

**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**PUBLIC COMMENT**



**\*PBC\***

M J French, Esq.  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea  
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 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 is too great and 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 thus 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 well as local views.
- Existing community facilities, e.g. health, educational, sports, 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,

*James French*  
26 Radcliffe Road  
London SW10 9NP

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M.C.		15 AUG 2003		PLANNING	
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(110)

[Your address]

45 Redcliffe  
Road

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

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SW10 9NJ

12 Aug 2003.  
[Date]

Dear Mr. French,

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

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I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

[Your name]

D Methuen Campbell.  
D. METHUEN  
CAMPBELL.

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

[Your address]  
GENEVIÈVE CRUIKSHANK  
7/38 REDCLIFFE ROAD  
LITTLE CHELSEA  
LONDON SW10 9NJ

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EX	HDC	TP	CAC	AD	CLU	AC
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418 [Date]

Dear Mr. French,

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

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Yours sincerely,

[Your name]

Genevieve Cruikshank —

[Your address]

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

EX DIR	HDC	PP	CLC	AD	CLU	AO AK
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[Date]

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

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I trust that the Planning Services Committee will take my views into account.

Yours sincerely,

[Your name]

J. L. Brunette  
32 Redcliffe Road  
London SW10 9NQ

59 Redcliffe Road  
London SW10 9NQ  
Tel: 020 7352 7879  
Fax: 020 7351 4304

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420  
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9/9  
8 September 2003

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

Dear Mr French

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

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I trust that the Planning Services Committee will take my views into account.

Yours sincerely

Simon Johnston

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Ref: DPS/DCSW/PP/02/01324/JT

Lots Road Power Station and Chelsea Creek, SW10

Dear Mr French,

Thank you for your letter dated 8 September, informing us of the meeting regarding the above planning application.

I write to register concern and some anger that firstly the letter was sent out only a week before such an important meeting, and that secondly the date of the meeting was omitted altogether. It is almost as if an attempt was being made to discourage attendance, which, as is well-known, is bound to be vociferously against the application (if previous public meetings are anything to go by.) At best, it is downright incompetent on the part of the RBK and C.

I would suggest that the meeting be postponed, and second letter sent out with the new dates, to enable the neighbourhood to have its rightful say.

I would appreciate your reply, to: MR + MRS COTTAKIS  
Fax: 020 7795 0277 and  
54 CHELSEA CRESCENT, SW10 0XB.

**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**LADY V.B BILEK  
IVY COTTAGE  
56 UVERDALE ROAD  
LONDON SW10 0SSSwitchboard: 020-7937-5464  
Direct Line: 020-7361-2079/80  
Extension: 2079/80 or 2977  
Facsimile: 020-7361-3463

Date: 08 September 2003

My Ref: DPS/DCSW/PP/02/01324/JT Please ask for: L. Thorne

Dear Lady Bilek

**TOWN AND COUNTRY PLANNING ACT, 1990****Lot's Road Power Station and Chelsea Creek, London, SW10**

With reference to the above application on which you recently submitted comments, I would like to advise you that this application is scheduled to be considered by the Planning Services Committee on . This is a public meeting, which anyone may attend to listen to the discussion. Speakers are permitted only if the recommendation in the report is to grant permission and then at the discretion of the Chairman of the Committee. Requests to speak must be made at least 24 hours in advance of the Meeting: advice on how to make such requests can be obtained from the Planning Information Office on the above telephone numbers. The Committee report is available 5 days before the Committee meeting (excluding Saturdays, Sundays and Bank Holidays), in the Planning Information Office, Room 325A at the Town Hall. The Planning Information Office will be able to advise as to whether a particular case is recommended to be granted or refused.

Please telephone this Department on the day of Committee to ensure that the case is still on the Agenda as cases can be withdrawn at short notice from Committee. The meetings commence at 6.30pm, and are held in Committee Room 1 at the Town Hall.

You will be informed of the outcome /decision taken in due course.

Yours sincerely

M. J. FRENCH  
Executive Director, Planning and Conservation**My response:**

I suppose those who will be speaking for the permission will be residents from other parts of the Borough or from another borough 100% of residents of Lot's Road Area and those who will be greatly affected by the 2 higher-than-any-other-tower-in-the-area, will have objected to the application. The two 25 and 40 storey towers will not only reduce our day and sunlight but will bring horrendous traffic into already busy Lot's Road and will make parking for the Residents' Permits Holders impossible. BUT DO YOU REALLY CARE ABOUT THESE ISSUES?



INVESTOR IN PEOPLE



PLANNING AND CONSERVATION

THE TOWN HALL, HORNETON STREET, LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip IP MRTPI Cert TS

LADY V.B BILEK  
IVY COTTAGE  
56 UVERDALE ROAD  
LONDON SW10 OSS

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
Facsimile: 020-7361-3463



KENSINGTON  
AND CHELSEA

Date: 10 September 2003

My Ref: DPS/DCSW/PP/02/01324 Please ask for: J. Thorne

Dear Sir,

Town and Country Planning Act 1990

Lots Road Power Station and Chelsea Creek, London, SW10

Development: Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 7 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.

I refer to the above application and to my letter of 8 September 03.

It has come to my attention that, unfortunately, the letter omitted the date of Committee and I now confirm that the application will be heard on 15 September 03.

Please accept my apologies for the omission and any inconvenience caused.

Yours sincerely


M. J. FRENCH

Executive Director, Planning and Conservation

RESPONSE:

I object to the 25-storey tower as I have done since ever since I have re-applied and "swap" the 10-storey tower to be in the Borough of Hammersmith and Fulham.

13/09/03

I object to have my light reduced and traffic increased and the possibility of Residents' Car Parking eliminated. 



**French, Michael: PC-Plan**

**From:** sarah [sarah@consensus-research.com]  
**Sent:** 12 September 2003 14:11  
**To:** michael.french@rbkc.gov.uk  
**Subject:** Development of Lots Road Power Station Site



RBKC re Lots  
Road-26June03.doc...

Dear Mr French,

Thank you for today's notice of amendments to the proposal and the date of the hearing.

I am re-sending my views because they still hold. The current plan is deficient in imagination, wasteful of a unique and precious sight, intrusive, neglectful of Chelsea's best interests, and much too one-dimensionally residential. The issues aren't about architecture, they are about land use.

Please be bold and reject this proposal. It just isn't good enough. It would be bad for Chelsea, and it would be there for 100 years. Think of New York City's decision makers who responded to the wishes of New Yorkers in rejecting the banal first proposals for Ground Zero. As in that case, something better can - and should - be created for our precious site.

With hope for something better,  
Sarah Horack

Sarah Horack  
Director  
Consensus Research  
61 Southwark Street  
London  
SE1 0HL  
t: +44 (0)20 7803 4050  
f: +44 (0)20 7803 4051  
<http://www.consensus-research.com>

CONFIDENTIALITY: The information in this email and any attachment is confidential. It is intended only for the named recipient(s). If you are not a named recipient, please notify the sender immediately and do not read, use, copy or disseminate this information. Thank you.

-----Original Message-----

**From:** sarah [mailto:sarah@consensus-research.com]  
**Sent:** 25 June 2003 19:14  
**To:** 'michael.french@rbkc.gov.uk'  
**Subject:** Development of Lots Road Power Station Site

Dear Mr French,

As a Borough resident of 28 years' standing (6 Cornwall Mansions, Cremorne Road, SW10 0PE) I wrote to you in February to voice my opposition to Hutchison Wampoa's plans for this unique and precious riverside site.

My objections draw agreement from others I speak to who live in the Borough because they arise from a vision of a bolder and more advantageous plan than the one currently before the Council.

The current plans are objectionable to me and many others for three reasons, which are outlined in the one page attachment.

I ask you to lift your sights without lowering your standards and have the courage to say, "No, this isn't good enough for us," when Hutchison Wampoa come back to ask your permission to under-achieve the full value of this extraordinary site, to neglect amenities and quality of life provisions for in-coming and established residents of the area, and to violate The Town and Country Planning Act and the Borough's own Planning Brief.

