



THE CHELSEA SOCIETY

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

President THE LORD GIBSON, M.A., HON.D. LITT.

Chairman DAVID LE LAY, R.I.B.A.

Hon. Secretary MARY FISHER, L.V.O.

15 TRYON HOUSE
MALLORD STREET
LONDON SW3 6AJ

Councillor Andrew Fane, Esq.M.A., F.C.A.
Deputy Chairman
Town Planning Committee
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX.

24th April, 1990

Dear Councillor Fane

Re: Chelsea College Site, Hortensia Road, SW10
Application reference nos. 90/0296 and 89/2137

I was most surprised to note that these applications are to be considered by the Town Planning Applications Sub-Committee this evening. As both of these applications had previously been referred to the Town Planning Committee by the Sub-Committee and the main Committee asked that Officers carry out further negotiations with the applicants, it would surely be highly irregular and inappropriate for the Sub-Committee to make a decision other than to recommend that both applications be referred to the main Committee for determination; especially as the result of the negotiations that have taken place concede far too much to the applicants and if approval were granted (as recommended in respect of one of the applications) the Council will have effectively sanctioned the dishonest practises employed by the applicants which would make a nonsense of the whole Planning process.

These applications still seek a greater amount of office accommodation than that which planning permission was granted in 1988 and also to retain a partially constructed building which is of substantially greater bulk than that for which permission was granted.

We fail to understand why the enforcement action proceedings which were instigated in October 1989 are not being rigorously pursued; these prevarications will not help the Council's case if these proceedings were to result in an Appeal heard by a Department of Environment Inspector.

Yours faithfully



David Le Lay

Copy to: Director of Planning and Transportation

- ① Increased density
- ② too many people (too many cars) - 1
- ③ Overcrowded nest - 2
- ④ See school of fish - 3 6 7
- ⑤ Increased height / bulk - 4 5
- ⑥ Increased density / increased offspring - Cheloni Scaevola 8

⑧

+ letters from Goodwill ✓
 + " " Rings of Goodwill

- Ward - Katerina's house
- Ware - Carl's Bk
- Widd - 22 Quater House
- Wright - 32 " " " "
- Cheloni Scaevola - X perennials off Altia
- Weyler - 36 " " " "
- Willes - 28 A " " " "
- Wilmington - 16 Knifs House
- Wible - 36 Glee House
- Ward - X perennials next Altia



Scope

Hortensia Rd
60 objectors.

Front 4137

Piecemeal fashion - effect of entire deot.

Front : ^{20m.} Ht + plan + density.

Challenged
Lesser envelope.
2 months.

Sunlight

Plans do not correspond to actual on site.

? Validity.

Order for further

Legal submission.

Dispute of words v. plans.

Plans called in aid.
600 sq.m. - 675 sq.m.
2:1 plot ratio.

Anti.

22.12.88 approval - mistakes on sites.

Two regularizations.

12th April submitted - now 24th.

Not in favour of piecemeal.

SO 47 : Enforcement action.

31 supporters

Objections

David Campion

McCormack.

Restaurant - tourists area.

Oss St Res Assoc.

Ducting - small.

Numerous local estabs.

Loss of shop.

Hours + numbers condition.

8. 11 pm.

Traffic considerations.

Light + views.

Overprovision - no precedent

Permission ? OK

Extension why.



THE CHELSEA SOCIETY

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

To M J F / BC
for file

with compliments



THE CHELSEA SOCIETY

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

President THE LORD GIBSON, M.A., HON.D. LITT.
Chairman DAVID LE LAY, R.I.B.A.

Hon. Secretary MARY FISHER, L.V.O.
15 TRYON HOUSE
MALLORD STREET
LONDON SW3 6AJ

Councillor Andrew Fane, Esq.M.A., F.C.A.
Deputy Chairman
Town Planning Committee
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX.

