

**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**PUBLIC COMMENT**



**\*PBC\***

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

23 October 2002

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	04 NOV 2003				PLANNING	
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Dear Mr Cockell

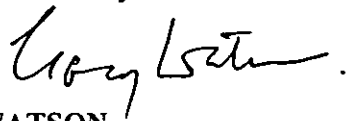
**Lots Road Power Station Development**  
**Planning Application Ref: DPS/DCSW/PP/02/1324 and 1325/JT**

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

  
G WATSON

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A copy of the attached letter was sent to:

Mr Michael French  
Executive Director of Planning and Conservation  
The Town Hall  
Horton Street  
London W8 7NX

Councillor Tim Ahern  
Chairman, Major Planning Applications Committee  
The Town Hall  
Horton Street  
London W8 7NX

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

Mr Tony Holt  
Vice-Chairman Planning Services  
The Town Hall  
Horton Street  
London W8 7NX

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

Mr Ian McNally  
Government Office for London  
9<sup>th</sup> Floor  
Riverwalk House  
157-161 Millbank  
London SW1P 4RR

Mr Ken Livingstone  
Mayor of London  
Greater London Authority  
City Hall  
The Queens Walk  
London SW1 TAA

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**Mr. Michael French,  
Executive Director of Planning and Conservation,  
The Town Hall,  
Hornton St.,  
LONDON W8 7NX**

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

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 tower will cast a long shadow over Chelsea and Fulham 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, Fulham Road and other nearby streets caused by this development will be unacceptable.
4. The Lots Development should include areas for all Chelsea and Fulham 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 river front.
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 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?

Yours sincerely,

Elizabeth C Rae

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60 OXBERRY AVENUE, LONDON SW6 5SS TEL: 020 7736 3397

Mr. John Thorne,  
Area Planning Officer,  
The Town Hall,  
Hornton St.,  
LONDON W8 7NX

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23<sup>rd</sup> October, 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 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 tower will cast a long shadow over Chelsea and Fulham 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, Fulham Road and other nearby streets caused by this development will be unacceptable.
4. The Lots Development should include areas for all Chelsea and Fulham 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 river front.
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 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?

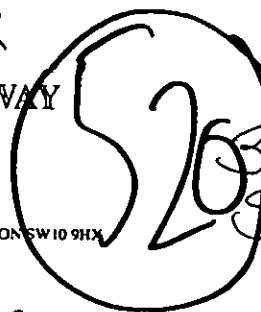
I strongly urge you to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely,

*Elizabeth C Rae*

Elizabeth C Rae

RUMBOLD (H)  
19 Hollywood Road  
SW10 9HT  
AM 1/11



VERNON (H)  
310 Fulham Road  
SW10 9UG

23 October 2003

Dear Mr Thorne

Lots Road Power Station Development

Planning Application Ref: DPS/DCSW/PP/02/1324 & 1325

We are writing with our comments for the Lots Road site. We object on the following grounds:

- 1) We do not believe a twin tower development is appropriate for the area in terms of density & appearance on the landscape of this famous riverside.
- 2) The height of the twin towers will cast a huge shadow over Chelsea in the autumn & winter months & at the beginning & end of the day
- 3) The added traffic to the Kings Road, Fulham Road & other nearby streets caused by this development, will be unacceptable.
- 4) Any Lots Road development must include areas for all Chelsea Residents to enjoy places for children to play, greenspace

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along the riverfront for residents to enjoy the views of the Thames.

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5) How can transport, medical care, education, fire & police services be set up to handle the increase in the number of residents?

★ 6) The proposed development contravenes the Council's own Unitary Development Plan (U.D.P.), which states that no building should be more than 6 or 7 storeys high along the riverfront. This is Chelsea, not New York!

7) The plans for this development must be called in for a public inquiry because of transport & traffic mass, height & density, its location on Chelsea's famous riverfront & lack of public space with light.

8) The London Borough of Hammersmith & Fulham has already approved the tallest of the twin towers (37 storeys). Was it not mandatory for RBK & C Planning Committee to have discussed the effect of this building on the RBK & C, as it is adjacent <sup>to CHELSEA</sup> & its 25 storey building in the same development?

→



We strongly urge you to enforce the recommendations of the UDP & Planning Brief for this site, both of which have been the subject of extensive Consultation. (522)

We count on the RBK & C Planning Committee to represent us & to give fair, in depth serious consideration to our objections.

Yours sincerely,

Frances Rumbold & Elzabeth Vernon

RESIDENTS & RESIDENT SHOPKEEPERS

PS Accepting money in exchange for permission to build the development is EXCEEDINGLY dodgy practice!

PPS Isn't building twin towers just asking for trouble?

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

**From:** Cllr-Cunningham  
**Sent:** 24 October 2003 18:35  
**To:** Thorne, John W.: PC-Plan  
**Subject:** FW: Lots Road Development

Dear Mr Thorne

Yet another letter of objection for your files & to be reported to committee.

Cllr.Keith Cunningham  
 -----Original Message-----

**From:** Verite Reily Collins [mailto:verite@verite.freemove.co.uk]  
**Sent:** 23 October 2003 19:59  
**To:** Cllr.Taylor@rbkc.gov.uk  
**Cc:** Cllr.Atkinson@rbkc.gov.uk; Cllr.Borwick@rbkc.gov.uk; Cllr.Buxton@rbkc.gov.uk;  
 Cllr.Campbell@rbkc.gov.uk; Cllr.Corbet-Singleton@rbkc.gov.uk; Cllr.Cunningham@rbkc.gov.uk;  
 Cllr.Edge@rbkc.gov.uk; Cllr.Halbritter@rbkc.gov.uk; Cllr.Hanham@rbkc.gov.uk; Cllr.Harland@rbkc.gov.uk;  
 Cllr.B.Holer@rbkc.gov.uk; Cllr.Horton@rbkc.gov.uk; Cllr.Husband@rbkc.gov.uk; Cllr.ONeill@rbkc.gov.uk;  
 Cllr.Phelps@rbkc.gov.uk; Cllr.Tomlin@rbkc.gov.uk; Cllr.Simmonds@rbkc.gov.uk;  
 Cllr.Weatherhead@rbkc.gov.uk; Cllr.Kinglsey@rbkc.gov.uk; Cllr.Redman@rbkc.gov.uk  
**Subject:** Lots Road Development

Here is a copy of a letter sent to The Leader of the Council, in which I list an objection that may not have been considered re the Lots Road Development:

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

Dear Sir,

**Re Lot's Road Planning Application DPS/DCSW/PP/02/1325/JT**

Today's news from the Borough of Westminster that they are claiming that residents were left off the census, reminds me that Chelsea residents, including myself, were left out during the last one. Although I tried several times to find out what I should do from the Town Hall, no-one could tell me.