425

Yours sincerely,  
Sarah Horack

Director  
Consensus Research  
61 Southwark Street  
London  
SE1 0HL  
t: +44 (0)20 7803 4050  
f: +44 (0)20 7803 4051  
<http://www.consensus-research.com>

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EX DIR	HDC	TP	ACC	AD	CL	130 AK
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13 Stadium Street  
Chelsea  
London SW10 0PU  
16th September 2003

Dear Mr French,

Re Planning application  
for land adjacent to South side  
of Chelsea Creek Chelsea  
Harbour Drive Chelsea Harbour  
Reg no 2002/03132/Ful  
395 units of Residential Accommodation.

We refer to the above planning application  
& make a formal complaint as follows.

Referring to the Hammersmith & Fulham planning  
appeals report & item 4.00 we note various  
points were contacted to make representations  
regarding the application. However none were made  
by the Royal Borough of Kensington & Chelsea & your department.  
We consider this to be a serious failure of your department  
& to be unacceptable.

Please advise the reason why your department failed to make any representations.

yours faithfully

J. W.

J.T.C. Wilson.

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bk in + pc acc 3JT.

51 Milmans Street Chelsea SW10 0DA telephone 020 7352 7072

M.J.French Esq., FRICS DipTP MRTPI CertTS  
Executive Director, Planning and Conservation  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
LONDON W8 7NX

0/5T (428)

23rd September 2003

Dear Mr. French,

Lots Road Power Station and Chelsea Creek, London, SW10

I refer to your letters of 8th and 10th September 2003 Ref DPS/DCSW/PP/02/01324 for which many thanks.

It would appear that planning permission for this development is likely to be granted subject to the receipt of a satisfactory independent traffic survey, on the grounds that the Council will obtain financial benefits and that, in any case, refusal might be overturned on appeal.

Neither of these is a proper use of the planning system.

As regards an appeal, the proposals meet neither the planning brief nor the UDP. The latter was the result of lengthy public consultation and a public inquiry resulting in specific requirements regarding the height of buildings in this vicinity.

How can this now be disregarded?

Yours sincerely,

*Hugh Krall*  
Hugh Krall

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**French, Michael: PC-Plan**

**From:** Cllr-Phelps  
**Sent:** 25 September 2003 08:45  
**To:** Moylan, Daniel (E-mail 2)  
**Cc:** Redman Steven (E-mail); Simmonds Maighread (E-mail); jeremyphillips@totalise.co.uk; Ahern, Tim (E-mail); French, Michael rbkc (E-mail); Holt, Tony (E-mail)  
**Subject:** Asbestos and the Lots Road Power Station

Dear Daniel

Now that I am no longer Cabinet Member Planning I am forwarding Jeremy/Kate Phillips email below to you. I do feel that the two requests made below are most reasonable and hope you and your Executive Director will agree.

Barry

-----Original Message-----

**From:** Jeremy Phillips [mailto:jeremyphillips@totalise.co.uk]  
**Sent:** 24 September 2003 19:38  
**To:** cllr.phelps@rbkc.gov.uk  
**Subject:** Asbestos and the Lots Road Power Station

Dear Mr Phelps

Following the recent committee meeting to consider the Lots Road Power Station Development, you kindly agreed that I could write to you with our concerns about the disposal of the asbestos on the site. Mr Portillo recommended that I approach you about this.

As parents, we are worried about the long term implications of asbestos disposal on our doorstep. We are extremely concerned, following some initial research into this issue, that Circadian may not be required to do ALL that is within their power to dispose of the asbestos and other toxic waste as safely as possible.

As the oncology department at Charing Cross have told us, **"THERE IS NO PROVEN SAFE WAY TO DISPOSE OF ASBESTOS"**. As the Sunday Telegraph has stated, **"ASBESTOS IS FINE AS LONG AS IT IS NOT DISTURBED"**. As a leading architect has told us, **"TO DISPOSE OF ASBESTOS PROPERLY IS PROHIBITIVELY EXPENSIVE. THE COUNCIL WILL NEED TO LEAN HEAVILY ON THEM TO ENSURE THE MAXIMUM EFFORTS ARE TAKEN"**.

We believe Mr Phelps that it is only fair and reasonable that:

1. The Planning Services Committee make it a requirement of planning permission that Circadian publish and circulate the steps they are taking and how long the disposal process will take. This should be independently reviewed and approved.
2. The Planning Services Committee require Circadian to pay for independent monitoring of asbestos levels in the atmosphere of the surrounding areas throughout the disposal process and make these figures publicly available.

You may remember that the decommissioning of the Fulham Power Station had to be halted due to high levels of asbestos in the atmosphere. My father has asbestosis that can only be due to just three weeks exposure during a ship refit in 1944.

Local residents are genuinely frightened that Circadian, who appear to be greedy and dismissive of local people, will cynically do the minimum within Health and Safety requirements, which we understand are considered woefully unproven.

The council is no doubt aware that several mass torts in the States have found developers and the agencies who granted planning permission liable for damages for asbestos poisoning and have awarded huge settlements in favour of local residents. You may also be aware of a recent article in the Telegraph that stated that insurance companies



are raising their premiums in anticipation of asbestosis claims. I am sure that we all want to get this important issue right and we would be grateful for your support in securing some answers from the Council. We have asked for this issue to be raised at the meeting on the 28th.

Yours sincerely,

Kate Phillips

On behalf of Ashburnham Mother and Toddlers

430

PS Is it really true, as rumoured, that Mr French has gone back on his public assurance to include the secondary school proposals in the independent traffic survey ?? If so, this is shocking.

**French, Michael: PC-Plan**

**From:** Tim Ahern [Tim.Ahern@btinternet.com]  
**Sent:** 26 September 2003 09:35  
**To:** Cllr.Holt@rbkc.gov.uk; Michael.French@rbkc.gov.uk  
**Subject:** Fw: Asbestos and the Lots Road Power Station II

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431  
NOTE  
ATTACHED &  
E-MAILS

Mr French

This needs to be considered and a detailed response obtained from Circadian.  
Please have their reply for consideration before this comes to committee.

Tim Ahern

----- Original Message -----

**From:** <daniel.moylan@egan-associates.com>  
**To:** <plnmjf@rbkc.gov.uk>  
**Cc:** <Cllr.Phelps@rbkc.gov.uk>; <Cllr.Ahern@rbkc.gov.uk>  
**Sent:** Thursday, September 25, 2003 9:23 AM  
**Subject:** Fw: Asbestos and the Lots Road Power Station II

> Dear Mr. French,

>  
> Please see the e-mail below from Mrs. Phillips, forwarded by Cllr. Phelps.  
>  
> With all respect to the latter, I do not think this is actually a matter  
for me since it is in effect a letter of objection to a current planning  
application and should be registered as such, if it is not too late for  
that.

>  
> I am copying Cllr. Ahern in. Mrs. Phillips makes suggestions as to two  
conditions concerning the disposal of asbestos to be attached to any grant  
of planning permission. As Cllr. Phelps says, they are both eminently  
reasonable on the face of it but there may be reasons unknown to me why the  
> Committee would not accept them. It seems to me a matter for Cllr. Ahern  
to decide whether and how they should be aired at the resumed Committee  
hearing and for him to reply to Mrs. Phillips.

>  
> Finally, you will note that at the end of Mrs. Phillips' letter she  
expresses shock that you have "gone back on your public undertaking" to  
include the effects of the proposed school in the traffic assessment. You  
may wish to consider how to deal with this separately.

