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FILE No. TP/99/0733

JAN. FEB. MCH. APL. MAY. JUNE JUL. AUG. SEPT. OCT. NOV. DEC

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PART 16

Fax

To: Mr. P. Kelsey

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

Date: 25 October 2001

T: +44 (0)1932 845599

Company: Royal Borough of Kensington & Chelsea
Planning Office

Project: **CAMPDEN HILL RESERVOIR**

F: +44 (0)1932 856206

E: CampdenHill@BroadwayMalyan.com

Fax N°: 020 7361 3463

Site Works	
Aubrey Walk Houses	
Aubrey Walk Flats	
Campden Hill Flats	
Tennis Club	
Marketing Suite	

Pages: 3 (inclusive)

www.BroadwayMalyan.com

From: Ian Apsley

Dear Mr. Kelsey

MINOR AMENDMENTS TO FENESTRATION, HOUSES, CAMPDEN HILL RESERVOIR.

Further to our conversation this morning, please find attached two front elevation drawings for a typical terraced house at the above, one as permitted and one marked-up to show the design adjustments that we wish to make.

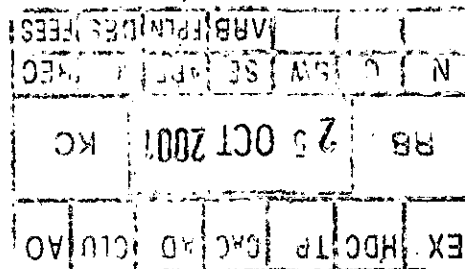
Principally these concern the omission of the 'fanlight' windows over bay windows and balcony doors, this elongates the proportions of the facade making it more elegant, which we consider to be a design improvement.

I will call to discuss the proposal with you and to gain your comments.

Regards

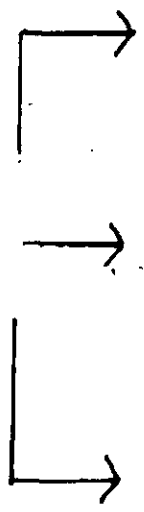
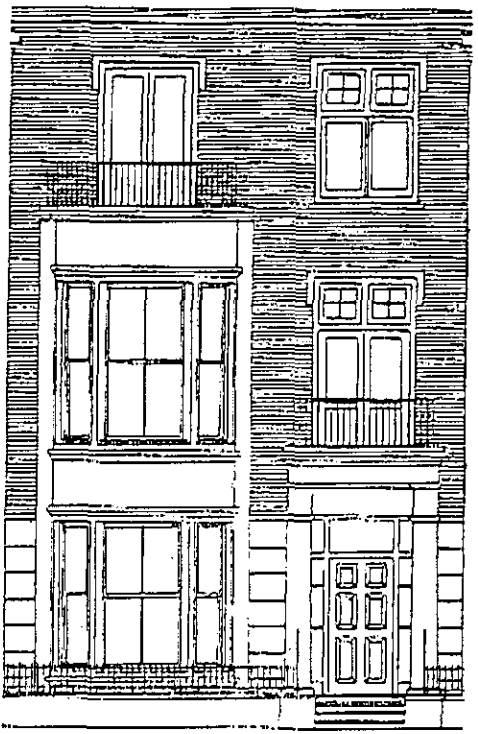
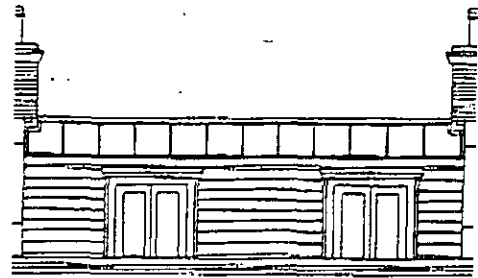
Ian Apsley
Ian Apsley

Drawn with DT - no history.



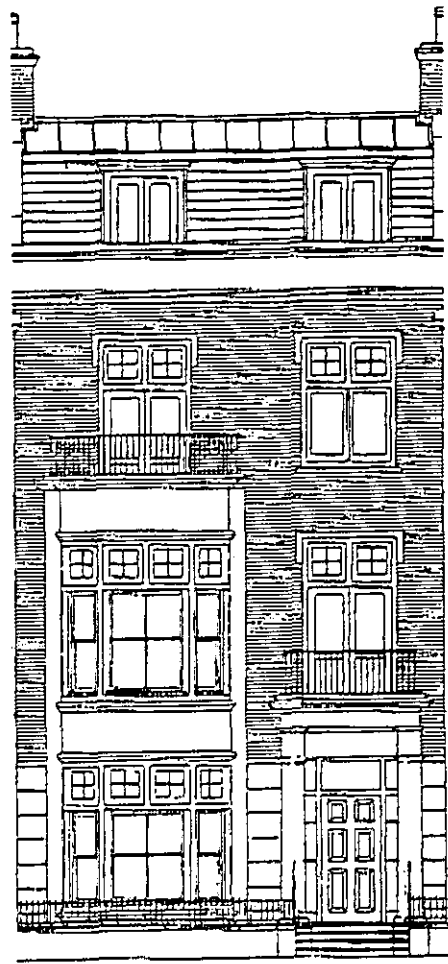
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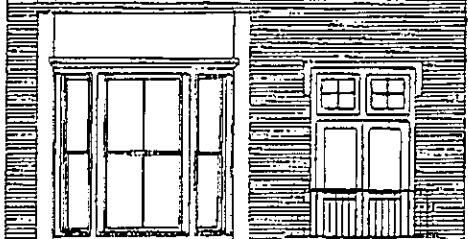
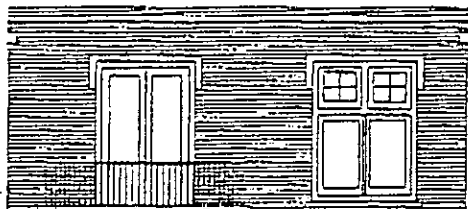
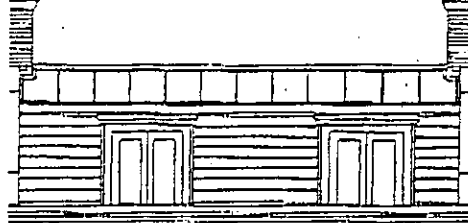
FANLIGHTS
OMITTED

W

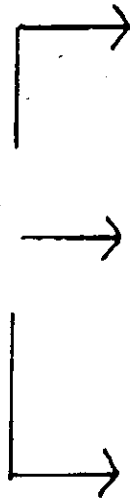


AS PERMITTED

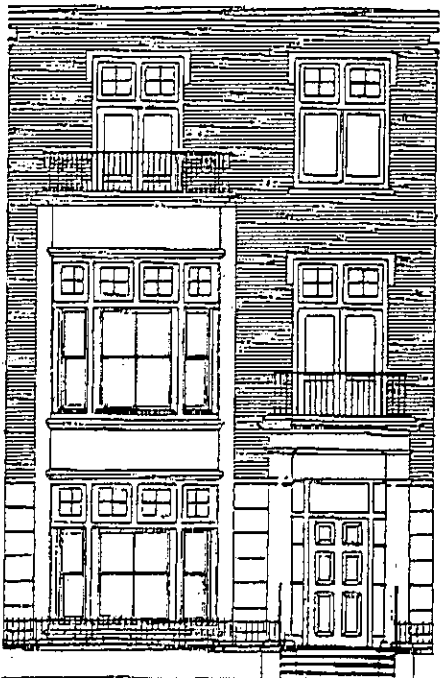
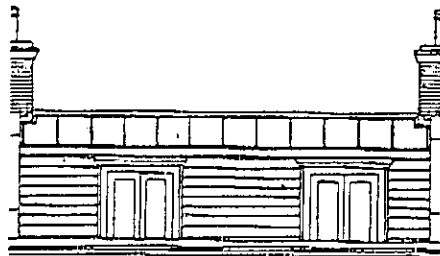
3



