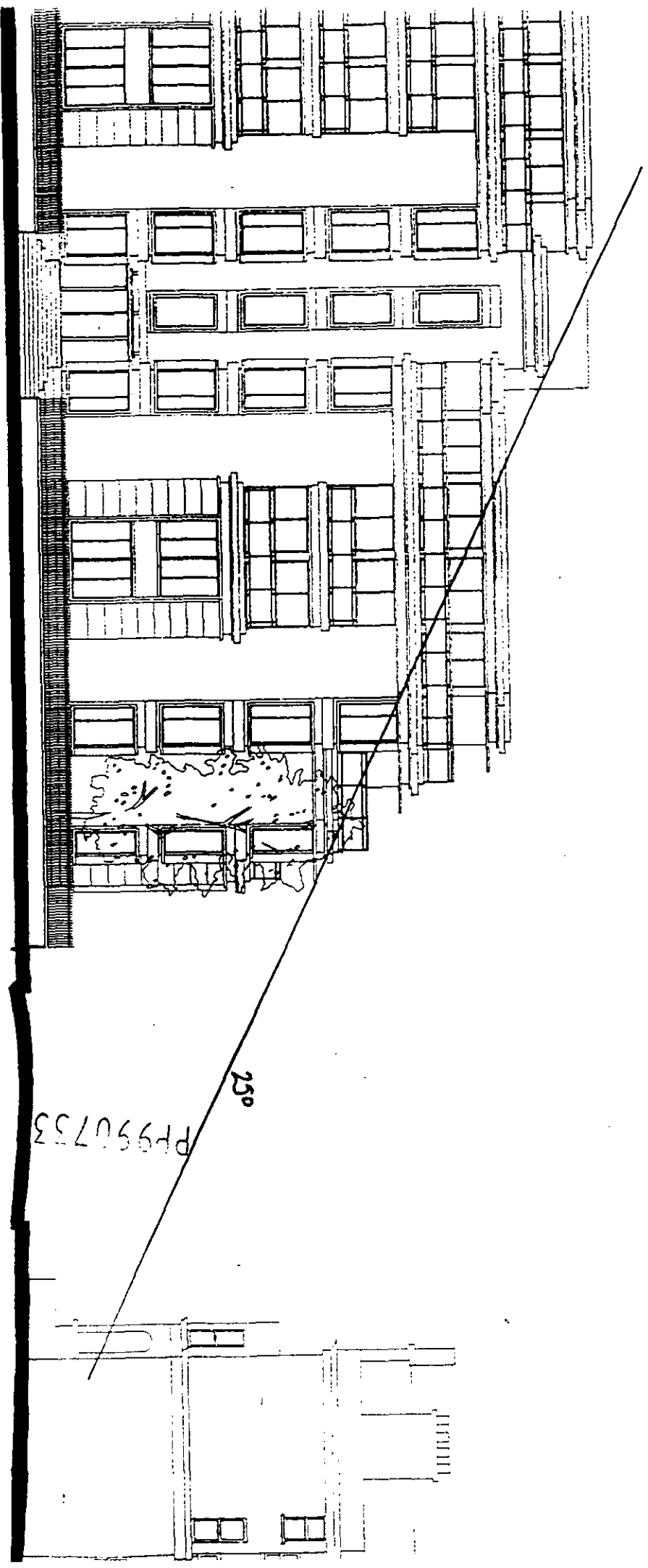
2nd FLOOR ELEVATION



P7990753

No 25 CAMPDEN HILL GARDENS

1:200



81

PP990753

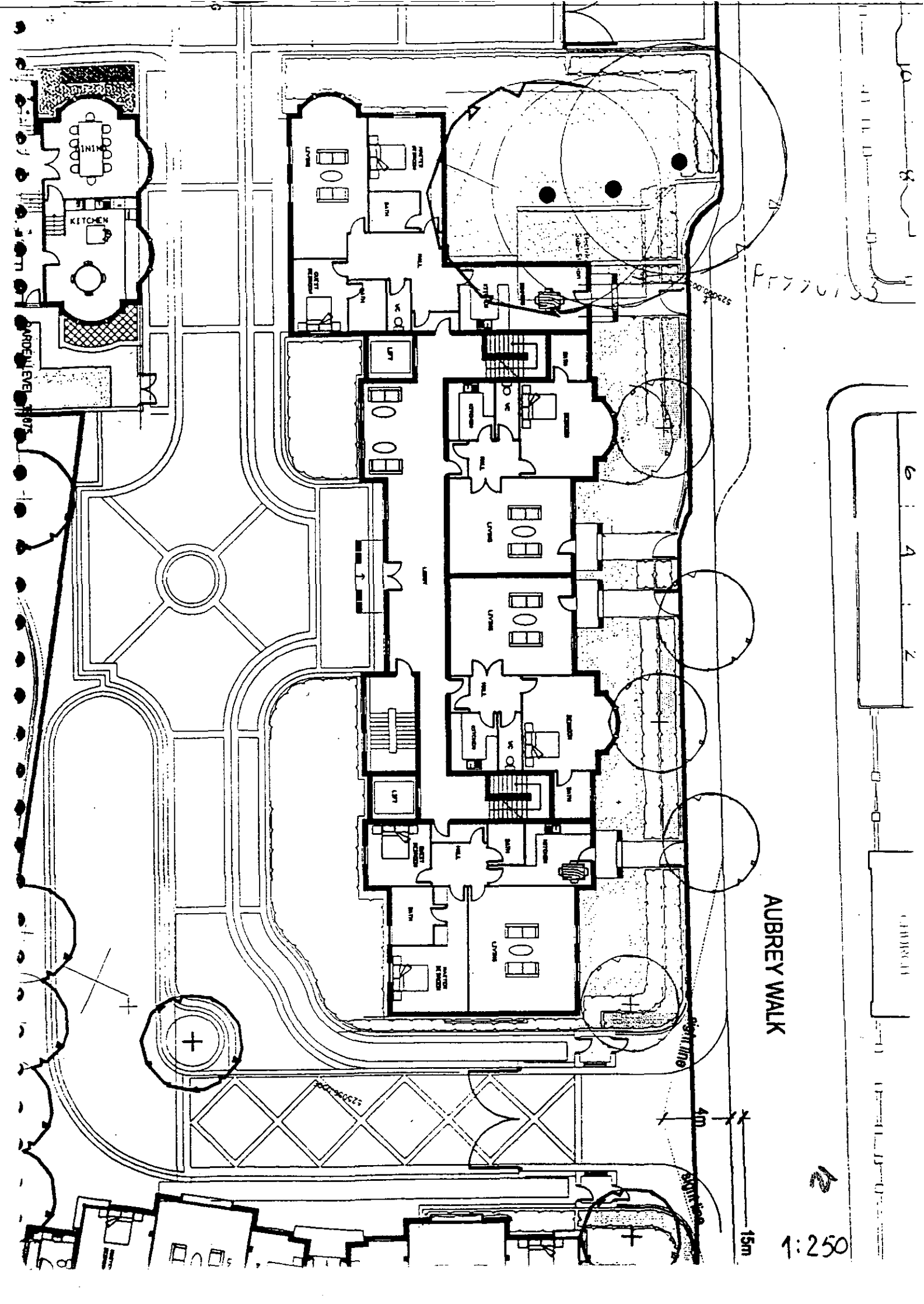
25°

1:200



F-270105





PT 770153



CARPORT

AUBREY WALK

2

1:250

15m

4m

5m line

5m line

52306-270

BARBERE