>  
>  
> Daniel Moylan

> ----- Original Message -----

> **From:** Cllr.Phelps@rbkc.gov.uk <mailto:Cllr.Phelps@rbkc.gov.uk>  
> **To:** daniel.moylan@egan-associates.com  
<mailto:daniel.moylan@egan-associates.com>  
> **Sent:** Thursday, September 25, 2003 8:53 AM  
> **Subject:** FW: Asbestos and the Lots Road Power Station II

> Dear Daniel

>  
> Now that I am no longer Cabinet Member Planning I am forwarding  
Jeremy/Kate Phillips email below to you. I do feel that the two requests  
made below are most reasonable and hope you and your Executive Director will  
agree.

>  
> Barry

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> To: cllr.phelps@rbkc.gov.uk  
> Subject: Asbestos and the Lots Road Power Station

432

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> 1. The Planning Services Committee make it a requirement of planning permission that Circadian publish and circulate the steps they are taking and how long the disposal process will take. This should be independently reviewed and approved.

> 2. The Planning Services Committee require Circadian to pay for independent monitoring of asbestos levels in the atmosphere of the surrounding areas throughout the disposal process and make these figures publicly available.

> You may remember that the decommissioning of the Fulham Power Station had to be halted due to high levels of asbestos in the atmosphere. My father has asbestosis that can only be due to just three weeks exposure during a ship refit in 1944.

> Local residents are genuinely frightened that Circadian, who appear to be greedy and dismissive of local people, will cynically do the minimum within Health and Safety requirements, which we understand are considered woefully unproven.

> The council is no doubt aware that several mass torts in the States have found developers and the agencies who granted planning permission liable for damages for asbestos poisoning and have awarded huge settlements in favour of local residents. You may also be aware of a recent article in the

> Telegraph that stated that insurance companies are raising their premiums in anticipation of asbestosis claims. I am sure that we all want to get this important issue right and we would be grateful for your support in securing some answers from the Council. We have asked for this issue to be raised at the meeting on the 28th.

> Yours sincerely,

> Kate Phillips

> On behalf of Ashburnham Mother and Toddlers

> PS Is it really true, as rumoured, that Mr French has gone back on his public assurance to include the secondary school proposals in the independent traffic survey ?? If so, this is shocking.

433

>  
> \*\*\*\*\*

> The Royal Borough of Kensington and Chelsea

>  
> This e-mail may contain information which is confidential, legally  
privileged and/or copyright protected. This e-mail is intended for the  
addressee only. If you receive this in error, please contact the sender and  
delete the material from your computer.

> \*\*\*\*\*

> \*\*\*\*\*  
> The Royal Borough of Kensington and Chelsea

>  
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privileged and/or copyright protected. This e-mail is intended for the  
addressee only. If you receive this in error, please contact the sender and  
delete the material from your computer.

> \*\*\*\*\*

French, Michael: PC-Plan

**From:** French, Michael: PC-Plan  
**Sent:** 10 October 2003 17:19  
**To:** 'Jeremy Phillips'  
**Cc:** Cllr-Phelps; 'Ahern, Tim (E-mail)'; Cllr-Holt; Thorne, John W.: PC-Plan; Morse, Paul: ES-EnvHlth; Case, Richard: ES-HwayTraf  
**Subject:** RE: Lots Road Power Station - Asbestos risk

434

Dear Mrs. Phillips,

Councillor Ahern has requested me to reply to your e-mail of 14 September on his behalf and I attach my reply for your attention.

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

-----Original Message-----

**From:** Cllr-Phelps  
**Sent:** 14 September 2003 21:03  
**To:** 'Jeremy Phillips'  
**Cc:** Ahern, Tim (E-mail); French, Michael rbkc (E-mail); Holt, Tony (E-mail)  
**Subject:** RE: Lots Road Power Station - Asbestos risk

Dear Mr Phillips

I have forwarded your message to Cllr Tim Ahern who will be chairing the Planning Committee tomorrow.

sincerely

Barry Phelps

-----Original Message-----

**From:** Jeremy Phillips [mailto:jeremyphillips@totalise.co.uk]  
**Sent:** 14 September 2003 19:55  
**To:** cllr.phelps@rbkc.gov.uk  
**Subject:** Lots Road Power Station - Asbestos risk

Dear Mr Phelps

We were most concerned to learn this week that not only is the Lots Road site recommended for approval but that Mr Cockell is promoting the building of a secondary school just 50 yards away from it. This secondary school will bring a further 2,000 people to this already congested area each day.

Is it possible to ensure that the planning committee are aware of this clash and to seek reassurance that the school proposals will be considered in light of the Lots Road site and vice versa ?

10/10/2003

The council staff present at the Hammersmith and Fulham committee meeting to approve the Lots Road site made it quite clear that they thought the Lots Road project only marginally feasible. Surely a new school would make it totally unfeasible.

Secondly, our local parent and toddler group is MOST concerned at the prospect of decommissioning a building full of asbestos and toxic waste on our doorstep. Circadian did not reassure community members at their last public meeting and residents deserve and full, independent assessment of the risks. An oncologist I spoke to says that there is **NO PROVEN SAFE WAY TO DISPOSE OF ASBESTOS**. Please can the committee delay approval until reassurances have been made and fully circulated to the local community. **FEELINGS ABOUT THIS ARE RUNNING VERY HIGH.**

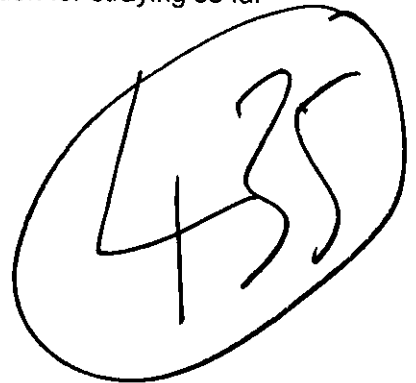
The Hammersmith and Fulham committee members also made it clear that the towers will definitely block sunlight from Chelsea residents homes, but that this was not their issue to deal with. It is therefore for your committee to take seriously, please.

One final point - where is the low cost housing to enable local professional people to get on the housing ladder ? 'Affordable housing' as outlined in the plan, mixed with high cost housing will create a false and divided community.

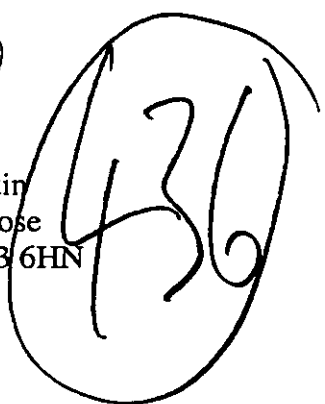
PLEASE can the committee seek further amendments to these ludicrously large scale and greedy plans to which we object most strongly ? There is no justification for straying so far from the UDP.

Yours sincerely,

Kate Phillips  
On behalf of the Ashburnham parent and toddler group

A handwritten signature consisting of the numbers '435' enclosed within a hand-drawn oval.

②  
Christy Austin  
2 Sydney Close  
London SW3 6HN



12 October 2003

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

14 OCT 2003

Dear Mr. Cockell

**LOTS ROAD POWER STATION DEVELOPMENT  
PLANNING APPLICATION REF: DPS/DCSW/PP/02/1324 and 1325/JT**

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

1. I do not believe a twin tower development of 25 and 37 stories high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
2. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months, and at the beginning and end of the day every month.
3. The added traffic to The Kings Road and other nearby streets caused by this development will be unacceptable. The Kings Road and Fulham Road are already heavily congested all day long.
4. The Lots Road Development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverfront for residents to enjoy the views of the Thames.
5. **Before** any development is approved, make sure the transport, medical care, education, fire and police are set up to handle the increase in residents.
6. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 stories high along the riverfront.
7. This development should be called in for a public inquiry because of transport and traffic, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green space with light.
8. The London Borough of Hammersmith and Fulham have already approved the tallest of the twin towers (37 storeys). Was it not mandatory for the Royal Borough of

Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK&C as it is directly adjacent to Chelsea and its 25 storey building in the same development.

I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

You might consider buying back this land which should belong to the residents of Chelsea, not Hong Kong developers. You could have a raffle or lottery for the residents of Chelsea. The money produced by this lottery could be used to build a park along the river, low density housing of not more than 7 storeys tall (including affordable housing), and a school. I am certain you would receive wide support for this bold move from the residents.

