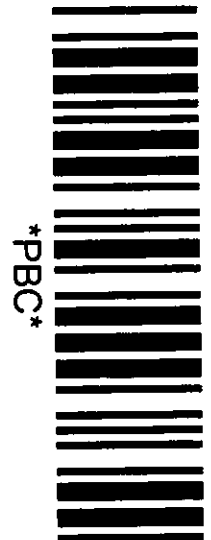


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**PUBLIC COMMENT**



**\*PBC\***

(24)

October 20<sup>th</sup> 2003

(466)

Dear Merrick.

lots Road Power Station Development  
Application DPS /DCSW/PP/02/1324+1325

I do very much hope that the Borough  
is not going to give permission for this  
huge development. The proposed blocks  
are far too high & the numbers of  
potential residents therefore, far too  
numerous.

The public transport to that part of  
Chelsea is almost non-existent - we still  
await the new tube line - and there is  
simply no more room for more cars.  
Residents may have parking under the blocks

as is now pretty normal, but as the public transport is so bad, they will certainly use their cars when they go out. It is impossible to park anywhere round Haverston Street to Sloane Square as it is & there is no more space.

Cars & other road users cause total congestion on the Kings Road now. Please no more.

There are no schools, surgeries (not to mention doctors) ~~now~~ good gardens/parks in that part of Chelsea so please do not overcrowd the area.

To be building vulnerable high rise twin towers now must be crazy & we don't want more Trellick Towers.

Yours sincerely

Caroline Rhys Williams

467

(25)  
468

3 Thield Rd.  
London SW10 9AZ.

20<sup>th</sup> October 2003.

Dear Mr Cockell,  
lots Rd Power St. development.

Planning Application Ref: DPS / DCSW / PP / 02 / ~~1324~~ <sup>1324 + 1325</sup> / 57.

I object to the following application on the grounds:

- 1) I do not believe a twin tower development of 25 + 37 stories high is an 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.
- 3) The added traffic to the Kings Rd & other streets caused by this development is unacceptable.
- 4) The lots Rd development should include green spaces for children to play and enjoy the riverfront view.
- 5) before the development is approved, make sure that the transport, medical care, education, fire & Police can handle the increase in residents.

P2.

(469)

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.

7) This development should be called for inquiry because of the transport, traffic, mass height & density & its being located on the historic river-front of Chelsea & lack of green space & light.

8) I am furios that Hammersmith & Fulham Borough have approved the tallest tower!! Was it not mandatory for the RBK & C Planning Committee to have discussed the effect of this building on the RBK & C as it is directly adjacent to Chelsea and it's 25 storey building 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  
As Bull.



Merrick Cockell Esq.,  
Royal Borough of Ken and Chelsea,  
The Town Hall,  
Hornton Street,  
W8. 7NX

20<sup>th</sup>. October, 2003.

Dear Mr. Cockell.

Re: Lots Road Power Station Development.

I understand there is a proposal on the table for twin skyscrapers one 25 Storey and one 37 Storeys. It is inconceivable to the residents of the area that such an inappropriate development should even be considered. The World's End Development was a disaster which should never have been allowed, and only got through planning to claw back a proportion of the money lost during construction owing to strike action. This latest proposal is far more serious and out of all proportion with the local architecture.

Some points of concern to the local residents are -

1. The traffic in the area is very often at a stand-still. The large No of developments nearing completion locally will considerably worsen this nightmare problem. Parking is well nigh impossible in the daytime and totally impossible after 6 p.m. Facilities for parking for visitors, tradesmen, and local businesses are almost non-existent.
2. Public transport. Plans for an extension to the Underground have been shelved year after year. There are good bus routes but the buses are few and far between.
3. The local shops are charged such prohibitive rents, many have given up business. Until recently there were 4 greengrocers within possible walking distance, now there are none resulting in the inevitable forced use of the car if one is lucky enough to own one and prepared to risk losing a parking place.
4. There is nowhere in the locality for children to play, this site would be ideal.

Chelsea is or was an area of great Historical interest. This rapacious determination to develop and build higher and higher with maximum density on every available site in the centre of an already densely built-up residential area has to be brought to an end. You are I believe in a position call a halt to this proposal. We, the inhabitants of Kensington and Chelsea have inherited a great and very beautiful corner of London, but we are caretakers only and have no right to destroy the inheritance of future generations. I know I speak for many when I say that we beg you to do all in your power to call a halt to this very disturbing proposal.

Yours sincerely,

Alannah Dowling, Interior Designer, 9 Gertrude Street, London SW10 0JN  
Tel: 020 7352 0173. Fax: 020 7352 1108. E-Mail: [alannah.dowling@talk21.com](mailto:alannah.dowling@talk21.com)

Dr Paul Bowden MPhil FRCP FRCPsych

Forensic psychiatrist

21 Lawrence Street  
London SW3 5NF

Phone & fax 0207 352 8062  
E-mail [bow.den@virgin.net](mailto:bow.den@virgin.net)

20<sup>th</sup> October 2003

Mr Tim Ahern  
Chairman  
Major Planning Application Committee  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

4

471

0/5T

EX	HDC	TP	CACIAD	CLU	AO
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P.L.S.			21 OCT 2003	PLANNING	
K.C.					
N	C	SW	EE	DP	IO
					REC

24/10/03

36

Dear Mr Cockell

Re: Lots Road Power Station Development. Ref: DPS/DCSW/PP/02/1324 and 1325/JT

With JMW Turner and his glorious Chelsea Reach very much in mind I object to the application on the following grounds:

1. You are in contravention of your own Unitary Development Plan; you have failed to consider the effect of Hammersmith & Fulham's planning decision; you should have called a public inquiry because of the enormous implications of the plan.
2. Public services (e.g. GPs) cannot manage the present population density.
3. The secondary effects of the plan in terms of living in society and physical infrastructure are completely neglected.
4. The appearance of the buildings and the increased population density will destroy the milieu of this part of the Thames.

I strongly urge you to reject the application.

Yours sincerely

PB

Dr Paul Bowden

CC  
Mr Michael French  
Executive Director  
Planning & Conservation

✓ Mr John Thorne  
Area Planning Officer

Mr Tony Holt  
Vice-Chair Planning Services

STEFANO PINTO

0/55

4 TITE STREET  
LONDON SW3 4HY

7  
472

Mr John Thorne  
Area Planning Officer  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AC TK
R.B. K.C.	22 OCT 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

October 20<sup>th</sup>, 2003

Dear Mr Thorne,

**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 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 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 storeys high along the riverfront.



473

7. This development should be called in for a public inquiry because of transport and traffic, mass height and density, it's 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 storeys 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,



Stefano Pinto

**CPRE**Your countryside  
your voicePresident  
Harley Sherlock

0/55

CPRE London

3

Central District Committee

From: 20(B) Philbeach Gardens London SW5 9DY 0207 373 1124

474

October 20th 2003

Mr M J French  
Executive Director Planning and Conservation  
The Town Hall, Hornton Street  
LONDON W8 7NX

Dear Mr French,

**REVISED SCHEME: LOT'S ROAD POWER STATION. PP/02/1324 & 1325**

I am writing as Chairman of Central London District Group of the CPRE following the Planning Committee of September 15th which deferred a decision on planning permission.

The results of the independent traffic survey will be the major making factor in the Planning Committee's final decision but we again wish to emphasise the reasons why this scheme should be rejected. These are;

The **FIRST** is to site overdevelopment. The site is still being overdeveloped but more affordable housing will help create a mixed community in the Chelsea Harbour area and go some way towards a Compact Sustainable Community as put forward by the CPRE London. The communal facilities to be provided are inadequate and inconveniently placed.


The **SECOND** is that the parking provision will encourage car use, over-loading local roads. The reduction in parking is helpful but the proposed transport improvements implementation timescale is protracted. The Council should use its planning powers under Section 106 to insist that these improvements are carried ahead of the scheme to show Circadian's commitment.

The **THIRD** is the tower block and its positioning. CPRE has strong reservations about the building of tower blocks close to the Thames riverside. The proposal is not in line with The Mayor's Draft Plan regarding the Blue Ribbon policy for the Thames. Circadian previously stated that the height of the two tower blocks were carefully decided to fit into the pattern of existing towers therefore the interchange of heights of the tower blocks between boroughs seems to be an arbitrary change.

The **FOURTH** is the environment, particularly the protection of the heronry by Cremorne Wharf and to maintain the present water conditions in Chelsea Creek. We still have to be convinced that the proposals will meet the prescribed environmental standards.

We hope the Council will take cognizance of our objections in its planning decision.

Yours sincerely,

  
John Drake

NDCTP	CAGIAD	CLUEAR
R.S.	27 OCT 2003	PLANNING
K.C.		
N F C	SE	APP 10

51

CPRE London (registered charity no. 802622)  
is working for policies to improve the London  
environment both for its own sake and to relieve  
development pressure on the countryside and on  
valued urban open space.

10 CHEYNE GARDENS, LONDON, SW3 5QU  
TEL: 020 7352 6463  
FAX: 020 7565 2862

20 October 2003

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

11

4775

EX	INDC	TP	CAC	AD	CLU	AD
FM						
N.B.			22 OCT 2003		PLANNING	
R.C.						
			SE	23/10	REC	

48

Dear Mr French

Lots Road Development  
Ref DPS/DCSW/PP/02/1324 and 1325/JT

I wish to object to this proposed development of the Lots Road site.