However, when I read that officials tell us there will be no extra traffic generated by the Lot's Road development, I wonder if these officials are basing their calculations on erroneous information - assuming that there are fewer people living in the borough than was thought?

I would strongly suggest that before any more planning applications are approved, the Council takes a hard look at what residents actually need, and think of the consequences of allowing this massive development to take place. Not only will the extra traffic be a nightmare, but Chelsea and Westminster hospital authorities tell me that they are already overloaded with patients; I know this to be true because my family have had to wait in Casualty whilst frantic efforts were made to try and find beds.

Please can the Council think of residents - and NOT allow this application to stand in its money-grubbing form? I would welcome the development of the power station - but that

is enough. No buildings should be allowed on one of the few 'green' spaces in Chelsea.

Yours truly,

Mrs. V. Baker

Verité  
Verité Reily Collins  
Travel Writer and Journalist  
[verite@verite.freemove.co.uk](mailto:verite@verite.freemove.co.uk)  
020 7351 9936  
Helpline 0906 553 2056  
[www.tourismtraining.biz](http://www.tourismtraining.biz)  
Tourism Helpline: 0906 553 2056

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K R T GRANGE

0/5 525  
24 October 2003 (2)

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

Dear Mr Aherne

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, particularly when there are already so many buildings along the riverfront being developed, contravening the Council's own Unitary Development Plan.
2. The height of the twin towers will cast a long shadow over Chelsea in the autumn and winter months and also at the beginning and end of the day all year.
3. The added traffic to The King's Road, Beaufort Street, Battersea Bridge 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 (particularly tubes and buses), 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. 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?
8. 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

Katherine R T Grange

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**21 Gilston Road, London SW10 9SJ**

**Tel: 0207 460 9448**

**Fax: 0207 565 2131**

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24 October 2003

Mr Merrick Cockell  
Leader of the Council  
Royal Borough of Kensington and Chelsea  
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. 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

Scott D. Malkin

527

26 FAWCETT STREET  
LONDON SW10 9EZ  
Tel: 020 7352 7779

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0/55

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

Dear Mr Cockell

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

I am writing to object to the application for planning consent for the Lots Road Power Station development referenced above.

The planned towers are thoroughly inappropriate for the area in terms of both aesthetics and logistics. The likely additional residents will further drain local resources and add to traffic congestion (which is already pretty unbearable). The planned height of the buildings means they would cast huge swathes of the area into unnatural shadow and darkness. I refer you to the council's own Unitary Development Plan which states that no building should be more than 6 or 7 storeys high along the riverfront.

I find it unconscionable that the council would grant permission for these plans as they fail to consider real needs in the area, namely open green spaces with light and safe access for children and families.

Has the Royal Borough not been punished enough with the unsightly and crime-breeding World's End Estate?

Yours sincerely



Luke Shiach

cc to  
Mayor Ken Livingstone  
Deputy Prime Minister John Prescott  
Michael French  
Tim Ahern  
John Thorne

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cc via email to  
Councillors Atkinson, Borwick, Buxton, Campbell, Corbet-Singleton, Cunningham, Dalton, Edge, Halbritter, Hanham, Harland, Hoier, Horton, Husband, O'Neill, Phelps, Tomlin, Simmonds, Weatherhead, Kingsley, Redman

M. S. HARRISON 529

24 Oct.

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PARK WALK SWIDON

Dear Mr. Cockell, LOTS RD. POWER STATION DEVEL.

I am appalled to hear of the application to build tower blocks in this area - The World's End ones already offend the eye from every aspect & are totally unrelated to the surrounding area. Tower Blocks are totally INHUMAN in scale are just Megamoney's pinners with no concern in any other direction. It would be most inappropriate from every point of view - As is stated traffic congestion is already beyond the limit - Parkland is urgently needed already for that area - Although I live in Park Walk - (it is more like "Park & Walk"!) apart from the Cemetery there are no public green areas in the area.

The Chelsea riverfront is precious. I took photographs of The Battersea Wren Church with beached Barges prior to the Transport development - That is totally obscured now! The shadows cast by such monsters also would be very oppressive.

Please enforce the recommendations of the UDP & Planning Brief for this site.

Yours sincerely Serena Harrison.



530

~~24<sup>th</sup> October 2003~~

ld

I would like to address the question of the

Is it possible that you are all so short-sited as not to understand that as you are slowly destroying the unique character of Chelsea, this unique part of England, you will very soon undermine all of what you are trying to do. As you erode what is so irreplaceable in this part of London, you will bring down its value.

Sincerely yours,

Haiderb Mg.

Haidee Becker Kenedy

# 35 EVELYN GARDENS

LONDON

SW7 3BJ

Work: 020 7629 2030 Fax: 020 7629 2040  
Home: 020 7373 3703 Mobile: 07808 139 569

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Ref: PMH/de

24 October 2003

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

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Dear Mr Ahern

## LOTS ROAD POWER STATION DEVELOPMENT AND 1325 PLANNING APPLICATION DPS/DCSW/PP/02/1324/JT

As a resident of the Royal Borough of Kensington & Chelsea, I am writing to outline my comments regarding the planning application by Circadian for the Lots Road site. I together with my family, object to the application on the following grounds:

- 1 I do not believe a twin tower development of 25 and 37 stories high is at all appropriate for the area in terms of density and appearance on the landscape of the historical riverside.
- 2 The height of the two 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 and general congestion to the Kings Road area and other nearby streets caused by this development will be totally unacceptable.
- 4 A Lots Road development should include areas for all Chelsea residents to enjoy, places for the children to play and green space along the riverfront for residents to enjoy and make best use of the views of the Thames.
- 5 In future, 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 shall more than 6 or 7 stories high along the riverfront.

