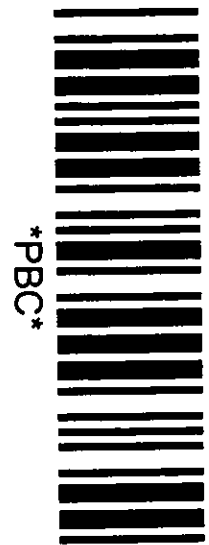


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**PUBLIC COMMENT**



**\*PBC\***

ANDREW & SUE LAMONT  
The Organ Factory Swanscombe Road  
Holland Park London W11 4SU  
Telephone: 020 7610 5110 Fax: 020 7603 7479

Mr Derek Taylor  
The Directorate of Planning Services  
Department 705  
The Town Hall  
Hornton Street  
London  
W8 7NX

14th May 2002

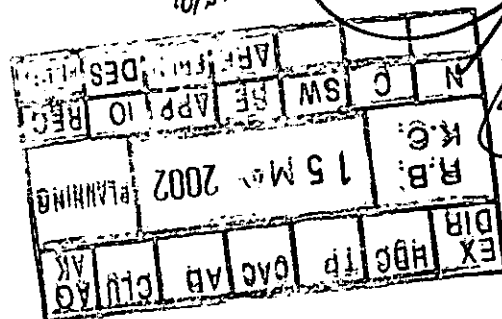
Dear Mr Taylor,

Re: Current Planning Application for No. 7 Swanscombe Road W11

You will be aware from the ordinance survey and drawings associated with this proposal that we are the only home immediately adjacent to the site. We have been supplied by the Architects a complete set of drawings and their covering letter to yourself. In principal we have no objection to a development on this site and wish to make our points not in any attempt to delay the building of the proposed scheme but purely in an effort to make it acceptable to us. We are pleased that the current scheme follows the building line on Swanscombe Road and thereby the properties have a relationship with the street frontage. We are slightly surprised that the scheme has not been obliged to comply with the conservation tradition of using bricks and slate roof construction.

We ask that you consider the following points of concern from our point of view:

1. The construction of a rear block (facing east west) down the centre of the sight will have a greater impact on our property than would the previous accepted design for the site. Although the houses and flats are many metres from our house there will be light loss through all of our glass blocks on our west elevation due to its height.
2. We suspect the most significant problem will be the fifth floor flat because of the angle of the sun cutting light which we currently enjoy through our glass blocks in the afternoon. This flat will also be visible from the two southerly velux windows as we have a room to this rear half of the building. Our two northerly veluxes are sky lights.
3. The other flat on the fifth floor is the proposed penthouse, and as it is north facing it is less likely to have an impact on the loss of light to our west elevation. However, this flat has a terrace to the east which makes it possible to overlook of our courtyard and the first floor main entrance door on our north elevation. We request overlooking be prevented.
4. The lift shaft will protrude above the fifth floor flats and cast a shadow accordingly in our courtyard which currently enjoys alot of westerly sunlight.
5. It was agreed with the architects at our meeting that they would use a laminated



do angles

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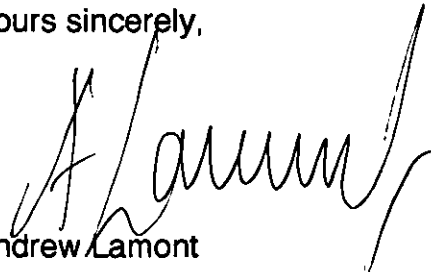
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Card.  
\*

glass (producing a frosted effect) for the windows facing east on either side of the lift shaft on every floor to prevent overlooking of our courtyard. This point may not have yet been added to the drawings. Please confirm this is undertaken.