It is not just that a development on the scale proposed would be aesthetically challenging to the surrounding area, exceeding, I understand, by a factor of some four times, the number of stories permitted in the Council's own Unitary Development Plan. In practical terms the density of the project in terms of residential space, and the population increase that may therefore be anticipated, could not help but to have a disproportionately damaging effect on road congestion, access to public transport, education and health facilities and other public services.

I am not therefore surprised to learn that it would exceed the relevant planning standards for housing density – it is to retain the right kind of balance in such areas that planning standards obviously exist.

Yours sincerely

Stephen May

Stephen May

13 PAULTONS SQUARE  
LONDON SW3 5AP

020 7352 0867

EX	NDG	TP	CAR	D	GLU	AO
DIN						
A.L.	22 OCT 2003			PLANNING		
K.C.						
N	C	SN	SE	APP	IO	REC
				ARG	PLN	DES

20 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**

Comments on the Circadian planning application follow. The proposed plan by Circadian is objectionable for many reasons as set out below.

1. The size is inappropriate because of the density and the effect it will have on the townscape and historical riverside. Montevetro is an example of brutal and inappropriate building on the river which broke all the guidelines. This is another example. Chelsea will be treated by the Chinese developers as just another area to pillage before they go on to do the same again elsewhere. It is high time you stood up to them and negotiated a development that does not leave us the voters and council tax payers worse off than we are now.
2. There is bad traffic congestion now. It will be far worse during the building and afterwards. A new railway station is needed on the West London Extension Railway to service the needs of the development. You must insist on this being built by the developers at their expense before completion of the flats. If not, we suffer a degraded environment. Why should we so suffer?
3. There is a need for much more open space. This should include access to the river so that it can be used by all. If it was made a condition that all materials had to be brought in by river a dock could be built which later could be used for boating by the community. Another contribution by the developer such as this would make the final development more acceptable.
4. All the increased community costs for health, welfare, education etc etc must be considered and the solutions funded by the developer.
5. Stand up for the Councils Unitary development plan. It is ours, the residents. The developers knew about it before they bought the site. Presumably they considered they could arm twist the council into agreeing their plans. Remember the height restriction of 6 or 7 stories.
6. A public enquiry is needed because of the many conflicting needs of the community and the high pressure created by the developers in order to get their way in disregard for all else.

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

If you do not take a robust line with Circadian we will have another dismal development foisted on us. The electorate will be unable to do anything about it other than to revile you, your decision and the developers.

We expect our Councillors to do better for us than to approve this unacceptable development.

It needs a radical rethink.

copy

477

B.M.Vinter

cc. LRAC  
Mr Michael French ✓  
Councillor Tim Ahern  
Mr John Thorne  
Mr Tony Holt  
Mr John Prescott  
Mr Ian McNally  
Mr Ken Livingstone

# LINDA LENNOX

478

20<sup>th</sup> October 2003

Mr Tim Ahern, (Chair)  
Major Planning Applications Committee  
RBK&C, Honrton St London W8 7NX

Dear Sir,

Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/1324 AND 1325/JT

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

I object to the application on the following grounds:

I do not believe that the proposed twin towers development of some 25 and 37 storeys high is appropriate for the area either for appearance or density causing serious long term problems in the immediate area and beyond.

Having applied a couple of years ago to the RBK&C Planning Department for a single storey rear addition to my garden flat I know that, for some at least, you rigorously stick to the planning rules. The proposals for the Lots Road site contravenes the Council's own Unitary Development Plan which states that no building should be more than six or seven storeys high along the riverfront.

Any proposed development of the site should form part of a Public Enquiry.

I do hope that sense and justice will prevail

Yours faithfully,

LINDA LENNOX

**51 OAKLEY GARDENS**

**LONDON SW3 5QQ**

**TEL: 020 7352 8899**

**FAX: 020 7351 5008**

**MOBILE: 07836 777743**

**E: lindalennox@eurobell.co.uk**

EX DIR	HDC	TP	CAC	AD	CLU	AD	HK
R.B.	K.C.	28 OCT 2003	PLANNING				
N	C	S	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

22

**15 Elm Park Lane  
London SW3 6DD**

**0207 352 2974**

479

20<sup>th</sup> October, 2003.

Mr. M. French  
Executive Director of Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	07 NOV 2003			PLANNING		
N	C	SVM	SEA	APP	JO	REC
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Dear Mr. French,

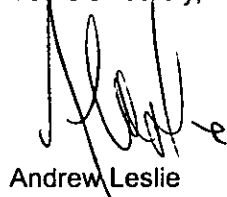
**Re: Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1324 and 1325/JT**

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 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 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 storeys high along the riverfront.
7. This development should be called in for a public enquiry because of transport and traffic, mass height and density, it 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.

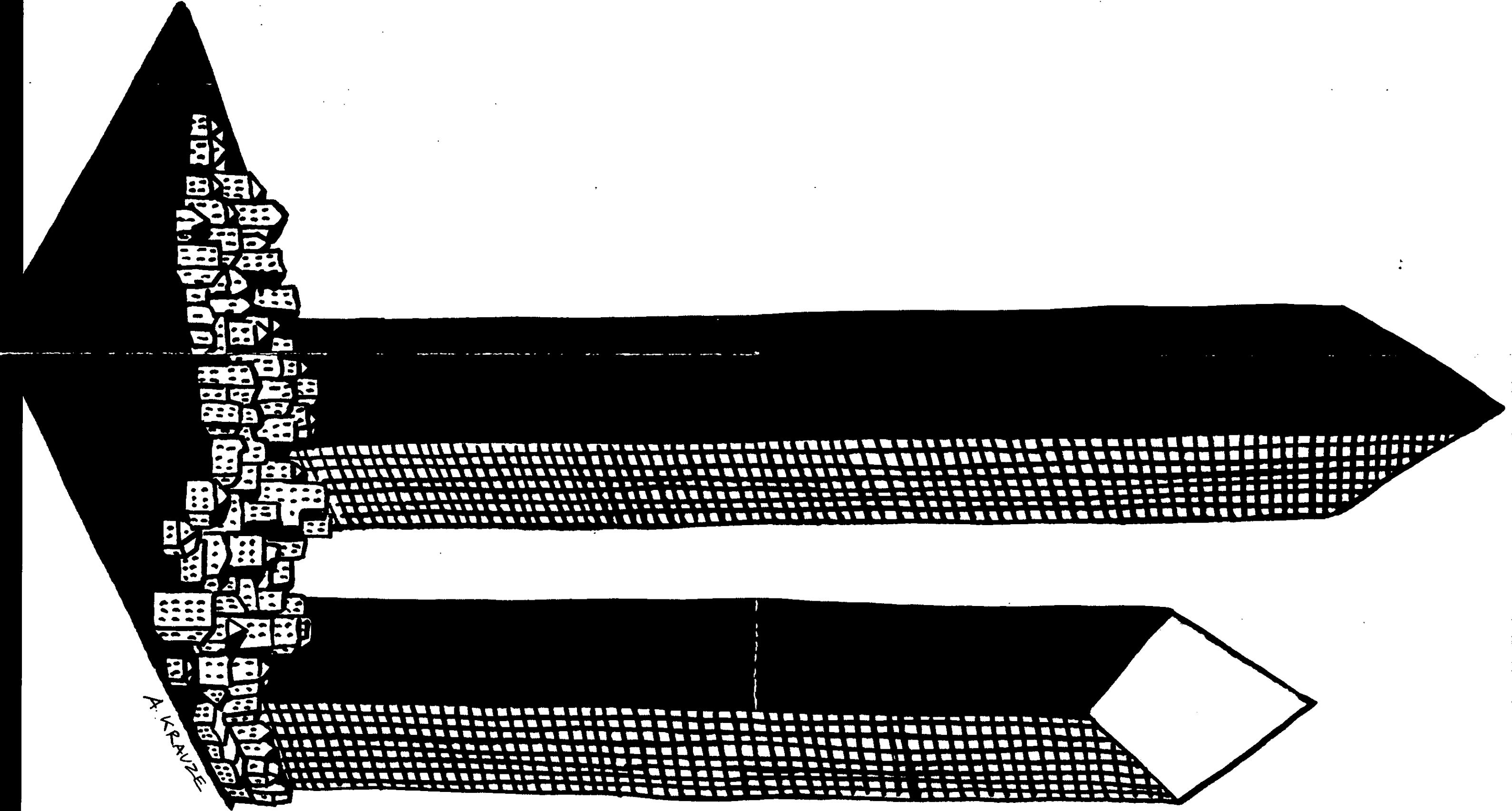
I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,

  
Andrew Leslie

# TWIN TOWERS SAY NO!

PLEASE HELP TO STOP THE LOTS ROAD POWER STATION DEVELOPMENT



A. KRAUSE



# PLEASE HELP TO STOP THE LOTS ROAD POWER STATION DEVELOPMENT

## 2,000 NEW RESIDENTS PLUS BUSINESSES IN NINE BUILDINGS WITH SKYSCRAPERS UP TO 37 STOREYS HIGH ON LOTS ROAD

Dear Chelsea Resident,

Re: Proposed development at Lots Road Power Station and Chelsea Creek  
Reference: DPS/DCSW/PP/02/1234 and 1325/JT

A complex of nine buildings is about to straddle The Royal Borough of Kensington and Chelsea, and London Borough of Hammersmith and Fulham. The proposed development at Lots Road Triangle and Chelsea Creek is driven by a property company Circadian which is comprised of Hong Kong Developers, Hutchison Whampoa, working with London based developers Taylor Woodrow. The Lots Road Development exceeds all current recommended levels of density according to the RBK&C's own Unitary Development Plan, 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 development. As you will know, the traffic along the Kings Road and Fulham Road is at near standstill most days already. There are also two other developments in this same area of the Chelsea Fulham border-The Imperial Wharf development (6,000 plus residents plus businesses which is being built, and Kings College developments- 720 residents and nearing completion). Add to this the Lots Road Development, 2,000 residences, plus businesses, and you have a situation of density and traffic which is unsustainable and will bring everything to a halt. There are no places for new or widened roads to be built. A possible train service is planned for 2004, but it will only run at peak hours, if it is built.