Continued.....

2.

T Ahern Esq  
24 October 2003

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- 7 This development should be called in for a public inquiry 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 & Fulham has already approved the tallest of the twin towers (37 stores). Was it not mandatory for the Royal Borough of Kensington & Chelsea and Chelsea Planning Committee to have discussed the effect of this building on the Royal Borough of Kensington & Chelsea 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 your own UDP and Planning Brief for this site, both of which have been the subject of extensive consultation.

Yours sincerely

**MARK HOLLIDAY**  
pmh@hsmuk.com

cc. Mr John Prescott – Deputy Prime Minister  
Mr Ian McNally – Government Office for London  
Mr Ken Livingstone – Mayor of London  
Mr Michael French – Executive Director of Planning & Conservation  
Mr John Thorne – Area Planning Officer  
Mr Tony Holt – Vice Chairman Planning Services

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

Mr. François Freyeisen  
17 Oakley Gardens  
LONDON SW3 5QH

533

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

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

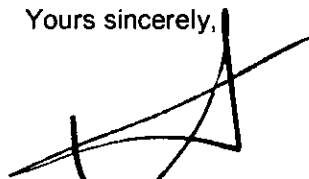
Dear Mr. French,

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 has 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,

  
François Freyeisen

EX DIR	HDC	TP	CAC	AD	CLU	A/C AK
R.B. K.C.	- 6 NOV 2003				PLANNING	
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24<sup>th</sup> October, 2003

Mr. François Freyeisen  
17 Oakley Gardens  
LONDON SW3 5QH

534

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

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

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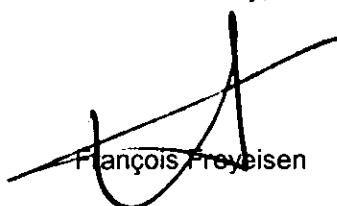
Dear Mr. Thorne,

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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 has 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,

  
François Freyeisen

Thorne, John W.: PC-Plan

From: tbendixson [t.bendixson@pobox.com]  
Sent: 25 October 2003 15:02  
Cc: RBKC Planning - Cllr Ahern (E-mail); Cllr.Atkinson@rbkc.gov.uk; RBKC Planning - Cllr Borwick (E-mail); Cllr.Buxton@rbkc.gov.uk; John Pringle; Michael.French@rbkc.gov.uk; RBKC Planning - Cllr Campbell (E-mail); RBKC Planning - Cllr Cunningham (E-mail); RBKC Planning - Cllr Dalton (E-mail); Cllr.Edge@rbkc.gov.uk; Cllr.Halbritter@rbkc.gov.uk; Cllr.Hanham@rbkc.gov.uk; cllr.harland@rbkc.gov.uk; RBKC Planning - Cllr Hoier (E-mail); Cllr.Holt@rbkc.gov.uk; Cllr.Horton@rbkc.gov.uk; RBKC Planning - Cllr Husband (E-mail); Cllr.O'Neill@rbkc.gov.uk; Cllr.Phelps@rbkc.gov.uk; Michael.Bach@odpm.gsi.gov.uk; tbendixson@onetel.net.uk; Cllr.Simmonds@rbkc.gov.uk; Cllr.Tomlin@rbkc.gov.uk; Cllr.Weatherhead@rbkc.gov.uk; John Thorne; Jenny Kingsley; Lots Road - Cllr. Redman (E-mail); Cllr.Moylan@rbkc.gov.uk; derek.myers@rbkc.gov.uk; leader@rbkc.gov.uk; David Waddell; falk.bressingham@btinternet.com; Angela Dixon; Collette Wilkinson; Kevin Isherwood; Richard.Case@rbkc.gov.uk; Chelseabrookes@aol.com; Ray@RayMoxley.com; Sir Ralph Halpern; David LeLay  
Subject: Lots Road Power Station Development

Dear Councillors

David Le Lay has written a formal Chelsea Society letter to Tom Ahern setting out the importance of rejecting the Lots Road scheme. May I as Planning Secretary, add a few points that I hope you will think relevant to this once-in-a-century decision.

Although the Steer Davies Gleeve report may make clear that traffic overload is not a determining factor, the twin towers scheme is still profoundly unacceptable. It promises to damage Chelsea on a scale that has not been done since the ugliness (however well-meaning) of the World's End Estate.

Let us consider the Circadian development in Fulham as well as Chelsea bearing in mind that if you reject it, the entire development will be called in for determination by the Deputy Prime Minister. Together we should then be able to change it into a design that would respects the genius of Chelsea Reach.

Circadian's proposal, notwithstanding the welcome ideas in it for the turbine hall and affordable flats, arrogantly disregards the entire planning process. It:

- Rides rough shod through just about every strategy and policy in the Unitary Development Plan
- Ignores the Council's planning brief
- Disregards Government planning guidance that development should be 'plan led'
- Would overlook and overshadow nearby flats, houses and streets
- Would focus gusting winds on the Thames Walk
- Disregards the policies in the Thames-side strategy
- And would move Chelsea Reach, with all its charm, significantly further towards being the Hong Kong of the West.

Just to take one Policy from the UDP (CD25). This commits the Council to ENSURING (my emphasis) 'that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.'

What 'material considerations' exist that justify the Council to disregard this and the weight of all the other evidence set out above? None. Certainly not the Section 106 'goodies' which could just as well be

negotiated for a scheme without skyscrapers.

Circadian's proposal treats the Council and its Plan with the utmost contempt. What the Councillors and residents of Chelsea are offered is another out-of-scale Penta (now Holiday Inn) Hotel or another brute Hyde Park Hilton. If today's Members give it permission, they and their grandchildren will all too soon view with the deepest regret Circadian's great, intrusive slabs of flats.

I urge you to reject this gross and unsuitable proposal.

Terence Bendixson  
Hon. Secretary Planning  
The Chelsea Society  
020 7352 3885

S36

0/55

29

**DAVID HUNT**

2 Moore Park Road  
London SW6 2JT

Tel: +44 (0)20 7385 0050/Fax: +44 (0)20 7385 0070

Our ref.: DH/dh/vs

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

537

25th October 2003

Dear Mr Ahern

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



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- Frequent, high capacity, affordable river bus services from Chelsea Harbour to Westminster and Festival piers.