FANLIGHTS
OMITTED



TOTAL P.03



AS PERMITTED

4x

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Christopher Buckmaster
23 Kensington Place
London W8 7PT

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Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: Paul.Kelsey@rbkc.gov.uk
Web: www.rbkc.gov.uk

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 Buckmaster,

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 Freeman 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

Fax

To: Paul Kelsey

Date: 7 December 2001

Company: Royal Borough of Kensington & Chelsea Planning Office

Fax N°: 020 7361 3463

Pages: 1 (inclusive)

From: Ian Apsley

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
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Project: CAMPDEN HILL RESERVOIR

Site Works	
Aubrey Walk Houses	
Aubrey Walk Flats	
Campden Hill Flats	
Tennis Club	
Marketing Suite	

www.BroadwayMalyan.com

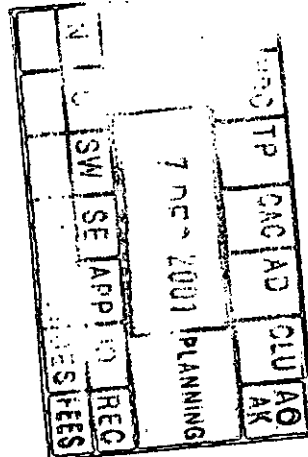
Dear Mr. Kelsey

Further to our conversation this morning, I have spoken to our client St. James Homes who confirm that at this point in time they do not wish the local members to be consulted over proposed non-material changes to fenestration design at the above, as they are concerned about the degree of local opposition that may be experienced.

They do however still feel that this should be viewed as a non-material amendment, and I will contact you early next week to discuss how we can proceed further.

Regards

Ian Apsley
Ian Apsley



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Woburn Hill
Weybridge
Woburn Hill
Weybridge
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Weybridge

BroadwayMalyan

Architects & Designers

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

PK
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: 01932 845599
F: 01932 856206
E: Wey@BroadwayMalyan.com

For the attention of Mr P Kelsey

Ref: IA/lsw/8130/0603
13 November 2001

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
RB KJC		14 NOV 2001			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

Dear Sir

**Town & Country Planning Act 1990
Campden Hill Reservoir Site**

Further to our recent conversations and faxed correspondence with regard to revised bay and casement window design to the town houses at the above, we hereby enclose the proposed planning information for your consideration.

As discussed, the changes involve the omission of fanlights above the curved bay windows and balcony doors, giving the fenestration a more elongated, elegant proportion.

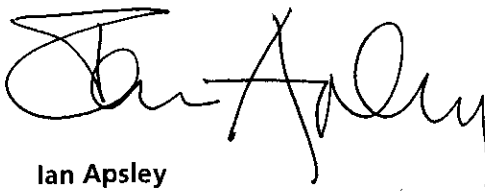
The information enclosed comprises the following:

- 7650/ P099, P100H, P101H, P102F, P103F, P104E, P105E, P106E,
P107H, P108F, P109E, P110H, P111E, P112D & P113E.

We trust this can be considered as a minor amendment to the existing consent, as previously discussed.

Please do not hesitate to contact us if you have any queries or wish to discuss the above.

Yours faithfully



Ian Apsley

Enc.

- cc. T Farrow/M O'Grady/E Pinchin - St James Homes Ltd
- P Hornby - O'Rourke

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

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.

BroadwayMalyan.com

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Ian Apsley
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Web: www.rbkc.gov.uk

14 December 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: **DPS/DCC/PK/PP** Your reference: **IA/Isw/8130/0603** Please ask for: **Paul Kelsey**
/99/0733

Dear Sir,

Town and Country Planning Act 1990
Campden Hill Reservoirs Site, W8

I refer to your letter dated 13 November 2001 enclosing details of a revised window design at the above development.

I can confirm that the omission of the fanlights above the curved bay windows and balcony doors as shown on your drawing numbers P103F, P104E, P105E, P108F, and P109E can be treated as a non material amendment to the scheme granted planning permission on 14 October 1999.

I hope the above is the information you require.

Yours faithfully


M J French
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Martin Simms
St. James Group Limited
Wellington House
209-217 High Street
Hampton Hill
Middlesex TW12 1NP

Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: Paul.Kelsey@rbkc.gov.uk
Web: www.rbkc.gov.uk

12 January 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/PK/TP Your reference: MS/mj/french1609 Please ask for: Paul Kelsey
/99/0733 and 2003
PP/01/0349

Dear Mr Simms,

Town and Country Planning Act 1990
Affordable Housing Provision, Campden Hill Reservoirs Site, Campden Hill Road, W8

I refer to your letter dated 17 December 2003 regarding the above.

I can confirm that 24 affordable units at Finborough House, Finborough Road, and 10 affordable units at 1-3 Marloes Road, have been handed over to Notting Hill Housing Trust, and that this discharges your obligation to provide affordable housing in connection with the redevelopment of the Reservoirs site, as set out in the legal undertaking attached to the planning permission granted on 17 October 2001 (Reference PP/01/0349) by the Secretary of State on appeal, which superceded the requirements of Condition xii of the planning permission granted on 14 October 1999 (Reference TP/99/0733).

I hope the above is the information you require.

Yours sincerely


Michael J French,
Executive Director, Planning and Conservation.



INVESTOR IN PEOPLE

PK

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 22 January 2002 16:02
To: Cllr-Buckmaster
Cc: Cllr-Ahern; Cllr-Freeman
Subject: Campden Hill Reservoir Site

Dear Councillor Buckmaster,

Further to your letter of 18 December, I am advised that there have been no proposals to construct bay windows in the block opposite St. George's Church. The only changes which appear to have been intimated are very small alterations to the window positions. There will be additional alterations but I am assured that they will have no impact on the external appearance.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

16

Consider Air Reserves.

Mr Burkness letter 13/12/01.

The changes that have been approved as non-material amendments to the former affordable housing block were very small alterations to window position and the introduction of bay windows. Therefore they are even more "non-material" ~~than~~

The Council has taken a decision that the proposed changes are non-material. I would not have thought we would wish to depart from that view.

S. J.

17/1

P.S. I understand from the architect that there are proposals to alter the internal layout of this block, but that there will not be any other external alterations. The number of units would remain the same. No plans have yet been submitted but if they were these also would be non-material. Would not require PC if block had been built.

P. 11

23 KENSINGTON PLACE
LONDON W8 7PT
020 7229 7508
18.12.01

pk

~~What happens~~

2/1/02

M J French Esq
Executive Director – Planning
Town Hall
London W8 7NX

Dear Mr French

Campden Hill Water Development

I am returning yet again to this problem development. Permission was given to the developers to add unnecessary and protruding bay windows, or are they balconies?, to the houses. One could argue whether they improved the façade or not. I take the view that they are unnatural excrescences but that is not the point which angered so many residents. Their objections honed in on the fact that they were approved by officers as “non material” changes, when in fact they were so structural that they would have required planning consent on any existing building.

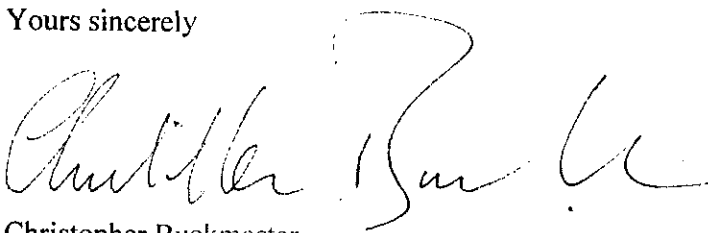
I now understand that similar bay windows are proposed for the block of flats opposite St George’s church, the block which was approved as built for affordable housing but which metamorphosed into luxury flats as a result of the misguided decision of an Inspector.