The Lots Road Development has as its key building the old Lots Road Power station and, indeed all agree restoring it will be wonderful. However, on the river and dwarfing the power station, two tower buildings, which some are early calling the 'Twin Towers', are to be built. They straddle the Chelsea Fulham border on the river. One is 25 storeys high (Chelsea side) with further height added by a 15 metre pole sticking out of the top and one is 37 stories high (Fulham side), again with the same additional 15 metre pole sticking out of the top. These will be the highest residential buildings ever built in Chelsea and Fulham and indeed London. They will adversely affect unique views from all parts of the borough and across the entire city. The towers will have an adverse affect on sunlight and daylight in the immediate area surrounding Lots Road.

Westminster Council has made their opposition to the towers clear but seems to have been ignored by both Kensington and Chelsea, and Hammersmith and Fulham Councils. The Hong Kong developers say there is open space, and this takes the form of a single access street with pedestrian walkways in the shadow of these giant towers. There is no dedicated space in the development plan for children to play and adults to supervise them. Do these greedy developers care about light, clean air, the need for people to have space to walk and play-the green spaces which make London such a liveable city? Absolutely not! The World's End Estate is 19 storeys high. It is a very ugly complex by any stretch of imagination and is now commonly thought to have been a mistake. Do we need a complex twice as tall and more dense than this?

It is important to mention that this planning process for the Lots Road Development has been going for two years. The application was refused in 2002 however the Hong Kong Developers are back with

### ↓ Sample letter objecting to Lots Road Planning Application

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. 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,  
Your Name Christopher + Carolyn Clayton

21.10.03 Date

Your Address

1, Fawcett Street  
London SW10 9HN

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Please send a copy of your letter to as many of the following Planning Officers and Councillors 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 Ahern  
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@rbkc.gov.uk

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

Councillor Terence Buxton  
Planning Committee Councillor  
E-mail: Cllr.Buxton@rbkc.gov.uk

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

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

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

Councillor Andrew Dalton  
Planning Committee Councillor  
E-mail: Cllr.Dalton@rbkc.gov.uk

Councillor Jeremy Edge  
Planning Committee Councillor  
E-mail: Cllr.Edge@rbkc.gov.uk

Councillor Nicholas Halbritter  
Planning Committee Councillor  
E-mail: Cllr.Halbritter@rbkc.gov.uk

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

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

Councillor Bridget Hoier  
Planning Committee Councillor  
E-mail: Cllr.B.Hoier@rbkc.gov.uk

Councillor Rima Horton  
Planning Committee Councillor  
E-mail: Cllr.Horton@rbkc.gov.uk

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

Councillor Dez O'Neill  
Planning Committee Councillor  
E-mail: Cllr.O'Neill@rbkc.gov.uk

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

Councillor Ernest Tomlin  
Planning Committee Councillor  
E-mail: Cllr.Tomlin@rbkc.gov.uk

Councillor Mrs Maighread Simmonds  
Planning Committee Councillor  
Councillor for Cremorne Ward  
E-mail: Cllr.Simmonds@rbkc.gov.uk

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

Councillor Mrs. Jennifer Kingsey  
Councillor for Cremorne Ward  
E-mail: Cllr.Kingsey@rbkc.gov.uk

Councillor Mr. Steven Redman  
Councillor for Cremorne Ward  
E-mail: Cllr.Redman@rbkc.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

26 Whitehall

London SW1A 2WH

Mr. Ian McNally

Government Office for London

9th Floor

Riverwalk House 157-161 Millbank

London SW1P 4RR

Fax 020 7217 3471

Mr. Ken Livingstone

Mayor of London

Greater London Authority

City Hall

The Queens Walk

London EC1TAA

a scheme hardly different from the first but offering the RBK&C money in exchange for permission to build the development. This could easily be seen as a bribe. There is likely to be another attempt to pass the Chelsea part of the Lots Road Development on 28 October although no one is certain of the date as no letter has been received as yet by Chelsea residents.

Some are saying that since the Lots Road Development consists of buildings designed by Sir Terry Farrell, is approved by Ken Livingstone, English Heritage and CABE, that it must be right to build it. This is not the case. It is simply that these people and organisations all know each other, and are supportive of each other. They do not care what the residents of Chelsea and Fulham think or what problems these buildings will cause them. Circadian's first development/joint venture was Monte Vetro in Battersea, then Albion Wharf in Battersea and they are about to re-design the South Kensington Tube Station (10 stories and no community benefits). None of these buildings enhance or will enhance the lives of those who live in the area.

All of us lead busy lives but we need to unite to defeat this terrible development. Please write a letter to:

Mr. Tim Ahern, Chairman, Major Planning Applications Committee, Royal Borough of Kensington and Chelsea, The Town Hall, Hornton Street, London W8 7NX

Also you are being given the names of the planning committee members to whom you should copy the letter you send to Mr. Ahern, either by E-mail individually, or in envelopes with their names on them placed in a bigger envelope with the address: RBK&C Councillors, The Town Hall, Hornton Street, London W8 7NX. All of these letters need to reach their destination before 28 October 2003.

You are also urgently requested to send a copy of your letter to three government officials: John Prescott, Ian McNally and Ken Livingstone. Their addresses are on the address section of this information sheet.

You need to telephone the Council on 020-7361-2080 to keep apprised of the planning date for voting on the passage of this Development. At the moment it is set for 6:30 p.m. on 28 October at the Kensington and Chelsea Town Hall on Hornton Street, however the Council could change this date. Please attend this meeting as the more residents who are there to express their opposition to this development, the better chance there is of defeating it. Please bring the letter that you wrote to Mr. Ahern with you.

The Lots Road Action Group would be very pleased if you would send a copy of your letter to LRAC, 46 Lots Road SW10 in order that they know how many people support the defeat of this planning application. For more information on the Lots Road Power Station Development you can go to the website [www.lotsroadpowerstation.co.uk](http://www.lotsroadpowerstation.co.uk)

Thank You

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481

19 CHEYNE COURT  
FLOOD STREET  
LONDON SW3 5TP

Tel: 020 7352-3519  
Fax: 020 7351-9194

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21 October, 2003

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

Dear Mr Cockell,

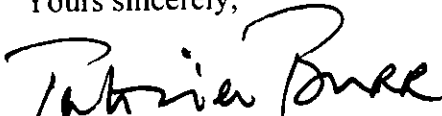
**Lots Road Power Station Development**  
**Ref: DPS/DCSW/PP/02/1324 and 1325/JT**

As a Chelsea resident, I would like to say how totally unsuitable this development would be for the area. Most of our borough is very attractive. Why is it even considered a good thing to build these overpowering buildings? The transport services for this area are inadequate with the present population. The increased density brought by these towers would compound the problem – indeed possibly bring it to a standstill.

We have planning policies to protect our borough from horrific overdevelopment. Indeed the Council's own Unitary Development Plan states no building should be more than 6 or 7 stories high along the riverfront. Why ignore this? I cannot think of any benefit to Chelsea and Fulham residents to have buildings of 37 and 25 stories. Already the south side of the riverfront has been swamped by the Montevetro building. Now the northern bank might be equally overdeveloped. With the demolition of the warehouses and the power station there was an opportunity to make our riverfront a great asset – scenically and for residents. Please retain some sanity and sense of the aesthetic and oppose this plan – for all our sakes.

I have read that the developers have offered the RBK&C money in exchange for permission to build the development. Is this why you are selling us down the river?

Yours sincerely,



Patricia Burr

Telephone : 0207 376 5446  
Facsimile : 0207 376 5189

DAVID A SHEFFIELD  
24, ASTELL STREET  
LONDON  
SW3 3RU

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EX DIR	HDC	TP	CAC	AD	CLU	AC SK
R.B. K.C.	22 OCT 2003				PLANNING	
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Mr Tim Ahearn  
Chairmman, Major Planning Applications  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

October 21st 2003

0/5T

Dear Sir,

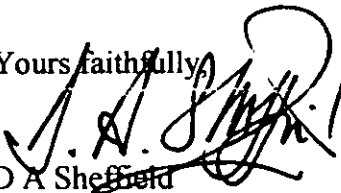
**Proposed Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/1324 & 1325/JT**

I am writing to voice my objections to the above planning application:

- I do not believe that a twin tower development of 25 & 37 stories high is appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
- The added traffic to the Kings Road and other nearby streets caused by this development, if it succeeds, is liable to be catastrophic.
- 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.

