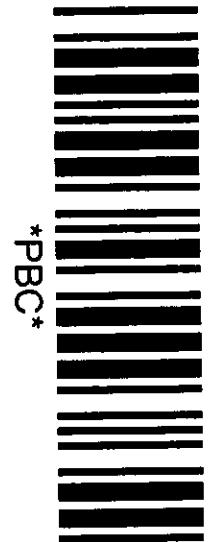


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**PUBLIC COMMENT**



**\*PBC\***

**F. Gonzalez**  
**8 Old Church Street**  
**London SW3 5DQ**

64/315

0/5T

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

49

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	18 MAR 2003				PLANNING	
N	C	SW	SE	APP	Q	REC
			ARB	FPLN	DES	KEES

3

13<sup>th</sup> March 2003

Dear Sir,

**Re: Proposed development: Lots Road Power Station SW10**

I am writing regarding the revised application for redevelopment of the Lots Road Power station.

I object to the latest proposals. They represent a significant departure from the Council's Unitary Development Plan without any reasoned justification. In particular:


1. The proposed high building is not appropriate for the location. It would be harmful to the skyline and detrimental to the character and appearance of the area and to important views from neighbouring conservation areas and open spaces.
2. The height and bulk of the proposed development would result in a loss of sunlight and daylight in the area, as well as loss of privacy. It would also add a sense of enclosure to residential properties of the neighbourhood which are all low rise.
3. The height, massing, orientation, bulk and design of the development mean that it would not be well integrated into the surrounding area. This would be detrimental to the character and appearance of the river frontage, views from surrounding areas and townscape.
4. The proposed development will be likely to result in more traffic than the existing roads can cope with, especially taking into account recent and proposed development on adjoining and nearby sites. There is no transport infrastructure to cope with the likely traffic. There is no train or Underground service. Parking (including parking for visitors and services) will be inadequate.

316

5. There will be noise and disturbance from the proposed commercial use of the development, especially in the servicing and supply of goods to shops and food outlets through narrow residential streets during unsociable hours.
6. There is inadequate provision for access by emergency services.
7. There is inadequate provision for the education of children in the area.
8. There is inadequate provision of public open space.

Please keep me advised of all further matters relating to this proposal.

Yours faithfully,



Dr F. Gonzalez

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	18 MAR 2003				PLANNING	
	C	SW	SE	APP	IO	REC
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63

317

41, Burnaby Street  
London.  
SW10 0PP

16<sup>th</sup> March 2003

0/5

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R.B.	18 MAR 2003				PLANNING		
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54

Dear Mr. French

**Re: Lots Road Development**

I write in objection to the existing plans for the development of the Lots Road power station.

My concern is principally that wholly inadequate transport provision has been made, and any belief that an increase in bus services will help matters seems to be naïve in the extreme. It is precisely the buses down Lots Road that cause problems, since the road is not really big enough to take even the smaller versions that use it; they are too wide. Increasing the service, while also adding cars, will choke the area up completely.

There are, of course, many other objections being raised by residents, some of which in my view are slightly hysterical, others perhaps more justified. I do, though, believe that the traffic issue is over overwhelming importance. At the moment it is completely idiotic, and therefore unsatisfactory, to believe that the roads can cope with the increase in population being proposed.

Yours sincerely

*Mark Davies*

Mark Davies

M. J. French Esq.

R.B.K.T.C.

Dear Sir

0/5T

## Proposed Development - Lots Road

I refer to the revised application and object on the following grounds.

- The Towers are inappropriate for this location.
- The scheme is over development of the site creating further traffic problems.
- There is no transport infrastructure that is relevant to support the additional population proposed.

I did take the opportunity of inspecting the public exhibition.

I look forward to learning that these proposals are rejected.

Yours faithfully *R.A. Sharp* (R.A. SHARP).

66 318

2 Petryt Place  
LONDON SW3 5DJ.

17 MAR 2003	PLANNING
SW 25 APP	ICC REG
ARB	FPLN
DBS	RES

(118)

O/JT

THE OLD SUN HOUSE,  
2, CHEYNE ROW,  
LONDON, SW3 5HL

TEL. 0207 352 7520

65

2058. 319

Mr. M. J. French  
Planning, Conservation  
Rugby Borough of KVC.  
The Town Hall  
Horton Street  
LONDON W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AK
R.B. K.C.	20 MAR 2003				PLANNING	
N.T.C.	IS	W	SE	PS	IO	REC
A.D.				DES FEES		

11

18th March 2003

Dear Sir

re Proposed Development at Lots Road  
Power Station SW10.

I object to the latest proposals  
for the following reasons:-

1. The proposed high buildings are not appropriate for this area - not at all in keeping with the character and appearance of the low rise houses behind
2. Sunlight + daylight would be lost as well as important views
3. This area cannot cope with more traffic. The roads at either end of Lots Rd are already very busy. Can you imagine what the nos of cars

anticipated from this development  
would do to Lots Road - chaos v  
blocked roads. I can't imagine any  
traffic movement at all

4) There is no underground station

Please turn this proposal down

Yours faithfully

Margaret J. Auld (Mrs)

320

**Thorne, John W.: PC-PlanSvc**

---

**From:** Logan, Stanley: HS-PlanRes  
**Sent:** 24 March 2003 11:33  
**To:** Thorne, John W.: PC-PlanSvc  
**Subject:** Lots Road

321

John, I am conscious that I have not commented to you on the new application. The comments below are ones I have made before and are still relevant. In particular there are studio flats included in the affordable units. We would not support these with public subsidy. However, these may be the units the developer is funding themselves as keyworker and as such we have no remit, though point 3 below is relevant

1. the mix of the RSL affordable housing should meet our needs as near as possible as set out in the letter the planning officer wrote to consultants for the developer at the end of November;
2. the cost to be paid by an RSL for the units (normally defined within the Section 106 Agreement) cannot be at 100% of TCI as I believe the developers consultants have been assuming. The Housing Corporation have stated publicly that they will not fund 106 projects at this level which on this scheme would amount to approximately £16.25 million grant. We are using a figure of 80% of TCI in negotiations on other agreements;
3. concerning the key worker housing and the shared ownership units also, we must have regard to the level of service charges which will be assigned to these properties. There is a danger that the service charges could be unaffordable to those on intermediate incomes we would want to purchase these properties. In particular, the key worker units will be within the redeveloped power station which could attract very high charges.

**Stan Logan**

Housing Initiatives Manager  
Royal Borough of Kensington and Chelsea  
Tel. 0207 361 3181  
Fax. 0207 361 3861  
E-mail: stan.logan@rbkc.gov.uk



objection AO Aka → JT

13 STADIUM STREET  
CHELSEA  
LONDON  
SW10 0PU

0044 (0)20 7376 8456 WORK  
07771 888702 MOBILE

62  
322

25<sup>th</sup> March 2003

Mr French  
Royal Borough of Kensington and Chelsea  
Building Control Department  
The Town Hall  
Hornton Street  
London W8 7NX

EX	HDC	TP	CAC	AD	CLU	AG
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K.C.						
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30

Dear Mr French,

RE planning application for lots road power station  
Circadian ref DPS/DC WS/PP/02/1324 + 1325/

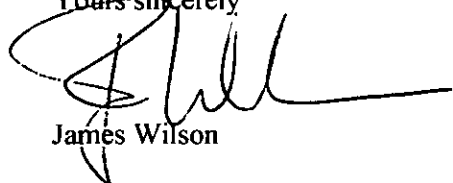
We refer to the above and object to the planning application as follows

The towers should be reduced in height and width

No consent should be given until the railway station has been authorised to proceed or consent should be given for a much smaller scheme of half the number of units.

The number of social housing units should be reduced to allow the developer to pay for the railway station on the west London line.