Yours sincerely

*Christy Austin*  
Christy Austin

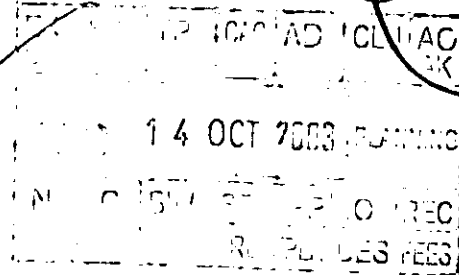
CC: Mr. M. J. French; Mr. John Thorne; Mr. Tony Holt; Members of the Planning Services Committee; Councillors Kingsley and Redman; Mr. John Prescott, Mr. Ian McNally, Mr. Ken Livingstone

437



VERITE BAKER  
54a, IFIELD ROAD,  
LONDON SW10 9AD  
020 7351 4434  
[verite@verite.freemove.co.uk](mailto:verite@verite.freemove.co.uk)

51  
438



Ref: Lot's road development

Dear Mr. French,

I was shocked to hear that at the Planning Meeting when Cllr. Horton asked if the Council had discussed the effect of the development at Lots Road with London Borough of Hammersmith and Fulham before they passed their side of the development recently, it was said "it would have been inappropriate".

Surely this should have been discussed under inter-Borough liaison?

Can I please ask that, before any more discussion takes place, local residents' concerns over height of towers (causing shadows), increase of traffic, provision for services, etc. be fully discussed – both with Chelsea residents and neighbours in Hammersmith and Fulham.

Yours sincerely,

*Verité Baker*

Mrs. Verité Baker

cc. Nicholas Halbritter  
Jenny Kingsley

(13)

Copy for Mr. M.J. French, Executive Director,  
Planning & Conservation

## FRIENDS OF BROMPTON CEMETERY

Registered Charity no. 298605

Chairman: Arthur Tait

39 Hollywood Road London SW10 9HT

Tel: (020) 7352 5127 Email: AATAIT@AOL.COM

o/jt

15 October 2003

(439)

Councillor Tim Ahern  
Chairman, Major Planning Applications Committee  
Kensington & Chelsea Town Hall  
Hornton Street  
W8 7NX

Copied to:  
All other members of the Committee  
Mr M J French, Executive Director,  
Planning and Conservation  
Mr W Weston, Royal Parks Agency  
Mr David Le Lay, Chelsea Society

Dear Councillor Ahern,

### Lots Road Power Station development

My Committee are very unhappy with the manner in which Brompton Cemetery has been treated in relation to this proposed development. They believe it deserves better consideration than it has received, which does not do justice to the representations made on our behalf to both the affected councils, and also those made by the Royal Parks Agency.

Following an examination of the proposals at Circadian's public exhibition, our own letter of 11 February last to Mr French contained the following:-

The appendices to the new Environmental Statement were not available but it was noted that photographs had been taken from the Cemetery looking down the main paths and we do not doubt that they show few intrusions of the high blocks, particularly when the trees are in leaf.

However, we were sorry to see that the 37 storey (122m high) block, HF1, west of the Creek, will almost certainly be visible from a number of points in the Cemetery during the winter and, at all periods of the year, will be disturbingly close to the power station eastern chimney, over the Chapel, seen across the Military section (.....) and the north-west side of the Cemetery Circle (.....).

The Friends ask that photographs be obtained showing these views with projections of this block and hope that they will convince both borough councils that this is not acceptable in relation to the Cemetery as a conservation area and listed by English Heritage as a historic park or garden.

A copy of this letter was sent to Hammersmith and Fulham (LBHF) and the gist of it was summarised correctly (but without reference to the photographs) in paragraph 4.29 of the report considered by its Committee on 25 June. However, we were shocked to note that this report contained no observations whatsoever from the Royal Borough on the LBHF portion of the development although it contained summaries of observations received from Lambeth, Wandsworth and Westminster Councils and the many other consultees and objectors.

LBHF was surely entitled to assume that, if there was to be a follow-up to the observations submitted by us, it was for the Royal Borough to take the initiative. Therefore, we believe that your Council completely failed to protect this conservation area by not requiring the additional photomontages and not informing LBHF that further investigation was needed before that council came to a decision.

Paragraph 11.3.1 of the report to your Committee on 15 September says that there had been liaison between officers of both authorities about matters of joint concern, but it was surely wrong to allow LBHF to make a solo decision on its section of what the applicant itself considered to be a single development across the boundary between the two boroughs. LBHF should surely have been advised to await your Committee's formal views. Instead, you are being asked to accept the decision of LBHF as a *fait accompli*, with no input on that section of the proposals unless the RBKC application is wholly refused, forcing a call-in by the Deputy Prime Minister.

The result of your Council not requiring the additional photographs that we requested is that the photomontages produced in the Environmental Statement are incomplete and misleading for those who had to rely on them. It is therefore not surprising that both English Heritage and the GLA/Mayor commented that neither of the high blocks would have a significant detrimental effect on the Cemetery.

Paragraph 7.1.11 of the report presented to your Committee deals with the possible impact on the Cemetery of the 25 storey block KC1, but the Friends, also, had considered the possible effect of that block to be negligible from the point of view of the Cemetery and not worth their opposition.

Paragraph 11.4.3 of the report to your Committee mentions our objection to the higher tower but you are still being recommended to accept the approval by LBHF.

That report paragraph also refers to our comment on the power station chimneys which, in full, stated:-

As we said in our letter of 26 July [2002], if a scheme is eventually approved, it is hoped that a condition will be imposed requiring the power station chimneys to be capped to provide a finish in accordance with details to be approved by yourself and following consultation with the Friends and other interested people.

The proposed condition 2(m) in the report of 15 September requires prior approval of the design, external appearance, materials and proposed scheme of lighting for the glazed lanterns on top of the power station chimneys. But we were informed at Circadian's public exhibition that this part of the proposal is being abandoned, which could leave untouched the ugly truncated chimneys (following the demolition of their original capping many years ago) that do not improve the amenities of the Cemetery, even without the proposed block HF1 behind one of them.

Therefore, if the remaining development is approved, we consider it important for the Royal Borough to impose an additional condition, or provision in the s.106 agreement, to require that the chimneys must be capped in accordance with previously approved details within a reasonable timescale.

However, my Committee now wishes to support the Chelsea Society in their request to you for a total refusal of the Kensington & Chelsea part of the development, to enable the whole scheme to be called in and made subject to public inquiry. They will be grateful if I can be given an opportunity to address the next meeting of your Committee on this matter.

Please reply to this letter by email.

Yours sincerely,  
Arthur Tait.

Arthur Tait  
Chairman, Friends of Brompton Cemetery

440

(4)

13 stadium street  
Chelsea  
SW10 0PH

441

15th October 2003

✓  
By Fax + Post to  
0207 361-3463

F.A.O MR FRASER  
Royal Borough Kensington &  
Chelsea Town Hall

Dear Mr Fraser

EX DIR	HQC	TP	CAC	AD	CLU	AG AK
R.B. K.C.	20 OCT 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEE	

38

Re Planning application  
PP/02 101324 / MAIN  
late road power station

We are very concerned about the way  
the above application is being dealt with by  
you & your department.

We have endeavored to discuss our  
very serious concerns but were advised by  
you & your department that this is not  
possible & we find this unacceptable.

We request your written response by  
return if possible as this matter is going to

committee may shortly be out about the end  
of October 2003.

\* A copy of the transport report to  
sent to us & emailed to James & Wolcott  
-demon.co.uk (all bus core)

\* We question very strongly the accuracy  
of the conclusion of the <sup>author's</sup> report dated 8th  
September 2003 that the transport improvements  
proposed by the developer will meet the  
requirements of the local residents. This is  
incorrect because the report from the HA in  
which transport for London states that the funds  
offered are inadequate & the proposed improvements  
will be in any event inadequate & that they  
therefore propose spending the ~~money~~ funds outside  
the local area north of early Camb.