I very much hope that this application will be refused and 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 faithfully,

  
D A Sheffield

Copies to: Mr Merrick Cockell, RBK&C Leader of Council  
Mr John Prescott, Deputy Prime Minister  
Mr Ian McNally Govt. Office for London  
Mr Ken Livingstone, Mayor of London  
Mr M. French, Executive Director of Planning RBK&C  
Mr J Thorne, Area Planning Officer RBK&C.  
LRAC, Lots Road, SW10

0/55

15  
5 More's Gardens  
90 Cheyne Walk  
London  
SW3 5BB

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21<sup>st</sup> October 2003

Mr John Thorne  
Area Planning Officer  
The Town Hall  
Hornton Street  
London  
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	23 OCT 2003				PLANNING	
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RE: Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1324 and 1325/JT

Dear Mr Thorne,

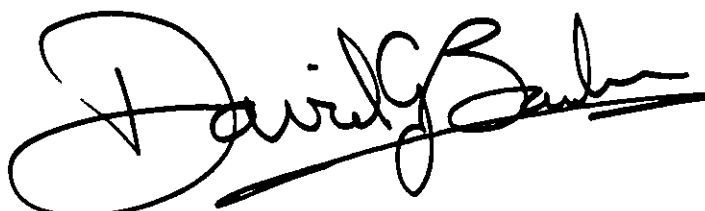
I am writing with my comments on the planning application by Circadian for the Lots Road site. I object to the application on the following grounds:

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 faithfully,

David Bamber



63 DOVEHOUSE STREET  
LONDON SW3 6JY  
TEL 020 7352 4724 FAX 020 7376 4107  
E-mail banque@dovehouse63.fsnet.co.uk

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AOL5

October 21<sup>st</sup> 2003

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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/02/1234 and 1235/JT

I wish to voice my strong objection to the above planning application by Circadian for the Lots Road site on the following grounds:

1/I believe that twin towers of such heights are totally inappropriate for the area and would spoil the appearance of the landscape with such massiveness.

2/It would very likely cast an long shadow over our Chelsea for most of the year(at certain times of day and year)

3/Kings Road (and streets around) is already endlessly plagued by nose to tail traffic jams thanks to all the restaurants and bars you have allowed to open and we seriously can't accept anymore reasons to clog those streets.

4/On that subject, have underground parking, transport, surgeries, schools, police and fire station been allocated to be able to cope with this huge increase?

5/I had been told that you had decreed that no building should be higher than 6/7 stories high along the river.

6/Why instead of this monstrosity, do we not have something that all of us residents would welcome like green areas and gardens, playground and altogether an enhancement to the Borough rather than to always look for commercial benefit?

7/ Should there not be a public enquiry because of traffic and transport, mass height and density and being on the historic riverfront of Chelsea and lack of light and open space?

8/Hammersmith & Fulham having approved the tallest tower, was it not mandatory for RBK&C Planning Committee to have discussed the effect of this building on the Borough 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

Kathleen Henry

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City of London SW

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John Norwell  
2 Bywater Street  
London SW3 4XD

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

October 21, 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 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.
- Before any development is approved, make sure the transport, medical care, education, fire and police are set up to handle the increase in residents.
  - 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.
  - 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.

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

John Norwell

o/jt

23 OCT 2003  
36  
AM  
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5, CHELSEA SQUARE,  
LONDON, SW3 6LF.

020-7352 6187

(37)

23 OCT 2003

21 October, 2003

Mr. Merrick Cockell,  
Leader of the Council.

Dear Mr. Cockell,

0/5/487

I have recently received details of a development being considered in what is now Lots Road Power Station, and am writing to ask you and members of the Kensington and Chelsea Council to do all you can to ensure this is not put into effect.

I realise that this is not in the Royal Borough but, being so close, has important implications on it as well as destroying a part of the landscape of the Thames Embankment which is so important to retain. I cannot believe that buildings of some 25 and 35 stories high are going to improve the landscape. Much of the character of this part of London has already been ruined by the construction of glass and steel flats in Battersea. Let us use the Lots Road area to improve the landscape rather than destroy it.

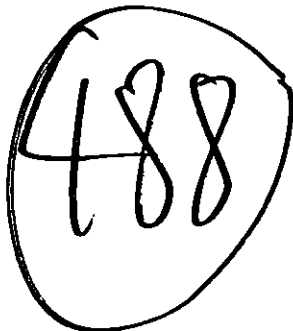
But, of course, there are other important implications such as the increase of traffic and residents on an already overcrowded area. Have we the required services such as health, police and education to cope with this increase in residents, or plans to deal with the inevitable increase in road traffic such a scheme will bring with it?

I understand that the London Borough of Hammersmith and Fulham have already approved this scheme, and am surprised that our Council has not consulted residents like myself who will be adversely affected by this development. I should be glad to hear from you what action has been taken so far or is being planned by our council to oppose this development.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "P.R. Leuchars". A long, sweeping horizontal line extends from the end of the signature towards the right.

**Major-General P.R. Leuchars.**

A handwritten number "488" is enclosed within a hand-drawn circle. The circle is slightly irregular and the number is written in a simple, bold style.



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Mr. Tim Alesh

Chairman. Major Planning

The Town Hall

Horaton St., London

Dear Sir,

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Ref DPS/DCSW/PP/02/1234.1325.5T  
 Lots Rd. Development.

As a Shelsea Resident I object most strongly to the above because:—

- (1) The infrastructure of widened roads is not a possibility on the already over-crowded narrow streets.
- (2) Such building will take away the character of Shelsea.
- (3) It is already very difficult to commute along the King Rd. without the added 2,000 residences and businesses premises envisaged in this plan. Most certainly it will result in chaos and road rage.

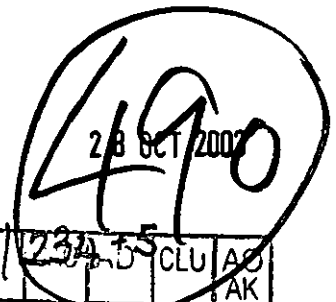
Yours Faithfully

1. Paulton Sq. SW3.5AP. G. Yates

122A Cheyne Walk  
SW10 0ES

October 21 2003

Your ref: DPS/DCS



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Dear Mr Cockell

I write to lodge an objection to the Circadian planning application for 105 Rogers Road on the following grounds:

- The scale is totally inappropriate for an area of mostly low rise housing in which the World's End Estate, at a mere 19 storeys, is widely considered to have been a mistake.
- There is a woeful lack of transport infrastructure in the area already, which the Imperial Wharf development currently under construction will strain even further, & only the vaguest plans for augmenting it. I see a complete gridlock of cars stretching in both directions from these two developments and filling the air with foul fumes.
- The tower-blocks will overshadow much of the area much of the time, trapping noxious emissions in still weather and causing violent turbulence when it's windy. (I live in the shadow of the World's End Estate & know what I am talking about)
- There appears to be little provision

for old people or children; playgrounds, sitting areas, etc. Perhaps they're not supposed to want to live there??

I understand that Hammersmith + Fulham have approved the tallest of the proposed new towers, which seems pretty disgraceful, and trust that RBKC will not meekly follow in their footsteps.

Yours etc

Esabeth Turner (MRS P. TURNER)

491

Copies to: Mr Tim Aleson } RBKC  
Mr Michael French }  
Mr Ken Livingstone, Mayor of London  
Mr Ian McNally, Govt Office for London

**Mr. & Mrs. Robert Beale**  
21 Wellington Square  
GB - London SW3 4NR  
Tel: 020-7730-4858 Fax: 020-7730-1069 Mobile: 07778-856032  
e-mail: beale@wellington21.freemove.co.uk

0/5  
492

Mr. John Thorne,  
Area Planning Officer,  
Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London W8 7NX.

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
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22nd October 2003

Dear Mr. Thorne,

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

We are writing to object to the Planning Application by Circadian for the Lots Road site for the following reasons:-

1. We believe that a "twin tower" development of 25 and 37 storeys (on the Hammersmith and Fulham side) is inappropriate to the area in terms of density and appearance (height), given the nature of the area and its landscape adjacent to the historic riverside. In this connection, we understand that the development proposed contravenes the Council's own Unitary Development Plan (UDP), which has been the subject of extensive consultation, and which states that riverside buildings should not exceed 7 storeys in height.
2. The height of the towers proposed will cast a shadow over large parts of the surrounding area, which is predominantly of low rise housing and some business premises, particularly in the winter months but also at the start and end of the day throughout the year.
3. It is our belief that any proposal to redevelop the Lots Road site should include green spaces and amenities for residents of Chelsea of all ages to enjoy the riverside and views of the Thames.
4. There is no doubt that the huge development proposed, (when added to new developments already approved on the Fulham side), will add unacceptably to the present heavy traffic, especially in the already-existing congestion "black spots" at the junctions of Lots Road/Kings Road and Edith Grove/Kings Road/Cheyne Walk/Lots Road/Cremorne Road/Ashburnham Road/Kings Road/Gunter Grove, which affect major through-routes

East/West and North/South. In particular, given the "bottlenecks" at the existing bridges on the Kings and Fulham Roads over the Chelsea Creek/Stamford Brook, and the absence of any plans to deal with them, as far as we are aware, even a small amount of additional traffic is, in our opinion likely to lead to total paralysis. We doubt that the mooted possible extension of the "congestion charge" to the area will have any beneficial effect on this.

5. Before the approval of any proposal, it is essential for your Council to ensure that proper plans are made to assure the support of all necessary infrastructure for the additional residents, not just of roads and transport, but also of education, police, fire and medical services.