Yours sincerely

  
James Wilson

objedum AO Ach → JT

13 STADIUM STREET  
CHELSEA  
LONDON  
SW10 0PU  
0044 (0)20 7376 8456 WORK  
07771 888702 MOBILE

(61)

(323)

25<sup>th</sup> March 2003

Mr French  
Royal Borough of Kensington and Chelsea  
Building Control Department  
The Town Hall  
Hornton Street  
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	2 APR 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
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(65)

Dear Mr French,

RE PLANNING APPLICATION FOR LOTS ROAD POWER STATION  
CIRCADIEN REF DPS/DCWS/PP/02/1324 & 1325

We refer to the above and object to the planning application as follows

The towers should be reduced in height and width

No consent should be given until the railway station has been authorised to proceed or consent should be given for a much smaller scheme of half the number of units.

The number of social housing units should be reduced to allow the developer to pay for the railway station on the west London line.

The application in its current form is totally unacceptable as the towers are far too large and will damage the views from the Lots road side and enclose the area and are out of character. Smaller ones would be acceptable. Regarding the transport the area is very poorly served by transport and the only solution is for a railway station on the west London line to serve peak commuter traffic. The developer has indicated they will fund new bus services but these will cost a great deal more than they are currently offering and in any event they will not provide a solution to the transport problems at peak hours as they are very slow and erratic due to the heavy traffic. This can not be resolved and buses are not an acceptable option. The parking on site is inadequate and all the residents without on site car parking will obtain a residents permit and park in the Lots road area. This is completely unacceptable and higher number of parking spaces must be provided or an alternative solution found were by flats are barred from any entitlement to a residents parking permit.

Yours sincerely



Joanna Greengross

objection to Act 324

Holly Cato  
13 Chelsea Crescent Chelsea Harbour London SW10 0XB

324

Thursday, 27 March 2003

4

Mr John French  
Executive Director, Planning and Consultation  
Environment and Planning Dept  
RB Kensington and Chelsea  
The Town Hall  
Horton Street  
London W8 &NX

IR INDU TP CAC AD CLO AY AK  
R.B. 28 MAR 2003  
C.C.  
C SW SE APP LO REC  
LAWYER

Re: Lots Road Power Station Development

Dear Mr French

I am writing to voice my opposition to the revised development at the Lots Road Power Station. The developer, Circadian, has not, I believe sufficiently addressed the following:

- **Too great a density** for the infrastructure of the neighbourhood. Just too many people in too small an area. And the density appears to be in violation of the two local councils' density guidelines.
- **Insufficient modes of transportation and transportation infrastructure.** More buses will mean more buses stuck in traffic jams. The area's roads are not designed for more volume. The "proposed" rail link at Chelsea Harbour may stay "proposed" for years to come. River bus service may be too expensive for residents in affordable housing.
- **Jarring scale.** The twin towers are out of proportion with the surrounding neighbourhood. The developer says that the towers are an appropriate and attractive height for the river's width at Chelsea Creek (approx 275meters). That may be appropriate and attractive *if you live across the river*, but not *next* to the twin towers. (As an added point, the developer claims to want to preserve and honour the Power Station and its striking architecture...if that's the case, why are they so keen to dwarf it with the two towers' overbearing height and width?)
- **Diminished quality of life:** diminished sunlight, towering buildings, increased noise and air pollution from increased cars/buses....who does this actually benefit other than the developer?

***Please, please, please do not approve Circadian's latest revision.*** Make them revise until it's acceptable and in accordance with the council's own guidelines.  
Thank you for your attention.

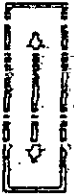
Kind regards

Holly Cato

2194

Mr John French  
Executive Director, Planning and Consultation  
Environment and Planning Dept  
RB Kensington and Chelsea  
The Town Hall  
Horton Street  
London W8 7NX

LD:



SW 27.03.03 23704752

objection to Aca → JT

325 30th April '03

Mr. John Thorne  
Case Officer  
Environment & Planning  
Department

R.B. Kensington & Chelsea

Town Hall

Hornton St, London

W8 7NX

EX V HDC TP CAC AD CLU

R.B. 01 APR 2003 PLANNING  
K.C.

N C S SE APP IOT REC  
ARRIED IN ON

80

Dear Sir,  
We wish once again to protest against the speed & high headed approach by Cincadein in trying to push through their development ignoring residents completely. In all this time they have made no meaningful & honest concession relating to our concerns.

They continue to disregard lack, high density lack of open spaces, ecology, traffic problems & crammed-in buildings on this site.

We are fed lies & sweet talk of new transport proposals — we know developers are up to their tricks of making promises in order to sell their properties — which never continue after all are sold. How are they allowed to get away with this dishonesty?

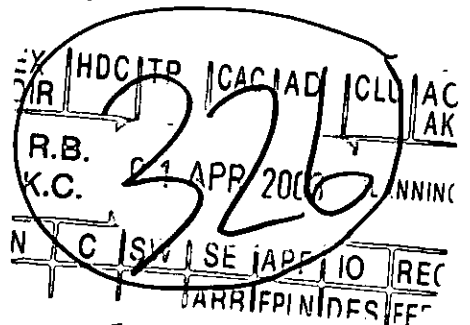
The scale of building is still far too big,  
 too tall - too dense, too close to Chelsea Gardens.  
 Unfortunately the Toxic Monster - the real link  
 building is setting the precedent for  
 overbuild - The ridiculous idea of  
 making the chimneys a street attraction  
 will only add to traffic chaos - a further  
 blow to Congestion.

We wish to draw your attention once more  
 to the avenues of trees & walkways that we  
 have running down to the river. Why is  
 this being disturbed & to built upon?

We sincerely ask your protection  
 & concern regarding the complete  
 ignoring of our Democratic complaints  
 & suggestions by the developers who  
 after all plan to build inhuman &  
 not Iraq! Please help to conserve  
 a lovely area before it is ruined  
 for all time.

Yours faithfully  
 Arvid R. S. [Signature]

[Signature]



(92) (327)

**Nicholas Llewellyn.** 53 Finborough Road, London, SW10 9DL.

tel:0207 351 9134. fax:0207 565 2736 mobile:07768 377580. e-mail:nldecs@aol.com

M.J. French.  
Executive Director,  
Planning and Conservation.  
RB of K&C.  
The Town Hall, Hornton Street.  
London W8 7NX.

0/ST

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N	C	12	VOL	RE	FP	IO	TREC
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**Ref: DPS/DCW/pp/02/1324&1325JT. Chelsea Creek.**

Dear Sir,

2/4/03.

I am dismayed to see the prospect of the proposed development. Considering that it falls without the councils planning brief, not to mention the draft government plan it is hard to see how the developers felt it worth the expense of submitting such a scheme. Yet again London is faced with the prospect of foreign capital making development that does nothing to meet the needs of the London population, and further stretches our existing infrastructure.

I believe that the proposals you have before you now should fail under the following grounds.

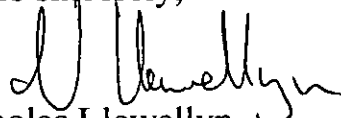
**Density**, exceeding as it does all recommended levels: Unitary Development Plan/Draft London Plan/ Government guidelines.

**Scale**, excessive and inappropriate, especially in the context of the view from the Brompton Cemetery, and taking the concerns set down in the RB of KC 1999 Conservation Area Proposals Statement it would seem to be in conflict with the stated policy.

**Transport**, already poor in the area, additional traffic in an already congested area. There is no rail link, which is contrary to common sense not to mention the official guide lines.

**Infrastructure** Inadequate for a substantial increase in population.

Yours sincerely,



Nicholas Llewellyn.

cc HRH The Prince of Wales. Michael Portillo M.P. Mayor Ken Livingstone.  
James Anthony The London Evening Standard.

EMMA ALCOCK

66B LOTS ROAD • LONDON • SW10 0QD • 020 7351 9593 • emma@alcock.freeisp.co.uk

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

4<sup>th</sup> April 2003

0/55

Dear Mr French,

RE: LOTS ROAD POWER STATION

As a resident of Lots Road I am writing, again, with a series of concerns regarding the proposed development in Lots Rd.