The UDP and the Draft London Plan identify the need for high trip-generating development to be located in areas served by public transport and this development does not meet those criteria.

I am also concerned about increased road traffic congestion in the area generally (it's already at a standstill most days), about all traffic being routed through Lots Road and the risk of parking spilling over into surrounding streets, because of the low parking provision on the site.

I would expect RBK&C to limit development to the capacity of the existing road traffic and public transport systems or to request a more fundamental upgrade than that offered by the developers up until now.

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

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

Yours sincerely

David Hunt

cc Mr Ian McNally  
Mr John Prescott  
Mr Ken Livingstone  
Mr Merrick Cockell  
Mr Michael Portillo  
Mr Nigel Pallace

26 St. Luke's Street  
London SW3 3RP

tel: +44 20 7352 3199  
email: moya denman@virgin.net

25 October 2003

539

Mr Michael French  
Executive Director of Planning and Conservation  
The Town Hall  
Hornton Street  
London W8

Dear Mr French,

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

Although I do not live in the immediate vicinity of this development by Circadian, I am writing to object to the application because I care about the quality of life in Chelsea, of which I am a longstanding resident.

- An (unmatched) twin-tower development on this site is inappropriate for the area, where it would be completely out of proportion to surrounding buildings and would create a density of population that cannot conceivably be served by existing – or foreseeable in the short-to-medium term – facilities.
- The traffic likely to be generated by the project will clog up already congested main roads in the area, as well as the narrow side streets.
- The Council's own Unitary Development Plan states that no building along the riverfront should be more than 6 or 7 stories high; this proposal exceeds that height by more than 300%.
- The shadows cast by the towers, especially in spring, autumn and winter and at the beginning and end of each day, will blight surrounding buildings. The only area that will be unaffected will be the river, which lies to the south of the site.
- Despite the fact that Hammersmith and Fulham have approved the tallest tower, I believe that RBK&C should make sure that this proposal is called in for a public enquiry on the above grounds.

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

*Moya Denman*

Lady Denman

EX DIR	HDC	TF	CLC	AD	CLU	AD AK
R.B. K.C.	28 OCT 2003			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

59

22 St. Luke's Street  
London SW3 3RP  
Tel: 020 7352 8892

25 October 2003



Councillor Merrick Cockell  
Leader of the RBK&C Council  
The Town Hall  
Hornton Street  
London W8

Dear Councillor Cockell,


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

I am writing to object to this planning application because, although I do not live in the immediate vicinity, I care about the quality of life in Chelsea, of which I am a longstanding resident.

- A development including high tower blocks on this site is inappropriate for the area. It would be completely out of proportion to surrounding buildings and would create a density of population that cannot conceivably be served by existing – or foreseeable in the short-to-medium term – facilities.
- The traffic likely to be generated by the project will clog up already congested main roads in the area, as well as the narrow side streets.
- The Council's own Unitary Development Plan states that no building along the riverfront should be more than 6 or 7 stories high; this proposal exceeds that height by more than 300%.
- The shadows cast by the towers, especially in spring, autumn and winter and at the beginning and end of each day, will blight surrounding buildings. The only area that will be unaffected will be the river, which lies to the south of the site.
- Despite the fact that Hammersmith and Fulham have approved the tallest tower, I believe that RBK&C should make sure that this proposal is called in for a public enquiry on the above grounds.

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

  
Ann Featherstone

EX DIR	HDC	TF	CAC	AD	CLU	Q
R.B. K.C.		28 OCT 2003				PLANNING
N	C	SW	SE	APP	IO	DEC
		FEE				

22 St. Luke's Street  
London SW3 3RP  
Tel: 020 7352 8892

25 October 2003

Mr Michael French  
Executive Director of Planning and Conservation  
The Town Hall  
Hornton Street  
London W8

541

EX DIR	HDC	TP	CAC	AD	CLU	AC
R.B. K.C.	28 OCT 2003				PLANNING	
N	C	SV	SE	APR	IC	REC
			ARB	PPLN	DES	FEES

19

Dear Mr French,

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

I am writing to object to this planning application because, although I do not live in the immediate vicinity, I care about the quality of life in Chelsea, of which I am a longstanding resident.

- An (unmatched) twin-tower development on this site is inappropriate for the area, where it would be completely out of proportion to surrounding buildings and would create a density of population that cannot conceivably be served by existing – or foreseeable in the short-to-medium term – facilities.
- The traffic likely to be generated by the project will clog up already congested main roads in the area, as well as the narrow side streets.
- The Council's own Unitary Development Plan states that no building along the riverfront should be more than 6 or 7 stories high; this proposal exceeds that height by more than 300%.
- The shadows cast by the towers, especially in spring, autumn and winter and at the beginning and end of each day, will blight surrounding buildings. The only area that will be unaffected will be the river, which lies to the south of the site.
- Despite the fact that Hammersmith and Fulham have approved the tallest tower, I believe that RBK&C should make sure that this proposal is called in for a public enquiry on the above grounds.

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

*Ann Featherstone*

Ann Featherstone

22 St. Luke's Street  
London SW3 3RP  
Tel: 020 7352 8892

25 October 2003

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

542

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	28 OCT 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

23

Dear Mr Thorne,

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

I am writing to object to this planning application because, although I do not live in the immediate vicinity, I care about the quality of life in Chelsea, of which I am a longstanding resident.

- An (unmatched) twin-tower development on this site is inappropriate for the area, where it would be completely out of proportion to surrounding buildings and would create a density of population that cannot conceivably be served by existing – or foreseeable in the short-to-medium term – facilities.
- The traffic likely to be generated by the project will clog up already congested main roads in the area, as well as the narrow side streets.
- The Council's own Unitary Development Plan states that no building along the riverfront should be more than 6 or 7 stories high; this proposal exceeds that height by more than 300%.
- The shadows cast by the towers, especially in spring, autumn and winter and at the beginning and end of each day, will blight surrounding buildings. The only area that will be unaffected will be the river, which lies to the south of the site.
- Despite the fact that Hammersmith and Fulham have approved the tallest tower, I believe that RBK&C should make sure that this proposal is called in for a public enquiry on the above grounds.