6. For all the reasons set out above, it is our belief that the development should be the subject of a public enquiry before a decision on the planning application is taken. We do not understand how it has apparently been possible for The London Borough of Hammersmith & Fulham to have approved the application relating to their side, without The Royal Borough of Kensington & Chelsea Planning Committee stimulating a widespread discussion on the inter-related proposal, which profoundly affects Chelsea. We strongly urge you to reject the proposal completely and to enforce the recommendations of the UDP and the Planning Brief.

We have also written in the same terms to Mr. Merrick Cockell, Leader of the Council, to Mr. Tim Ahern, Chairman, Major Planning Applications Committee, with copies to all other Councillors on the Planning Committee and the affected ward, to other senior planning officers of the RBK+C, and to the offices of the Deputy Prime Minister, the Government Office for London and the Mayor of London.

Yours sincerely,



Robert Beale



Clodagh Beale

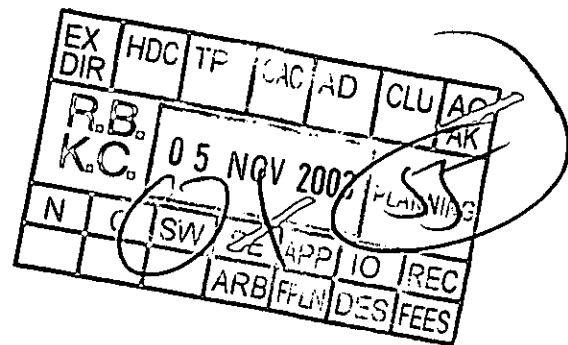
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Richard Adams  
2 Blenheim Crescent  
London W11 1NN

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

22<sup>nd</sup> October 2003



Dear Mr Cockell,

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

I am writing to express my utmost concern at the proposal and application for planning by Circadian concerning the Lots Road site. My objections to the application are for the following reasons:

The construction of buildings 25 and 37 stories high is completely inappropriate for this area which comprises, for the most part, low density and height located in an area of such important historical interest.

The height of the towers is bound, by it's very height, to throw inordinately long shadows over Chelsea in such a way as to cast neighbouring properties in gloom and, at certain times of the year, semi-darkness at the brightest times of the day.

The additional traffic drawn to this area and the Kings Road which will be caused by this property development is completely unacceptable and goes against everything that is being promoted as being sensible and ecologically acceptable by both National and also local governments. Pollution levels are bound to rise as also inconvenience, congestion, parking problems, all-round aggravation.

The development fails to show any sort of consideration for local residents, places for children to play as well as green space along the riverfront for residents and visitors to view and appreciate the River Thames.

495

Failure to ensure that prior to planning approval, there is adequate access to public transport, extra medical care requirements, or that emergency services are able to cope with the massive increase in population as they take up occupation in the towers.

The proposed development contravenes the Council's own Unitary Development Plan which clearly states that no single building should exceed a height of 6 or 7 stories in the riverfront vicinity.

In the light of this proposed development there should be a call for a public enquiry. For all the reasons listed previously, this will have a most destructive and degrading effect on the lives of people who have long inhabited an area of great sensitivity and historical importance in such a way as to add nothing to an already densely populated locality, about to be submerged by an influx of thousands more.

It seems that the London Borough of Hammersmith has already approved the tallest of the towers. Was it not mandatory for the Royal Borough of Kensington and Chelsea Planning Committee to have discussed the impact of this building since it is both directly adjacent to Chelsea and the 25 storey tower, a part of the self-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,

Richard Adams

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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cc.

**Mr. Michael French** Executive Director of Planning and Conservation  
**Councillor Tim Ahern** 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  
**Councillor Victoria Borwick** Planning Committee Councillor  
**Councillor Terence Buxton** Planning Committee Councillor  
**Councillor Miss Barbara Campbell** Planning Committee Councillor  
**Councillor John Corbet-Singleton, C.B.E.** Planning Committee Councillor  
**Councillor Keith Cunningham** Planning Committee Councillor

496

**Councillor Andrew Dalton** Planning Committee Councillor  
**Councillor Jeremy Edge** Planning Committee Councillor  
**Councillor Nicholas Halbritter** Planning Committee Councillor  
**Councillor The Lady Hanham, C.B.E.** Planning Committee Councillor  
**Councillor David Harland** Planning Committee Councillor  
**Councillor Bridget Hoier** Planning Committee Councillor  
**Councillor Rima Horton** Planning Committee Councillor  
**Councillor James Husband** Planning Committee Councillor  
**Councillor Dez O'Neill** Planning Committee Councillor  
**Councillor Barry Phelps** Planning Committee Councillor  
**Councillor Ernest Tomlin** Planning Committee Councillor  
**Councillor Mrs Maighread Simmonds** Planning Committee Councillor  
Councillor for Cremorne Ward  
**Councillor Miss Doreen M. Weatherhead** Planning Committee Councillor  
**Councillor Mrs. Jennifer Kinglsey** Councillor for Cremorne Ward  
**Councillor Mr. Steven Redman** Councillor for Cremorne Ward

**Mr. John Prescott** Deputy Prime Minister Office of the Deputy prime Minister

**Mr. Ian McNally** Government Office for London

**Mr. Ken Livingstone** Mayor of London Greater London Authority

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
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Mr. John Thorne  
Area Planning Officer  
The Town Hall  
Hornton Street  
London W1 7NX

London - October 22, 2003

Paloma Barcella  
52, Ifield Road  
London SW10 9AD

497

Dear Mr. Thorne,

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

As residents of the Royal Borough of Kensington and Chelsea, we wish to inform you of our objection to the planning application for the following reasons:

A development of this size, in such a key part of the borough should be taken much more seriously than to date. It would be exciting if the Power Station were to become a symbol of our borough both from inland and from the river, as the Tate Modern is for Southwark, but this cannot happen if this beautiful building, when restored, is **dwarfed by two towers**. These out of scale buildings will be a sad landmark indeed for Chelsea if the Planning Application is approved fully.

It is very sad to see an area with such potential, and which already has a thriving community, not being the subject of an international competition, both for architectural and urban planning reasons. Such a **very important and historic area of London** appears to be being dealt with as if it were a suburban plot of land, with a view to making the largest economic gain for the developers.

We all agree that the site has potential for development, but as architects we would hope you reconsider the full impact of this oversized development on historic Chelsea; not to speak of the added traffic it would bring to an area that is already overstressed, with emergency service under pressure and not always able to circulate adequately.

We therefore ask you to enforce the recommendation of the Royal Borough's UDP and the Planning Brief for this site and to reconsider the whole design in detail, even if this means going back to the drawing board.

Yours sincerely,

*Paloma Barcella*

**COSIMO SESTI and PALOMA BARCELLA ARCHITECTURAL DESIGNS**  
52, Ifield Road London SW10 9AD (UK) tel. + 44 207 3524936  
Castello di Argiano 53024 Montalcino Siena (Italy) tel. + 39 340 7662518  
[cosimo@sesti.net](mailto:cosimo@sesti.net) - [palomabarcella@hotmail.com](mailto:palomabarcella@hotmail.com)

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Mr. Michael French  
Executive Director of Planning and Conservation

The Town Hall  
Hornton Street  
London W1 7NX

London - October 22, 2003

Paloma Barcella  
52, Ifield Road  
London SW10 9AD

498

Dear Mr. French,

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

As residents of the Royal Borough of Kensington and Chelsea, we wish to inform you of our objection to the planning application for the following reasons:

A development of this size, in such a key part of the borough should be taken much more seriously than to date. It would be exciting if the Power Station were to become a symbol of our borough both from inland and from the river, as the Tate Modern is for Southwark, but this cannot happen if this beautiful building, when restored, is **dwarfed by two towers**. These out of scale buildings will be a sad landmark indeed for Chelsea if the Planning Application is approved fully.

It is very sad to see an area with such potential, and which already has a thriving community, not being the subject of an international competition, both for architectural and urban planning reasons. Such a **very important and historic area of London** appears to be being dealt with as if it were a suburban plot of land, with a view to making the largest economic gain for the developers.

We all agree that the site has potential for development, but as architects we would hope you reconsider the full impact of this oversized development on historic Chelsea; not to speak of the added traffic it would bring to an area that is already overstressed, with emergency service under pressure and not always able to circulate adequately.

We therefore ask you to enforce the recommendation of the Royal Borough's UDP and the Planning Brief for this site and to reconsider the whole design in detail, even if this means going back to the drawing board.