My main concerns are the following:

**Towers:** Loss of light and privacy and refraction of light from sunlight on glass (I live opposite site)

**Traffic:** Already seriously over busy street. The development has not even begun and the large lorries entering the site are causing extreme added noise, pollution and traffic tail back (I am making a photographic record of this)

**Noise/Pollution:** As above worried about noise level increase before, during and after development

**Over Population:** Too many developments in the area will lead to traffic grid lock on Embankment, local bridges and surrounding subsidiary road – area simply can't sustain it, I need no documents to prove this.

**Parking:** As above area cannot sustain the level of parking required

**Public transport:** Not suitable programme in place – build tube station first

**Skyline:** Destruction of the skyline – Power Station of historic importance will be hidden/compromised by the Towers esp. from the Embankment side.

**Loss of community:** Council is endanger of killing a valuable community that makes Chelsea what it is today, it is a tragedy that over population can destroy peoples lives through greed. (I am aware this is an emotional issue as apposed to a practical one, but I believe it to be just as relevant)

**Conclusion:** My personal feeling is that the council would show great sensitivity to the area, and the protection of it. Develop the Power Station but do not allow the development of the towers

Yours sincerely,



Emma Alcock

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71



objection AO A ch → JT

(60)

12 Ashburnham Rd  
London SW10 0PQ  
4<sup>th</sup> April 2003

(329)

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

(54)

IR HDG TP CAC AD CLU AO  
R.B. C 9 APR 2003  
K.C. PLANNING  
L.G. SWT SE APP 109/EC  
ARB FPLN DES

Dear Mr French

### LOTS ROAD POWER STATION DEVELOPMENT

I am writing with my comments on the planning application by Circadian for the Lots Road site. I object to the application on the following grounds:

1. Overdevelopment of the site causing adverse environmental, traffic and amenity impacts on the surrounding residential areas. The proposed density of 650 habitable rooms/hectare is nearly twice the highest recommended figure in the RBK&C UDP and the Planning Brief for the site. This is gross overdevelopment of the site and the Council should enforce the maximum density set out in those documents, unless public transport in the area is improved significantly.
2. Scale, massing and height of the proposed tower blocks is inappropriate to the locality. RBK&C should insist that the UDP and Planning Brief for the site are respected: the height should be no greater than the general level of buildings east of Blantyre Street, or 6/7 storeys, or subordinate to the height of the existing power station. I am also concerned about overlooking from the two towers and loss of daylight/ sunlight, particularly in Spring, Autumn and Winter seasons. I object to the adverse impact that the two towers will have on the surrounding area (up to 122 metres high by 40 metres wide).
3. Inadequate transport and traffic proposals: the existing transport and road systems will not be able to cope with the increase in population and commercial activity, particularly if the forthcoming developments at Imperial Wharf, King's Chelsea, Fulham Broadway and Hortensia Road are taken into account. The area is poorly-served by public transport and this must be upgraded before any high density development is permitted, including:
  - New station on the West London (OrbiRail) Line at Chelsea Harbour and
  - A firm commitment to a station on the proposed Chelsea-Hackney (CrossRail 2) line and
  - Frequent, high capacity, affordable river bus service from Chelsea Harbour to Westminster, Festival piers and ideally beyond as a 1 stop city connection.

1901.

The UDP and the Draft London Plan identifies the need for high trip-generating development to be located in areas served by public transport and this development does not meet those criteria. I would expect RBK&C to limit development to the capacity of the existing public transport systems or to request a more fundamental upgrade than that offered by the developers up until now.

330

I am also concerned about all traffic being routed through Lots Road and the risk of parking spilling over into surrounding streets, because of the low parking provision on the site.

4. Inadequate public amenities: there is already a deficit in local amenities, including public open space, sports facilities, schools and health centres, and this development will do nothing to improve it. In particular, the proposals for public open space fall well short of the standards set out in the UDP.

I expect RBK&C to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive public consultation.

Yours sincerely



Andrew Higgins

A HDC IP ACAC AD ICLU AL  
R.B. K.C. 00 APR 2003 PLANNING  
C SWISE APP IO REC  
TARBEPIN DES FEB

objection AO Ack → JT

(59)

Maya Hirsh  
59 Upcerne Road  
London SW10 0SF

2052  
(331)

7th April, 2003

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

(56)

A | HDC | TP | CAC | AD | CLU | AO |  
IR | | | | | | |  
R.B. C 9 APR 2003 PLANNING  
K.C. OM  
C 3 9/4/03

Dear Mr French,

**Re: Lots Road Power Station Development Planning Application**

I last wrote to you in January 2002 regarding the planning application by Circadian for the Lots Road site, carbon copies of which were sent to Michael Portillo, Nigel Pallace and Merrick Cockell. A carbon copy of a letter, dated a few days later, addressed to Michael Portillo, was sent to you, Mr Pallace and Mr Cockell. I am writing to you again with my comments on the same issue.

I attended the meeting held at the Ashburnham Community Centre, on 26th March 2003, where I was also pleased to see you. Following this meeting, I have become even more worried about the impacts of the Circadian's proposals, which I feel haven't changed since I last wrote to you either.

I am in especial agreement with John Pringle, of the Lots Road Action Group with one of the points that he made. I am also not a 'NIMBY', provided the proposals are constructive, sensible, and respectful to and useful for local residents. However, I do object to some of the proposals raised for the Lots Road Power Station development:

- I am against the idea of having the 2 tower blocks. They are far too tall. A suitable height would be about 6 or 7 storeys maximum. Otherwise it would not all be extremely unsightly, but also block out too much daylight and sunlight for the surrounding area. I also don't feel that 25 or 37 storeys would be safe in case of emergency, especially in an area which is so compact.
- Furthermore, as one of the other members of the audience in the meeting said, if we said it would be fine to put up one tower block because there is another nearby, then it will have a knock on effect on any future plans for other towers. When will end? The area feels smaller with all these blocks and very cramp as it is. The atmosphere would change and it wouldn't feel as comfortable as before. Open spaces would be on a very small scale.
- As for the Lots Road Power Station itself, I do feel that it could be used for a more community-friendly use, and provide local amenities that we lack as opposed to a

shopping plaza which we can find nearby as well. For example, a sports hall or health centre. There is an abundance of local people who would love to be able to have these kind of facilities nearby, and would be extra useful for all the young people who live here. Perhaps these amenities as the main feature of the power station, taking up about two thirds of the building. To have some shops nearby would be very useful, but to have just a plaza would be boring and unnecessary.

- One further comment is regarding 90 Lots Road. I have heard from sources that this is to be torn down, including the 606 Club, situated at the basement of the building and a school is to be built in its place. The 606 Club was asked to move themselves to the new development in the power station. I strongly object to this. The club has existed in its current address for at least two decades and is a very special place for all jazz lovers, including the regular customers and people who work there - it is a place that cannot be re-created. Its atmosphere is simply unique, and to move it to a modern site would ruin it completely. It is another community in itself. Some places just shouldn't be disturbed. And this is one of them.

The following points are regarding transport, which is joint in with the proposed increase in dwellings.

- There would be undoubtedly a huge increase in the number of cars in the area. My family are one of the exceptions who don't have a car although when there is a football match at Chelsea Football Stadium, all the streets are packed with cars. It makes it very unpleasant for pedestrians to walk around and for other drivers to go through the area. To have the same situation everyday, however, would be a nightmare!!
- Buses would augment the problem. There would be no space for people to move, noise and air pollution would increase in an area where the air is just about breathable enough already! Lots Road would become the new Kings Road with just as much chaos, if not more. Would that sound appealing to you? And to live next door to it as well?
- The "express" shuttle bus wouldn't work either and would more likely take the same amount of time as the number 11 bus to do the same journey.

However, I am interested in the West London line and the Chelsea-Hackney line. I see the latter was mentioned least 7 or 8 years ago but still nothing has happened about it. I am glad to see that it may have some chance of it actually occurring. Before agreeing with this proposal, however, I would like to ask a few questions. I would like to have more information on who will run the lines, how much they would cost and what would happen if Circadian fail to keep the line going.