We require you to state in your new  
report that the conclusion was incorrect  
& that the funding offered will be spent by  
transport for London outside the area

We understand the consultants who were  
instructed to review the prospect for the  
local area are involved with the applicant  
& acting for them on matters (proposed) planning  
application just miles away & in the same  
borough. Your statement that it is for  
the consultants to refuse the permission due to  
a conflict of interest is unacceptable. Presumably  
there are local government statutory requirements  
for the appointment of consultants to avoid  
conflicts of interest arising. Can you confirm  
what these are & that they were complied with  
in respect of the appointment of the consultants on  
this occasion. Can you also advise what  
action you took to ensure the consultants  
had no conflict of interest.

443

Regarding the nearby area we understood  
& as you are aware this has been found to  
be inconveniently sited in your report. Can  
you confirm the current scheme & what this  
includes eg does it include the walkways  
road inside the lake road power station.

Also please advise what the requirement is for meeting space under the NDP.

We are very concerned at the numerous number of basic errors in the various reports of which the above are just a few.

The councillors rely very heavily on the reports to decide to either grant planning permission or to refuse the application.

We require the above errors to be corrected in the new reports & the position made clear to the councillor that the transport funding will not be used to improve the transport in the local area.

444  
advise

We await your response and advise that if there are not satisfactory we reserve the right to immediately refer this matter to the local Government ombudsman.

What we feel would be a fair & reasonable solution to all concerned is a development of say ~~400~~ 400 flats & 1200 flats over the Parkway station has been ~~built~~ built & is fully operational.

Further expansion could be considered once  
later phase had been built & ~~located~~  
been established. This is a very similar  
solution that was agreed by Hansen & Smith  
& Furthman in the adjoining site at  
Imperial Wharf.

Yours faithfully

James W

J.T.C. Wilson

445



(12) 0/57  
446

52A IFIELD ROAD  
LONDON SW10 9AD  
C207.  
0711-352 0183

15<sup>th</sup> October 2003

Mr M. J French,  
Executive Director,  
Planning & Conservation,  
Royal Borough of Kensington & Chelsea,  
Horton St.  
London W8

Dear Mr. French,  
Lots Road Power Station & Chelsea Creek.

I attended the planning meeting re the above on 15<sup>th</sup> September last & was very surprised that it was deemed to be "inappropriate" for the R.B.K.C. to communicate with the London Borough of Hammersmith & Fulham (LBHF) on the effects of the Fulham side of this development on much of Chelsea.

Why did not our Council formally object to LBHF, particularly, with regard to the height of the tower (55 storeys) which I & other local residents had understood RBKC had turned down?

I should have thought it the duty of our Council to represent the interests & concerns of its residents especially as this mega development runs across both boroughs; its sheer scale, with the juxtaposition of the twin towers should & must warrant serious communication between both boroughs & the local residents of Chelsea & Fulham who will be dramatically & detrimentally affected by this grossly inflated project.

Yours sincerely

Enleen Rawlence (MRS)

C.C. M. Cockell. Leader R.B.K.C.

C.C. Cllr N. Halliher

C.C. R.P. Hon. Mr. Portillo

C.C. E. Lelan - Chelsea So

EX DIR	HDC	TP	CAC	AD	CLL	AC
R.B.						
K.C.						
22 OCT 2003			PLANNING			
W	C	SE	APP	IO	REC	
		ARB	FRN	DES	FEES	

447

13 STADIUM STREET  
CHELSEA SW10 0PU  
020 7376 8456 TEL  
07771 888702 MOBILE

448

To: **MR FRONCH**

Fax: **Kovington & Chubb**

From: J Wilson

Date: **16/10/03**

Re: **planning application**

Pages

**lets Road pass** : **6**

CC:

**station**

☒ Urgent

☐ For Review

☐ Please Comment

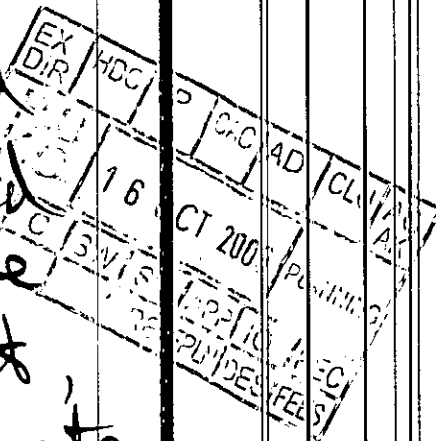
☐ Please Reply

Mr Wilson

Thank you for your FAX of  
the 16/10 regarding the site  
development. I have passed  
your FAX to Mr. Hone  
who is dealing with the report,  
and he will make any amendments  
he considers necessary before replying  
back to the site at the 28<sup>th</sup> October

Y S

MOT



By Fax + Post to  
0207361-3463

F.A.O MR FRASCH  
Royal Borough Kensington &  
Chelsea Town Hall

Dear Mr Frander

Re Planning application  
PP/02/101324 / MAIN  
late Road power station

We are very concerned about the way  
the above application is being dealt with by  
you & your department.

We have endeavored to discuss our  
very serious concerns but were advised by  
you & your department that this is not  
possible & we find this unacceptable.

We require your written response by  
return if possible as this matter is going to

3 stadium club  
Chelsea  
1410 apr  
5th October 2003

449

committee may shortly see our share to end of October 2003.

\* A copy of the transport report to be sent to us & emailed to James Wilson at [jwilson@london.co.uk](mailto:jwilson@london.co.uk) (all bus core)

(450)

\* We question very strongly the ~~accuracy~~ <sup>accuracy</sup> of the conclusion of the <sup>author's</sup> report dated 26 September 2003 that the transport improvements proposed by the developer will meet the requirements of the local residents. This is incorrect because the report from the HA in which transport for London states that the funds offered are inadequate & the proposed improvements will be in any event inadequate & that they therefore propose spending the ~~money~~ funds outside the local area north of central London.

We require you to state in your new report that the conclusion was incorrect & that the funding offered will be spent by transport for London outside the area

We understood the consultants who were  
instructed to review the hospital for the  
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application just miles away & in the same  
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a conflict of interest is unacceptable. Presumably  
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Regarding the nearby area we understood  
& as you are aware this has been found to  
be inconveniently sited in your reports. Can  
you confirm the current scheme & what this  
includes eg does it include the walking  
road inside the lake road over station.

451

Also please advise what the requirement is for security space under the UDP.

We are very concerned at the numerous number of basic errors in the officers reports of which the above are just a few. The councillors rely very heavily on the reports to decide to either grant planning permission or to refuse the application.

We require the above answers to be inserted in the new reports & the position made clear to the councillor that the transport funding will not be used to improve the transport in the local area.

(452)

We await your response and advise that if there are not satisfactory we reserve the right to immediately refer this matter to the local Government ombudsman.

What we feel would be a fair & reasonable solution to all concerned is a development of say 400 flats & 200 flats over the Parkway station has been built & is fully operational.

Further expansion could be considered once  
later phase had been built & ~~linked~~  
been established. This is a very similar  
solution that was agreed by Haverhill  
& Fitcham in the adjoining site at  
Imperial Wharf.

Yours faithfully

James Wilson

J.T.C. Wilson

453



14

St Leonard's Terrace Residents Association  
21 St Leonard's Terrace  
London SW3 4QG  
Tel: 020 7730 3302

154

16 October 2003

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

EX DIR	HDC	TP	CAG	AD	CLU	AO AK
R.B. K.C.	20 OCT 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
APP				PLN	DES	FEE

1

Dear Mr. French

### Proposed Lots Road Development

I refer to my letter of 29 April and my request that the Council should object to the proposals in relation to that part of the Lots Road development which falls within the London Borough of Hammersmith and Fulham. My concern was in particular the damaging impact which the height of the proposed tower in that borough would have on the view down St. Leonard's Terrace which is protected by CD8 of the UDP. I understand that the Council has not objected.