6. Due to an error in their drawing no 0112-P-GA02 it implies that their Unit 17 is the same depth as the existing Gatehouse at 3a Swanscombe Road. This obscures the fact that Unit 17 is 7 metres deep and not 6 metres. As a consequence their building will jut out to the side of our courtyard and make us feel even more enclosed and block westerly light.
7. Whether or not Unit 17 can be brought back to the 6 metres to match the existing gatehouse, due to its angle there is overlooking from the first and second floor windows. We would prefer the orientation of this building to be at right angles to our boundary line and consequently the line of sight will be into their new courtyard. If this does not prove possible can the windows on the stairwell have obscured glazing to prevent overlooking when our guests ascend our external staircase to our main first floor entrance to the house. x ?? \*
8. We accept the requirement for there to be a bin store near to the main entrance to the proposed development. As this will be a one storey structure with a roof we trust there will be no noise or smells emitted. The architects and developers are agreeable to this being separate to our boundary wall with their wall abutting our boundary line. To reduce the impact of noise from passing traffic in the courtyard as much as possible, we would prefer the covered structure to extend the entire length of our courtyard wall. Either this could cover a parking bay (as illustrated on their plans) or preferably resite the bike store next to the refuse enclosure. check |
9. Once the developments new boundary wall is built (as the rear wall of the refuse and bike enclosures), we have agreed with the Architects that this wall continue up to the same height as our current boundary wall. We understand they are agreeable to providing metal trellising fixed to this wall finishing at a height of 3.5m. This is in line with the tunnel to the existing gatehouse entrance.
10. We request this new boundary wall be constructed early in the development to confirm our security throughout the project. There have been numerous breaches of the mesh fencing currently in place by youths with intent to trespass our property.

Once you have time to consider these points and any others from people in the vicinity we will be grateful for an opportunity to meet with you and learn the changes you propose before granting consent.

Yours sincerely,

  
Andrew Lamont



EX DIR	HDC	TP	CAC	AD	CLU	AS
R.B.	20 MAY 2002		PLANNING			
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Susan Wade  
 33 St Ann's Villas  
 London, W11 4RT  
 (020) 7602 4331  
 07711 009 127 (mobile)

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 2/5  
 2/5

Yh  
 2/5

14<sup>th</sup> May, 2002

Mr Michael French and Mr Derek Taylor  
 RBKC Planning and Conservation  
 The Town Hall  
 Hornton Street, London W8 7NX

*Already registered as dyer's.*

Dear Mssrs French and Taylor,

RE: Proposed major development at 7 Swanscombe Road, London W11 4SU

Your Ref: DPS/DCN/PP/02/00901/DT

I am writing to object in the strongest terms to the above mentioned planning application, the details of which I have reviewed in the Planning Office. I outline below my specific objections against the criteria mentioned on your notice form.

**1. Scale, appearance and impact.**

The development proposed would have a hugely negative impact on both our home and the neighbouring area. Its scale and size is completely out of proportion to surrounding buildings within the block, as is the density of the housing proposed.

**Scale and density**

The proposal is for 17 units, or around 60 - 70 people, within a relatively small plot. The Organ Factory is a single family dwelling, as are 3 Swanscombe Road, 33 and 31 St Ann's Villas. The new Coach House at 5 Swanscombe Rd is a commercial building. Some of the houses in St Ann's Villas have been converted into flats but where this is the case, there is only a very small number of units. The addition of such a dense population within the block would have an extremely negative impact on an area where neighbours are on first name terms, there are annual gatherings at Christmas and other regular neighbourly contact. The planning application refers to the proximity of the Edwards Woods Estate and notes that the proposed development looks there for reference. This is a totally inappropriate reference. Swanscombe Road – an unusually wide street due to the 90 degree parking on the Northern side – the large forecourt of the shops at street level, and the play area behind the site mark a clear boundary, both physical and psychological, to the Estate. The character of the block is completely different from that of the Estate, and I object wholeheartedly to a development which effectively extends the Estate beyond its current boundaries and into our block.

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### **Appearance**

The appearance of the development proposed has the further effect of bringing an ugly Estate feel right to the borders of a low density, friendly, Conservation Area characterised by mostly single family homes, and traditional housing styles. In comparison to the recently built Coach House, whose style of construction makes a positive impact on the Swanscombe Road streetscape, the proposed development is ugly, comprising a mishmash of styles and materials which will not complement the area, and which will not age gracefully.

### **Size**

The size of the proposed development is also completely out of proportion to the surrounding buildings. Although the Organ Factory's roof is quite high, most of that height comprises a steeply pitched roof. It is in any case an historical anomaly within the block, and does not represent the scale of more recent developments. Behind our property, the roof of the new Coach House is significantly lower than that of the proposed development (while I believe it to be higher than originally planned). The modern pub that stood on the site was of a single storey, and the other new development along the western edge of the block is much lower than the proposed development. Again, for us and our neighbours, the development proposed would have a disastrous impact.