One final comment, after the meeting on 26th March 2003, I personally spoke to Andrew Locke, Project Director of Circadian Ltd. He argued a point with me saying that the sense of community within the Lots Road Area had been taken into account. I have been living in this area my whole life. I don't see or believe that he has done any such thing. Given the proposals, it is clear that Circadian hasn't done either. Circadian is far too heavily interested in their profits. They are taking a tremendous amount from the community but not giving much back to us at all. And they will continue to take from us, with no end. I do not feel comfortable to have such a person attempt to develop this area. As I mentioned in my letter

last year, greed blinds people when they see an opportunity and clearly this has happened here.

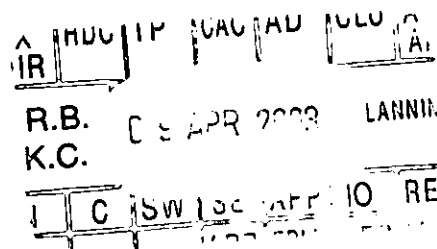
Please consider this points, Mr French, and persist in refusing Circadian the planning permission until they have realistic proposals which respect the residents in this area.

Thanking you in advance.

Yours sincerely,



Maya Hirsh



**Cc to:**

- Ken Livingstone, Mayor of London
- The Rt. Hon. Michael Portillo, M.P., House of Commons
- Merrick Cockell, Leader of the Council, Royal Borough of Kensington & Chelsea
- Mr. Nigel Pallace, Director of Environment Department, London Borough of Hammersmith & Fulham
- Mr. Steve Redman, Councillor of Cremorne Ward, Royal Borough of Kensington & Chelsea

objection AO Ach → JT

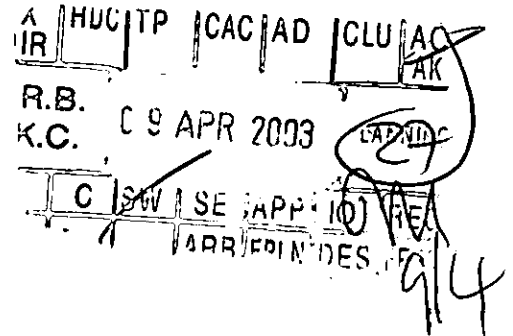
(58)

(334)

9A Burnaby Street  
London SW10 0PR

7 April 2003

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



Dear Mr French

**LOTS ROAD POWER STATION DEVELOPMENT**

Following the public meeting of the 26<sup>th</sup> March and the excellent address from Mr John Pringle I feel compelled to write to you again regarding the planning application by Circadian for the Lots Road site. I object to the application on the following grounds:

1. Overdevelopment of the site causing adverse environmental, traffic and amenity impacts on the surrounding residential areas. The proposed density of 650 habitable rooms/hectare is nearly twice the highest recommended figure in the RBK&C UDP and the Planning Brief for the site. This is gross overdevelopment of the site and the Council should enforce the maximum density set out in those documents, unless public transport in the area is improved significantly.
2. Scale, massing and height of the proposed tower blocks is inappropriate to the locality. RBK&C should insist that the UDP and Planning Brief for the site are respected: the height should be no greater than the general level of buildings east of Blantyre Street, or 6/7 storeys, or subordinate to the height of the existing power station. I am also concerned about overlooking from the two towers and loss of daylight/ sunlight, particularly in Spring, Autumn and Winter seasons. I object to the adverse impact that the two towers will have on the surrounding area (up to 122 metres high by 40 metres wide).
3. Inadequate transport and traffic proposals: the existing transport and road systems will not be able to cope with the increase in population and commercial activity, particularly if the forthcoming developments at Imperial Wharf, King's Chelsea, Fulham Broadway and Hortensia Road are taken into account. The area is poorly-served by public transport and this must be upgraded before any high density development is permitted, including:
  - New station on the West London (OrbiRail) Line at Chelsea Harbour and
  - A firm commitment to a station on the proposed Chelsea-Hackney (CrossRail 2) line and
  - Frequent, high capacity, affordable river bus service from Chelsea Harbour to Westminster and Festival piers.

The UDP and the Draft London Plan identifies the need for high trip-generating development to be located in areas served by public transport and this

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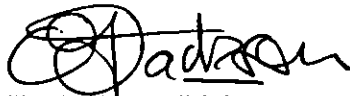
development does not meet those criteria. I would expect RBK&C to limit development to the capacity of the existing public transport systems or to request a more fundamental upgrade than that offered by the developers up until now.

I am also concerned about all traffic being routed through Lots Road and the risk of parking spilling over into surrounding streets, because of the low parking provision on the site.

4. Inadequate public amenities: there is already a deficit in local amenities, including public open space, sports facilities, schools and health centres, and this development will do nothing to improve it. In particular, the proposals for public open space fall well short of the standards set out in the UDP.

I expect RBK&C to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive public consultation.

Yours sincerely



Odile Jackson (Ms)

Cc:

Nigel Pallace

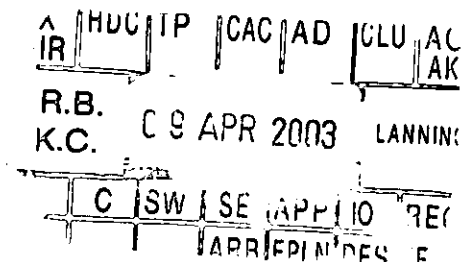
Director of Environment Department  
London Borough of Hammersmith & Fulham  
Town Hall, King Street, London W6 9JU

Michael Portillo MP

House of Commons, London SW1A 0AA

Merrick Cockell

Leader of the Council  
Royal Borough of Kensington & Chelsea  
The Town Hall, Hornton Street, London W8 7NX



Support Aes Aes  
336  
41 Tetcott Road  
London  
SW10 0SB

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

9 April 2003

Dear Mr. French,

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R.B. 10 APR 2003 PLANNING  
K.C. N C SW 10 APR 2003

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Lots Road Power Station and Chelsea Creek, London, SW10**

Not everyone had a chance to speak at the public meeting held at Ashburnham Community Centre on 26 March 2003 which you attended, so I am writing to express my views instead.

It was clear from the show of hands which one resident asked for that the majority of people who attended that meeting are opposed to the scheme and will remain so regardless of whatever changes are made to the application by the developers. Yet the logic of the presentation by the Lots Road Action Group which purports to represent local opinion was that the scheme could go ahead provided transport facilities are upgraded to accommodate the increased number of residents. When Mr Pringle made this point he was shouted down by several of those present which I thought rather gave the game away.

The conduct of some of the residents present was disrespectful both to the Council and the developers. You should know that many members of the local population wish to see Lots Road power station and the surrounding area developed quickly and appropriately and not left to become a derelict building which is likely to attract vandalism and other crime. Unfortunately the campaign against the development is being run by a few vociferous (mostly long term) residents whose natural reaction is to oppose any change to their existing landscape. In that atmosphere the merits of the scheme are not being properly debated and no alternatives are being proposed.

I remain broadly in favour of the development, although obviously I would like to see as many facilities for use by the public as possible. But I understand that any developer will wish to maximise the opportunity for sale of residential units and the most one can reasonably expect is a fair balance between private property and the provision of local amenities. I believe that the latest proposals by Circadian strike that balance well.



337

I am not scared of tall buildings and agree with the developers that the site, situated as it is at an impressive bend in the river, can easily accommodate such high structures. Clearly this is a matter of taste, but objections on grounds of loss of sunlight are ridiculous from people who have chosen to live in the shadow of the power station. I would urge the Council to take a bold and long-term view of what this site can sustain and commit its own resources to improving the necessary transport links (especially on the river) to make the area vibrant and cosmopolitan.

Since the objectors never propose any alternatives, I can only imagine that they would prefer to see some sort of low rise housing or terraces as exist on the surrounding roads. They are silent on the question of what should happen to the power station, presumably because they would not object to its demolition and its replacement by yet more low rise housing or a small park. If I had wanted to live on a housing estate like this I would have chosen to live in a modern town outside London and not just off the King's Road in Chelsea.