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

*Ann Featherstone*

Ann Featherstone

Alexandra S. Friedman  
2 St. Leonard's Terrace  
London SW3 4QA

25 October 2003

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

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

Dear Mr. French,

I am writing to express my objection to this size and scale of this project.

A twenty five storey tower along the riverfront of Chelsea would be a visual disaster. I believe that the Chelsea Riverfront is one of the Conservation Areas described in the UDP as an area to be protected from development of this nature. The UDP states 7 stories as a maximum height. It also contravenes the recommended density levels according to Draft London Plan and the Government Guidelines.

Furthermore, this proposal is not in keeping with any of the rest of Chelsea where the building height is generally quite uniform and of human scale. (And I might add that this feature is what makes Chelsea so attractive.)

Apart from the visual eyesore it would create, there is a very real concern about the addition of so many new residences and business without the necessary public transportation to support them. How will all these people commute when there is no underground facility and the local roads are already clogged?

Neither is there the appropriate educational, health, fire and policing facilities for such a concentration of new residents.

I am in favour of refurbishing the Lots Road Power Station into a mixed use facility but the inclusion of such a tall tower will cast a very long shadow in more ways than one.

Circadian have a Hong Kong mindset which is not appropriate or sympathetic to Chelsea. Please refuse this application, again.

Yours sincerely,

*A Friedman*  
Alexandra Friedman

**Professor Bernard Nevill  
West House, 35 Glebe Place,  
London SW3 5JP  
020 7352 2625**

544

26 October 2003

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

Dear Mr Cockell,

Lots road Power Station Development Planning Application Ref DPS/DCSW/PP/02/1324  
and 1225/JT

I am in favour of the restoration for domestic/housing of the splendid historic industrial architectural building which forms the Power Station at Lots Road, provided that the new buildings surrounded it are sympathetic to the site and allow more green space along the riverfront for residential leisure.

However, I object to the above application for the following reasons:

1. It is monstrous that the London Borough of Hammersmith and Fulham have already approved the tallest of the twin towers (37 storeys) and I trust that the RBK & C will strongly oppose this. A twin tower development is inappropriate for the area.
2. The increased traffic to the Kings Road and other adjoining streets caused by this development will be unacceptable.
3. The proposed development contravenes the council's unitary development plan which states that no building should be more than six or seven storey's high along the riverfront.
4. I urge that you enforce the recommendations of the UDP and Planning Brief for this site both of which have been the subject of extensive consultation. This development should be called in for a public enquiry.

Yours faithfully,

(sent via email)

Professor Bernard Nevill





0/57

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

**From:** Cllr-Cunningham  
**Sent:** 27 October 2003 11:44  
**To:** Thorne, John W.: PC-Plan  
**Subject:** FW: Objection to Lots Road Planning Application

545

Dear Mr Thorne

Please add this to the list of objectors.

Cllr.Keith Cunningham

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

From: James Scott [mailto:james\_rb\_scott@yahoo.co.uk]  
Sent: 27 October 2003 10:45  
To: cllr.atkinson@rbkc.gov.uk; cllr.borwick@rbkc.gov.uk;  
cllr.buxton@rbkc.gov.uk; cllr.campbell@rbkc.gov.uk;  
cllr.corbet-singleton@rbkc.gov.uk; cllr.cunningham@rbkc.gov.uk;  
cllr.dalton@rbkc.gov.uk; cllr.edge@rbkc.gov.uk;  
cllr.halbritter@rbkc.gov.uk; cllr.hanham@rbkc.gov.uk;  
cllr.harland@rbkc.gov.uk; cllr.b.hoier@rbkc.gov.uk;  
cllr.horton@rbkc.gov.uk; cllr.husband@rbkc.gov.uk;  
cllr.oneill@rbkc.gov.uk; cllr.phelps@rbkc.gov.uk;  
cllr.tomlin@rbkc.gov.uk; cllr.simmonds@rbkc.gov.uk;  
cllr.weatherhead@rbkc.gov.uk; cllr.kingsley@rbkc.gov.uk;  
cllr.redman@rbkc.gov.uk  
Subject: Objection to Lots Road Planning Application

Dear Sir/Madam

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 because of transport and traffic, mass height and density, its being located on the historic riverfront of Chelsea, and lack of open green space.

Furthermore 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.

Regards

James Scott on behalf of Rosalind Abrahams

---

Do you Yahoo!?  
Exclusive Video Premiere - Britney Spears  
<http://launch.yahoo.com/promos/britneyspears/>

No address

French, Michael: PC-Plan

C.C. JT.

546

From: Tim Ahern [Tim.Ahern@btinternet.com]  
Sent: 27 October 2003 13:05  
To: Michael.French@rbkc.gov.uk  
Subject: Fw: Lots Road Power Station Development



Please can this be distributed.

Thanks

Tim Ahern

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

From: <malcolm.cottrall@ukgateway.net>  
To: <Cllr.ahern@rbkc.gov.uk>  
Cc: <Cllr.holt@rbkc.gov.uk>; <Cllr.corbet-singleton@rbkc.gov.uk>;  
<Cllr.moylan@rbkc.gov.uk>  
Sent: Sunday, October 26, 2003 3:44 PM  
Subject: Lots Road Power Station Development

> Dear Councillor,  
> Please find attached copy of my letter to Mr Cockell re: the above. I  
gather that he is currently abroad, and you being more directly involved may  
be able to register my objection more effectively. Thank you in  
anticipation!

> Yours sincerely,

> Malcolm F. Cottrall (BA, MSc, PhD)

> \*\*\*\*\*

> 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.

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RefL39

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547

4 Edith Terrace,  
London,  
SW10 0TO.

AM  
24/10

Tel/Fax + 44 020 7352 6631

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

Copies to Councillor Priscilla Frazer,  
Councillor Barry Phelps.