11.11.11

10
8

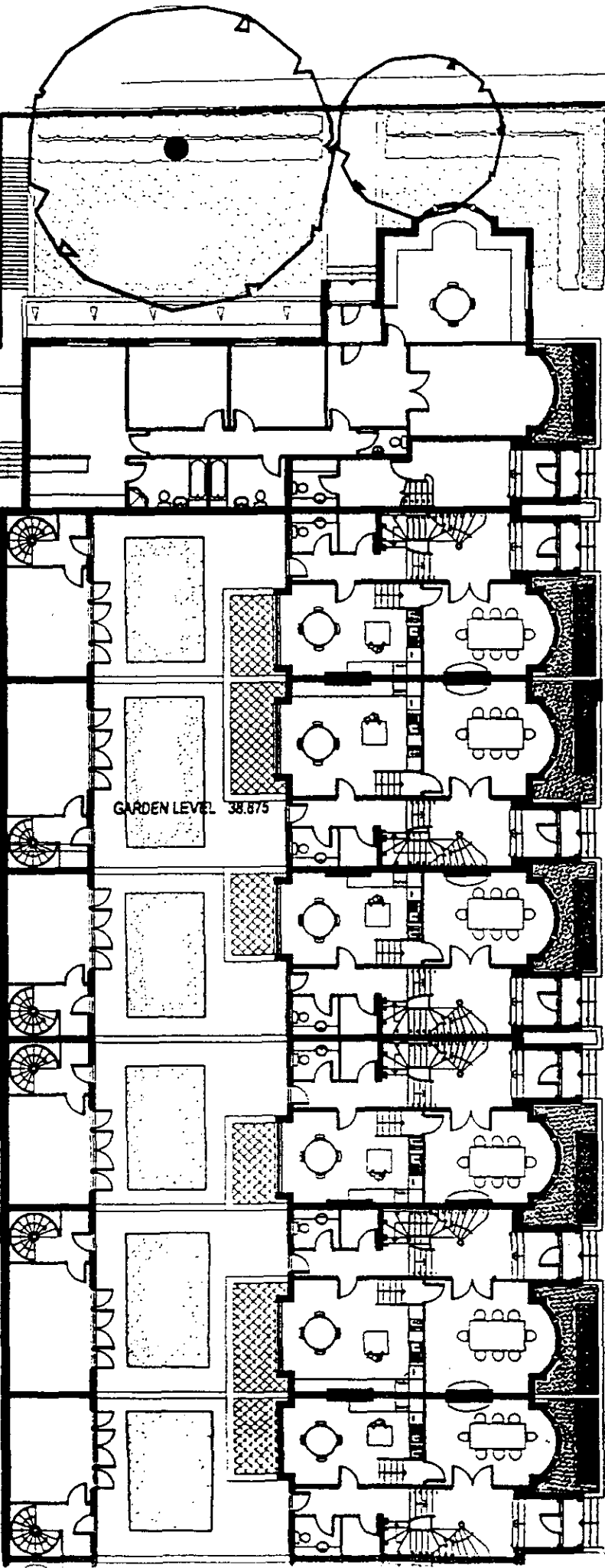
24

22

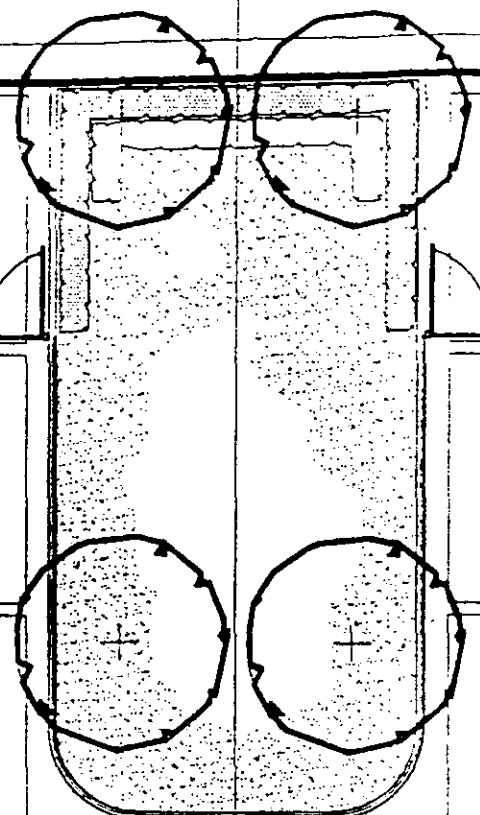
20

18

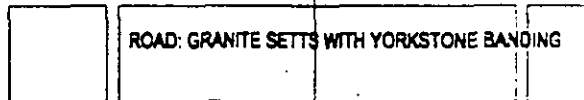
17, 20, 30



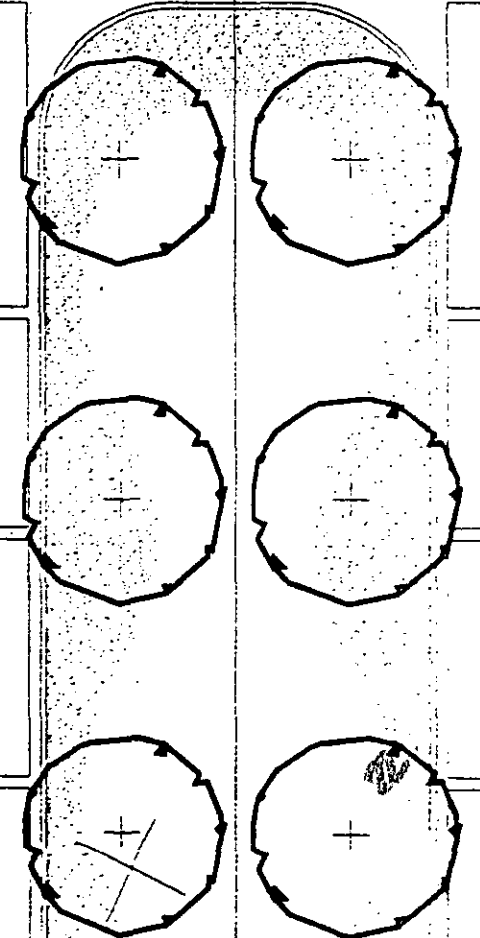
GARDEN LEVEL 38.875



FOOTPATHS: YORKSTONE FLAGS AND BANDING