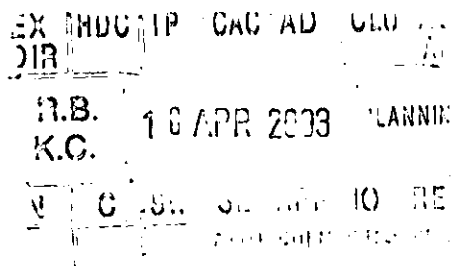
Since the towers have become the focus of so much aggressive objection (as evident from the meeting on 26 March) there is a real danger of throwing the baby out with the bath water and rejecting the plans for development of the power station as well. As I understood the presentation by LRAg they are not opposed to the current proposal to convert the station to retail and residential units with open access through to the river. At the very least, the Council should permit this stage of the development to go ahead now so that one day in the not too distant future Kensington and Chelsea will have another world class and unique attraction to offer to residents and visitors alike.

Finally, I welcome the announcement made at the meeting that the Council is planning to locate a secondary school either on Hortensia Road or at the Ashburnham Community Centre site and presume that this will remove one of the obstacles to the proposed development, namely the lack of educational facilities for new (and existing) residents.

Yours sincerely,

Iain Christie

Iain Christie



cc:

Nigel Pallace, Director of Environment Department, London Borough of Hammersmith and Fulham Town Hall, King Street, London W6 9JU

Michael Portillo MP, House of Commons, London SW1A 0AA

Merrick Cockell, Leader of the Council, Royal Borough of Kensington and Chelsea, Town Hall, Hornton Street, London W8 7NX

French, Michael: PC-GrpSvc

0/55 (5) (51338)

**From:** tbendixson [tbendixson@onetel.net.uk]  
**Sent:** 08 April 2003 14:52  
**To:** John Pringle; RBKC - Leader (E-mail); RBKC Planning - Cllr Ahern (E-mail); RBKC Planning - Cllr Holt (E-mail); RBKC Planning - Cllr Atkinson (E-mail); RBKC Planning - Cllr Borwick (E-mail); RBKC Planning - Cllr Buxton (E-mail); RBKC Planning - Cllr Campbell (E-mail); RBKC Planning - Cllr Corbet-Singleton (E-mail); RBKC Planning - Cllr Cunningham (E-mail); RBKC Planning - Cllr Dalton (E-mail); RBKC Planning - Cllr Edge (E-mail); RBKC Planning - Cllr Hoier (E-mail); RBKC Planning - Cllr Horton (E-mail); RBKC Planning - Cllr Husband (E-mail); RBKC Planning - Cllr Kingsley (E-mail); RBKC Planning - Cllr Phelps (E-mail); RBKC Planning - Cllr Ritchie (E-mail); RBKC Planning - Cllr Shapro (E-mail); RBKC Planning - Cllr Simmonds (E-mail); RBKC Planning - Cllr Weatherhead (E-mail)  
**Cc:** RBKC - Chief Executive (E-mail); RBKC Planning - Michael French (E-mail); RBKC Planning - John Thorne (E-mail); RBKC - Cllr Redman (E-mail); RBKC - Cllr Moylan (E-mail); Michael Portillo MP (E-mail); David LeLay; Michael.Bach@odpm.gsi.gov.uk; Patricia Burr  
**Subject:** Lots Road Power Station Development

From The Chelsea Society

Dear Coucillors

Over in Marsham Street, Sir Terry Farrell is knocking down the 1960s towers of the old Department of the Environment building and putting in their place the office equivalent of a mansion block fronting onto streets. If Terry Farrell can design such a sympathetic building for Westminster, why not for Chelsea?

The towers proposed at Lots Road will be splendid only for the egos of the few who live in them: the rest of us will have to suffer their egotism.

Please reject Circadian's totally inappropriate proposals. Ask for a redesign that captures the spirit of Chelsea.

Yours sincerely

Terence Bendixson

Hon Sec. Planning  
The Chelsea Society  
020 7352 3885

MM  
11/4

cc: Mr Pallace    Objection    AO A/C → JT  
Michael Portillo  
Meride Lochell

54 Chelsea Crescent

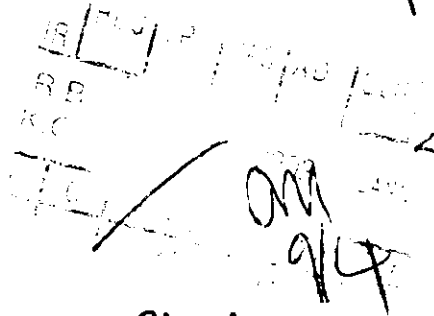
Chelsea Harbour

SW10 0XB

Tel: 7376 4288

8<sup>th</sup> April 2003

Dear Mr French,



588 339

Re Lots Road Power Station and Chelsea Harbour Phase II

We write to express our deep concern about the above applications. Whilst we are not averse to some development in our locality - particularly shops - we are worried about the proposed density of residential dwellings which will be poorly served by the Lots Road, and the limited and, frankly, unrealistic transport options suggested. In particular, we object to the monstrous width and height of the towers, far out of proportion with the narrowness of the roads networking the area and with the limited recreational space - (and a tennis target, if ever there was one!)

Furthermore, after consulting a local Crime Prevention Officer, we feel that the implications for local security, policing and crime have been inadequately investigated by Canadian.

We beg that the views of the residents, which are overwhelmingly<sup>ly</sup> against the proposals be respected, and that this proposal is not allowed to go ahead.

Yours sincerely,

Leo and Stamatia Cottakis

(MR and MRS LEO COTTAKIS)

340

SEVEN CORNWALL MANSIONS, CREMORNE ROAD, LONDON SW10 0PE

341

14th April 2003

H.R.H The Prince of Wales,  
St. James's Palace,  
London SW1A 1BS

Your Royal Highness,

Having been present at your visit last summer to Chelsea Old Church, and witnessed your fondness for our church, for which your beloved Grandmother had such considerable affection, we hope that you may also harbour a concern for a situation which threatens to change so radically the nature of the adjoining area and the community which inhabits it.

We live a few hundred yards westward of our church, and thus will be in the lee of the two monstrous towers which are scheduled to be built at the mouth of Chelsea Creek. In their present form, the plans for the proposed development, which its promoters have been advancing over the past two years, dramatically contravene the RBK&C's Unitary Development Plan, to the extent that, correctly, the matter should not even have been countenanced by our local planning Department. The towers, one 25 storeys high and the other 37 storeys (twice the height of the World's End Towers!), are of a style totally extraneous to surrounding structures - they even make Chelsea Harbour's Belvedere Tower look almost homespun - and bearing in mind that the developers are retaining the old Lots Road Power Station on the basis that its style is of considerable architectural merit (probably our only point of agreement!), it is incomprehensible that they are proposing to overshadow even its substantial chimneys with such offensive and alien looking towers, which will also be totally out of sympathy with the joys of the architecture on the Chelsea Embankment.

We are sure the local community appreciates the need and, to considerable extent, the value, of making reasonable re-use of this important site after the closing of the power station, but the horrendous intensity of the proposed development is too blatantly commercial and lacking in genuine concern and respect for the existing ethos of community living. The 'improvements' in terms of transport and amenity may sound appealing on paper, but will be so counterproductive in reality as to create a morass of disorder by their introduction of over-density of building, population and traffic, the latter in an area where road congestion is already an ever present problem.

We regret our lack of brevity, to which we add by enclosing our most recent appeal to our Planning Department, which we hope will highlight some of the wretchedness we fear.

We have the honour to be, Sir, Your Royal Highness's obedient servants.