RECEIVED BY D. P. T.				
On 24 APR 1990 93				
24th April, 1990				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	OPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AO ACK

Dear Councillor Fane

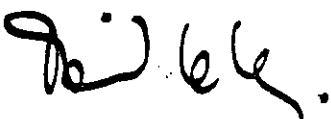
Re: Chelsea College Site, Hortensia Road, SW10
Application reference nos. 90/0296 and 89/2137

I was most surprised to note that these applications are to be considered by the Town Planning Applications Sub-Committee this evening. As both of these applications had previously been referred to the Town Planning Committee by the Sub-Committee and the main Committee asked that Officers carry out further negotiations with the applicants, it would surely be highly irregular and inappropriate for the Sub-Committee to make a decision other than to recommend that both applications be referred to the main Committee for determination; especially as the result of the negotiations that have taken place concede far too much to the applicants and if approval were granted (as recommended in respect of one of the applications) the Council will have effectively sanctioned the dishonest practises employed by the applicants which would make a nonsense of the whole Planning process.

These applications still seek a greater amount of office accommodation than that which planning permission was granted in 1988 and also to retain a partially constructed building which is of substantially greater bulk than that for which permission was granted.

We fail to understand why the enforcement action proceedings which were instigated in October 1989 are not being rigorously pursued; these pre-varications will not help the Council's case if these proceedings were to result in an Appeal heard by a Department of Environment Inspector.

Yours faithfully


David Le Lay

Copy to: Director of Planning and Transportation /

54, Hortensia House,
Hortensia Road,
London.
S.W.10 OQP

20th April, 1990

Miss C.M.Dent,
Director of Planning and Transportation,
Dept. 705
The Town Hall,
Hornton Street,
London, W.8 7NX

RECEIVED BY D. P. T.
On 23 APR 1990 38

DC N	DC C	DC S	DC E	DC
ARB	D.F.L.M	RECORDS	DPT	ENV. PLAN
DUPT	LD	TPRS	BUILD CONTROL	AO ACK

23/4

Dear Miss Dent,

COUNCIL NOTICE OF DEVELOPMENT TP/89/2137/S
CHELSEA COLLEGE SITE, HORTENSIA ROAD, S.W.10

Thank you for your letter of 12/4/90 regarding the latest planning application for the above site.

Since the 14th August 1988 we have written many letters in-protest of this development. Our views remain the same.

Our objections to the present application are as follows:-

1. The buildings are too high and too close to Hortensia Estate reducing the amount of light enjoyed by the tenants..
2. The proposed amendment for office use will further increase the traffic requirement for parking in an already congested road used as a feeder-route between Fulham Road and Kings Road.
3. It seems that the builders are trying to obtain far greater density of occupation than should be borne by this area.

We trust that these objections will be presented to the Committee successfully.

Yours sincerely,

Teresa and Mary Wyatt

Teresa and Mary Wyatt.

23/4

8 A Gunter Grove
Handac SW10 0UT
19. April 1990

Miss C. M. Dent
Director of Planning & Transport
Town Hall, Hornton Street

RECEIVED BY D. P. T.				
t SW9 73 APR 1990 34				
DC N	DC C	DC S	DC E	DC
APP	PLAN	RECORDS	DPT	ENV. PLAN
DDPT	IO	TRANS.	FIELD CONTROL	NO

Dear Miss Dent,

Re: Chelsea College Site
Hortensia Road

Thank you for your letter of 12 April 1990 received on 14th. Since I had a reply to my previous letter to you on 1st April 1990, I am confused as to what is going on at the site. I find the plans difficult to understand but I can see that the building is in a very advanced state. I can only believe that the new application is an effort to introduce offices into our area at all costs, this being the thin edge of an eventual wedge. This is a residential area & we wish it to stay that way - we do not want the extra traffic & parking problems & litter that offices at this site would create in such a congested area.

I must say I am concerned that, not having been notified in the first place of this development, notices of the proposed change have been sent at times giving next to no time to object. One came at Christmas (over)

At this one at Easby, when in both cases there is
no mail for several days, the Town Hall is
closed & many people are away on holiday.
At this time we have only 5 working days when the
Town Hall is open 17th April - 23rd April, provided
one is not away, to see the plans & write to you
before the meeting on 24th April 1930.

So would you please make my
objections & observations known to the Town
Planning (Applications) Sub-Committee at
their meeting on 24. 4. 30?