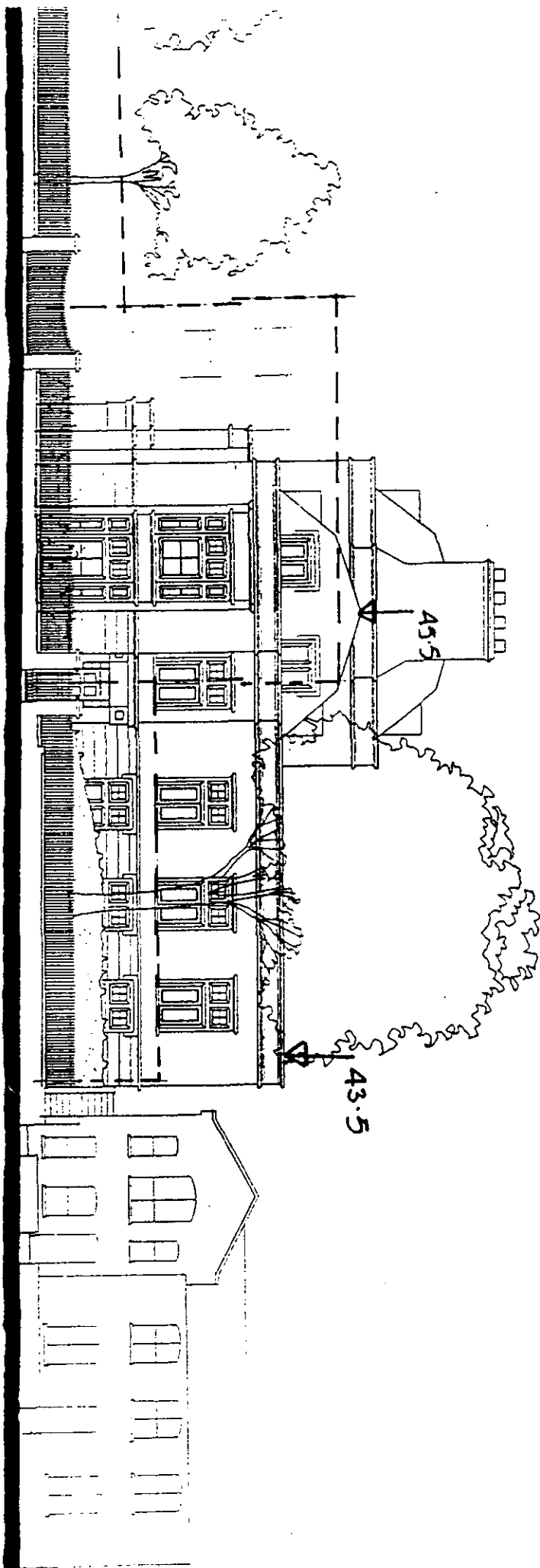


ROAD: GRANITE SETTS WITH YORKSTONE BANDING

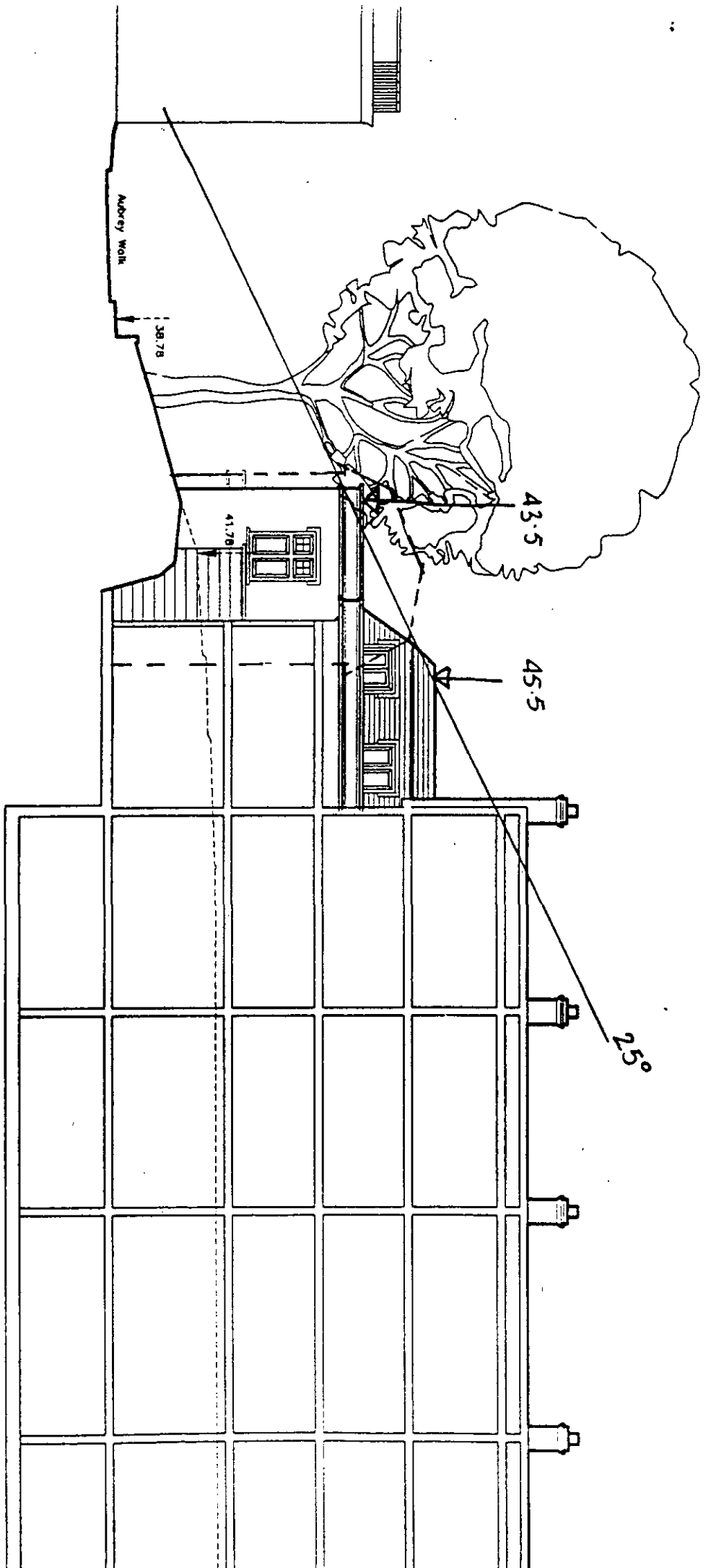


1:250

23



FF990703



Datum 30.00m

24

FF 20103

1:200



FR 770733



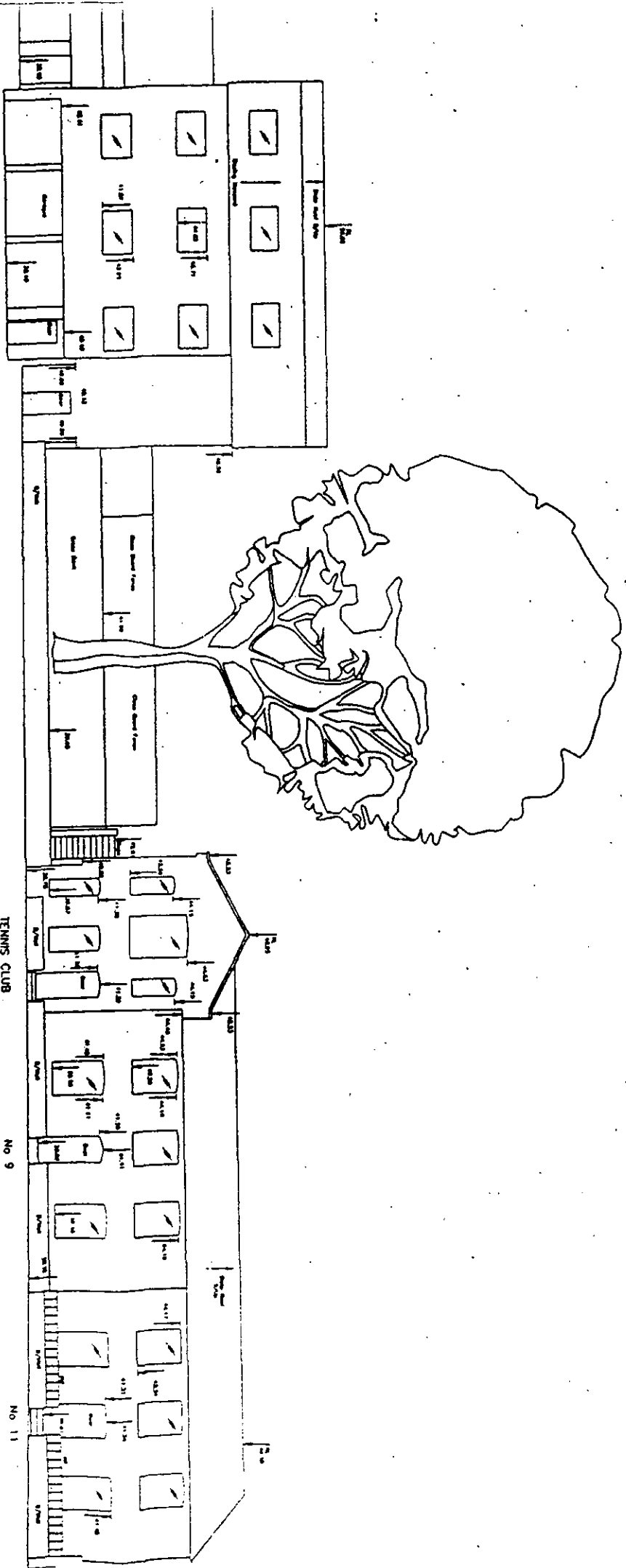
FR770703



NO PARKING
PLEASE

NO PARKING