Yours sincerely,

*Paloma Barcella*

EX DIR	HDC	TP	CAC	AD	CLL	AD
R.B. K.C.	05 NOV 2003			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEE

51

**COSIMO SESTI and PALOMA BARCELLA ARCHITECTURAL DESIGNS**  
52, Ifield Road London SW10 9AD (UK) tel. + 44 207 3524936  
Castello di Argiano 53024 Montalcino Siena (Italy) tel. + 39 340 7652518  
[cosimo@sesti.net](mailto:cosimo@sesti.net) - [palomabarcella@hotmail.com](mailto:palomabarcella@hotmail.com)

## SMITH STREET RESIDENTS ASSOCIATION

CHAIRMAN SAMANTHA ALLAN  
34 Smith Street  
London SW3 4EP

SECRETARY JOANNA PRENTICE  
37 Smith Street  
London SW3 4EP

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**

22<sup>nd</sup> October 2003

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

1. We 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 storeys 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 story 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,

S. Allan

Mrs. Samantha Allan

Cc Mr. Michael French, Councillor John Corbet-Singleton, C.B.E., Councillor Jeremy Edge, Councillor Mrs. Jennifer Kinglsey



# THE CHELSEA SOCIETY

*founded by Reginald Blunt in 1927 to protect and foster the amenities of Chelsea*

[www.chelseasociety.org.uk](http://www.chelseasociety.org.uk)

**President** THE RT. HON. THE LORD KELVEDON  
**Chairman** DAVID LE LAÏ, R.I.B.A., F.R.S.A.

**Hon. Secretary** SAMANTHA WYNDHAM  
 4 CRANLEY PLACE  
 LONDON SW7 3AB

**Email** [enquiries@chelseasociety.org.uk](mailto:enquiries@chelseasociety.org.uk)

Councillor Tim Ahern

Chairman

Major Planning Applications Committee

Royal Borough of Kensington and Chelsea

The Town Hall

Hornton Street

London W8 7NX

Dear Councillor Ahern

EX DIR	HDC	TP	CAC	AD	GLU	AO AK
R.B. K.C.	10 NOV 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

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22<sup>nd</sup> October 2003

copy SW

## LOTS ROAD POWER STATION AND CHELSEA CREEK, LONDON SW10

Further to the deferment of this application on 15<sup>th</sup> September I would like to let you know the views of this Society in respect of this planning application. I realise that the deferment was so as to allow for an independent traffic report to be commissioned by your officers, but when your committee meets again it will make its decision on all the evidence before it, not just the traffic report.

The Society considers that if permission were given it would be the most disastrous set-back for the physical environment of Chelsea to have occurred for many decades. The proposed high buildings would have the most damaging effect upon a huge swathe of Chelsea, especially :-

- They would dominate all westerly views of the historic Chelsea riverside, notably Cheyne Walk with its numerous listed buildings and its associations with artists and writers of former times, such as Turner, Whistler, Rossetti, George Elliot, Hilare Belloc and many others. The Chelsea riverside was also the home of St. Thomas More, Henry VIII and Sir Hans Sloane; its historical associations are almost infinite.
- The riverside by the famous Chelsea house boats would be especially harmed - and yet this part of the river, where the natural shore line still exists, is one of the most picturesque stretches, with historic Lindsey House, built in 1648 and owned by the National Trust.
- The tall buildings would be devastating for the small-scale terraced houses of the Lots Road area and there would be infringements of the BRE guidance on sunlight and daylight as reported in item 7.1.28 of the officer's report.
- They would be visible from the upper floors of countless homes throughout Chelsea including Carlyle Square, Old Church Street and Paultons Square, which is listed and probably one of the most perfect Georgian Squares in all of London.
- They would dramatically impinge on the vistas of Brompton Cemetery and form a jarring juxtaposition with the listed chapel and colonnaded structures in this important open space, which the Borough is keen to encourage as a place for recreational use.
- The impact of high buildings is also un-predictable - they can intrude into the least expected places - and these buildings, which would be by far the tallest in West London, would certainly be no exception.

The harm caused by high buildings in an historic area such as Kensington and Chelsea is acknowledged in the UDP; there is both a prohibition on them in general (policy CD37) and a specific prohibition in respect of the Chelsea riverside. Policy CD6 states that "Any development on the riverside is to be of a height no greater than the

*general level of existing building heights to the east of Blantyre Street*". The reference to *'east of Blantyre street'*, as is explained in the preamble to the Policy, is because to the west of Blantyre Street is the World's End Estate, with its high buildings, which are considered a mistake and should not be seen as creating a precedent. This UDP policy is intended to preserve the character of Cheyne Walk, yet your officers are recommending that you now seek government consent to set that policy aside.

As a House of Commons select committee recently stated *'High density does not necessarily mean high buildings'*. The proposed conversion of the Power Station alone provides a housing density that exceeds that stated in the UDP - plus other non-residential uses. New buildings could be designed that were subordinate to the Power Station, provided a more humane environment instead of wind-swept plazas and yet achieve a density that was in excess of what the Government and GLA term to be *'high density'*. None of the high buildings erected in or near our Borough over the past 50 years has enhanced the quality of our built environment; on the contrary, their impact has been disastrous.

If your committee decides to grant consent to this application it runs the risk of being guilty of the following:-

Losing the trust of the public - in setting aside its UDP policies and the guidance given in its Planning Brief for this site. Both of these documents were the product of lengthy consultation and were adopted by the Council; they are in effect a contract between the Council and the general public. If the Council were to unilaterally set them aside it would be breaking that contract.

Operating double standards - for only a few years ago the Council raised objection to the proposed erection of a 20 storey building (subsequently named *'Montevetro'*) in Wandsworth and gave evidence to a public inquiry opposing this building because of its impact on the Chelsea riverside. How could it now contemplate not objecting to monster 25 and 37 storey buildings, one of which is in its own Borough, which will be far more devastating for the Chelsea riverside and Cheyne Walk than is the relatively modest Montevetro.

Allowing financial considerations to take precedence - because, last year, on advice of officers, the planning committee refused a virtually identical application. The only significant difference between that application and the one awaiting a decision is that the applicants are now offering to pay £5m to the Council for *'community benefits'*, whilst last year, there was no such offer. Your officers allude to this in 10.7.7 of their report where they state that whilst a departure from the UDP was considered unacceptable last year *'in the context of the wider benefits offered by the scheme, the departure would be justified in this case'*.

I should remind you that when you meet again to consider this application you will effectively be making a decision on, not only the application before you, but of the whole development, including that in Hammersmith & Fulham. For if you decide to refuse the application, the Secretary of State will call-in the Hammersmith part of the development and he will hold a public inquiry into the proposals for the whole site. If you approve the application, such a call-in is unlikely.

This Society asks you not to repeat the mistakes of the past, nor to lose the trust of the public by departing from your UDP; it asks you to raise objection with Hammersmith and Fulham to the part of the development situated in that Borough, to set aside the advice of your officers and to refuse planning permission.

Yours sincerely,



David Le Lay  
Chairman :

Copies to M.J. French, Members of Major Planning Applications Committee, The Leader, Cabinet Member for Planning, Ward Councillors



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## THE CHELSEA SOCIETY

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*President* THE RT. HON. THE LORD KELVEDON  
*Chairman* DAVID LE LAY, R.I.B.A., F.R.S.A.

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4 CRANLEY PLACE  
LONDON SW7 3AB

*Email* [enquiries@chelseasociety.org.uk](mailto:enquiries@chelseasociety.org.uk)

Councillor Tim Ahern  
Chairman  
Major Planning Applications Committee  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

25<sup>th</sup> October 2003

Dear Councillor Ahern

### **LOTS ROAD POWER STATION AND CHELSEA CREEK, LONDON SW10**

You will recall that in an email of 22<sup>nd</sup> September sent to Mr. French and all members of your committee I stated that the Society considered the visual presentation material displayed at the meeting on 15<sup>th</sup> September was inadequate and I requested that more photo-montages be prepared.

At the meeting, the applicants relied principally upon a huge model; but models are always deceptive and the one displayed only gave an impression of what the new development would look like as viewed from a helicopter coming in to land at Battersea Heliport. By far the best way of presenting any planning application such as this is by using computer-generated photo-montages. Only 4 such montages have been completed by the applicants, which I consider to be wholly inadequate for a scheme that will have an impact over such a wide area. (Further 'wire-diagrams' have been prepared but these are of only limited value). Of the 4 photo-montages, two are of views of the proposals from Wandsworth, one is taken from Battersea Bridge which shows the buildings as part of a large-scale river view and only the fourth shows the buildings in relation to an existing street scene; the street chosen being Cremorne Road, part of the one-way traffic system and hardly the most important view that will be affected by the development.

Mr. French responded to my request by saying he would ask the applicants if they were prepared to carry out this further work. Presumably they refused, for in a letter dated 9<sup>th</sup> October we were informed by him that he considered sufficient presentation material had been produced.

In the light of this, I have myself produced five sketch views showing the impact of the proposals, which I enclose. One of these (no.5) uses the wire-diagram produced by the applicants, whilst the other 4 are based upon my own photographs, with information as to the proposals being taken from the applicant's own computer-generated material. The following notes should be read with each view :-

No. 1 A view from within the central 'amphitheatre' of Brompton Cemetery (focal length of lens : 53mm). Brompton Cemetery is a Conservation Area and the Royal Borough is anxious that its use as an open space should be developed in future years. The domed chapel and the stone colonnades are all listed.

- No. 2 Along Chelsea Embankment, near to the Atalanta statue by Derwent Wood, just to the west of Albert Bridge (focal length of lens : 38mm). The embankment wall is a listed structure.
- No. 3 A view near the tomb of Sir Hans Sloane in the south east corner of the churchyard of Chelsea Old Church (focal length of lens 58mm) The Sloane monument and Chelsea Old Church are listed (grade I). This view is taken in winter; in summer time, when the trees are in leaf, the proposed development would be less visible.
- No. 4 In Roper's Garden, to the west of Chelsea Old Church (focal length of lens 38mm). Roper's Garden is a public open space, owned by the Royal Borough, and designed in the 1960's by the distinguished landscape architect, Sir Peter Shepherd. The statue in the middle of the garden is 'Awakening' by Gilbert Ledward. The building on the right is Crosby Hall, a sixteenth century building moved to this site in 1912. A similar view would be obtained from the main west door of Chelsea Old Church.
- No. 5 At the junction of Stadium Street and Asburnham Street. This is view CP31 that appears as a 'wire diagram' in appendix C1 prepared by the applicants.