In addition to our strong objections to the development proposed, we are also extremely concerned about the precedent that allowing such a development would set for any future developments in the block.

## **2. Effect upon a Conservation Area**

Whilst I understand the site for the proposed development is outside the Norland Conservation area, it sits immediately on its borders. For that reason, I feel most strongly that the development proposed should be reviewed in terms of its impact on that Conservation area. For all the reasons discussed above, I believe that that impact on the Norland Conservation Area would be strongly negative.

## **3. Effect upon the setting of Listed Buildings**

The houses on St Ann's Villas are listed buildings, and I understand the Organ Factory also to be a listed building. The proposed development would have a substantially negative impact on the setting of these buildings, for the reasons discussed above and below.

## **4. Traffic, access and parking**

This is a major issue in the area, and the proposed development will be disastrous for traffic, access and parking. St Ann's Villas is already a busy street with both local and 'cut through'

traffic. The junction of St Ann's Villas and Swanscombe Rd/St James's Gardens is already dangerous with the traffic island etc. A large increase in the traffic coming into and out of Swanscombe Road will further congest traffic and, I believe, increase the perils to drivers and pedestrians.

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The development proposes 11 off street parking spaces. This is obviously fewer than the number of units, so there will be a huge increase in pressure for residents' parking spaces in the area. RBKC reduced the number of residents' bays in the area in the last couple of years to make way for more Pay and Display spaces. There are currently 4 RBKC residents' bays in Swanscombe Rd, in pretty much constant use: clearly the pressure for these would become intolerable with a large number of new residents competing for those spaces.

**5. Sunlight and daylight, Overlooking and loss of privacy.**

I am extremely concerned about the impact the proposed development will have on light and privacy at our property. In terms of daylight, the building proposed will block huge areas of open sky – and therefore daylight – from our property at all levels, and will also block direct sunlight into our rear windows and garden at certain times of the day. This will be a huge detriment to our enjoyment of our property and I express the strongest possible objections.

The proposed development will overlook our property at all levels. Although the development claims that only 'utility' rooms will face towards St Ann's Villas, these include kitchen windows. In fact, kitchen windows are used extensively for viewing throughout the day while preparing food, etc. This will result in a major loss of privacy for us. The 'penthouse' apartment also features a balcony which will look directly into our rear windows. This profound loss of privacy through overlooking by the proposed development is totally unacceptable.

A further amenity issue raised by the scale and density of the proposed development is security. We believe that the security of our and neighbouring properties, and personal security in the surrounding area, will be compromised should the development proposed go ahead.

In summary, I object in every respect to the proposed development, principally because of its size, scale, appearance and outlook over our property. We would welcome a residential development on a smaller scale more in keeping with the character and appearance of the adjoining Conservation Area, and which did not compromise our enjoyment of daylight, sunlight, and privacy at our property. I would be happy to discuss this with you in person or by telephone, and I will be contacting you for information about the next steps in the planning process.

Yours faithfully,



Susan Wade



31 St Ann's Villas  
London W11 4RT  
Tel. - 020 7603 0772  
Fax. - 020 7603 0773  
e-mail - JandW.Woolf@btinternet.com

02  
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140

MJ French  
Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

13<sup>th</sup> June 2002

Dear Mr French

**The Sheepshank, 7 Swanscombe Road, W11 4SU**  
**Ref:- DPS/DCN/OB/02/01178/DT**  
**Application by London Borough of Hammersmith & Fulham**

Having considered the drawings for the proposed development and the attached letter concerning the planning considerations I am writing to object purely on loss of light to the rear of our house and to the garden.

Once the sun moves from behind the 22 stories of Norland House at about 3:00 p.m. we have a lovely long period of full sun through the gap between the Organ Works (3 Swanscombe Road) and number 1 Swanscombe Road. Generally the sun lasts until early evening. The proposed height of the development will not only cut out all that direct sun-light but also diminish the quality of the light on that side of our house. None of the light projections included in the application took us into account. We have always enjoyed that late afternoon sun as the height of previous building, the Sheepshank Public House, was in effect two stories, and did not effect our sunlight.