This block had an acceptable anonymity appropriate to its setting. To add these pompous bay windows will add an element of naff vulgarity to this quiet block of flats and be out of keeping with both the church and the listed 18th century houses which it will face.

What the Council has granted the Council can revoke. I am asking you to revoke the permission granted for these unnecessary additions to the flats. The usual objection to revocation is that the Council has to compensate the developer for his costs. However in this case the developer has not even started on the foundations to this block and therefore his costs must be nil. If the developer were to argue that the bay windows are to be built in some obscure and expensive Italian marble, which has already been ordered, I would doubt the validity of the statement. If it were proven to be true then the developer clearly misled the Council in claiming that the changes were “non material”.

Happy Christmas.

Yours sincerely



Christopher Buckmaster
cc Cllrs Ahern and Freeman

Check any changes
to the flats?

12

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Ian Apsley
Broadway Malyan
Woburn Hill, Addlestone
Weybridge
Surrey KT15 2QA

Switchboard:
Extension: 2701
Direct Line: 0207-361-2701
Facsimile: 0207-361-3463
Email: pindmt@rbkc.gov.uk
Mr.: D. Taylor

22nd February 2001

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

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Campden Hill Reservoir Site

I write with reference to your letter of 13th February 2001, and enclosed drawings PO99, P100F, P101F, P102C, P103D, P104D, P105D, P106D, P107F, P108E, P109D, P110E, P111C, P112B, and P113D. You have also enclosed a revised Schedule of drawings and a revised Schedule of accommodation.

These drawings contain a further round of adjustments to the approved scheme for this site; you will recall that there have now been a number of sets of revised plans, the last major set of alterations being approved as non-material amendments on 31st October 2000. A meeting was held at the Town Hall on 7th February 2001 to discuss these further changes.

The new plans indicate the introduction of slightly wider windows and new bays to the North elevation, South terrace, new windows to the South elevation, South terrace, an orangery type glazed extension to the side of the house at the western end to the South terrace, and revised internal arrangements to the South terrace. The materials for the glazed extension are not confirmed on the plans, however the planning requirement is for a timber frame with glazed roof.

I confirm that, subject to confirmation of the materials for the glazed extension, these revisions can be treated as non-material amendments to the development approved on appeal, ref. PP/99/0733, and will not require further planning permission.