PLEASE

27



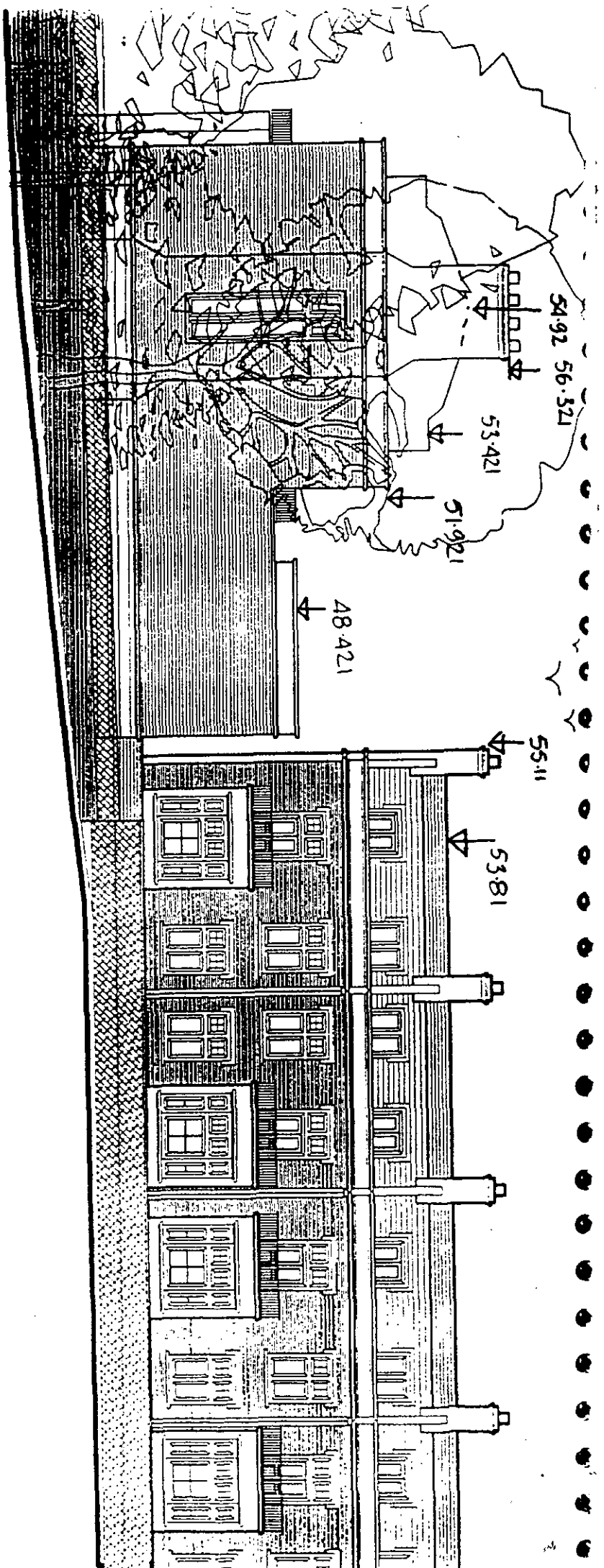
DATUM 35.000m A.O.D.

AUBREY WALK ELEVATION

FP790753

1:200

28

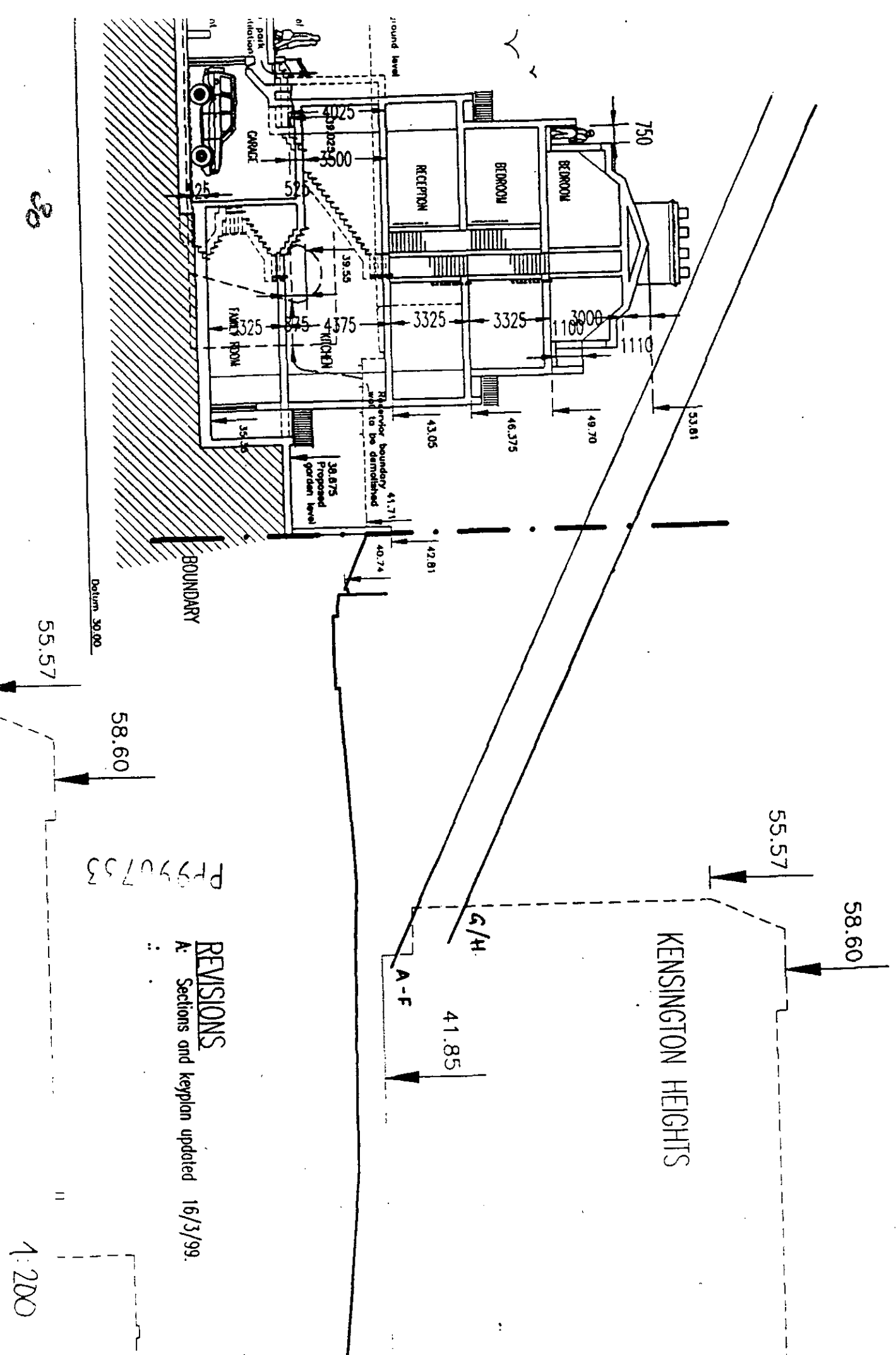


EAST ELEVATION - EAST TERRACE

PP990733

1:200

29



30

FP990753

REVISIONS
 A: Sections and keyplan updated 16/3/99.