Yours sincerely

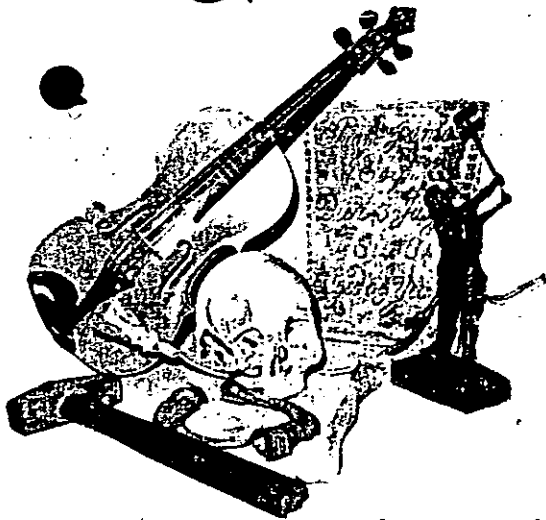
Wendy Woolf

Mrs Wendy Woolf

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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R.B.	9 JUL 2002			PLANNING	Tel. 02076 104279	
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Chambers,  
23, Mortimer House,  
Edward Woods Estate,  
Queensdale Crescent,  
LONDON,

141

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

28<sup>th</sup> June 2002

F. and M. J. French  
Executive Director  
Your Ref OPS/DCN/02/01178/DT

Dear Sir

In re: "The Sheepshank" (site) 7 Swancombe Rd W11 4SH

I write, as the Chairman of Edward Woods  
Tenants & Residents Association

We received notification of the application from  
L.B.H & F, via our Tenant Support Worker - Graham  
Davidson.

Other members may write to you, of their own vol-  
-ition.

I have been asked to convey to your good-  
selves the following:

A, We were anxious to see the demolition of the  
Sheepshank P.H., because of the "danger" the site accorded  
to our young people - temptation - personal injury -  
Kidnapping - Mugging - Rape etc

B, Accordingly, as your records show, we (1)  
wrote, upon receipt of the demolition application

CONT/Sheet 2,



giving our wholehearted approval.

C., We were/are aware of the plans, as N.H.H.O (Notting Hill Home Ownership) came, as guests, to one of our meetings, & displayed all their plans, elevations, studies, costings to us. The latter, because, we had hoped that the proposed development would/could include a Health Centre/Clinic with G.P.'s, they, Nigel Lane Jay & his colleagues including reps from the Architects, were able to demonstrate to us the financial/economic unfeasibility (due to the ever increasing cost of housing - house prices - land values) of this idea.

D., In consequence, therefore, we have no objection to this scheme, falling-in with the Architects' contention that their designs take-in all the influences - style, aesthetics, design of the surrounding buildings, there being no clash, like, for instance, a Blue Glass upside down Pyramid, or an Egg box on its side, in Japanese waga wood, would produce.

Yours faithfully

David F. Townsend  
Chairman E.W.T. & R.A.



**31 St Ann's Villas  
London W11 4RT**

**Tel. - 020 7603 0772**

**Fax. - 020 7603 0773**

**e-mail - JandW.Woolf@btinternet.com**

① Azh  
11/7  
11/7

*document already  
acknowledged.*

MJ French  
Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

6<sup>th</sup> July 2002

Dear Mr French

**The Sheepshank, 7 Swanscombe Road, W11 4SU**

**Ref:- DPS/DCN/OB/02/01178/DT**

**Application by London Borough of Hammersmith & Fulham**

Further to my letters to you of 18<sup>th</sup> May and 26<sup>th</sup> June, we have had further consideration of the materials which are proposed. The proposed materials refer to the Edwards Woods Estate which has not weathered well and which detracts from the feel of the conservation area. We would prefer that the buildings be made of brick as are the other buildings that currently front on to Swanscombe Road, that is 33 St. Ann's Villas, and 1 and 3a Swanscombe Road.