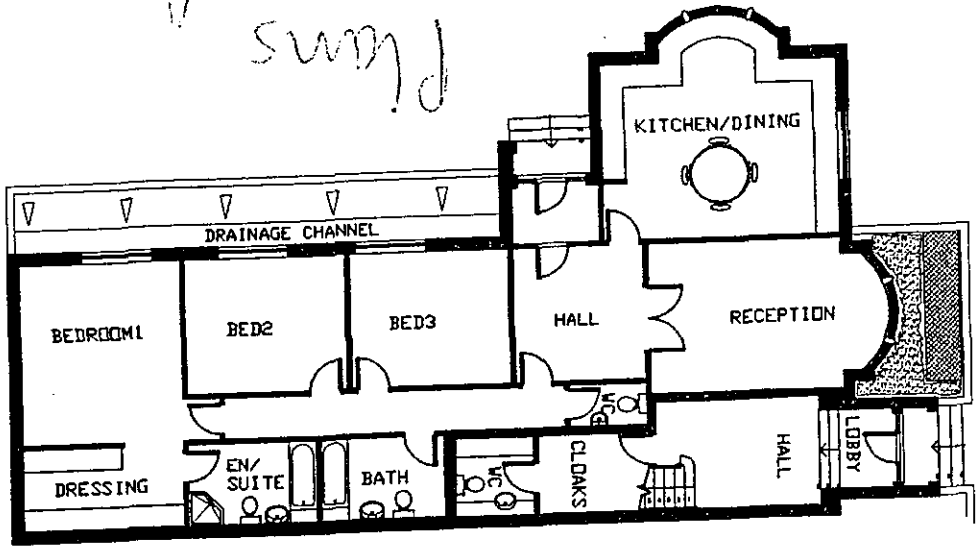
Yours faithfully,


M. J. French
Executive Director, Planning & Conservation

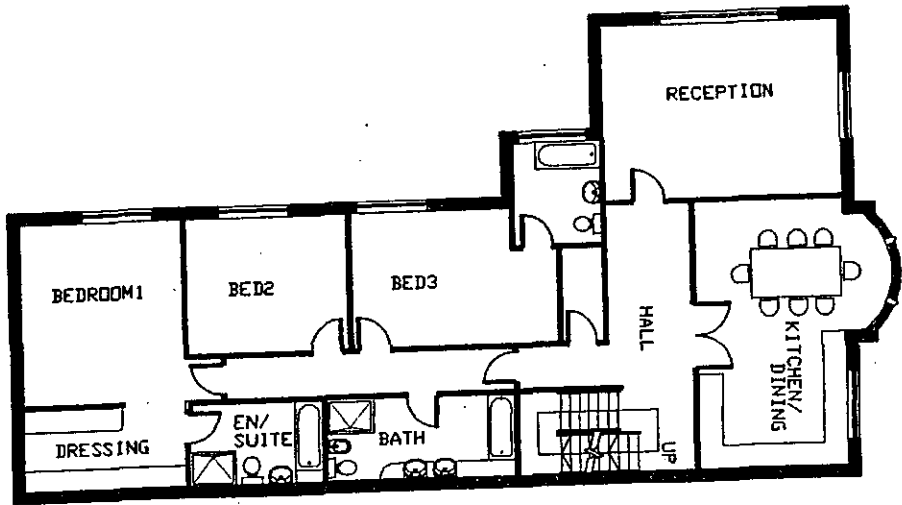
Plans
approved
under
approval

FLAT TYPE M

GROUND FLOOR

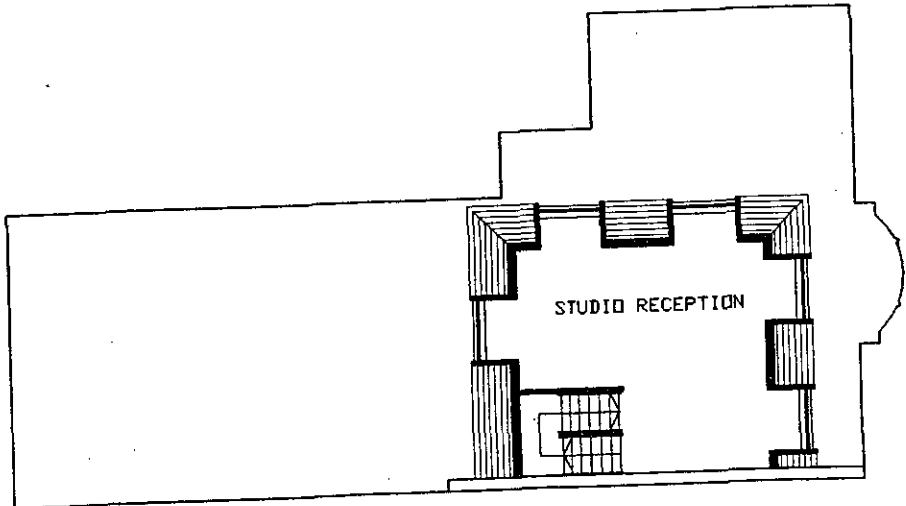


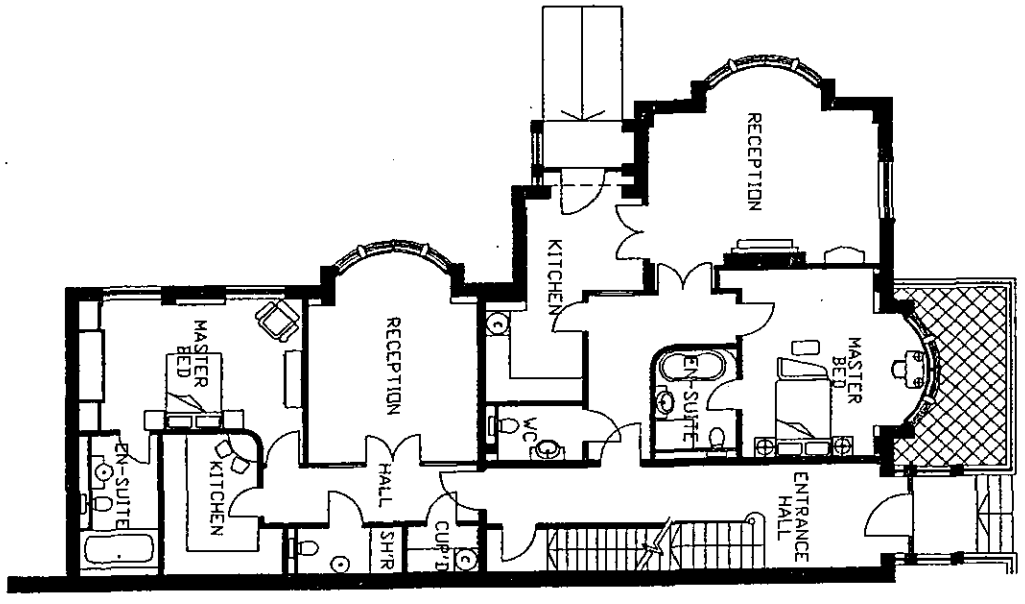
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FLAT TYPE N

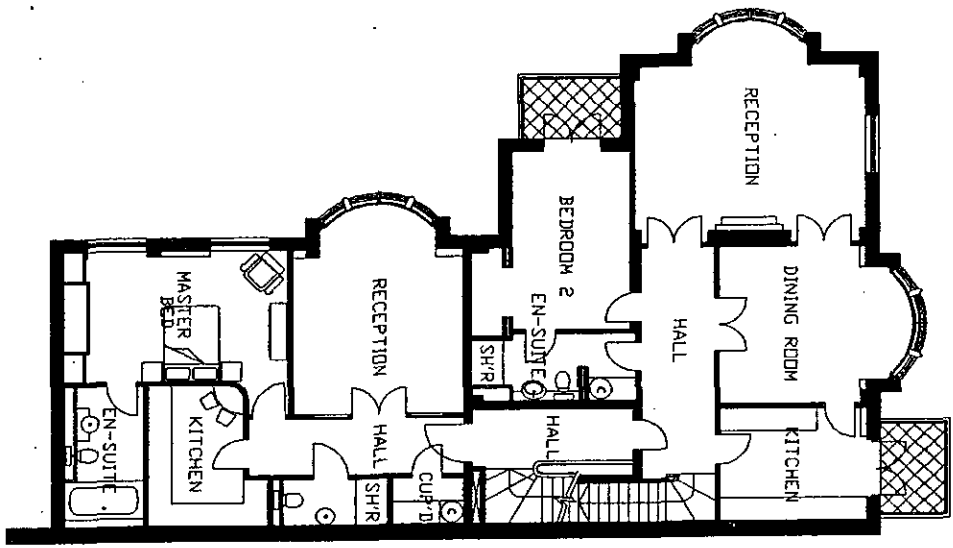
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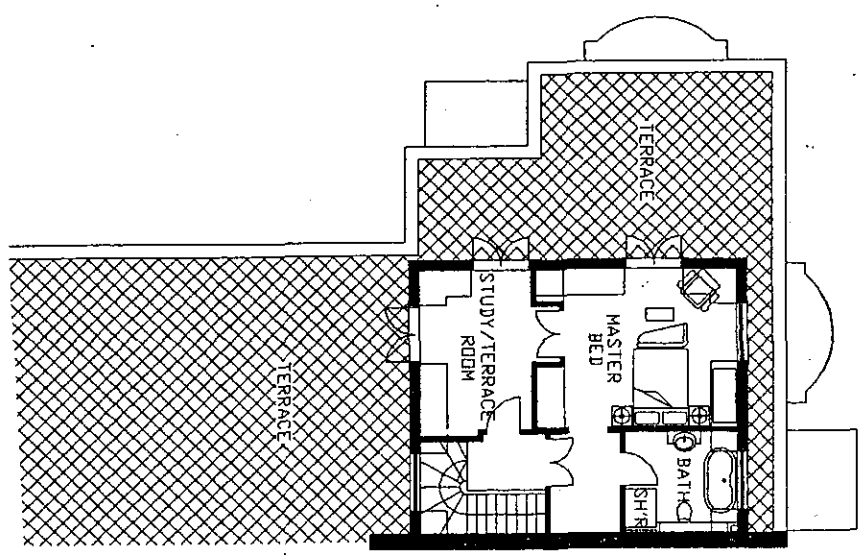
GROUND

FLAT TYPE F9 & F10



FIRST

FLAT TYPE F11 & F12



Plans approved
 by letter
 22/2/09

15

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Tim Ahern
Councillor Christopher Buckmaster
Councillor Robert Freeman
Councillor Barry Phelps - Cabinet Member for
Planning Policy

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Web: www.rbkc.gov.uk

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

19 November 2001

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Ahern,

Thames Water Site, Campden Hill Road, W.8.

Further to our recent correspondence regarding the two bay windows in the northern block of the above site, I have enclosed a copy of the plan as approved and a plan showing the building as proposed to be adapted following the changes. I have also enclosed a copy of the letter which was sent to the developers agreeing that the changes were non-material.

With regard to the delegated power to deal with such matters, this is contained within paragraph 11 of the Scheme of Delegation and is one of the functions delegated by Council. It would not be a matter for the Overview and Scrutiny Committee.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

16

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Councillor Tim Ahern
Councillor Christopher Buckmaster
Councillor Robert Freeman
Councillor Barry Phelps - Cabinet Member for
Planning Policy

Switchboard: 020 7937 5464
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Web: www.rbkc.gov.uk

19 November 2001

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Buckmaster,

Thames Water Site, Campden Hill Road, W.8.

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Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

17

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Tim Ahern
Councillor Christopher Buckmaster
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19 November 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Freeman,

Thames Water Site, Campden Hill Road, W.8.

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Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

15

DT
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Councillor Tim Ahern
Councillor Christopher Buckmaster
Councillor Robert Freeman
Councillor Barry Phelps - Cabinet Member for
Planning Policy

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Web: www.rbkc.gov.uk

19 November 2001

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

Thames Water Site, Campden Hill Road, W.8.

Further to our recent correspondence regarding the two bay windows in the northern block of the above site, I have enclosed a copy of the plan as approved and a plan showing the building as proposed to be adapted following the changes. I have also enclosed a copy of the letter which was sent to the developers agreeing that the changes were non-material.

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Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

19

12 Aubrey Walk
London
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Fax: (020) 7221 4076

E-mail: h.manisty@virgin.net

R.B.K.C PLANNING

Received 12 SEP 2001

Ex Die HDC TP CAC AD CLU
AOACK N/SW SE APPEALS
REC ARB F.PLAN CON.DES

fr au rk
12/9

(26)

Mr. Derek Taylor
Planning and Conservation
Royal Borough of Kensington & Chelsea
The Town Hall,
Hornton Street
London
W8 7NX

8th September 2001

Dear Mr. Taylor,

Campden Hill Reservoirs Development

I am writing to seek your guidance on an apparent discrepancy between the above development as approved by the Inspector, and one aspect of the construction of the residential accommodation on the site that is now proceeding. I understand that you remain responsible at RBKC for planning and conservation issues relating to this site.