1:200

Datum 30.00

BOUNDARY

KENSINGTON HEIGHTS

Ground level

PARK
 (situation)

GARAGE

FAMILY ROOM

KITCHEN

RECEPTION

BEDROOM

BEDROOM

Proposed
 garden level

Receptor boundary 41.71
 not to be disturbed

BOUNDARY

55.57

58.60

55.57

58.60

41.85

42.81

40.74

43.05

46.375

49.70

53.81

1110

1160

3000

3325

3325

4375

875

325

52

52

25

38.875

39.55

40.25

40.75

750

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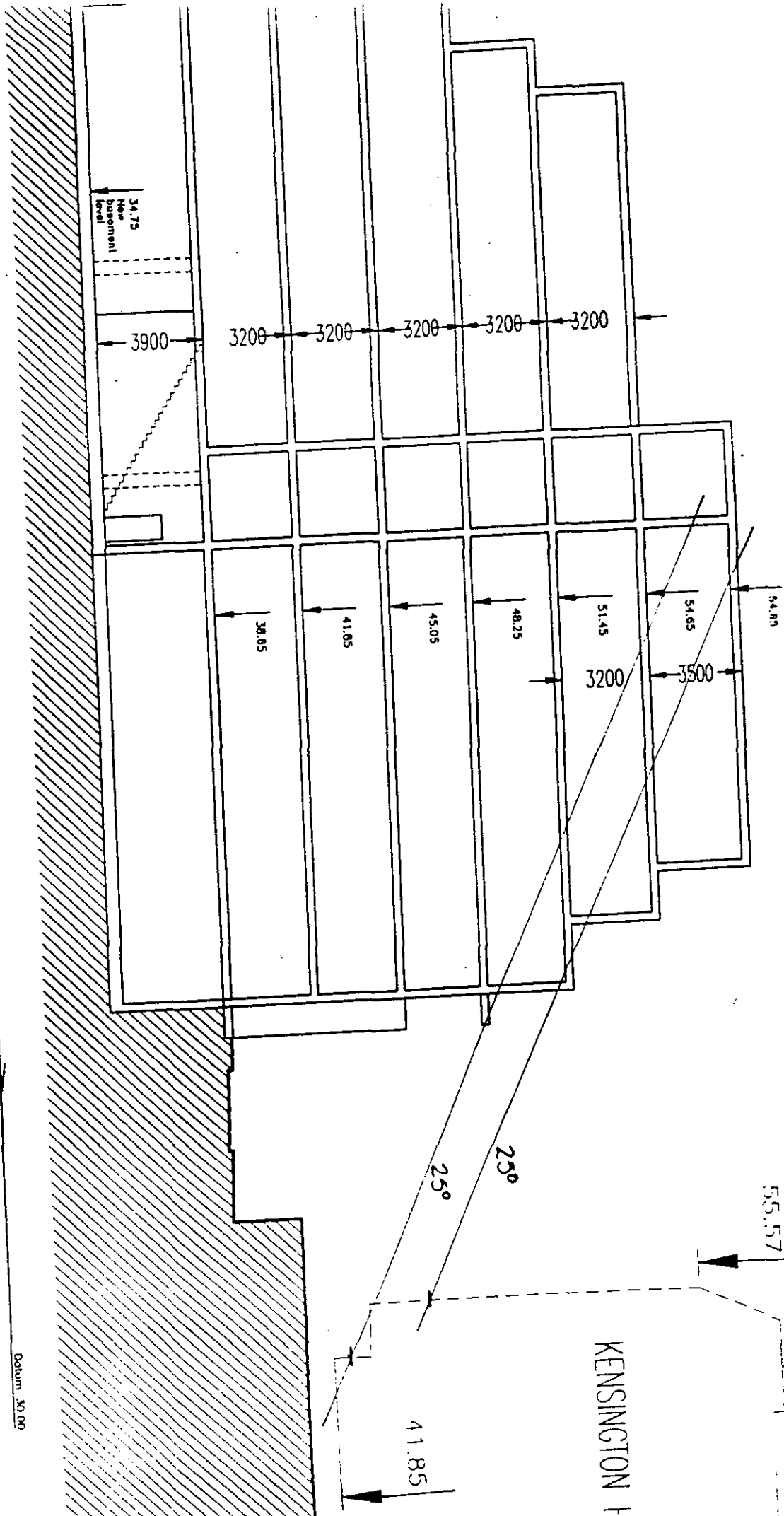
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31