October 27, 2003

Dear Mr. Cockell,

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

*I would like to register my strong objection to the above application. There is already much too much traffic on the King's Road and this is likely to become worse as the new residential developments along Imperial Road become occupied. Introducing further high density developments on Lots Road makes little sense. The traffic created would have to use either the embankment or the King's Road, and neither of these is wide enough to take much more. I am sure our excellent Council will not wish to be associated with an application which looks like a major planning disaster!*

Yours sincerely,

Malcolm F. Cottrall

COPY TO CLLR. KEITH CUNNINGHAM

Christy Austin  
2 Sydney Close  
London SW3 6HN

548

Councillor Tim Ahern  
Chairman  
RBK&C Planning Services Committee  
5 Campden Hill Square  
LONDON W8 7LB

27 October 2003

Dear Councillor Ahern

I would like to express the following concerns I have about the Lots Road Power Station Development Plan. I hope you will take these into account when the matter comes before you tomorrow evening. No one I have spoken to in the Royal Borough of Kensington and Chelsea has been in favour of the proposal. Most people have been horrified at the height and density of the buildings, and most disappointed that such a large development was not brought to their attention by the Council for comment. Here are my concerns.

1. The proposal represents a significant departure from the Council's UDP adopted in May 2002 (and the 1999 Planning Brief) most particularly in respect of HEIGHT

-the UDP requires new buildings to be no greater than the general level of existing buildings with a special requirement that buildings near the river should not be higher than the general building height to the east of Blantyre Street, ie: 4-5 storeys. The tower would be 25 floors making it 81.5 metres tall plus a 15 metre pole.

-the Brief sets a maximum DENSITY of 350 hrph: the scheme would have a density of 667 hrph (the EMPLOYMENT PROVISION is also less than the UDP requires).

2. An earlier application was robustly refused by the Council in March 2002. Why is the present scheme, which is little different, acceptable? The officer's explanation of the 'improvements' is very weak and relies on a subjective evaluation of architectural quality.

3. It is common sense that the tall buildings will cast **Shadows** reducing daylight and sunlight reaching the buildings around them: even the report admits that standards will not be fully met.

4. Residents (2,000 within the development) and others cannot be prevented from owning and using cars. There **WILL** be an increase in traffic. Roads which are presently **CONGESTED** will become **GRID LOCKED**. There is no opportunity to increase the carriageway width.

549

5. The percentage of affordable housing is less than the 50% required by the London Plan. Furthermore the affordable units suggested are the absolute minimum guideline sizes:

A one bedroom unit is 45 Square metres (148 square feet)

A two bedroom unit is 67 square metres (219 square feet)

A three bedroom unit is 77 square metres (253 square feet)

Increasing the standard would reduce the numbers still further. The suggested service charge of £29 per week (£1508 per year) could be unaffordable on top of the cost of living in the unit.

6. The open space provision is inadequate, and a large part of this is in the power station building and thus unavailable when the building is closed.

### **WHO WANTS THIS DEVELOPMENT?**

The OPPOSITION is ENORMOUS and WELL REASONED. This waterfront already has a symbolic landmark in the two towers of the power station which would be retained. The Farrell skyscrapers are unnecessary.

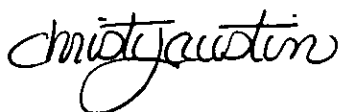
Members of the planning committee who are in favour can only be blinded by the £5 million 'bribe' for community benefits offered by the developers in the revised scheme.

Officers who recommend the scheme for approval seek to avoid a major planning inquiry which they could find professionally embarrassing and time consuming.

Do not let the residents of the RBK&C down. Although in favour of sympathetic development of this site, we do not want the development as proposed. The best solution is to clear the drawing board and start afresh adhering to the existing rules and guidelines.

Thank you for your time.

Yours sincerely

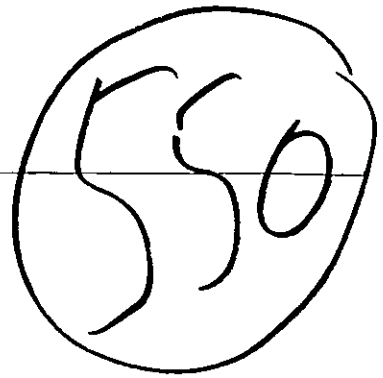


Christy Austin

Copies to: M. J. French, Members of the Planning Services Committee, Mr. Merrick Cockell, Ward Councillors, John Prescott, Councillor Ian Donaldson, Mr. McNally and Mr. Ken Livingstone

**French, Michael: PC-Plan**

**From:** Jill, Duchess of Hamilton [apra38@dsl.pipex.com]  
**Sent:** 27 October 2003 20:33  
**To:** Michael.French@rbkc.gov.uk  
**Cc:** William Dorrell  
**Subject:** Lots Road Planning



Please pass this to Mr Cockerell and other members of the Planning Committee.

The tragic accident in the Kings Road on Saturday afternoon when a pedestrian was run over and nearly killed by a No. 11 bus highlights how inappropriate it is for the Kings Road to be both a tourist destination and a main thoroughfare.

Locals and tourists are forced to sidestep into the gutter, endangering their lives, to get passed dawdling couples and phalanxes of women with double-prams. Already the Kings Road, both on the road and on the pavement, are over-populated. The proposed new Lots Road proposed development will increase the mayhem, especially on Saturdays and in the summer.

The historic Kings road was not built as a highway. It cannot cope with massive traffic. This is especially bad as there is NO alternative public transport apart from buses which, because of the traffic, are often pretty slow. There is no tube or train, only one form of public transport.

Traffic is one thing. The development is also totally inappropriate for the twin towers proposed by Circadian to go ahead for other reasons:

1. The architecture does not fit in with the recommendations of the Chelsea Society, and exceeds the recommended height by 30 floors. There is also insufficient allowance for opening up the views to the river front.
2. The development does no favours to the historic industrial and extremely pleasing industrial architecture of Lots Road Power Station – which, in the 1960s, lost two of its original four chimneys.

Yours sincerely, Jill Hamilton,

52 Elm Park Gardens,  
London SW10 9PA  
tel 020 7351 4266  
Hamilton  
Jill Hamilton  
[apra38@dsl.pipex.com](mailto:apra38@dsl.pipex.com)

telephone 0207 351 4266  
52 Elm Park Gardens,  
Chelsea, London SW10 9PA

MARY REMNANT

M.A. (Oxon.), D.Phil. (Oxon.), F.S.A., G.R.S.M., A.R.C.M.

28 OCT 2003

Tel (0207) 352 5181

15, Fernshaw Road  
Chelsea  
London  
SW10

27.10.2003.