The discrepancy relates to the frontage to Aubrey Walk on the west terrace of the square. This is one of the most visible and sensitive points of the development, key to the relationship of the development with the surrounding conservation area.

You will recall that at a relatively late stage in RBKC's discussions with St. James Homes it was decided to bring the frontage at this point closer to Aubrey Walk. The initial plans had been for the north end of the western terrace to be set back into the site. The new configuration agreed with Council officers was set out in revised drawing submissions dated March 1999, which were copied to residents.

The cover page of the revised drawings illustrates the revised frontage showing a **bow window** facing Aubrey Walk at ground floor level, and a **flat window** at first floor level. Detailed drawings No. P104 and P109 within this pack both confirm this frontage.

Building works are now in the process in this section of the site. The carcass of the building has now been completed. To the concern of local residents, **there is now bow frontage at both ground and first floors.**

As you may recall, residents opposed the extension of the frontage further towards Aubrey Walk. They preferred, and still prefer, the original plans which would have set the western terrace further back into the site behind trees. One of residents' objections was that by moving the western terrace further towards Aubrey Walk, there is insufficient space between the properties on each side of the road.

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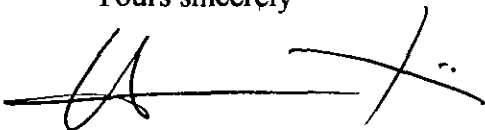
Creating a bow window at first floor level reduces still further the distance between the two sides of the road at first floor level. The front of the bow juts further into Aubrey Walk than would have been the case had the frontage been flat as on the approved plans. It also changes the look and feel of the revised plans submitted and approved which, by having a bay window at ground floor level only, were less grandiose and imposing. This section of Aubrey Walk is characterised by the simplicity of the adjacent tennis club building, a former Victorian terraced cottage.

I would be very grateful indeed if you could review this apparent discrepancy with the approved Application. If you find that the configuration which is now in the course of construction departs from the approved plans, residents would be very grateful if you could require the developer to adhere to the approved plans and remove the bow at first floor level.

Furthermore, although it is difficult for residents to verify this, it is feared that the end of the western terrace as now constructed has advanced even further to Aubrey Walk than is specified in the revised plans. The frontage is now very close indeed to Aubrey Walk. We would be very grateful if you could check if this is the case. We also understand that there are rules governing minimum distances between properties on either side of streets. Again, we would be very grateful if you could kindly check that such rules are complied with.

With many thanks

Yours sincerely

A handwritten signature in black ink, appearing to read 'Henry Manisty', written over a horizontal line.

Henry Manisty

Cc Councillor Buckmaster, local residents

21

Post +
acknow. (PK)

BroadwayMalyan

Architects & Designers

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Chief Planning Officer
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Planning and Conservation
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London W8 7NX

For the attention of Mr P Kelsey

Our Ref: IA/sw/8130/0603

28 July 2003

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	29 JUL 2003				63 PLANNING	
N	SW	SE	APP	IO	REC	
		ARB	FPLN	DES	FEES	

Dear Sir

Town & Country Planning Act 1990 Campden Hill Reservoir Site : Proposed temporary sales area within Aubrey Walk Apartments

As you may be aware, demolition of the free-standing temporary marketing suite at the Campden Hill Reservoir site is now almost complete.

In order for our client, St James Group, to continue to market the development they propose to utilise three units within the newly constructed apartment block fronting Aubrey Walk, on a temporary basis. No alterations will be made to the external appearance of the building. The sales centre will operate in the same way as the previous temporary marketing suite and therefore we assume there would be no operational objections to the proposal.

I would be grateful if you could confirm that the proposal outlined is acceptable in town planning terms.

Yours faithfully

Ian Apsley

cc. R Syms - GTMS
C Park - St James Group

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Southampton, Lisbon, Madrid, Warsaw,
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25 July, 2003

Ref: RMS/StJ/CAM/03033

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bob@sellwoodplanning.com

Dear Mr Shorland

**St James Homes Ltd, Wycombe Square,
(Former Campden Hill Reservoir Site), Aubrey Walk,
London W8 (APP/K5600/A/03/1109466 and 1120046)**

Thank you for your letter of the 16th July 2003 confirming that appeal 112046 can be heard at the same Hearing as appeal 1109466 on the 17th September 2003.

In order to simplify the discussions at the Hearing and reduce its length, St James Homes have decided to withdraw the first appeal (1109466). However, I can confirm that appeal 112046 will proceed as arranged on the 17th September 2003.

I would be grateful for your confirmation that no further action will be taken on appeal 1109466.

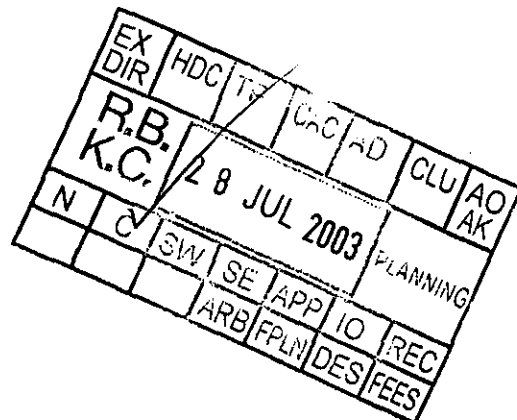
Yours sincerely



R M Sellwood

cc. S Potts
J Thomas
P Kelsey (Kensington & Chelsea BC)

R. Gull (Appeals) ✓ 28/7



23

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For the attention of Mr P Kelsey

Ref: IA/IsW/8130/0603

11 April 2002

EX DIR	HDC	TP	CAC	AD	CLU	AG AK
R.B. K.C.		29 JUL 2003			PLANNING	
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Dear Sir

Town & Country Planning Act 1990
Campden Hill Reservoir Site : Minor revisions to external works and landscaping

Please find enclosed four sets of drawing nos. 10337/125D & 156A which outline some minor revisions to the external works and landscaping scheme for the above.

The scheme has undergone some refinement and development in a similar way to the architectural works, which have resulted in some revisions as follows:

1. York stone within the paving surface has been replaced with cast stone to match that used on the facings of the houses.
2. The grass area immediately to the front of the Aubrey Walk block has been replaced with gravel to form a contrasting surface finish.
3. The pergola over the car park ramp has been refined into a lighter weight design with fewer steel beams and intermediate cables.
4. Landscape levels within the garden of Plot 6 have been regraded with a proposal to remove some scrub vegetation and trees, a number of which have been identified as dead or representing a safety risk, as agreed on site with the arboriculturist, Steve Parish, last week.
5. Minor revisions to positions of some street lighting columns.
6. Uplighters to car park ramp replaced with recessed lamps in side wall.
7. We enclose details of the proposed street lighting column for use within the development.

Continued

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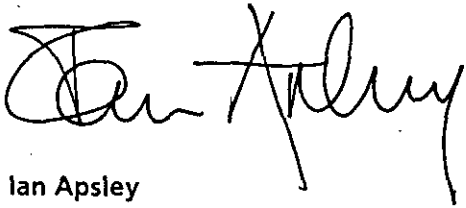
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Ref: IA/lsw/8130/0603
11 April 2002

I trust the above can be dealt with as a non-material amendment to the existing consent. However, if you require any further information please do not hesitate to contact us.

Yours faithfully



Ian Apsley

Enc.

cc. K Parrett/M Simms - St James Homes Ltd
S Bradbery - GTMS

25

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For the attention of Mr P Kelsey

Our Ref: IA/sw/8130/0603

29 May 2003

EX DIR	HDC	TP	CAC	AD	CLU	AG AK
R.B. K.C.	29 JUL 2003				PLANNING	
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Dear Sir

Town & Country Planning Act 1990 Campden Hill Reservoir Site : External works

We are now at the final stages of agreeing the detail of the external works proposals at the Campden Hill site. To this end, our landscape architect, Vincent Friedlander met with your arboriculturist, Chris Colwell, recently to discuss how best to resolve detail issues around the existing mature ash tree fronting Aubrey Walk north of the West Terrace Flats.