SECTION E-E

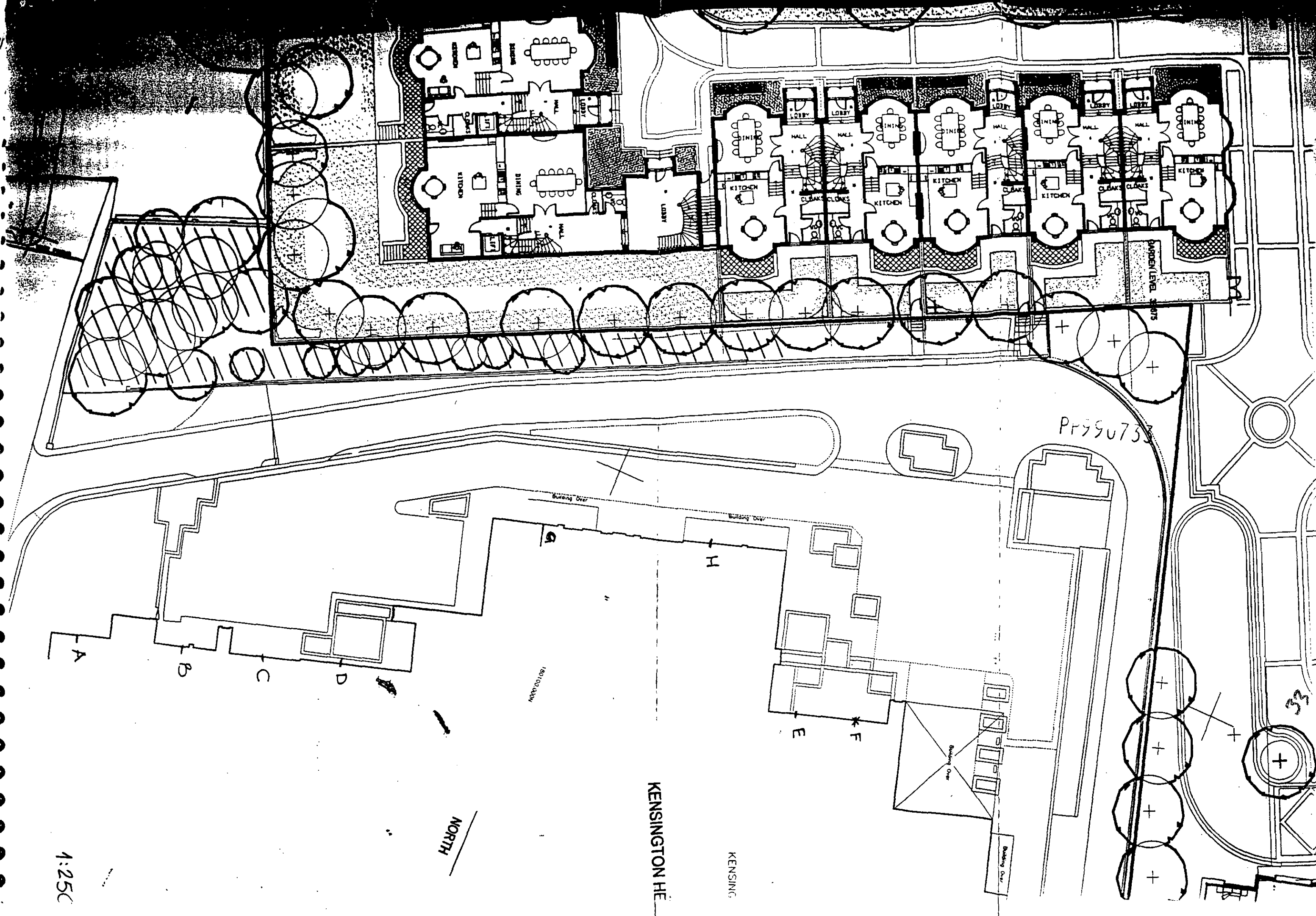


Pr 990753

Datum 30.00

1:200

KENSINGTON HI



Pr990733

180' 00" 04/00/00

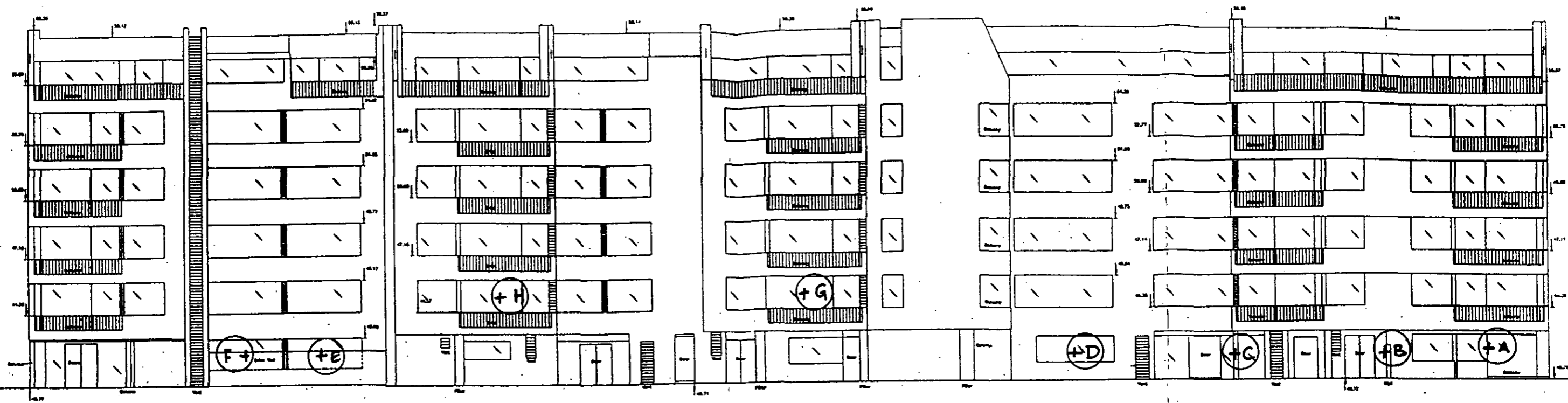
KENSINGTON HE

KENSING

NORTH

1:250

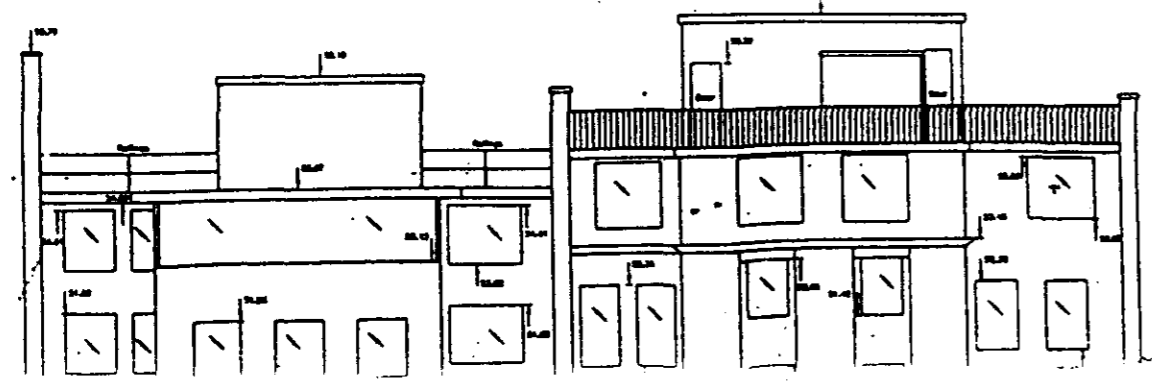
33



Pr990733

KENSINGTON HEIGHTS ELEVATION

DATUM 30.00m A.O.D.



1:200

32

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

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

For the attention of Mr D Taylor

By Post and Fax on: 020 7361 3463

Our Ref: AP/lsw/8130/6.0

14 September 2000

Dear Mr Taylor

Campden Hill Reservoir Site for St James Homes

Further to our telephone conversation of 4 September, we would be grateful for your response to the following:

- Our correspondence of 15 August requesting confirmation/clarification of Appeal Condition Nos. 2(a), 6, 7 & 8 and Conservation Area consent Condition 18.
- Our correspondence of 16 August enclosing a small number of non-material amendments to the previously agreed Planning information.

I have endeavoured to contact you on a number of occasions this week as discussed, but have unfortunately been unsuccessful.

We would be grateful for your response at your earliest opportunity. Please phone if you have any queries.

Yours sincerely



Andrew Pritchard

cc. M Simms/M Gilpin - St James Homes
N Morgan - St James Homes
R Sellwood - Sellwood Planning
C Lee - EC Harris

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

Certified to ISO 9001

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

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

www.BroadwayMalyan.com

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

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

For the attention of Mr D Taylor

Your Ref: DPS/DCC/PP/99/0733
Our Ref: AP/lsw/8130/6.0

15 August 2000

Dear Sir

Town & Country Planning Act 1990 Campden Hill Reservoir Site - Conditional matters pursuant to Inspector's Decision

Thank you for your correspondence of 10th August confirming that all requirements, bar details pursuant to Condition ii(a) on the Inspector's Decision can be recorded as discharged.

With respect to Condition ii(a), the siting, layout and construction standards for the affordable units, we felt it would be useful to clarify our understanding of our previous discussions. We understand that the delivery of these units is controlled by Condition xii and therefore Condition ii(a) is required to be discharged prior to the construction of this particular element, but not prior to the implementation of the development (since the affordable housing layout is dependent upon the specific requirements of the selected Registered Social Landlord).

We would be grateful if you could confirm that subject to the High Court Challenge in September the development could commence without Condition ii(a) discharged.

We would also be grateful if you could clarify the following:

- i. That the St James Homes/CHLTC Agreement previously submitted formally in revision A of the Broadway Malyan Response to Appeal Conditions, dated 21st June 2000, is satisfactory to release Condition xviii of the Conservation Area Consent T/APP/K5600/E/99/1016054/P2.
- ii. That the responses to Condition Nos. vi, vii and viii contained within revision A of the Broadway Malyan Response to Appeal Conditions, dated 21st June 2000, is satisfactory to allow commencement of construction.

Continued

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

Certified to ISO 9001

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

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

www.BroadwayMalyan.com

2

Ref: AP/sw/8130/6.0
15 August 2000

Please do not hesitate to contact us should you have any queries or require clarification on any of the above issues.

Yours faithfully

Andrew Pritchard.

Andrew Pritchard

cc. M Simms/M Gilpin - St James Homes
R Sellwood - Sellwood Planning
C Lee - EC Harris
P Crossley - Broadway Malyan Architects

36

PLANNING AND CONSERVATIONTHE TOWN HALL, HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Andrew Pritchard
Broadway Malyan
Woburn Hill, Addlestone
Weybridge
Surrey KT15 2QASwitchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor**KENSINGTON
AND CHELSEA**10th August 2000

My reference: DPS/DCC/PP/99/ Your reference: AP/lsw/8130/6.0 Please ask for: Mr D. Taylor
0733

Dear Sir,

Town and Country Planning Act 1990**Campden Hill Reservoirs - Conditional matters pursuant to Inspector's Decision**

I write with reference to your letter of 28th June 2000, our meetings of 19th May and 5th June 2000, and earlier correspondence and submissions, regarding the Conditions attached by the Inspector to his Decision Letter and Planning Permission ref. K5600/A/1022704/P2, dated 14th October 1999. I have also referred to your submitted document dated February 2000 entitled "Response to Appeal Conditions", as revised on 21st June 2000 (Rev. A).

As we have previously agreed, there is no objection to progressing the matters reserved by Condition pending the hearing at the High Court scheduled for 25th September this year, and this has been the aim of our meetings and your submissions. Agreement of the conditional details is without prejudice to the events that may take place at the High Court in September, or events thereafter.

There are three Conditions, numbered 2, 3, and 5, that are precedent to implementation of the planning permission. Three further Conditions, numbered 6, 7 and 8, require additional details before certain parts of the development can be occupied or used. This letter confines itself to Conditions 2 [parts (b) to (l)], 3 and 5. I have noted that Condition 2 (a), relating to the siting, layout, and construction of the 17 affordable units is not covered by your submissions so far, and will be subject to agreement with the RSL at a later date, but obviously before implementation of the development..