I submit that:-

- The failure of the Council to object to the proposed development in LBHF is a significant breach of its commitment under the UDP for which no reason has been given.
- The papers so far submitted fail to consider the impact of the overall development (including the taller tower in LBHF) on a view which is specifically protected under the UDP.
- No reason has been given as to why the Committee should change the view it has already reached that the development would damage the area and important views from Conservation Areas.

In March 2002 the Major Planning Applications Committee refused planning permission for the then proposals. The reasons given for the refusal included the following:-

"1. The proposal would involve construction of a high building in an inappropriate location which would be harmful to the skyline, detrimental to the character and appearance of the area and to the important views from neighbouring conservation areas and open spaces, contrary to [stated provisions of the UDP].

.....

Christina Croft (Chairman)

Gisela Gledhill (Secretary)

Carol Ferguson (Treasurer)

455

3. The development, by virtue of the height, massing, orientation, bulk and design of the building would be poorly integrated into its surroundings to the detriment of the character and appearance of the river frontage, views from surrounding areas and townscape contrary to [the stated provisions of the UDP].”

In the current proposals the taller tower has been switched from the RBKC to LBHF and the height of the tower in the RBKC has been reduced. Shifting the taller tower a short distance across the borough border may have some impact on the immediate Lots Road area. However it is hard to see how it has any appreciable effect on the wider impact of the tower – particularly its height.

Under the UDP CD2 the Council is committed :-

“To raise objections to development in adjoining boroughs which is considered to adversely affect views from the Chelsea riverside and its environs.”

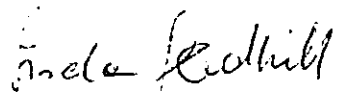
The Committee has, by its decision of March 2002, already decided that the taller tower would have such an adverse effect. The failure of the Council to object to the proposed development in LBHF would therefore appear to be in breach of the Council's commitment in the UDP.

I understand that there is the possibility that the Council might still object. However for an objection to be taken properly into account it should presumably have been made before a decision was taken by LBHF. I also note that in the papers submitted to the Committee for the meeting on 15 September there was a recommended decision D that no objection should be made to the proposed development in LBHF - without any reference in the supporting paper to the fact that this was inconsistent with the UDP in the light of a decision which had already been taken by the Committee.

The failure to object to the proposed development in LBHF appears incomprehensible. The paper submitted to the Committee for its meeting on 15 September put forward reasons why it was suggested the Committee might reach a different conclusion in relation to the amended proposals for that part of the overall site which is in the RBKC. There does not appear to be anything in that paper which would affect the decision already reached by the Committee in relation to the effect of the taller tower. I understand that no explanation was forthcoming at the meeting of the Committee when the question was raised as to why no objection had been made.

I urge the Council to abide by the UDP and reject the proposals in their present form.

Yours sincerely



Mrs G.M.A. Gledhill  
Secretary

cc. Councillor John Corbet-Singleton  
Ian Donaldson  
Jeremy Edge

4 Paultons Street  
London SW3 5DP  
Oct. 18<sup>th</sup> 2003

(23) 456

Dear Mr Cockell,  
Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1234  
and 1325/JT.

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. I do not believe a twin tower development of 25 and 37 stories high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
2. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and at the beginning and end of the day every month.
- 3) The added traffic to the Kings Road and other nearby streets caused by this development will be unacceptable.
4. The Lots Road Development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverside for residents to enjoy the views of the Thames.

[P.T.O.]

5. Before any development is approved, make sure the transport, medical care, education, fire and police are set up to handle the increase in residents.
6. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 stories high along the riverfront.
7. This development should be called in for a public inquiry because of transport and traffic, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green space and light.
8. The London Borough of Hammersmith and Fulham have already approved the tallest of the twin towers (37 storeys). Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK.C as it is directly adjacent to Chelsea and its 25 storey building in the same development.

I strongly urge you to enforce the recommendations of the UDF and Planning Board Brief for this site, both of which have been the subject of extensive consultation.

I am a loyal Chelsea resident and anxious that no harm shall come to Chelsea.

Yours sincerely,

Elizabeth A Flexner

457

## ANTHONY SYKES

41 Redburn Street  
London SW3 4DA  
0207-352-6699 (H)  
0207-786-1556 (W)  
Asykes49@aol.com

18 October 2003

Mr Merrick Cockell  
Leader of the Council  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Mr Cockell,

**Lots Road Power Station Development**  
**Planning Application Ref. DPS/DCSW/PP/02/1324 and 1325/JT**

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. My wife and I do not believe that a twin tower development of 25 and 37 storeys high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside;
2. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and the beginning and end of the day every month;
3. The added traffic to The Kings Road and other nearby streets caused by this development will be unacceptable;
4. The Lots Road development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverfront for residents to enjoy the views of the Thames;
5. Before any development is approved, make sure the transport, medical care, fire and police are set up to handle the increase in residents;
6. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 storeys high along the riverfront;
7. This development should be called in for a public enquiry because of traffic and transport, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green spaces with light;
8. The London Borough of Hammersmith and Fulham have already approved the taller of the twin towers (37 storeys). Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK&C as it is directly adjacent to Chelsea and its 25 storey building in the same development ?

I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been subject to extensive consultation.

Yours sincerely,

Sincerely,

A. J. P. Sykes

9  
458

Pat Schleger .14 Sydney Close .London SW3 6HW .T 0207 589 2359

Mr Merrick Cockell  
The Town Hall  
Horton Street  
London W8 7NX

18 OCTOBER 2003

28 OCT 2003

Dear Mr Cockell

I have photocopied the points of protest from the Lots Road Action Group as I absolutely endorse what has already been written about the proposed development.

**Lots Road Power Station Development**

**Planning Application Ref: DPS/DCSW/PP/02/I324 and I325/JT**

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.** I do not believe a twin tower development of 25 and 37 stories high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.

**2.** The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and at the beginning and end of the day every month.

**3.** The added traffic to The Kings Road and other nearby streets caused by this development will be unacceptable.

**4.** The Lots Road Development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverfront for residents to enjoy the views of the Thames.

**5.** Before any development is approved, make sure the transport, medical care, education, fire and police are set up to handle the increase in residents.

**6.** The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 stories high along the riverfront.

**7.** This development should be called in for a public inquiry because of transport and traffic, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green space with light.

**8.** The London Borough of Hammersmith and Fulham have already approved the tallest of the twin towers (37 storeys). Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK&C as it is directly adjacent to Chelsea and its 25 storey building in the same development.

I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely  
Pat Schleger

copy to Mr Tim Aherne

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Mr. Merrick Cockell  
Leader of the Council  
7 The Town Hall  
Hornton Street  
London W1 1NX

22 CHELSEA PK GDWS  
SW3 6AA  
Date 19/10/03  
Your Address

Copy of letter sent to  
Cllr Tim Ahern

Dear Mr. Cockell  
Luton Road Power Station Development

Planning Application Ref: PS DCSW PP 02 1024 and 125 AT

I am writing to you in connection with the application by Chelston for the Luton Road Power Station development on the following grounds:

1. I do not think the proposed development of 25 or 27 stories high is appropriate for the area and will be a detriment to the landscape and the environment.

2. The height of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment every month.

3. The development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

4. The development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

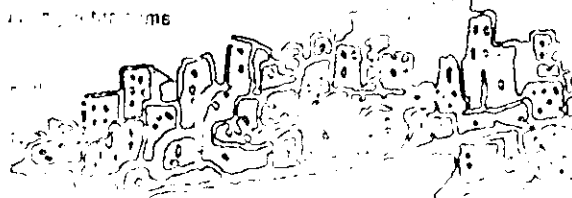
5. Before the development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

6. The development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

7. The development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

8. The development of the tower is a detriment to the area and the surrounding area and will be a detriment to the landscape and the environment by this development it will be an acceptable.