I consider that these views help to illustrate the principal point that I made to your committee on 15<sup>th</sup> September- that this proposed development should be refused, as it is contrary to the policies stated in your adopted UDP and it will result in unacceptable harm to the physical appearance of a large and historic part of Chelsea.

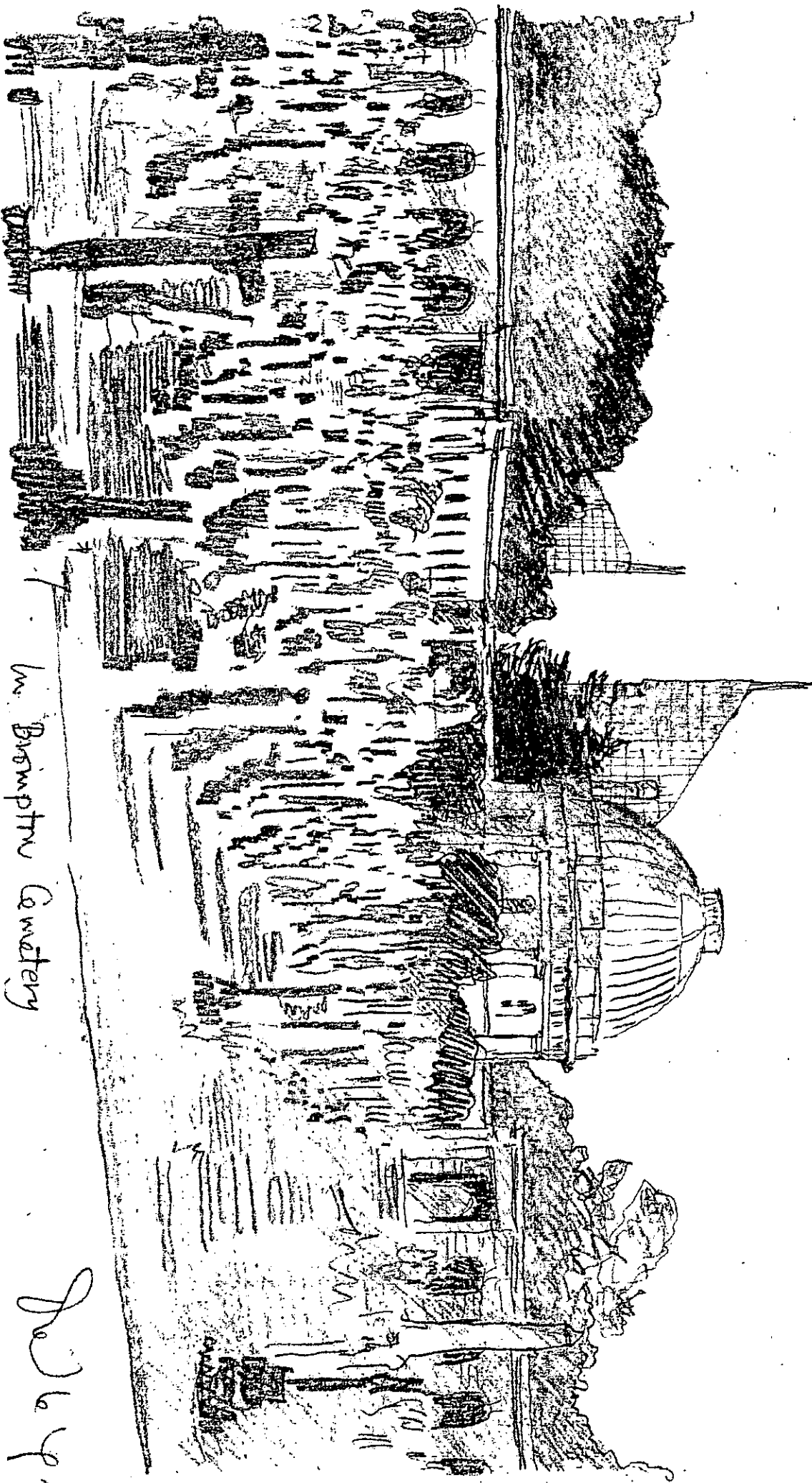
Yours sincerely,

503

David Le Lay  
Chairman

Copies to M.J. French, Members of Major Planning Applications Committee, Cabinet Member for Planning, Ward Councillors

504



W. Brompton Cemetery

July 11, 1904





# THE CHELSEA SOCIETY

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 4 CRANLEY PLACE  
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**Email** [enquiries@chelseasociety.org.uk](mailto:enquiries@chelseasociety.org.uk)

Councillor Tim Ahern  
 Chairman  
 Major Planning Applications Committee  
 Royal Borough of Kensington and Chelsea  
 The Town Hall  
 Hornton Street  
 London W8 7NX

Dear Councillor Ahern

EX DIR	HDC	TP	CAC	AD	GLU	AO AK
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22<sup>nd</sup> October 2003

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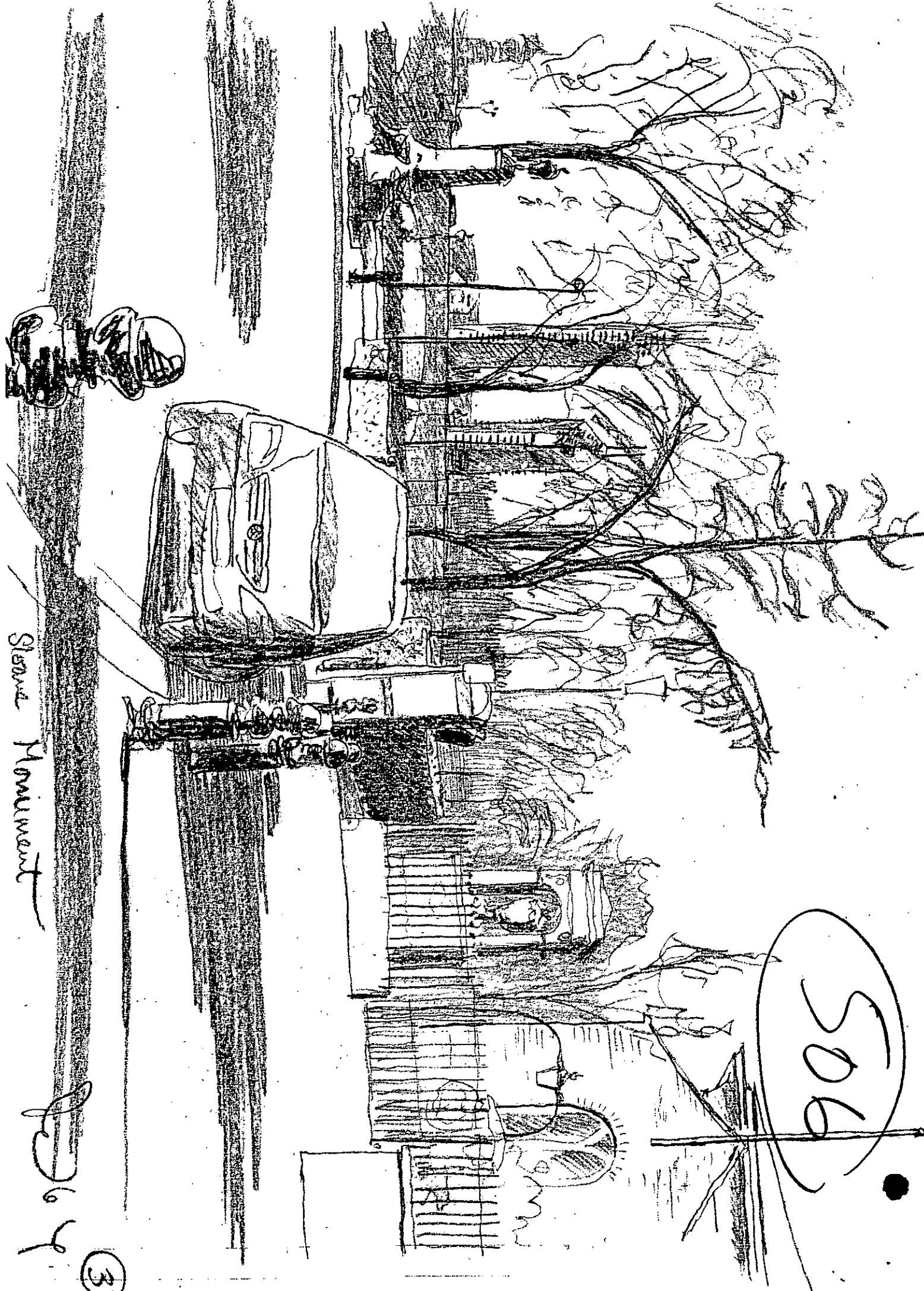
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- The tall buildings would be devastating for the small-scale terraced houses of the Lots Road area and there would be infringements of the BRE guidance on sunlight and daylight as reported in item 7.1.28 of the officer's report.
- They would be visible from the upper floors of countless homes throughout Chelsea including Carlyle Square, Old Church Street and Paultons Square, which is listed and probably one of the most perfect Georgian Squares in all of London.
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The harm caused by high buildings in an historic area such as Kensington and Chelsea is acknowledged in the UDP; there is both a prohibition on them in general (policy CD37) and a specific prohibition in respect of the Chelsea riverside. Policy CD6 states that "Any development on the riverside is to be of a height no greater than the