Condition 2 (a) - Affordable housing layout*Remains outstanding - See above***Condition 2 (b) - Facing materials**

I confirm that the list of materials set out pursuant to this Condition, on page 1 of your Response to Conditions, is acceptable.

The Vilhonneur Marbrier natural limestone with rubbed egress finish, as in the sample submitted on 5th June, is acceptable.

37

Condition 2 (c) - Slates

The Burlington natural slate in blue/grey is acceptable for the Aubrey Walk houses and flats.

Condition 2 (d) - Open land

The treatment of the open land and tennis courts, as indicated on drawing no. 10337/125, are acceptable.

Condition 2 (e) - Boundaries

The details of the boundary treatment, walls and railings as indicated on plans 10337/125, 155 and 156 are considered acceptable.

Condition 2 (f) - Windows

The timber double glazed window units for the houses and Aubrey Walk flats, and the metal framed double glazed units for the Campden Hill flats, detailed on plans 8130/SK/26, 28, 29, 37, 103 and 104, are considered to be acceptable.

Condition 2 (g) - Disabled access

Disabled access arrangements, involving 775mm front entrance doors etc., are satisfactory, subject of course to Building Control recommendations.

Condition 2 (h) - Loading etc

Satisfactory, according to the detail of drawing no. 8130/P/101B.

Condition 2 (i) - Refuse

Storage and disposal of refuse is acceptable, as per Method Statement submitted 6th January 2000 and illustrated in plans 8130/P/101/B (ground level site plan) and P/100/B (basement level car park plan)

Condition 2 (j) - Cycle parking

Cycle parking details now acceptable according to plan 8130/P100/B

Condition 2 (k) - Ramp controls

The ramp controls are acceptable, as described in the text of the Response to Conditions document and as illustrated on plan 7650/P/100B

Condition 2 (l) - Floodlights

Floodlights are acceptable as shown on plan 10337/125

Condition 3 - Landscaping

The details of landscaping shown on plans 10337/170, 10337/101/A, and 101/B, are considered acceptable.

36

Condition 5 - Tree Protection

Acceptable as illustrated in Method Statement by Broadway Malyan Landscape, as submitted.

As such, all bar one of the requirements under the Conditions precedent on the Inspector's decision can be recorded as discharged.

I await the relevant details pursuant to Conditions 2 (a).

Yours faithfully,



M. J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

DEPARTMENT OF BUILDING CONTROL, THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Building Control T J Ward BSc(Eng) DIP BS FRICS FBE MIBC

David A Thomas
Broadway Malyan
Woburn Hill
Addlestone, Weybridge, Surrey
KT15 2QA

Switchboard: 020 7937 5464
Direct Line: 020 7361 3813
Facsimile: 020 7361 3820
Email: building.control@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

09 May 2001

My reference:

Your reference:

Please ask for: Amir Fardouee

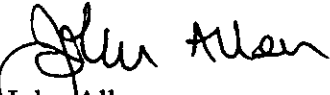
Dear Sir(s)

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 1991 (as amended)

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8
APP No: FP/00/01779

Regarding your recent Full Plans application please find enclosed my notice passing the plans.

Yours faithfully


John Allen
Assistant District Surveyor
for the Director of Building Control

Encl: APPROVAL

Broadway Malyan
.....
11 MAY 2001
✓ JCAT

640

PLANNING AND CONSERVATION

DEPARTMENT OF BUILDING CONTROL, THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Building Control T J Ward BSc(Eng) DIP BS FRICS FBEEng MIBC

David A Thomas
Broadway Malyan
Woburn Hill
Addlestone, Weybridge, Surrey
KT15 2QA

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Direct Line: 020 7361 3813
Facsimile: 020 7361 3820
Email: building.control@rbkc.gov.uk



KENSINGTON
AND CHELSEA

09 May 2001

My reference: _____ Your reference: _____ Please ask for: Amir Fardouee

THE BUILDING ACT 1984 (as amended) - SECTION 16
THE BUILDING REGULATIONS 1991 (as amended)
NOTICE OF PASSING OF PLANS

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8

APP No: FP/00/01779

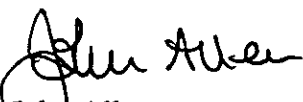
APP PLANS No: See attached.

PROPOSED WORK: Construction of new houses and flats.

The plans deposited have been passed under Section 16 of the Building Act 1984.

A copy of the passed plans are enclosed.

[Please note that the passing of plans operates only for the requirements of the Building Regulations 2000 (as amended) and any section of the Building Act 1984 (as amended), other than Section 16, authorising rejection of the plans in certain cases.]


John Allen
Assistant District Surveyor
for the Director of Building Control

Scheduel of drawings

8130/SW(02)01 C5 & 02 C4.

8130/SW(03)01, 02, C4, 03 C3, 04 C3, 05 C4, 06 C2, 07 C3, 08 C2, 09 C2, 10 C3, 11 C2, 15 C3 & 16 C2.

8130/SW/(04)01, 02 C1, 03 C1, 05 C2, 06 C1, 07 C1, & 08 C2.

8130/SW/(21)01 C1, 02 C1, 10 C1 & 11 C1.

8130/SW(24)02 C2, 03 C2, 05 PC & 06 PC.

and your letter dated 12th April 2001.

Informative

Please note that this approval relates only to the work proposed.

42

ADDITIONAL COPY

PLANNING AND CONSERVATION

DEPARTMENT OF BUILDING CONTROL, THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director: M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Building Control: T J Ward BSc(Eng) DIP BS FRICS FBEng MIBC

David A Thomas
Broadway Malyan
Woburn Hill
Addlestone, Weybridge, Surrey
KT15 2QA

Switchboard: 020 7937 5464
Direct Line: 020 7361 3813
Facsimile: 020 7361 3820
Email: building.control@rbkc.gov.uk



01 May 2001

**KENSINGTON
AND CHELSEA**

My reference: _____ Your reference: _____ Please ask for: Amir Fardouee

THE BUILDING ACTS 1984 (as amended) - SECTION 16
THE BUILDING REGULATIONS 1991 (as amended)
NOTICE OF CONDITIONAL PASSING OF PLANS

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8

APP No: FP/00/01779

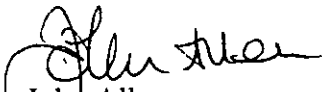
APP PLANS No: See attached

PROPOSED WORK: Redevelopment of Reservoir site (Tennis Club House & Courts)

The plans deposited have been passed subject to the following condition(s):

1. That the modifications specified on the attached schedule, be made to the deposited plans before work commences on site.
2. That before the relevant work is commenced on site further plans as specified on the attached schedule be deposited.

[Please note that the passing of plans operates only for the requirements of the Building Regulations ~~1991~~ 1991 (as amended) and any section of the Building Act 1984 (as amended), other than Section 16, authorising rejection of the plans in certain cases.]


John Allen
Assistant District Surveyor
for the Director of Building Control

43

Department of Building Control

Building Act 1984
Building Regulations 2000
Building (Local Authority Charges) Regulations 1998

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Commencement notice

To: The Royal Borough of Kensington and Chelsea
Department of Building Control
The Town Hall, Hornton Street
London W8 7NX
Phone: 020 7361 3838 Fax: 020 7361 3820

Please read the notes over the page before you fill in this form.

1 Statement

I propose to carry out the building work described below. This is my commencement notice under Regulation 15(1)(a). (See note 1.)