Dennis R. Mount



(Mrs.) Maureen C. Mount

59 Hollywood Road  
London SW10 9HT.

14 - 4 - 2003

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

Dear Mr French,

Proposed Development at Lots Road Power Station and Chelsea Creek  
Reference DPS/DCSW/PP/02/1324 AND 1325/JT

I am writing to object to this planning application by Circadian, because -

1. The density of the proposed scheme is much too great, exceeding all current recommended levels in the Council's Unitary Development Plan, the Draft London Plan, and Government guidelines.
2. Transport facilities serving the area are already inadequate and will not sustain the extra traffic generated by the proposed plan, with other recent and ongoing developments already adding to the problem. Traffic management schemes suggested by the developer will not alleviate the problem unless a local underground and/or railway link is established. Official guidelines state that intensive development should be located near major transport interchanges - clearly not so with this proposal.
3. The height and scale of the two proposed towers are excessive and inappropriate. They would have an adverse effect on sunlight and daylight in the area, and will damage local views and the riverscape.
4. The height of the proposed buildings would significantly and adversely affect the unique outlook from the historic Brompton Cemetery, going against concerns about the importance of protecting the vista carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.
5. Existing community facilities are inadequate - e.g. hospitals, health, educational, sports, public open spaces (which fall well short of the standards set out in the UDP), etc.

The scheme represents a major departure from the Council's Planning Brief for the Area, its Unitary Development Plan, its 1999 Conservation Area Proposals Statement the Draft London Plan, and Government guidelines, especially with regard to my grounds for objection. The current application is not significantly different from the last application which was refused, and I therefore ask the Council to refuse planning permission for this application.

Yours sincerely,

*Ann Tait*

DR ANN S. SASS

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39 Hollywood Road  
London SW10 9HT

14 - 4 - 2003

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

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Yours sincerely,

A. S. J. A. S.

A. S. J. A. S.

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39 Hollywood Road  
London SW10 9HT.

14 - 4 - 2003

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

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Yours sincerely,

*Michael Tait*

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Garden Flat,  
1 Redcliffe Street,  
SW1A 9DR

(67)

(345)

14-4-03

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

Dear Mr French,

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Reference DPS/DCSW/PP/02/1324 AND 1325/JT

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Yours sincerely,

*Demetrius*

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STEPHEN BARDEN

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Mr Michael French  
Executive Director of Planning  
London Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London W7 8NX

17<sup>th</sup> April, 2003

EX DIR	HDC	TP	MAC	AD	CLU	AO AK
R.B. K.C.	06 MAY 2003			PLANNING		
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Dear Mr French,

RE: PROPOSED DEVELOPMENT LOTS ROAD POWER STATION AND LAND AT  
THAMES AVENUE ADJACENT TO CHELSEA HARBOUR

It was with some alarm that I recently watched a news item on BBC London Television concerning a claim brought against Hammersmith and Fulham Council for allegedly failing to warn residents adjacent to the Imperial Gas Works of the extent of noxious contamination during the Imperial Wharf development. I was even more alarmed to see that one of the claimants is now apparently suffering from cancer.

In view of the above, and bearing in mind that my apartment in Chelsea Harbour is around 100 meters from the river facing part of the Lots Road Power Station and less than fifteen yards away from the perimeter of the Lots Road development, I now seek your reassurance on a number of issues which may risk the health of my family and me.

Please note I am addressing this letter to Circadian and both Hammersmith and Fulham and Kensington and Chelsea Councils. It is my belief that all three would share responsibility of any possible effects arising from the proposed development.

I am aware that I may well be asking the 'wrong questions' which could result in fairly easy avoidance of the information I am seeking. I am therefore asking you, in good faith, to always bear in mind that I am seeking to know whether the proposed developments (including the demolition of parts of the Lots Road Power Station) may result in a hazard to the health of my family.

With that broad concern in mind I would also specifically like to know whether:

1. In your view the Lots Road Power station contains asbestos or other contaminants

47 CARLYLE COURT • CHELSEA HARBOUR • LONDON SW10 0UQ  
PHONES: +44(0)7774.499068 / +44(0)2073521503 • FAX: +44(0)20.73499821  
E-MAIL: BARDENSTEPHEN@AOL.COM

April 17, 2003

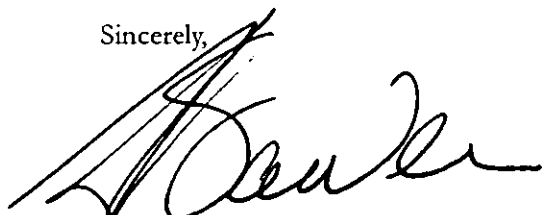
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hazardous to health which may be released as a result of demolition or development work.

2. There are any chemicals, noxious or hazardous substances below the Lots Road Power station or in the ground in the vacant site adjoining Chelsea Harbour which may be released into the atmosphere as a result of excavation and/or development.
3. There is any current work (whether as part of site decontamination or otherwise) within or adjoining the power station which can produce any effects which may risk the health of my family
4. What precautions you have taken, are and will be taking to ensure that any proposed development/demolition and excavation work within the sites in the vicinity of my home will not result in a health hazard to me or my family.

I would be grateful for your early reply.

Sincerely,



Stephen Barden

Cc:

The Rt. Hon. Michael Portillo MP (Kensington and Chelsea)

Iain Coleman MP (Hammersmith and Fulham)

Sir Ralph Halpern, Chairman Chelsea Harbour Residents Association

Kurt Barling, BBC Television News, London

Sally Hamwee, Chair GLA

Ken Livingstone, The Mayor of London

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B. K.C.		06 MAY 2003			PLANNING	
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From: Mrs S. Pignemal, 7 Finborough Road, London SW10 9DA  
22/4/03

(72)

objection

AS Ach  
348

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

cc: The Hon. Michael Portillo, MP

Mayor Ken Livingstone

Dear Mr. French,

EX DIR	HDC	TR	W.C.	AD	CLU	AD	AK
R.B.	25 APR 2003	PLANNING					
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65

**Proposed Development at Lots Road Power Station and Chelsea Creek**

Reference: DPS/DCSW/PP/02/1324 and 1325/JT

I am writing to object to the above planning application by Circadian for the redevelopment of the Lots Road Power Station and the land at Chelsea Creek.

My reasons for objection are as follows:

- The density of the proposed scheme exceeds all current recommended levels according to the Council's own Unitary Development Plan, the Draft London Plan and Government guidelines.
- Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.
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- Existing community facilities, e.g. hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

Susan Pignemal

PS What about the wildlife in that area? Herons, etc.

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

(71)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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(47)

1. Fawcett Street  
London SW10 9HN

23.4.03

349

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- The height and scale of the two proposed towers are excessive and inappropriate; they would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.
- Existing community facilities, e.g. hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

Christopher and Carolyn Clayton

objection AO Ach  
→ JT.

60 Ifield Rd, London, S.W.10 9AD  
Tel : 0207-352 8818

84  
350

M.J.French Esq  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town hall, Hornton St, W8 7NX

April 23<sup>rd</sup> 2003

4

Proposed Development at Lots Rd Power Station & Chelsea Creek

Dear Mr French

I would like to make my objections known to the above project for the following reasons :-

- 1) Local facilities and amenities are already stretched to the limit. Additional pressure in my opinion will only exacerbate the situation.
- 2) This development will put added pressure on the already , woefully inadequate transport facilities. Catching a bus between 7.30 a.m. – 9.00 a.m. anywhere in the proposed development area is currently an impossibility, as they are always full.
- 3) The height and general size of the proposed towers will damage views of the river, quite apart from reducing daylight for local residents.
- 4) I was under the impression that the government had set strict guidelines regarding density for new projects, and as far as I can see this development does not meet the necessary requirements in this respect.

I would therefore like the Council to refuse planning permission for this application.

Yours sincerely



M.C.Cure

2083.

EX DIR	HDC	TP	CAC	AD	CLU	AC
R.B. K.C.	06 MAY 2003			PLANNING		AK
N	C	SW	RE	APP	JO	REC
			ARB	SPLN	DES	FEES

objection AO Ach 337

(76)

EX DIR	HDC	TF	CAC	AD	GLU	AG AK
R.B. K.C.	28 APR 2003					PLANNING
N	C	DM	SE	APP	IO	REQ
			ARB	FPLN	DES	FEE

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

Reference: DPS/DCSW/PP/02/1324 and 1325/JT

24 April 2003

Dear Mr. French,

### Lots Road Power Station and Chelsea Creek - Proposed Development

I am writing to object to the above planning application by Circadian for the redevelopment of the Lots Road Power Station and the land at Chelsea Creek.