The extent of banking and retaining wall heights were agreed on site which have resulted in a minor change to some of the levels near the building. We enclose revised copies of our drawings 7650/P104G & P106G which reflect this, for your information.

Yours faithfully

PP Ian Apsley

Enc.

Copy (letter only) to:

S Collins - GTMS
V Friedlander - BM Landscape

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For the attention of Mr P Kelsey

Our Ref: IA/sw/8130/0603

28 July 2003

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R.B. K.C.	29 JUL 2003				PLANNING	
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	ARB	FPLN	DES	FEES		

Dear Sir

Town & Country Planning Act 1990 Camden Hill Reservoir Site : Minor revisions to external works and landscaping

Further to my letters of 11th April 2002 and 29th May 2003 (copies enclosed), we have as yet received no response from yourselves as to whether the proposals submitted are acceptable.

This is now a matter of some urgency and I would therefore be grateful if you could respond at the earliest opportunity.

If you wish to discuss any of the details contained within the proposals, please do not hesitate to contact us.

Yours faithfully

Ian Apsley

Enc.

- cc. S Collins - GTMS
- C Park - St James Group
- V Friedlander - BM Landscape
- R Lomas - BM Landscape

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From: **Councillor Merrick Cockell**
Leader of the Council

MC/bl
21 November 2001

Tim Farrow Esq.,
Group Managing Director,
St. James Homes Limited,
Wellington House,
209-217 High Street,
Hampton Hill,
Mddx TW12 1NP

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Dear Mr Farrow,

Development of Thames Water Site at Campden Hill

Extremely critical reports have been received by me and fellow Councillors concerning the operations of your contractors at the above site. There has been a failure to take account of the disruption being caused to local residents and your company is not achieving the high standards which we know are possible in other high profile developments which have taken place in the Royal Borough. I should like to request that you investigate the criticisms forthwith.

The Council's Director of Environmental Health, Mr Paul Morse, has advised me that his officers have expended some considerable time on the investigation of complaints about noisy work outside the Council's permitted hours and have even been obliged to introduce a system of random checking of the site's opening and closing times. Regrettably, it seems that it has only been the threat of a High Court Injunction that has brought about a more responsible approach to complying with the section 60 notice. Local residents have complained of men and vehicles arriving on site at 6.30 a.m. and working frequently until 7.p.m. and that work has also occurred at weekends. I understand a recent breach of the notice was witnessed and evidence has been passed to the Director of Legal Services who is considering prosecution proceedings.

Officers and elected Members of the Council are naturally concerned about the months ahead, as it is apparent that the time constraints you are under have resulted in working practices which flout the law. I must therefore warn you that should such practices be repeated, the Council will not hesitate to pursue the necessary legal action on behalf of its residents.

....cont/

26

I must also take the opportunity to remind you that as the notice has been served on both the contractor and yourselves, you remain jointly liable for any contraventions, whether these are directly by yourselves or by the contractor.


With regard to the continuing use of the marketing suite, I am advised that as it is not a permanent structure, it is not subject to planning permission or planning controls. It is therefore effectively ancillary to the building site which means that it is subject to the permitted hours prescribed by the section 60 notice. I trust you are not intending to use the suite outside the operating times of the main site.

Residents have complained also about vibration in adjoining properties caused by vehicle movements. The Council's Highways Department have agreed to widen the road temporarily, to facilitate easier vehicle movements but you should be aware of the ultimate necessity to replace the kerbs which have been altered, or damaged in the process.

Finally, could I of course remind you that the development must be carried out in full accordance with the approved drawings, and any proposed variations must be discussed with the Executive Director of Planning and Conservation, Mr Michael French, before implementation.

Yours sincerely,

blind cc: Councillor Christopher Buckmaster
Councillor Barry Phelps
Mr M. French
Mr Paul Morse
Mr Tim Keay
Mr Malcolm Johnstone, Campden Hill Residents' Association



Hill
Campden

Residents'
Association

Please reply to:

Malcolm Johnstone
19 Kensington Place
London
W8 7PT
Tel: 020-7243-8920

Councillor Merrick Cockell
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

23 October 2001

Dear Councillor Cockell

Development of Thames Water Site, Campden Hill

At a recent committee meeting of our Association, I was asked to write to you following numerous complaints by residents concerning site activity on the above development.

One of the main complaints was the hours of work, which did not comply with the current section 60, and conditions imposed by the Council. Men and vehicles arrive on site at 6.30am, and work frequently continues after 7.00pm. Work has also occurred at weekends.

Other complaints were:

- Vibration in adjoining properties due to demolition works to Water Tower House.
- Subcontractor vehicle movements and parking of vehicles in Aubrey Walk.
- Damage to pavements and kerbstones at entrance to the site.
- The problem that may arise in frosty weather due to mud and water on the road.
- Variations from original plans
- Confirmation that the marketing suite would not operate at weekends.
- A major dust problem in adjoining properties.

dealt with X


no control!

O'Rourke Civil Engineering (the contractor) called a meeting of residents on 28 September. The above issues were discussed at length but many residents were far from satisfied. There was no representation from St James Homes and therefore many issues could not be addressed. A further meeting has been called for 29 November.

Councillor Buckmaster attended the meeting and assured the residents that he would investigate their concerns.

This letter is to seek your added support. There are some very upset and unhappy residents.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Malcolm Johnstone". The signature is written in a cursive style and is underlined with a single horizontal line.

Malcolm Johnstone

Chairman

cc Cllr Buckmaster

From: **Councillor Merrick Cockell**
Leader of the Council

MC:mm

7th November 2001

Malcolm Johnstone Esq.,
Chairman,
Campden Hill Residents Association,
19 Kensington Place,
London W8 7PT.

Dear Mr. Johnstone,

Development of Thames Water Site Campden Hill

Thank you for your letter of 23rd October which was acknowledged by my assistant. Since then I have been briefed by Councillor Christopher Buckmaster. I know that Councillor Buckmaster has taken up the matters raised at the meeting in September, and that he has been pursuing them with both the Executive Director of Planning and Conservation and the Executive Director of Environmental Services.

It is clear from both your letter and my discussions with Councillor Buckmaster, that the contractors and the developers are not taking sufficient care and consideration with residents most directly affected by this project.

The Council has considerable experience in large developments in the Royal Borough, and the most responsible developers know that they have to operate within the planning approval, as well as other legislation, but as importantly, as good neighbours. From what you and Christopher Buckmaster have said this does not seem to be the case at the moment.

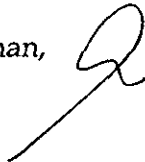
I am still waiting for some answers from the Planning Department but once these are received I will be writing to the Chief Executive of St. James's Homes to express my concern about the reports I have been hearing about the operations of their contractors. I will copy you with this letter. I hope that it will indicate to the developers that they are failing to take account of the disruption being caused to local residents, nor are they achieving the high standards which we know are possible in other high profile developments which have taken place in the Royal Borough.

Yours sincerely,

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bcc: Councillor Christopher Buckmaster,
Councillor Tim Ahern,
Councillor Robert Freeman,
*Mr. M. French,
*Mr. P. Morse

A handwritten signature in black ink, appearing to be a stylized 'R' or similar character, positioned to the right of the list of names.

*Please can you co-operate to produce a draft of a letter to the Chief Executive of St. James's outlining our substantive concerns.