Your signature: _____ Your name: _____ Date: ____/____/____

Your address (including postcode): _____
Your phone number: _____

2 The building

Address of the building or site (including postcode): _____

3 The work

Description of the proposed work: _____

Date the work will start: _____

Estimated total cost: £ _____

4 Owner's details

Name: _____

Address (including postcode): _____

Phone number: _____

5 Builder's details

Name: _____

Address (including postcode): _____

Phone number: _____

6 Charges

Person responsible for paying the inspection charge (see note 3)

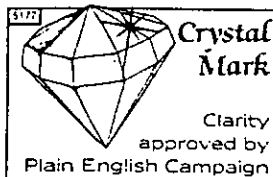
Name: _____

Address (including postcode): _____

Phone number: _____

For official use only
Application number

FB/00/01779



FS 36795

SCHEDULE

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8
APP No: FP/00/01779

1. Your structural submission has been sent to the Council's checking engineer and will be the subject of further correspondence.
2. Please submit your proposals to comply with requirement B2.
3. Please submit your proposals to comply with requirement F1.
4. Please submit your proposals to comply with Part J.
5. The drainage installation shall be subjected to a test upon completion in the presence of one of my officers.
6. Please submit your proposals to comply with requirement L1(b).
7. Please submit your proposals to comply with clause 2.4 of requirement M2.
8. Please submit details of your passenger lift with clause 2.14 of requirement M2.
9. Please note that this approval relates only to the work proposed.

45

COPY

BUILDING AND CONSERVATION

BUILDING CONTROL, THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Deputy Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Building Control T J Ward BSc(Eng) DIP BS FRICS FBEng

David A Thomas
Broadway Malyan
Woburn Hill
Addlestone, Weybridge, Surrey
KT15 2QA

Switchboard: 020 7937 5464
Direct Line: 020 7361 3813
Facsimile: 020 7361 3820
Email: building.control@rbkc.gov.uk

17 April 2001

My reference:

Your reference:

Please ask for: Amir Fardouee

Dear Sir(s)

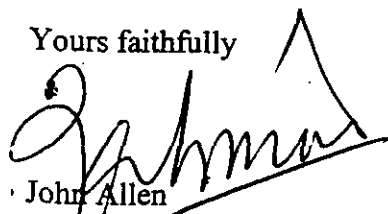
THE BUILDING ACT 1984
THE BUILDING REGULATIONS 1991 (as amended)

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8
APP No: FP/00/01779

Regarding your recent Full Plan application please find enclosed my notice conditionally passing the plans. Attached to this notice is a schedule of the required modifications or additional plans. If you want to discuss these points then please ring my assistant Amir Fardouee on 020 7361 3813 during the hours stated below.

Should you wish to obtain an unconditional pass then please send two copies of the modified or additional plans with the enclosed form. If however Part B imposes a requirement then four copies are required, except in the case of dwellings.

Yours faithfully


John Allen
Assistant District Surveyor
for the Director of Building Control

Broadway Malyan

23 APR 2001

DAT	✓
JA	✓

Encl: CON APPROVAL/MODIFIED PLANS FORM

PLEASE TELEPHONE BETWEEN THE FOLLOWING TIMES:
9.00am until 10.30am
3.30pm until 4.30pm

NG AND CONSERVATION

BUILDING CONTROL, THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Building Control T J Ward BSc(Eng) DIP BS FRICS FBEng

David A Thomas
Broadway Malyan
Woburn Hill
Addlestone, Weybridge, Surrey
KT15 2QA

Switchboard: 020 7937 5464
Direct Line: 020 7361 3813
Facsimile: 020 7361 3820
Email: building.control@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

17 April 2001

My reference:

Your reference:

Please ask for: Amir Fardouee

THE BUILDING ACTS 1984 (as amended) - SECTION 16
THE BUILDING REGULATIONS 1991 (as amended)
NOTICE OF CONDITIONAL PASSING OF PLANS

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8

APP No: FP/00/01779

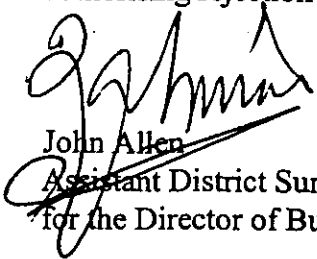
APP PLANS No: Fire strategy, specification and your letter dated 16/02/2001 (see attached).

PROPOSED WORK: Construction of new houses and (west terrace) flats.

The plans deposited have been passed subject to the following condition(s):

- 1 That the modifications specified on the attached schedule, be made to the deposited plans before work commences on site.
- 2 That before the relevant work is commenced on site further plans as specified on the attached schedule be deposited.

[Please note that the passing of plans operates only for the requirements of the Building Regulations 1991 (as amended) and any section of the Building Act 1984 (as amended), other than Section 16, authorising rejection of the plans in certain cases.]


John Allen
Assistant District Surveyor
for the Director of Building Control

SCHEDULE

PREMISES: Campden Hill Reservoir, Aubrey Walk, London, W8

APP No: FP/00/01779

- 1 Your structural submission has been forwarded to the Council's checking engineers who will be liaising directly with your design engineers. any queries raised should be considered part of this schedule of conditions.
- 2 Means of escape shall be in accordance with fire strategy dated 13th March 2001.
- 3 Please submit your proposals to comply with requirement B2.
- 4 Please submit construction details of swimming pool in respect of requirement C4 and H.
- 5 Please submit your proposals to comply with requirements E2 and E3.
- 6 Please submit your proposals to comply with requirement F1.
- 7 The drainage installation shall be subjected to a test upon completion in the presence of one of my officers.
- 8 Please submit your proposals to comply with Part J.
- 9 Please submit details of SAP ratings.
- 10 Please note that this approval relates only to the work proposed.

448

AH(03)01 c3, 02 c2, 03 c1, 04 c1, 05 c1, 06 c1, 07 c1, 08 c1, 09 c1, 10 c1, 11 c1, 12 c1, 13 c1, 14 c1, 15 c1, 16 c1, 17 c1, 18 c1, 19 c3, 20 c2, 21 c3, 22 c3, 23 c2, 24 c3, 26 c3, 27 c2, 28 c3, 29 c3, 30 c2, 31 c3, 33 c4, 34 c2, 35 c1, 39 c2, 40 c2, 41 c3, 42 c2, 43 c2, 44 c3, 46 c2, 47 c2, 48 c3, 49 c2, 50 c2, 51 c3.

AH(04)01 c5, 02 c5, 05 c3, 06 c5, 07 c3, 08 c4, 09 c3, 11 c2, 13 c3, 14 c3, 17 c2, 18 c1.

AH(05)01 c5, 02 c4, 03 c3, 04 c3, 05 c3, 06 c4, 07 c3, 08 c3, 09 c3, 10 c4, 11 c3, 12 c4, 13 c3, 14 c4, 15 c3, 16 c3, 17 c3, 18 c3, 19 c3.

AH(21)01 c2, 02 c5, 03 c2, 04 c2, 05 c2, 06 c2, 07 c2, 08 c2, 09 c2, 10 c1, 11 c1, 12 c2, 13 c3, 14 c4, 15 c1, 16 c1, 17 c1, 18 c3, 19 c1, 20 c3, 21 c3, 22 c3.

AH(24)01 c1, 02 c2, 03 c1, 04 c1, 05 c1, 06 c1, 07 c1, 08 c1.

AH(27)01 c1, 02 c1, 03 c1, 04 c1, 05 c1, 06 c2, 07 c2, 08 c1, 09 c1, 10 c1, 11 c2, 12 c1.

AH(31)01 c3, 02 c1, 03 c2, 04 c2, 05 c4, 06 c1,

AH(32)01 c1, 02 c1, 03 c1.

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Robert J Freeman
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07 December 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

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

Please ask for: Paul Kelsey

Dear Councillor Freeman,

Campden Hill Reservoirs Site

I have received a letter from the developer of the above site requesting an amendment to the design of some of the windows in the proposed terraced houses. The changes involve the omission of the fanlight windows over the bay windows and balcony doors. I enclose an extract showing a typical front elevation as permitted and as amended.

I am of the opinion that these changes are a non material amendment to the development, and I would suggest represent a small improvement in the design, but before confirming this to the developer, I would welcome any views you might have. I have also written to Councillor Buckmaster to see if he has any views. A response by next Friday, 14 December, would be appreciated.

Yours sincerely

M J French
Executive Director, Planning and Conservation

cc Councillor Barry Phelps, Co-Chairman, Planning Services Committee
Councillor Tim Ahern, Co-Chairman, Planning Services Committee