Thank you

Yours sincerely

D. Baynes

(Mrs BOURGUIGNON)

Royds Barfield
Solicitors

G. X. Co. Standish
A. M. R. Alexander
A. A. Macey
R. J. Lloyd Davies
C. H. Wight

N. M. Woodman
J. M. H. Woodland
A. S. J. Southgate
S. Whincup

Our Ref: **SAW/REIN/STO.40-4** Your Ref:

2 Crane Court, London EC4A 2BL

Telephone: 01-583 2222 (20 Lines)

Telex: 28198

Fax: 01-583 2034

DX 102 London

And at
10 Crown Lane, Merden, Bucks. HP4 6BB 01 642 1067

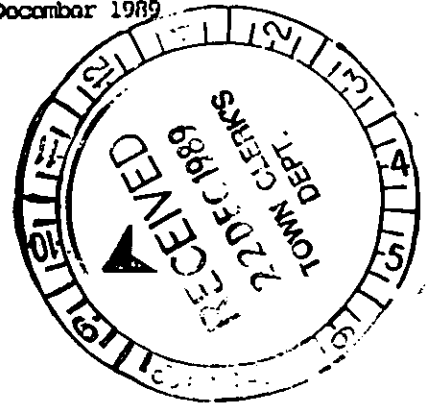
B.C.L.
I think you've
done well this!
R

~~TELETYPE~~

21st December 1989

BY FAX: 01-938 1445
BY POST

The Chief Executive
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
LONDON W8 7NX



Dear Sirs

Re: DEVELOPMENT AT HORTENSIA ROAD, CHELSEA, LONDON, SW10

We refer to our previous correspondence, culminating in our letter to you of 15th November 1989. There are a number of additional points that we believe should be placed on record at this juncture and these are set out below:

- 1> We refer in our previous letter to the fact that any breach of condition 8 of the Planning Permission dated 22nd December 1988 renders the entire permission null and void. Clearly the developers have varied from their own proposals by their own admission. The Residents will expect your Authority to invoke this condition. It was accepted by you at the meeting on 14th November that a new Planning Application covering the entirety of the development would now have to be submitted. We understand that in fact the new Application relates only to part of the development and would you therefore please confirm that you will be insisting on a fresh Application being submitted dealing with the development in its entirety. In doing so your Authority should consider afresh the consequences of this development upon the area, given that there appear to have been significant irregularities in the context of the original application.
- 2> You have previously been notified by our Client and the other Residents of Gunter Grove that substantial confusion has been caused in the minds of all concerned as a result of the misleading plans and the model submitted in support of the original Application. We are instructed that such plans were not properly drawn to scale and that the site model effectively represented the buildings adjoining the development site at more than double their actual size, in

comparison with the buildings forming part of the development. Clearly, this gave those few Residents who actually had foreknowledge of the development, a totally wrong conception of the nature and effect of the proposal. Even now such of the plans that our Clients have seen in respect of the new application do not appear to correct a number of the obvious errors.

- 3> We are aware that a consultation process was undertaken by the Developers. However, both our Client and other Residents have made it clear to you that notwithstanding the evidence that was submitted in support of the Planning Application, that in fact only a small number of Gunter Grove Residents were actually "consulted". Furthermore, as we have stated above, those who were notified were, we are informed, supplied with inaccurate information and in some cases their views were misrepresented.
- 4> In the light of 2 and 3 above, we therefore consider it of crucial importance that the Residents of adjoining properties are consulted in connection with any new Planning Application concerning the development site. At the meeting on 14th November, you assured the Residents that they would be consulted over the question of the whole development and would be supplied with all necessary information in that regard. In addition, the Residents were notified that a further meeting would take place to explain the final proposals and also that the Residents would be permitted to address the Planning Committee Meeting before a final decision on fresh application was taken. Would you kindly confirm that arrangements are being made to implement this consultation process and advise us of the date on which it is envisaged a further meeting with the Residents should take place.
- 5> As a result of our Client's intense concern, as you are aware, he has felt it necessary to instruct his own Surveyor and Planning Consultant. Our Client is advised that it is clear that the development as originally approved does not meet your own standards for light, privacy, density, volume of office use etc. in a number of material respects. Clearly in the context of the new application the Residents expect that your authority pays full regard to its own standards. If these are felt to be inappropriate we would therefore invite your comment on why the normal standards applicable to developments of this nature are not being applied in this case. The unfortunate history to date in relation to this proposed development is a matter for deep concern by the Residents bearing in mind its significant

Royds Barfield

Continuation Sheet No

and adverse impact on the nature and amenity of the adjoining properties which is likely to ensue if the same proceeds in a form which follows the earlier proposals.