Merrick Cockell, Esq.,  
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

The proposed Lots Road Power Station Development will add to the ugliness already inflicted on Chelsea by the World's End Estate and is an obvious target for suicide bombers, quite apart from adding considerably to the local traffic congestion which is bad enough already.

Certainly something must be done at Lots Road but it must be discreet, thus helping to preserve the character of one of the most picturesque and historic parts of London.

Yours sincerely,

*Mary Remnant*

Dr. Mary Remnant.

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K.C.						
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27.10.2003

SSZ

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Dear Mr Gherme

I have just been given a copy of your information letter concerning the Lotts Road Power Station development. It sounds unhealthy (no open spaces) and far too tall.

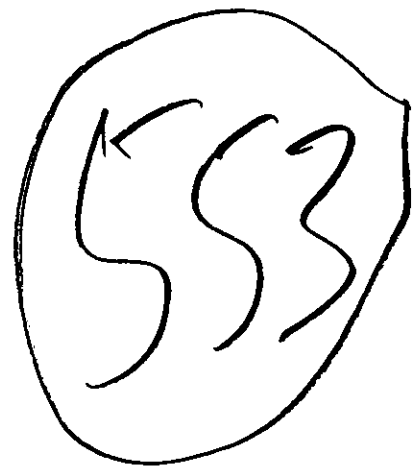
I hereby send to you my voice of disapproval. As you suggest, it looks entirely as though a foreign interest Agency is out to make money. If it is such a good idea, why don't our own developers take it up?

I do not possess a copy, so repeating the letter is difficult, but I hope at least this will be one objection more.  
Yours ever  
Alison Forlin

1a, Bowerdean Street,  
London, SW6 3TN.

Tel/Fax: 020 7731 6387  
e-mail: shahbenderian@aol.com

27 October, 2003



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

Dear Mr. Thorne,

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

With reference to the planning application by Circadian for the Lots Road site, I write to object to the application on the following grounds:

1. It is my belief that the twin tower development proposed would, due to its size, adversely affect the appearance of the riverside landscape, which is already being spoilt.
2. The development would create very severe traffic problems in the area due to an increase in population density and would require expenditure on increased medical care, education, recreation, fire control and policing services as well as transport facilities.

I consider that a public enquiry should now be held concerning this proposed development.

Yours sincerely,

Dr. Peter Shahbenderian

EX DIR	HDC	TF	CAC	AD	GLD	AC
R.B. K.C.		06 NOV 2003			PLANNING	
N	C	SW	SEV	APP	IO	REC
		ARG		FF	DES	FEES

*[Handwritten initials and a large '8' in a circle are visible over the stamp.]*

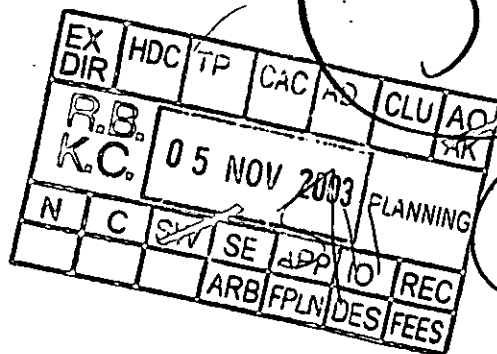
cc Michael French

# VICTORIA WAYMOUTH

interiors

27<sup>th</sup> October 2003

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



Dear Mr Cockwell

## Lots Road Power Station Development

Planning Application Ref: DPS/DCSW/PP/02/1324/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 two buildings, of 25 and 37 storeys high, is appropriate for the area both in terms of density and its appearance on this historical riverside landscape.
- 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 the transport and traffic, mass height and density, the historic riverfront location, lack of open green space with light.
- The added traffic to The Kings 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, including areas for children and green space along the riverfront to open up 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 height of the two 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.

Cont/d...

## LADY VICTORIA WAYMOUTH

30 Old Church Street Chelsea London SW3 5BY  
Tel: 020 7376 5244 Fax: 020 7351 3927 E-mail: vwi@btclick.com

VAT 461 5302 73

/ 2 /

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- 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 & 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 of extensive consultation.

Yours sincerely

Victoria Waymouth

Lady Victoria Waymouth

Cc From RBK&C:

- Cllr Tim Ahern, Chairman Major Planning Applications Committee
- ✓ Mr Michael French, Executive Director of Planning & Conservation
- Mr John Thorne, Area Planning Officer
- Mr Tony Holt, Vice-Chairman Planning Services

Also:

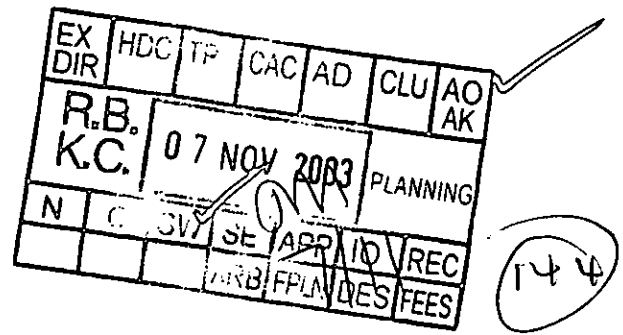
Mr John Prescott, Deputy Prime Minister  
Mr Ian McNally, Government Office for London  
Mr Ken Livingstone, Mayor of London

EX DIR	HDC	TP	DAC	AD	CLU	AO AK
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7 Britannia Rd  
Fulham London  
SW6 2HJ

556

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



28 October 2003

Dear Mr French

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

557

- A firm commitment to a station on the proposed Chelsea-Hackney (CrossRail 2) line and
- Frequent, high capacity, affordable river bus service from Chelsea Harbour to Westminster and Festival piers.

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

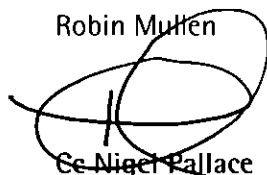
I am also concerned about all traffic being routed through Lots Road and the risk of parking spilling over into surrounding streets, because of the low parking provision on the site.