I am writing to you in connection with the application by Chelston for the Luton Road Power Station development on the following grounds:



I heartily agree with everything stated here & more.

Cyutthin Sutton

460

433 FULHAM ROAD LONDON SW10 9TX  
Tel: 00 44 20 7351 4547

19<sup>th</sup> October 2003

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

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EX DIR	HDC	TP	GAG	AD	GLD	AG	AK
R.B. K.C.		4 NOV 2003				PLANNING	
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

Dear Mr Cockell,

**RE: LOTS ROAD POWER STATION DEVELOPMENT**  
**PLANNING APPLICATION REF: DPS/DCSW/PP/1324 & 1325/JT**

I am writing with my comments on the planning application by Circadian for the Lots Road Site.

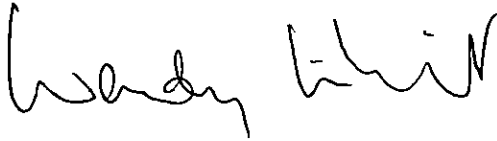
I object to application on the following grounds:

1. I do not believe a twin tower development of 25 and 37 stories high is appropriate for the area in terms of density and/or appearance on the landscape of the historical riverside.
2. The height of the twin towers will cast a long, depressing shadow over Chelsea in the spring, autumn and winter months and at the beginning and end of the day every month of the year.
3. The added traffic to the King's Road and other nearby streets caused by this development will be totally unacceptable, both during its construction and subsequent everyday use. Traffic is already an enormous problem in this area – both in terms of volume and pollution.
4. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 stories high along the riverfront. Presumably, as a council tax payer, I have already paid for the cost of the plan, just for it to be ignored?
5. This development should be called in for a public inquiry because of transport and traffic, mass height and density.
6. I understand that the London Borough of Hammersmith & Fulham have already approved the tallest of the twin towers (37 storeys) Was it not mandatory for the both boroughs to have discussed the effect of this building on the RBK&C as is directly adjacent to Chelsea and its proposed 25 storey building in the same development.

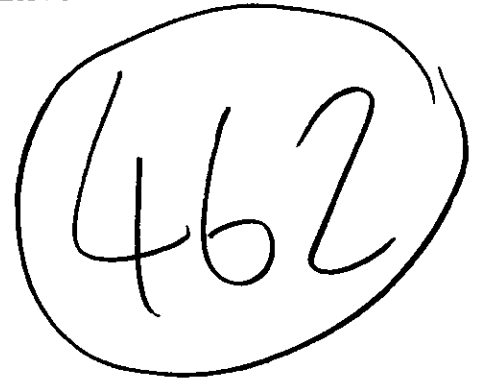


I strongly urge you to enforce the recommendations of UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,



Wendy Wilmot



Cc's to:

Mr Michael French – Executive Director of Planning & Conservation  
Mr Tim Ahern – Chairman, Major Planning Applications  
Mr John Thorne – Area Planning Officer  
Mr Tony Holt – Vice-Chairman, Planning Services  
Mr J Robert Atkinson – Planning Committee Councillor  
Ms Victoria Borwick – Planning Committee Councillor  
Mr Terence Buxton – Planning Committee Councillor  
Miss Barbara Campbell – Planning Committee Councillor  
Mr John Corbet-Singleton CBE – Planning Committee Councillor  
Mr Keith Cunningham – Planning Committee Councillor  
Mr Andrew Dalton – Planning Committee Councillor  
Mr Jeremy Edge – Planning Committee Councillor  
Mr Nicholas Halbritter – Planning Committee Councillor  
Lady Hanham CBE – Planning Committee Councillor  
Mr David Harland – Planning Committee Councillor  
Ms Bridget Hoier – Planning Committee Councillor  
Ms Rima Horton – Planning Committee Councillor  
Mr James Husband – Planning Committee Councillor  
Mr Barry Phelps – Planning Committee Councillor  
Mrs Maigrhead Simmons – Planning Committee Councillor  
Councillor for Cremorne Ward  
Miss Doreen M Weatherhead – Planning Committee Councillor  
Mrs Jennifer Kingsley – Councillor for Cremorne Ward  
Mr Steven Redman – Councillor for Cremorne Ward

Also to:

Mr John Prescott – Deputy Prime Minister  
Mr Ian McNally – Government Office for London  
Mr Ken Livingstone – Mayor of London  
Mr Michael Portillo – Member of Parliament for Kensington & Chelsea

74 Limerston Street

London SW10 0HJ

Tel. 020 7376 4626

[rie@band-x.com](mailto:rie@band-x.com)

(21)

463

Sunday, 19 October 2003

Mr Merrick Cockell  
Leader of the Council  
The Town Hall  
Hornton Street  
London W8 7NX

Cc Lots Road Action Group, 46 Lots Rd, London SW10

Dear Mr Cockell,

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

Two massive towers of 25 and 37 stories are inappropriate for the area in terms of density and appearance.

The shadow effect will significantly adversely affect those living in the borough who understandably look to their council to protect from this blight on their property and their lives.


The increased traffic is just awful to imagine. We are already completely overwhelmed by traffic and unable to move freely around the borough. This is before the Imperial wharf and Kings buildings are inhabited.

The UDP states quite clearly that no building should be more 6 or 7 stories high along the river front.

The borough of Hammersmith and Fulham have I understand approved the tallest of the towers (37 storeys). Was it not mandatory for the RB of K & C Planning Committee to have discussed the effect of this building, the highest residential building ever built in London, on the RBK&C as it is directly adjacent to Chelsea?

I ask that you enforce the recommendations of the UDP and Planning brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,



Richard Elliott

Mr. Merrick Cockell  
Leader of the Council  
The Town Hall  
Hornton Street  
London W8 7NX

18610/03  
19 OCT 2003  
K.O.  
N C NW SE APP 10 REC  
IAB PLAN DES FEES

Dear Mr. Cockell,  
Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1324 and 1325/JT

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:

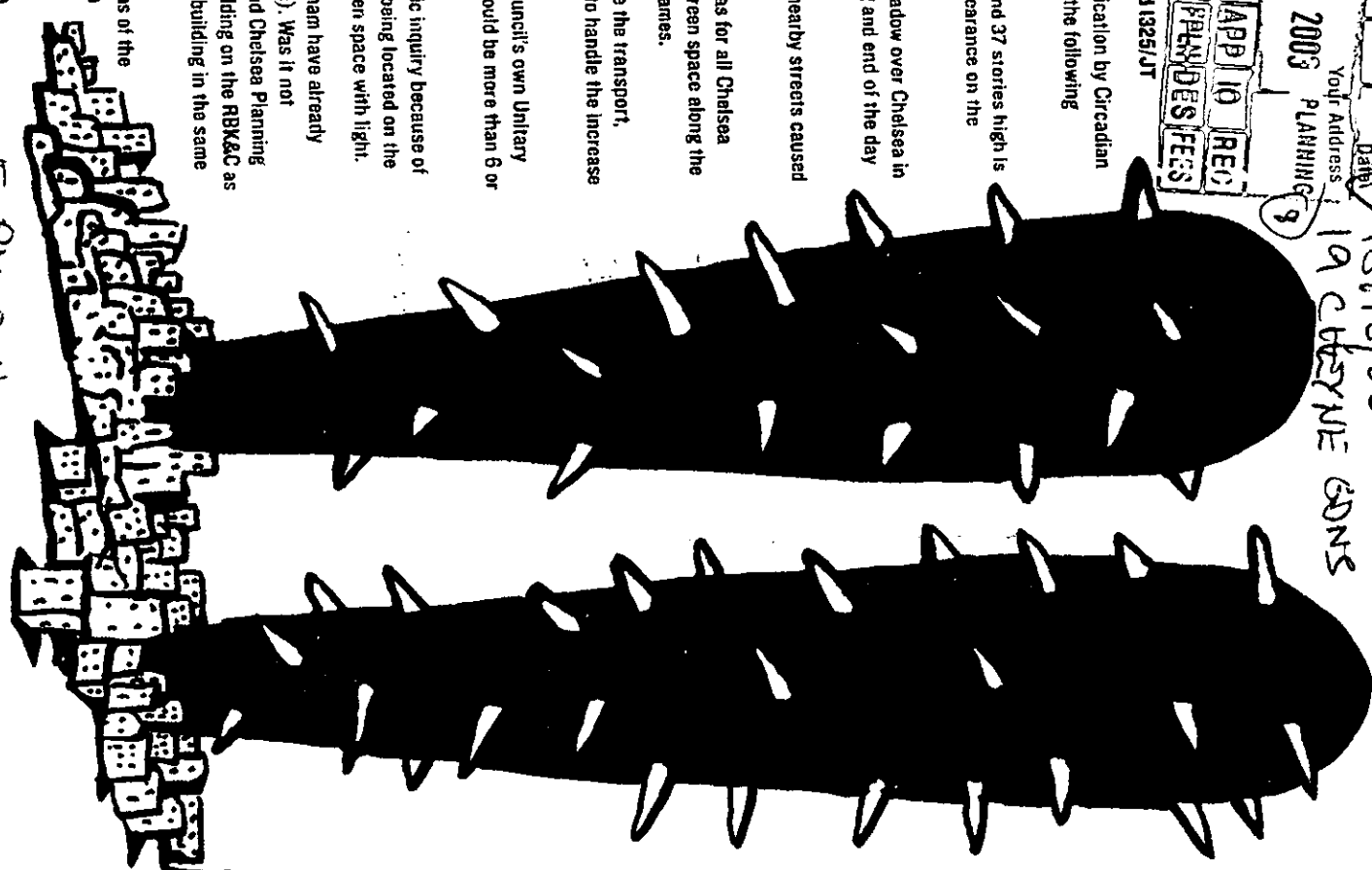
1. I do not believe a twin tower development of 25 and 37 stories high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
2. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and at the beginning and end of the day every month.
3. The added traffic to The Kings Road and other nearby streets caused by this development will be unacceptable.
4. The Lots Road Development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverfront for residents to enjoy the views of the Thames.
5. Before any development is approved, make sure the transport, medical care, education, fire and police are set up to handle the increase in residents.
6. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than 6 or 7 stories high along the riverfront.
7. This development should be called in for a public inquiry because of transport and traffic, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green space with light.
8. The London Borough of Hamamersmith and Fulham have already approved the tallest of the twin towers (37 storeys). Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK&C as it is directly adjacent to Chelsea and its 25 storey building in the same development.

I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,  
Your Name

D. R. RAUSON

E. RAUSON



Please send a copy of your letter to as many of the following Planning Officers and Councilors as you can. It will make them understand you really mean what you say:

Mr. Michael French  
Executive Director of Planning and Conservation

Councillor Tim Alcorn  
Chairman, Major Planning Applications Committee

Mr. John Thorne  
Area Planning Officer

Mr. Tony Holt  
Vice-Chairman Planning Services

Councillor J. Robert Atkinson  
Planning Committee Councillor  
E-mail: Cllr.Atkinson@tbc.gov.uk

Councillor Victoria Borwick  
E-mail: Cllr.Borwick@tbc.gov.uk  
Planning Committee Councillor

Councillor Terence Burton  
Planning Committee Councillor  
E-mail: Cllr.Burton@tbc.gov.uk

Councillor Miss Barbara Campbell  
Planning Committee Councillor  
E-mail: Cllr.Campbell@tbc.gov.uk

Councillor John Darbert-Singleton, C.B.E.  
Planning Committee Councillor  
E-mail: Cllr.Darbert-Singleton@tbc.gov.uk

Councillor Keith Cunningham  
Planning Committee Councillor  
E-mail: Cllr.Cunningham@tbc.gov.uk

Councillor Andrew Dethon  
Planning Committee Councillor  
E-mail: Cllr.Dethon@tbc.gov.uk

Councillor Jeremy Edges  
Planning Committee Councillor  
E-mail: Cllr.Edges@tbc.gov.uk

Councillor Nicholas Halbither  
Planning Committee Councillor  
E-mail: Cllr.Halbither@tbc.gov.uk

Councillor The Lady Hanham, C.B.E.  
Planning Committee Councillor  
E-mail: Cllr.Hanham@tbc.gov.uk

Councillor David Harland  
Planning Committee Councillor  
E-mail: Cllr.Harland@tbc.gov.uk

Councillor Bridget Heier  
Planning Committee Councillor  
E-mail: Cllr.B.Heier@tbc.gov.uk

Councillor Rhina Harton  
Planning Committee Councillor  
E-mail: Cllr.Horton@tbc.gov.uk

Councillor James Husband  
Planning Committee Councillor  
E-mail: Cllr.Husband@tbc.gov.uk

Councillor Dec. O'Neill  
Planning Committee Councillor  
E-mail: Cllr.O'Neill@tbc.gov.uk

Councillor Barry Phelps  
Planning Committee Councillor  
E-mail: Cllr.Phelps@tbc.gov.uk

Councillor Ernest Toalson  
Planning Committee Councillor  
E-mail: Cllr.Toalson@tbc.gov.uk

Councillor Mrs. Margaret Simmonds  
Planning Committee Councillor  
E-mail: Cllr.Simmonds@tbc.gov.uk

Councillor Miss Doreen M. Weatherhead  
Planning Committee Councillor  
E-mail: Cllr.weatherhead@tbc.gov.uk

Councillor Mrs. Jennifer Kingsley  
Councillor for Cremorne Ward  
E-mail: Cllr.Kingsley@tbc.gov.uk

Councillor Mr. Steven Redman  
Councillor for Cremorne Ward  
E-mail: Cllr.Redman@tbc.gov.uk

Addresses of the Government Officials to whom you can send a copy of your letter are below. They need to receive a letter as there is likely to be a public inquiry about the Lots Road Power Station Development.

Mr. John Prescott  
Deputy Prime Minister  
Office of the Deputy Prime Minister  
28 Whitehall  
London SW1A 2WH

Mr. Ian McNally  
Government Office for London  
9th Floor  
Overwork House 157, Abchurch Lane  
London SW1P 3RT  
Fax 020 7 217 3471

Mayor of London  
Greater London Authority  
City Hall  
The Queens Quay  
London SE1 2AA  
Fax 020 7 960 0000

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**Cllr-Cunningham**

**From:** Beate Baumann [bea\_8\_bau\_2@btinternet.com]  
**Sent:** 20 October 2003 11:50  
**To:** Cllr.Cunningham@rbkc.gov.uk  
**Subject:** Fw: Lots Road Power Station Development - Planning Application Ref. DPS/DCSW/PP/02/1324 and 1325/JT

2 Paultons Square  
London SW3 5AP  
20 October 2003

o/jt OM  
23/10

Dear Councillor Cunningham,

We are writing with our comments on Planning Application Ref. DPS/DCSW/PP/02/1324 and 1325/JT, by Circadian for the Lots Road site.

We strongly object to the application on the following grounds.

1. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and the beginning and end of the day of every month.
2. We do not believe a twin tower development of 25 and 37 floors is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
3. The added traffic to the Kings Road and other nearby streets caused by this development will be unacceptable.
4. The Lots Road Development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the riverfront for residents to enjoy the view of the Thames.
5. We do not believe the medical care, education, fire and police will be able to handle the increase in residents.
6. The proposed development contravenes the Council's own Unitary Development Plan which states that no building should be more than six (6) or seven (7) stories high along the riverfront.
7. This development should be called in for a public inquiry due to the impact it will have on traffic, transport and due to its historic riverfront location.
8. The London Borough of Hammersmith and Fulham have already approved the tallest of the twin towers (37 floors). Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the effect of this building on the RBK&C as it is directly adjacent to Chelsea and its 25 floor building in the same development?

We strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,

Peter J. Baumann and Sharon J. Baumann

21/10/2003