33

French, Michael: PC-GrpSvc

DT

From: French, Michael: PC-GrpSvc
Sent: 19 November 2001 16:45
To: Cllr-Cockell
Cc: Longford, Barbara: CP-Manag; Morse, Paul: ES-EnvHlth
Subject: Thames Water Site, Campden Hill Road

Dear Councillor Cockell,

You recently copied me into correspondence with Mr. Johnstone relating to the current development at the above site. I can confirm that only minor variations from the approved decision have been allowed and where this has occurred, it was because the officers, having taken legal advice, were of the opinion that the changes were non-material. There has been no increase in height of any of the roof lines agreed by either the officers or by the Council.

As you know, the procedure for dealing with variations is that the officers use their professional judgment having regard to the fact and degree of the case and, where appropriate, consult with the planning solicitors.

I will discuss with Mr. Morse the current problems which residents are experiencing and we will prepare a draft response for you to send to the Chief Executive of St. James's Homes.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

French
Can you prepare this with
Paul or one of his please



34



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants

PP990733

**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE**

TRANSPORT IMPACT ASSESSMENT

R.B.K. & C.
TOWN PLANNING
22 MAR 1999
RECEIVED



35



PP990733

**The Re-Development of Water Tower House
and the Former Campden Hill Reservoir Site**

Transport Impact Assessment

Client: St James Homes/Thames Water Property

Prepared by:

**Tucker Parry Knowles Partnership
3 London Road
Newbury
RG14 1JL**

**Tel: 01635 31440
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**Doc Ref: SW/SG/N/10145-02A
Date: 16 March 1999**

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- Table 3: Operational Assessments of Notting Hill Gate/Campden Hill Road Signalised Junction**
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APPENDICES

- Appendix A: Extracts from TRICS Data**

THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT

1.0 INTRODUCTION

1.1 This report assesses the transportation impact arising from the proposed re-development of Campden Hill Reservoirs in the Royal Borough of Kensington and Chelsea (RBKC). The site proposals comprise the construction of 19 houses and 43 flats together with the reconstruction of 12 tennis courts. Most existing structures and facilities on site will be removed.

1.2 This reports updates and supersedes our earlier Transport Impact Assessment (Ref: 10145-01C) submitted in support of planning applications Ref 98/2126, 2128. The report is being submitted in support of :

- a) revised details (March 1999) for Application Nos 98/2126, 2128, and
- b) a new Planning Application (March 1999).

Both the above are identical in content.

1.3 The total number of dwellings proposed is no different from our earlier report but the number of houses has decreased by two and the number of flats increased by two. This report takes account of this small change and also includes other changes recently discussed with RBKC, as follows:

- a) use of an alternative trip distribution for traffic leaving the site; and
- b) use of higher base traffic flows on Aubrey Walk (i.e. based on RBKC survey); and
- c) alteration to the proposed layout of replacement on-street parking bays on Aubrey Walk.

**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT**

1.4 The report is divided into six further sections comprising:

- Existing transportation conditions
- Current and potential use of existing site
- Operational assessment of existing situation
- Re-development proposals
- Impact of re-development on surrounding highway network
- Summary and conclusions

1.5 The assessment concludes that there is no material impact on the adjoining highway network resulting from the development proposals on the site.

**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT**

2.0 EXISTING TRANSPORTATION CONDITIONS

2.1 STRATEGIC HIGHWAY NETWORK

2.1.1 Figure 1 shows the site in relation to the adjacent strategic highway network. The A40 Notting Hill Gate runs east/west to the north of the site. It is a primary designated route linking the M41 with Central London and is the responsibility of the Royal Borough of Kensington and Chelsea (RBKC). In the vicinity of the site, the A40 is single carriageway.

2.2 LOCAL HIGHWAY NETWORK

2.2.1 Figure 2 shows the site in relation to the local highway network. Campden Hill Road runs north/south between Notting Hill Gate and Kensington High Street. It is generally wide enough for opposing vehicles to pass even with cars parked on both sides of the road. Most parking along Campden Hill Road is for resident permit holders only. To the south, Campden Hill Road is one way in the northbound direction between Holland Street and Kensington High Street. Access south to Kensington High Street is achieved via Holland Street and Hornton Street. Access on to Kensington High Street from Hornton Street is left turn only. Westbound vehicles have to turn along Phillimore Walk to Argyll Road where access to Kensington High Street is provided via a signalised junction.

2.2.2 To the north, Campden Hill Road forms a signalised junction with Notting Hill Gate. At the junction Campden Hill Road has a single approach lane, Notting Hill Gate has two approach lanes westbound and two approach lanes plus a right turn eastbound.

**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT**

2.2.3 Aubrey Walk fronts the northern site boundary. It is a quiet residential road linking Aubrey Road to Campden Hill Road. The road varies in width from around 5.5m at its western end to 6.5m to the east. On-street parking limits the available carriageway width to a single lane in places. This is consistent with other residential roads in the area and is effective in encouraging slow traffic speeds. The junction with Campden Hill Road is a staggered crossroads with Kensington Place, which is a one-way link towards Campden Hill Road.

2.2.4 There are two existing accesses on Aubrey Walk into the site. The first is to the west of Campden Hill Gardens. The second is directly opposite Hillsleigh Road and is currently gated. Visibility from both accesses is restricted by development at the back of footway and by vehicles parking on-street along Aubrey Walk.

2.3 ON-STREET PARKING

2.3.1 Existing on-street parking bays in the vicinity of the site are shown on Figure 3. On Campden Hill Road there are 12 parking spaces in the vicinity of Water Tower House, which include four parking meters on the west side of Campden Hill Road, and spaces for around eight resident permit holders on the east side of Campden Hill Road.

2.3.2 Along Aubrey Walk, between Campden Hill Road and Hillsleigh Road, there are three parking meters and spaces for around seven resident permit holders on the south side, and for around four resident permit holders on the north side. To the west of Hillsleigh Road there are spaces for four resident permit holders on the south side of Aubrey Walk.

2.3.3 Waiting restrictions, in the form of single yellow lines, are in force on areas of carriageway outside the marked parking bays.

THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT

2.4 ACCIDENTS

2.4.1 The location of Personal Injury Accidents in the vicinity of the site in the three years from June 1994 to May 1997 are shown on Figure 4.

2.4.2 There have been ten recorded accidents at or close to the junction of Notting Hill Gate and Campden Hill Road. Of these accidents only two have involved traffic turning in to or out of Campden Hill Road. It is therefore considered that there are no abnormal safety problems with turning movements at this junction.

2.4.3 Of the accidents on Campden Hill Road six have involved pedestrians. However, there has been no apparent pattern either to the cause or the location of these accidents.

2.4.4 There are no recorded accidents along Aubrey Walk or the side roads and accesses off Aubrey Walk.

2.5 PEDESTRIANS AND CYCLISTS

2.5.1 There are adequate pedestrian facilities in the area adjacent to the site. Footways are provided on both sides of all roads. There is a zebra crossing across Campden Hill Road close to junction between Campden Hill Road, Airlie Gardens and Bedford Gardens.

2.5.2 Although the signals between Notting Hill Gate and Campden Hill Road do not have a dedicated pedestrian phase, pedestrians are able to cross Notting Hill Gate unopposed by traffic. In addition there is a pelican crossing across Notting Hill Gate 140m to the east of the junction with Campden Hill Road.

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2.5.3 With the exception of Holland Walk, to the west of the site, there are no other cycle lanes or other cycle facilities on the local road network surrounding the site.

2.6 PUBLIC TRANSPORT

2.6.1 The site has excellent bus provision as shown in Table 1. The nearest bus stop is at Notting Hill Gate Underground Station. This bus stop is served by all the buses shown in Table 1, around 700 metres or within 7 minutes' walking distance of the site.

2.6.2 Figure 1 shows the underground stations in proximity to the site. Holland Park (approximately 500m or five minutes walking time from the site) and Notting Hill Gate (700m or around seven minutes walking time from the site) are both on the Central Line. Notting Hill Gate is an interchange station between the Central, District and Circle Lines. Paddington main line station is easily accessed from the site by the underground since it is two stops from Notting Hill Gate station and is within walking distance.