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

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

Yours sincerely,

Robin Mullen



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

EX DIR	HDC	TP	CAC	AD	CLL	AO LA
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N	C	SW	SE	APP	ARB/FPL/DES/FES	

From: Elizabeth  
Roberts (Mrs)

52 Paultons Square  
London SW3 5DT

Oct 27th 2003

COPY FOR  
Michael French

Mr. Menick Cocker  
Leader of the Council  
The Town Hall  
Hornton St  
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AR
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Dear Mr Cocker  
Lots Road Power Station Development  
Planning Application Ref: DPS/DCSW/PP/02,

1324 + 135/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 grounds of:

- \* Height of towers - shadows cast
- \* Traffic increase resulting
- \* Pressure on local services
- \* Inappropriateness of high tower design for riverside location
- \* Density

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 Elizabeth Roberts

## Thorne, John W.: PC-Plan

---

**From:** Cllr-Cunningham  
**Sent:** 28 October 2003 13:30  
**To:** Thorne, John W.: PC-Plan  
**Subject:** FW: Lots Road Power Station Development

559

Dear Mr Thorne

Yet another complainant for your records.

Cllr.Keith Cunningham

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

**From:** Malcolm Rudland [mailto:mrudland@talk21.com]  
**Sent:** 28 October 2003 13:12  
**To:** Cllr.Cunningham@rbkc.gov.uk  
**Cc:** Cllr.Corbet-Singleton@rbkc.gov.uk  
**Subject:** Lots Road Power Station Development

**From:**  
Malcolm Rudland  
32a Chipperfield House  
Cale Street  
London  
SW3 3SA  
Tel/Fax 020 7589 9595  
Mobile 07761 977155  
e-mail : mrudland@talk21.com  
website : malcolmrudland.org

Dear Councillors,

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

I am writing to object to this 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 spaces 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 height 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 stories). 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,

Malcolm Rudland.

560

**33 Holmead Road  
London SW6 2JD  
Tel: 020-7736 1397**

561

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

28<sup>th</sup> October 2003

Dear Mr French

TOWN AND COUNTRY PLANNING ACT 1990  
LOTS ROAD POWER STATION DEVELOPMENT  
PLANNING APPLICATION BY CIRCADIAN (REF: DPS/DCSW/PP/02/1324 &  
1325)

I am writing to object to the above planning application on the grounds that such a tall twin tower development is not appropriate for the area in terms of:-

1. Density and appearance on the historic riverside
2. Shadows cast over Chelsea
3. Unacceptable additional traffic.
4. Inappropriate use of space.
5. Contravention of the Council's Unitary Development Plan.

I strongly urge you to call this development in for a public enquiry and to enforce the recommendations of the UDP and Planning Brief for this site.

Yours sincerely,

Rupert Merton  
Steph Merton  
Gemma Merton  
Georgia Merton  
Poppy Merton  
Tom Maconie



Flat 9  
Chelwood House  
11 Embankment Gardens  
London  
SW3 4LL

28<sup>th</sup> October 2003

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

Dear Mr French

**LOTS ROAD POWER STATION DEVELOPMENT  
PLANNING APPLICATION REF:**

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

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

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

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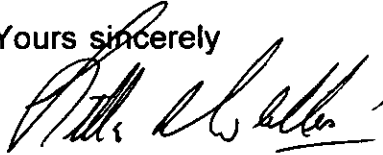
request a more fundamental upgrade than that offered by the developers up until now.

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

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

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

Yours sincerely



Stella Walters

17 Wellington Square  
London SW3 4NJ

28<sup>th</sup> October 2003

564

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

Dear Mr French

**Re. Lots Road Power Station Development,  
PLANNING APPLICATION REF. DPS/DCSW/PP/02/1324 AND 1325/JT**

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

1. Overdevelopment of the site causing adverse environmental, traffic and amenity impacts on the surrounding residential areas. The proposed density is nearly twice the highest recommended figure in the RBK&C UDP and the Planning Brief for the site. This represents gross overdevelopment and the Council should enforce the maximum density set out in those documents, unless public transport in the area is improved significantly.
2. Scale, massing and height of the proposed tower blocks is inappropriate to the locality. RBK&C should insist that the UDP and Planning Brief for the site are respected: the height should be no greater than the general level of buildings east of Blantyre Street, or 6/7 storeys, or subordinate to the height of the existing power station.
3. Inadequate transport and traffic proposals: the existing transport and road systems will not be able to cope with the increase in population and commercial activity, particularly if all the forthcoming developments in the area are taken into account. The area must be upgraded before any high density development is permitted, including:
  - New station on the West London (OrbiRail) Line at Chelsea Harbour and
  - A firm commitment to a station on the proposed Chelsea-Hackney (CrossRail 2) line and
  - Frequent, high capacity, affordable river bus service from Chelsea Harbour to Westminster and Festival piers.
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I expect RBK&C to enforce the recommendations of the UDP and Planning Brief for this site, both of which have been the subject of extensive public consultation.

Yours sincerely

K. Deuss

*[Handwritten signature]*

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17 Wellington Square  
London SW3 4NJ

28<sup>th</sup> October 2003

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

85  
4/11  
565

Dear Mr Thorne,

**Re. Lots Road Power Station Development,  
PLANNING APPLICATION REF. DPS/DCSW/PP/02/1324 AND 1325/JT**

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

1. Overdevelopment of the site causing adverse environmental, traffic and amenity impacts on the surrounding residential areas. The proposed density is nearly twice the highest recommended figure in the RBK&C UDP and the Planning Brief for the site. This represents gross overdevelopment and the Council should enforce the maximum density set out in those documents, unless public transport in the area is improved significantly.
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3. Inadequate transport and traffic proposals: the existing transport and road systems will not be able to cope with the increase in population and commercial activity, particularly if all the forthcoming developments in the area are taken into account. The area must be upgraded before any high density development is permitted, including:
  - New station on the West London (OrbiRail) Line at Chelsea Harbour and
  - A firm commitment to a station on the proposed Chelsea-Hackney (CrossRail 2) line and
  - Frequent, high capacity, affordable river bus service from Chelsea Harbour to Westminster and Festival piers.
4. Inadequate public amenities: there is already a deficit in local amenities, including public open space, sports facilities, schools and health centres, and this development will do nothing to improve it. In particular, the proposals for public open space fall well short of the standards set out in the UDP.

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

Yours sincerely



K. Deuss