My reasons for objection are as follows:

1. Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.
2. The density of the proposed scheme exceeds all current recommended levels according to the Council's own Unitary Development Plan, the Draft London Plan and Government guidelines.
3. The height and scale of the two proposed towers are excessive and inappropriate; they would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.
4. Existing community facilities, e.g. hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

Alan & Helen Merrett

105 Field Rd  
London SW10 9AS

objection AO Act → JT

74352

58 FIMBOROUGH RD  
LONDON SW10 9EE  
24.04.03.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	26 APR 2003			PLANNING		
N	C	GW	SE	PP	OU	REC
			ARB	FLN	DES	FEES

46

M. French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

Ref: DPS/DCSW/PP/02/1324 and 1325/JT  
Lots Road Power Station and Chelsea Creek - Proposed Development

Dear Mr. French,

With reference to the above application, I am writing to object because:

The two proposed towers, both in height and scale, are excessive and inappropriate and would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.

Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.

X The density of the proposed scheme exceeds all current recommended levels according to the Council's UDP, the Draft London Plan and Government guidelines.

X Existing community facilities such as hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

Anthony Evans



objection Ae Adh → JT

73

134 1 field Road  
Londm. SW10 9AE

25/4/2003

M. French, Esq.  
Planning and Conservation Dept..  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

353

Dear Mr. French,

With reference to the Proposed Development DPS/DCSW/PP/02/1324 and 1325/JT Lots Road Power Station and Chelsea Creek, I am writing to object because the two proposed towers, both in height and scale, are excessive, inappropriate and would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.

Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.

The density of the proposed scheme exceeds all current recommended levels according to the Council's UDP, the Draft London Plan and Government guidelines.

Existing community facilities such as hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

R. David Walter

c.c. Michael Portillo M.P.

34

EX DIR	HDC	TP	CAC	AD	CLU	AD AK
R.B. K.C.	28 APR 2003				PLANNING	
N	C	SW	SE	APR	IO	REC
			ARB	PL	DEC	FEE

(91)

0/5T

92 Ifield Road

London SW10 9AD

27. 4. 03

354

M. J. French, Esq.,  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hamilton St. W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
P.B. K.C.		- 8 MAY 2003			PLANNING	
N	C	SW	SE	IAPP	REC	
		ARB	FPLN	DES	DES	

(41)

Proposed Development at Lots Road  
Power Station and Chelsea Creek Ref: DPS/DCSW/PP/02/324+  
1325 J.

Dear Sir,

I am writing to object to the above Development. The height of the "Twin Towers" is grossly out of scale with all other buildings in the neighbourhood. Sky scrapers belong in a city landscape, not a residential "village". They will also ruin the river view. Apart from the visual desecration, the surrounding streets are far too narrow and tortuous to sustain the amount of traffic that this huge influx of residents is going to create. The Fulham Road & Kings Road are already clogged with traffic and parked delivery vans making movement very slow. With all the extra accommodation that has already been built on the St Mark's College site congestion will become acute.

Existing amenities are inadequate for local needs. Hospitals, schools, green space, sports facilities, car parking are already insufficient for local residents. The proposed facilities will not meet the needs of such a population explosion as the Lots Road development.

I therefore ask the Council to refuse planning permission for this application. I trust that the Planning Services Committee will take my views into account.

Yours faithfully

Sally Davies (Mrs. G. Davies)

**St. Mary The Boltons SW10**

**The Parish Office**  
**St. Mary's Church House**  
**The Boltons**  
**London SW10 9TB**  
**Tel 020 7835 1440**  
**Fax 020 7370 6562**

2003-04-27

Mr. M. J. French  
Executive Director  
Planning and Conservation  
RBK&C  
Town Hall  
Hornton Street  
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AD ARK
R.B. K.C.	30 APR 2003					PLANNING
N	C	SV	SE	APR	IS	REC
		ARB	FPLN	DES	FEE	

Dear Mr French,

**Ref DPS/DCSW/PP/02/1234 and 1325/JT**  
**Lots Road Power Station and Chelsea Creek – Proposed Development**

I am writing to you as a concerned resident of the Royal Borough and a member of the Friends of the Brompton Cemetery concerning the above development to which I object.

It seems to me that the local facilities including the local transport infrastructure, hospitals etc will not support the proposed development. Nor will the scale and density be in harmony with the area around it.

The Royal Borough refused permission for a similar scheme a while back and the new application does not appear to be significantly different. I hope that RBK&C will do the same again.

With best wishes,

Yours sincerely,

*Gerald Beauchamp*  
(Rev: Gerald Beauchamp,  
Vicar of St. Mary The Boltons & Area Dean of Chelsea)

objection As Act > 57

112 Field Road

London SW10 9AF

75 356

50

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

Ref: DPS/DCSW/PP/02/1324 and 1325/JT  
Lots Road Power Station and Chelsea Creek - Proposed Development

EX DIR	HDC	TP	UNCLAD	CLU	AD
R.B. K.C.	28 APR 2003		PLANNING		
N	C	SE	ARB	FPL	DES FEES

Dear Mr. French,

With reference to the above application, I am writing to object. My reasons for objecting are:

A. The height and scale of the two proposed towers are excessive and inappropriate; they would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.

B. Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.

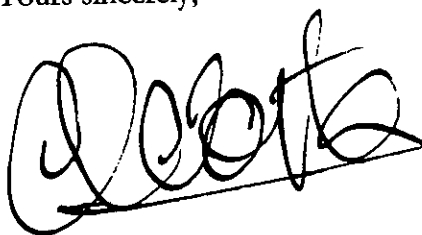
C. The density of the proposed scheme exceeds all current recommended levels according to the Council's UDP, the Draft London Plan and Government guidelines.

D. Existing community facilities such as hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,



Catherine Mendes da Costa.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		29 APR 2003		PLANNING		
N	C	SW	SE	APP	QI	REC
		ARB	FPL	DES	FEE	

~~objection~~ objection AO Ach  
→ JT

18 Old Church Street  
London SW3 5DQ

28th April 2003

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

Ref: DPS/DCSW/PP/02/1324 and 1325/JT  
Lots Road Power Station and Chelsea Creek - Proposed Development

Dear Mr. French,

With reference to the above application, I am writing to object. My reasons for objecting are:

A. The height and scale of the two proposed towers are excessive and inappropriate; they would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.

B. Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.

C. The density of the proposed scheme exceeds all current recommended levels according to the Council's UDP, the Draft London Plan and Government guidelines.

D. Existing community facilities such as hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

  
Clara Waters

LUKE SHIACH  
26 FAUCETT ST.

SHIACH.

CC. M. Portillo MP

House of Commons

28<sup>th</sup> April '03

LONDON SW10 9EZ

(79)

0/5T

(358)

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

EX	AD	CLU	AC
DA			AK
30 APR 2003			
PLANNING			
N	C	P	D
		REC	
RB FPLN DES FEES			

(38)

Dear Mr. French,

**Proposed Development at Lots Road Power Station and Chelsea Creek**  
Reference: DPS/DCSW/PP/02/1324 and 1325/JT

I am writing to object to the above planning application by Circadian for the redevelopment of the Lots Road Power Station and the land at Chelsea Creek.