Yours sincerely

*Wendy Woolf*

Mrs Wendy Woolf

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32D COLVILLE TERRACE

LONDON W11 2BU

020 7229 3817

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28 August 2002

The RB K&C  
Planning and Conservation  
M.J. French  
The Town Hall  
Hornton Street  
London W.8. 7.N.X.

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	2 SEP 2002				PLANNING	AK
K.C.	N	C	SW	SE	APP	IO
				ARB	PPL	DER

73

Dear MJ French,

**RE: Proposal to demolish Westbourne Grove Church and redevelop site.**

Dear MJ French,

I have seen the new plans for this development and wish to register my strong objection.

The proposed building will be much larger than the church because it is proposed that the roof come as high as the towers are now at present. By adding new turrets to the existing towers, the illusion is given on the plan that the final height of the majority of the building will be lower than the towers. This is clearly not the case. For one that has a clear sight of the building, there is a significant degradation to my view point. I am keen to see the reconstruction of the old church wall's height and window spaces.

I wish to also state my objection to the very high density of occupancy that is now planned.

I firmly believe that the variation to the original development has been prompted by the collapse of the old wall of the church while demolition was in progress. This occurred under highly dubious circumstances and it was fortunate not to result in any loss of life. It suggests that the developers had little sense of responsibility.

It has resulted in a scenario, which is wholly beneficial to the developers, especially if we are led to believe that they have insufficient insurance to reconstruct the old wall of the church. Indeed, have the developers provided costs for such a reconstruction, and if not, why not?

145

In conclusion, I wish my objection to be addressed in this serious matter.

Yours sincerely,



**Mr Alex Salmon**



MSF

Reply from me please

51 CLARENDON RD, LONDON W11 4JD  
TELEPHONE 020 7727 5967

BA46

23<sup>rd</sup> August 2002

Mr. Barry Phelps,  
Planning and Conservation  
Royal Borough of Kensington and Chelsea,  
The Town Hall  
Hornton Street,  
London. W.8. 7N.X.

RECEIVED  
PLANNING AND CONSERVATION  
79

Dear Mr. Phelps,

Re Conservation Area Proposals Statement for the Borough

Whilst looking at recent proposals for development at 55 Clarendon Road, I was concerned that the Planning Office failed to determine an application at this site which I believe was a fundamental breach of the CAPS leaving the planning application to be determined by the Planning Inspectorate at Bristol. Also, I noticed in correspondence between the Architect S.I. Robertson and Mr. Derek Taylor that the Architect mentioned that the Planning Officers had indicated that an increase in the height of a ground floor extension would be acceptable to them, whilst previous applications to increase this height had been refused as a contravention of the CAPS.

It is therefore my concern that the Council Planning Office no longer appreciate the importance of the CAP Statement, and I am writing to ask whether the Council consider the tenets of the CAP Document to still be important, and if so to remind the Planning Officers of the relevance of this plan.

I look forward to hearing from you at your earliest convenience.

Yours sincerely,



PETER BARNES.

① Ach ② DT

147

  
**The Royal Borough of Kensington and Chelsea**  
**Department of Planning Services**

To: M.J. French  
 Director of Planning Services

Dept. 705,  
 The Town Hall,  
 Hornton Street,  
 London, W8 7NX.

Ref.: DPS/TP/DCN/03/02/01178/DT

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**

Proposal Address <u>7 Swancombe Road</u> <u>LONDON W11</u>	Nature of Proposal <u>Re-build of 5-storey</u> <u>apartments &amp; town house</u> <u>at vacated site.</u>
--	--

I have inspected the planning application and drawing(s) for the above property and have

**NO OBJECTION/ OBJECTION \* \*\***

to the submitted proposal

**Comment**

This re-submitted and unaltered proposal  
attracts all the serious misgivings we listed in  
our objection dated 12 July.  
Our objection therefore stands, and it  
stands the more fully since no account at  
all has been taken of the considered  
comments we then made.

EX	HDC	TP	CAC	AD	CLU	A01	A02
DIR							AK
RB							
KC				- 2 SEP 2002			PLANNING

Name: Robin M. Rice. PP Noland Conservation Society

Full Address: 5/7 Pinevale Road  
London W11 4NW

Date: 29 August 2002      Signed: R. Rice

\* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above. Any additional comments may be set down on the back of this form.  
 \*\* Delete where applicable.