2.6.3 There is therefore excellent provision for public transport in the vicinity of the site.

2.7 EXISTING TRAFFIC FLOWS

2.7.1 Morning and evening manual classified counts were undertaken between 07.30-09.30 and 16.30-18.30 on Thursday 17 July 1997 at the following junctions:

- Notting Hill Gate/Campden Hill Road

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- Campden Hill Road/Aubrey Walk/Kensington Place

2.7.2 These counts identified the morning peak hour to be 08.30 to 09.30 and the evening peak hour to be 17.30 to 18.30. Additional data supplied by the Borough Council from an Automatic Traffic Counter (ATC) survey on Aubrey Walk on 29 September 1997, show a close correlation except for the westbound evening peak traffic flow on Aubrey Walk where an increase of 37 vehicles per hour was recorded; i.e. 104 vehicles as opposed to 67 vehicles counted in the July 1997 survey.

2.7.3 It has been agreed with the Borough Council that the higher flow will be used for assessment purposes. The manual count data for the Aubrey Walk/Campden Hill Road junction has been factored accordingly and is summarised on Figure 5.

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3.0 CURRENT AND POTENTIAL USE OF EXISTING SITE

3.1 The site has a long-standing usage by the Thames Water Authority, although in recent years the level of operations has been scaled down. The extent of each element of the existing development is as follows:

Industrial Depot (625 sqm GFA)

Office (702 sqm GFA)

12 Tennis courts

15 Private Flats

3.2 It is noted that, although operations have recently been scaled down, the office and industrial buildings have the potential to operate on a more intensive basis, thus generating additional traffic.

3.3 No records of historic traffic movements to/from the site are available so the TRICS trip generation database has been interrogated to identify land uses similar in size and location for each element of the site. The resulting trip generation rates are shown in Table 2. These trip rates were applied to the existing land uses on the site to give the potential trip generation for the current uses on the site. The results are shown in the table in Section 3.5 below. The TRICS sites used are included in Appendix A.

3.4 Two base cases have been considered for assessment purposes:

- i) existing traffic, including the tennis courts and 15 flats
- ii) existing and potential traffic, including an allowance for the elements of the site currently vacant, but which have the potential to resume as lawful uses.

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3.5 Estimated movements for both scenarios are summarised in the tables below:

Existing Traffic Movements

	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Flats	1	4	5	3	2	5
Tennis Courts	3	1	4	21	25	46
Total	4	5	9	24	27	51

Existing Plus Potential Traffic Movements

	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Flats	1	4	5	3	2	5
Tennis Courts	3	1	4	21	25	46
Industrial/Depot	6	2	8	1	5	6
Offices	11	0	11	0	10	10
Total	21	7	28	25	42	67

3.6 The peak hour network flows for potential site traffic and existing plus potential site traffic are given in Figures 6 and 7. In both cases, traffic associated with the tennis courts and flats is inherent within existing network flows. In accordance with current arrangements, traffic associated with the tennis courts does not enter the site.

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4.0 OPERATIONAL ASSESSMENT OF EXISTING SITUATION

4.1 In urban areas it is generally accepted that junctions control the capacity of a highway network rather than links. As the proposed development is located within an urban area, junction capacity has been assessed at the following locations:

- i) Notting Hill Gate/Campden Hill Road
- ii) Campden Hill Road/Aubrey Walk.

4.2 As identified, assessments of base traffic have been undertaken on the following basis:

- i) existing traffic
- ii) existing plus potential traffic.

4.3 The A40 Notting Hill Gate/Campden Hill Road signalised junction was assessed using OSCADY3 and the results are summarised in Table 3 for scenarios (i) and (ii). The traffic signal timings were obtained from Traffic Control System Unit, Corporation of London. It can be seen from Table 3 that the junction is approaching capacity on all arms except the straight ahead movement from Notting Hill Gate (west) in both scenarios during both peak periods. The calculated queue lengths correlate with those observed on site during peak hours. These RFCs and queues are considered to be acceptable for an urban location in the peak hour.

4.4 The Campden Hill Road/Aubrey Walk/Kensington Place staggered priority junction was assessed using PICADY3 and the results are summarised in Table 4. The results show that the junction operates with significant spare capacity with either existing or existing plus potential traffic levels.

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- 4.5 It is noted that whereas PICADY indicates zero queuing under existing traffic flows, this does not in practice fully reflect observed peak hour conditions where some limited, short duration queuing occurs on Aubrey Walk. This is due to the intermittent blocking of traffic flow along Campden Hill Road due to constraints on either side of the junction. When traffic is stationary on Campden Hill Road, traffic exiting from Aubrey Walk is temporarily delayed and some queuing occurs. Observations during the morning peak hour indicate that these conditions are most likely to occur between 08.30 and 08.45 with queues on Aubrey Walk of 2 to 8 vehicles. The queues build up and disperse within 2 to 5 minutes. PICADY models junction capacity rather than link capacity and therefore does not detect the observed queues. The PICADY results do, however, provide a basis for the comparison of existing and future junction capacity. It is noted that for the majority of the peak period, the queues on Aubrey Walk are minimal as predicted by PICADY.

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5.0 RE-DEVELOPMENT PROPOSALS

5.1 GENERAL

5.1.1 The re-development proposals are shown on the revised site plan prepared by Broadway Malyan (Drg No 7650/P101A). The proposals include:

- 43 flats
- 19 houses
- 12 tennis courts and a practice court

5.2 ACCESS ARRANGEMENTS

5.2.1 It is proposed to close the two existing points of access from Aubrey Walk and replace them with a single access as shown on Figure 8. A 5m wide, shared surface, private drive is proposed with kerb radii of 4.0m. The access is approximately 7m to the west of the existing entrance to Water Tower House. Visibility splays of 4m x 15m are proposed in accordance with RBKC standards (Figure 5.3 of the adopted UDP 1995).

5.2.2 The proposed access represents a significant improvement over the existing site access arrangements, particularly in respect of junction visibility which is severely constrained at the two existing access points.

5.2.3 The access proposals will necessitate the relocation of three on-street parking spaces. These can be replaced adjacent to the existing reservoir site access (opposite Hillsleigh Road). Discussions with RBKC have led to a redesign of the parking proposals identified in our earlier report, and our proposed layout now complies with the Borough's preference for "parallel" parking at this location - see Figure 8.

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- 5.2.4 It is noted that a number of access options were assessed before the selection of the proposed solution. In particular, consideration was given to the use of the two existing site accesses serving the adjoining Kensington Heights development. One of these accesses is onto Campden Hill Road and the other is on Airlie Gardens. These two accesses currently operate on a one-way basis with inbound traffic entering from Airlie Gardens and outbound traffic exiting onto Campden Hill Road.
- 5.2.5 The Campden Hill Road exit point is immediately adjacent to a second entrance/exit point serving the Kensington Heights underground car park. Any intensification of the use of this exit point would increase conflicting turning movements at this location with the likelihood that highway safety would be adversely affected. It is also noted that there is insufficient space between Aubrey Walk and the existing Kensington heights access to accommodate an additional access onto Campden Hill Road without *compromising junction spacing standards*.
- 5.2.6 The possible widening of the Airlie Gardens access, to accommodate two-way traffic, was also considered but rejected on the grounds that it would increase traffic flows adjacent to several residential properties and intensify turning movements immediately outside the entrance to Holland Park School thus conflicting with existing pedestrians and vehicular traffic.
- 5.2.7 The proposed access on Aubrey Walk avoids the above difficulties by minimising the number of properties affected by additional traffic and by minimising conflicting turning movements with existing vehicular and pedestrian traffic.