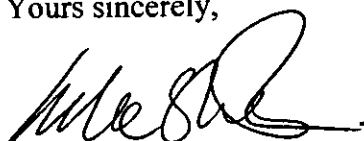
My reasons for objection are as follows:

- The density of the proposed scheme exceeds all current recommended levels according to the Council's own Unitary Development Plan, the Draft London Plan and Government guidelines.
- Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.
- The height and scale of the two proposed towers are excessive and inappropriate; they would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.
- Existing community facilities, e.g. hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,



objection AD Act -> J7

(78)

(359)

FURTHER  
65 FINBOROUGH ROAD  
CHELSEA  
LONDON  
SW10 9DW  
28/04/2003

M. French, Esq.  
Planning and Conservation Dept..  
Royal Borough of Kensington & Chelsea  
Town Hall, Hornton Street, W8 7NX

Dear Mr. French,

With reference to the Proposed Development DPS/DCSW/PP/02/1324 and 1325/JT Lots Road Power Station and Chelsea Creek. I am writing to object because the two proposed towers, both in height and scale, are excessive, inappropriate and would have an adverse effect on sunlight and daylight in the area. They will damage the riverscape and local views, adversely affect the unique outlook from the historic Brompton Cemetery, and would counter concerns about this matter carefully recorded in the RBKC 1999 Conservation Area Proposals Statement.

Transport facilities serving the area are at present inadequate; and will not sustain the additional traffic generated by the proposed, and recent and ongoing local development. Traffic management schemes suggested by the developer will not alleviate the increased congestion unless a local underground and/or railway link is established. Intensive development should be located near major transport interchanges according to official guidelines, and this is clearly not the case with the current proposals.

The density of the proposed scheme exceeds all current recommended levels according to the Council's UDP, the Draft London Plan and Government guidelines.

Existing community facilities such as hospitals, health, educational, sports, car parking, etc. are insufficient; they do not satisfy local needs; the proposed facilities will not meet the needs of a growing population.

The scheme represents a significant departure from the Council's Planning Brief for the Area, its Unitary Development Plan, the Draft London Plan and Government guidelines, particularly with regard to my grounds for objection: the density, poor transport, the nature of the towers and inadequate community facilities. The Council refused planning permission for the last application by Circadian. I do not believe that the current application is significantly different.

I therefore ask the Council to refuse planning permission for this application.  
I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

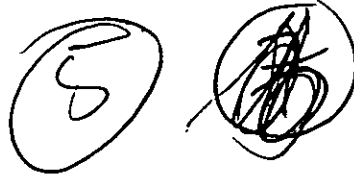
*Dave White*

Dave White

COPIES SENT TO  
MICHAEL PORTER MR  
MAYOR KEN LIVINGSTON

EX	HDC	TP	CAC	AD	CLU	AD	AK
DIR							
R.B.	K.C.	29 APR 2003		PLANNING			
N	C	E	DE	PP	IG	REC	
			ARB	FPLN	DES	FEES	

(64)



THE  
ROYAL  
PARKS

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

0/57 360

28 April 2003

EX DIR	HDC	TE	CLAD	CLU	AO AK
R.B. K.C.	30 APR 2003			PLANNING	
N	C	SE	ARB	SO	REC
			ARB	FPL	DES FEES

44

Dear Sir,

**LOTS ROAD POWER STATION, LONDON SW10**

Firstly, whilst we welcome the reduction in height of both towers in the latest planning application, the proposal would still affect Brompton Cemetery.

Tower HF1 would have a detrimental impact on views looking south from the centre of Brompton Cemetery, a grade 2\* listed landscape. From the central avenue, the eye would be pulled away from the Chapel and drawn towards the tower because of the tower's dominance on the skyline.

It is important to preserve the open space as a backdrop to the Chapel to fully appreciate the building. The Chapel is a fine building and is the focal point of the Cemetery's symmetrical design.

We feel that the proposal would be harmful to the setting of the Cemetery, and thus, we object to this application.

Yours faithfully,

Jane Arthur  
Estates Management Branch





21 ST LEONARD'S TERRACE  
LONDON SW3 4QG  
TEL. 020 7730 3302

261  
0/JT

29 April 2003

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

EX	HDC	CAC	AD	CLU	AO
DR					AK
30 APR 2003					PLANNING
N	C	SE	AP	MO	REC
FEE DES					FEE

(49)

Dear Mr. French

**Re: Proposed Lots Road Development**

I am writing to object to the proposed Lots Road development on account of what appears to be its likely visual impact on St Leonard's Terrace. So far as I have been able to establish this does not appear to have considered.

St Leonard's Terrace is of course in the Royal Hospital Conservation Area. The generally unspoilt skyline adds significantly to the character of this area.

An objective set out in CD5a of the UDP is:-

"To protect important views and vistas in and around the Royal Hospital."

"Important views and vistas include the following

(c) along St Leonard's Terrace, Franklin's Row, Royal Hospital Road  
Ormonde Gate"

From the western part of St Leonard's Terrace the upper parts of the chimneys of the Lots Road Power station are currently visible. They are hardly an attractive feature from this aspect. If the development goes ahead, it would appear that a significant part of the two towers would be very visible on the skyline to the left of the chimneys. They would of course be higher than the chimneys - the taller of the two very significantly so. The towers are completely out of keeping with the architecture of the area.

Appendix C1 to the revised application in relation to the proposed development entitled "Built Heritage, Townscape and Visual Assessment" shows the visual impact of the development from a number of selected positions. There is no assessment of the impact on St Leonard's Terrace. I regard this as a significant omission which, I submit, needs to be remedied. I suggest Circadian should be requested as a matter of urgency to produce an image of the towers as seen from, say, the post box at the junction of St Leonard's Terrace and Smith Street so that the effect can be assessed by all concerned.

362

One of the main justifications for the height of the towers, as I understand it, is the proximity of other tall buildings, such as the Worlds End estate blocks and Montevetro. These buildings are not visible from St Leonard's Terrace. That justification does not therefore apply in relation to the impact on the St Leonard's Terrace area.

I understand that English Heritage has written to indicate that in their view the proposals will not unfavourably impact the Conservation Areas within the boroughs – although I have not seen the terms of this letter. I have not been able to establish that English Heritage took account of the potential impact on St. Leonard's Terrace in expressing the view they did. If they did not and the impact of the proposals is as I believe it will be this seems again to be a significant omission.

Clearly the taller of the two towers, which I believe is to be located in Hammersmith and Fulham, is potentially the more obtrusive. May I ask you to confirm that the Borough of Kensington and Chelsea will, in accordance with what I understand is its normal policy, seek to persuade Hammersmith and Fulham that consent should not be given to the proposed development in a form which is visually damaging to this Conservation Area.

On a point of detail in relation to the redevelopment proposals, I understand it is proposed to put a lighted area at the top of the chimneys of the Power Station as a feature. The new towers, if built, would create considerable additional light pollution in night time darkness from areas like St Leonard's Terrace and the lights at the top of the chimneys would unnecessarily add to this. I would urge that this feature should not to be allowed.

Yours sincerely

Mrs G.M.A. Gledhill

Cc Councillors John Corbet Singleton  
Stephen Edge  
Ian Donaldson

EX DIR	HDC	AD	CLU	AO AK
30 APR 2003		PLANNING		
N	DES	FEES	REC	

Ref OPS/DCSW/PP1

02/1324 & 1325/JT

85

154 Ifield Road  
London SW10 9AF

(0)20 7370 4720

EX	HD			CLU	AC
DIR					AK
RE					
RI					
N					REC

12 MAY 2003

SW

68

29th April '03

363

T. J French Esq.  
Executive Director  
Planning & Conservation  
RBKOC.

Dear Mr French,

I am writing to repeat my  
objections to the latest proposals  
for development at Lots Road  
proposed by Circadia. Given  
that Kensington & Chelsea already  
have the highest population densities  
in the UK (13,000 per sq. km)  
it seems to me very in-  
appropriate to contemplate

208k.

approving a development 1364  
two skyscrapers in this area  
which is already overstrained  
for many of its existing facilities:  
health, education, transport, parking  
etc.

As Director of Conservation, you  
are responsible for conserving  
amenities, facilities etc., not  
for overdeveloping building in  
an already very crowded area!

I believe you are doing good  
work developing the Lotus Road  
site, but please do in such a  
way that it adds to the  
amenities of the area, not  
by straining them even more.

Yours sincerely

D. Kilner

Mrs D. KILNER