By 'Atalanta' Chelsea Embankment

2  
L.H. 4



Stone Monument

2064

③

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Roper's Garden

July 6/4

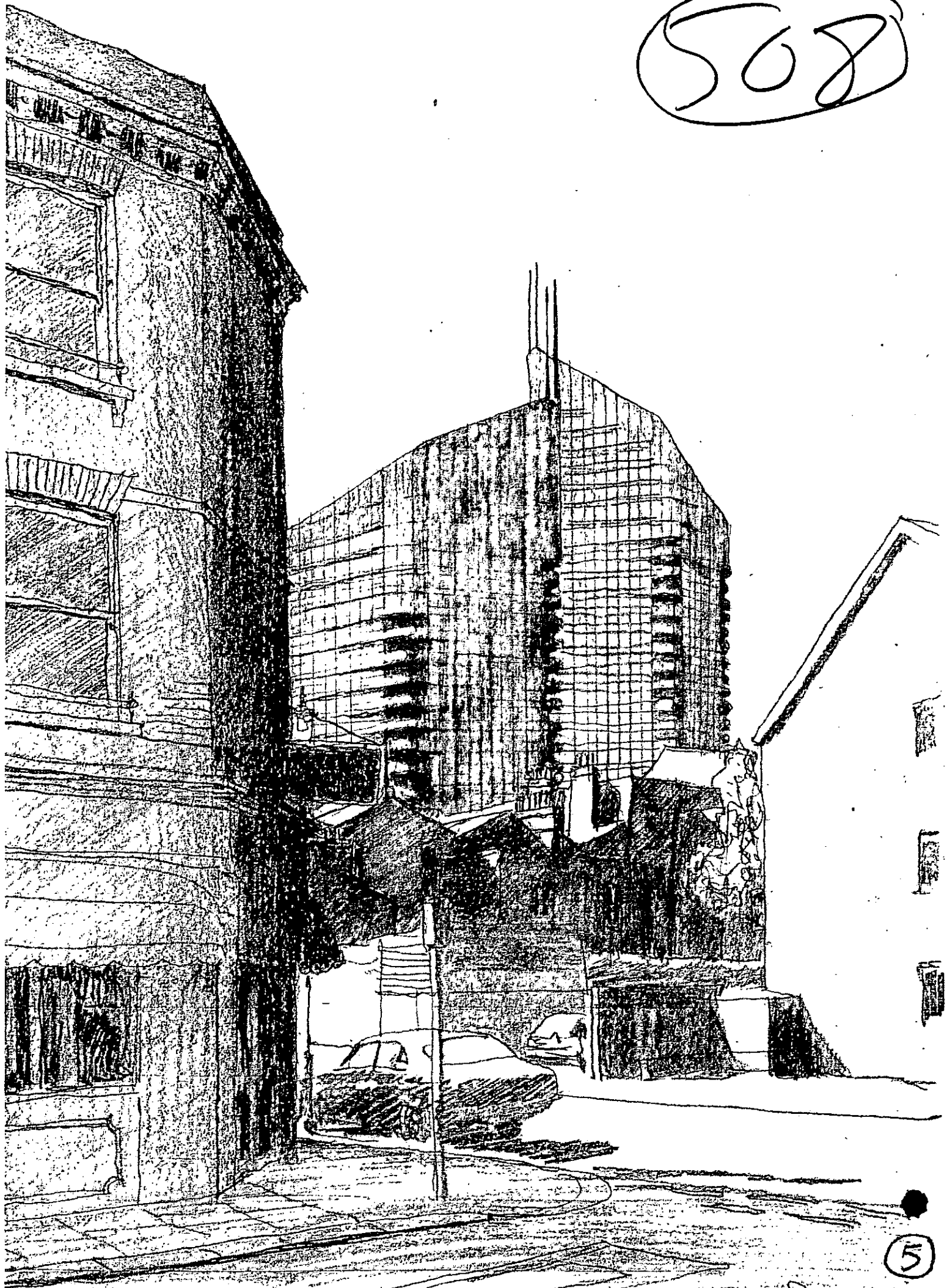
(4)



W. H. Roper  
Roper's Garden  
July 6/4  
507



508



Corner of Stadium Street and Ashburnham Street

De 16 Y.

5

129 OLD CHURCH STREET  
LONDON SW3 6EB



o/jt

24 OCT 2003

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

23 October 2003

MM  
24/10

Dear Mr Cockell,

Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1324 &  
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.

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

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.

The added traffic to the King's Road and other nearby streets caused by this development will be unacceptable.

The Lots Road development should include areas for all Chelsea residents to enjoy, places for children to play and green space along the river front for residents to enjoy the views of the Thames.

510

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

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.

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.

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

Yours faithfully,

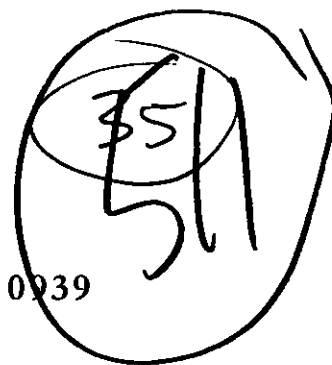


BARRY GILLIONS

26 MONTEFIORE STREET  
LONDON SW8 3TL

TELEPHONE & FACSIMILE: 00 44 20 7720 0939

E-MAIL: FIRSTDIANA@aol.com



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

o/jr

24 OCT 2003

23 October 2003

AM  
24/10

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Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02/1324 &  
1325/JT

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512

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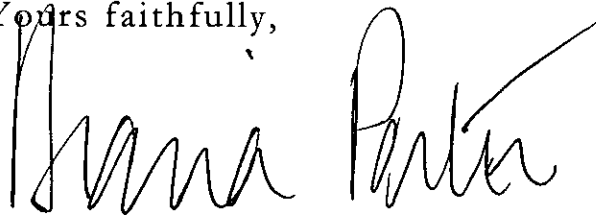
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I urge you strongly to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Diana Porter'. The signature is fluid and cursive, with a large initial 'D' and a long, sweeping horizontal stroke across the middle.

DIANA PORTER

**8 SWAN WALK  
LONDON SW3 4JJ**

23rd October 2003

513

T. Ahern, Esq.  
Chairman  
Major Planning Applications Committee  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

EX	HDC	TP	CAC	AD	CLU	AC
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R.B.	28 OCT 2003					PLANNING
K.C.						
N	C	S	SE	ARENA	REC	
				AND PPLN	DESIGN	

21

Dear Mr. Ahern,

**Lots Road Power Station Development**  
**Planning Application Ref: DPS/DCSW/PP/02/1234 AND 1325/JT**

I am writing on behalf of the owners of flats 1, 2 and 3 situated at the above address. We would like to **object very strongly** to the application for planning permission by Circadian for the Lots Road site.

Our objections are basically the following:

Height of the twin towers  
Added traffic  
Strain on the medical, transport, educational and safety facilities

We believe that the recommendations of the UDP and the Planning Brief for this site should be enforced.

change footer

Yours faithfully,

*S. Gubelmann*

Mrs. William Gubelmann  
on behalf of  
Mr. William Gubelmann (flat 1)  
Mrs. John Crowther (flat 3)  
Mr. and Mrs. Bartholomy Masoliver (flat 2)

c.c.

# KING'S ROAD RESIDENTS ASSOCIATION

Chairman: Gillian Prendergast, 33 Smith Street, London, SW3 4EP Tel: 020 7352 9906  
Secretary: Richard Burgess, 4 Glebe Place, London, SW3 5LB Tel: 020 7351 1981  
Treasurer: Peter Jenkins, 46 Markham Street, London, SW3 3NR Tel: 020 7352 2169

*Mr. M. French.*

Cllr Tim Ahern, Chairman,  
Major Planning Applications Committee,  
RBK and C, Planning and Conservation,  
The Town Hall, Hornton Street,  
London, W8 7NX.

23<sup>rd</sup> October, 2003

Dear Cllr Ahern,

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B. K.C.		28 OCT 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
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## **LOTS ROAD POWER STATION DEVELOPMENT** **Ref: DPS/DCSW/PP/02/1324 AND 1325/JT**

Please note our objection to this major application, principally on the grounds that would be an over development. We would also like to bring to your attention the following points:

- The Unitary Development Plan and the Council's planning guidelines seem to have been ignored.
- The proposal would cause dreadful traffic problems in and around Chelsea, which have not yet been quantified.
- Service infrastructure requirements have not been seriously addressed.
- No attractive public or shared open space is proposed.
- The enormous bulk and style of the buildings proposed would seriously detract from the character of the area, casting shadows over much of Chelsea.
- The proposed plans show a total over development. What is the point of having a UDP and Planning Brief, if developers and the Council ignore them?

We trust that these points will be taken into consideration when this application is considered.

Yours sincerely,

*Gillian Prendergast*

Mrs. G. Prendergast  
Chairman, Kings Road Residents Association

Cc: Leader of the Council, Mr Michael French, All Planning Committee Councillors,  
Mr John Prescott, Mr Ian McNally, Mr Ken Livingstone, Lots Road Action Gp,

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