We look forward to hearing from you on the above points as soon as possible.

Yours faithfully



Royds Barfield

cc. Planning Department

E. A. Powdrill & Associates,
Ptolemy House,
Lower Wharf,
Reading Road,
Wallingford OX10 9AP.

Tel 0491 34500

Chelsea College, Haverasia Road

Objections:

- + Grand 32 Ave 21/12/89
 + Royal Barfield 2/2/90 & 21/12/89
 + E. Pordell 5/12/89
- N. Stook, 42^A Yantis Grove - 5/2/90
 - Mr Jank, & Mrs Selinger⁴⁵, Haverasia House - 6/2/90
 - Susan Jones, Knight on behalf of 38 Yantis Grove - 12/2/90 (treasurer)
 - Mr. Knight, 32 Yantis Grove - 12/2/90
 - Mr. Allen, 42^B Yantis Grove - 9/2/90
 - Mr. Norris, Yantis Hall, Yantis Grove - 8/2/90
 - Miss Bourgeois, 8^A Yantis Grove - 27/1/90
 - Mrs. Barnett, 1 Knights House, Haverasia Rd - 6/2/90
 - Mrs. Kuyler, 38^A Yantis Grove - 26/1/90
 - Mrs. N. Kelly, 36^A Yantis Grove - 8/2/90 + undated
 - Jessie Mary Wyatt, 54 Haverasia House, Haverasia Rd, - 31/1/90
 - Mrs. Wysocka², Knights House, Haverasia Rd - 1/2/90
 - Calherine Gades^{4, 5}, 30 Haverasia House, Haverasia Rd - 8/2/90
 - Mrs. Staffington, 52 Haverasia House, " " - 30/1/90
 - Mr. Davy, 51 " " " " - 5/2/90
 - Mr. Cross, ~~52~~ 55 " " " " - 1/2/90
 - Mr. Fernandez, 49 " " " " - 31/1/90
 - El-Falaki, 34 Yantis Grove, - 2/2/90
 - Mrs. Coe^(P) ✓ 40^B " " " " - 7/2/90 & 2/11/89 & 3/1/90
 - Mrs. Higgins ✓ 40^B " " " " - 10/1/90 & 6/2/90
 - Mrs. S. Jambor ✓ 42 " " " " - 2/1/90
 - Mrs. V. Hall ✓ 40^A " " " " - 29/1/90
 - Daphne Burbridge ✓ 13 Knights House, Haverasia Rd - 29/1/90
 - Mrs. P. Madas ✓ 31 Haverasia House, " " - 29/1/90
 - C. J. Gold
Chairman ✓ 22 Yantis Grove (MGT) LTD. - 29/1/90

Mrs. J. Kohler, 16 Knights House, Hartema Rd - 29/1/90
 Mrs. R. Barrett, 11 " " " " - 28/1/90
 Mrs. Stoop, 28 Edith Grove - 26/1/90
 Mr. Miller, 28 Yantis Grove - 27/1/90
 Mr. ^{Hornsey} Hornsey, 22^A Yantis Grove - 27/1/90
 Mrs. * Tomzen, 6^A Yantis Grove - 7/2/90
 Mr. Weeden, 36^B Yantis Grove - 9/2/90
 Mrs. Sherrick, on behalf of 17 Knights House, Hartema Rd - 8/2/90
 Mr. Dight, 40 Yantis Grove - 12/2/90

34 in all

~~Yantis~~ Yantis Grove - 19
 (7)

Hartema House - ~~9~~ 9

Knights House - 6

Yantis Gro - 6^A, 8^A - Yantis Hall

26/2/92

28

³⁴ 52 36 38 40 42
 40 42
 36 38 40 42
 40 42

Mr. Dight 26, 30,

Olypus 28, 32, 34, 36(x2), 38(x2), 40(x4), (42x3)

T.6 DC (S)

THE CHELSEA SOCIETY

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



Registered Charity 276264

16 Limerston Street
London, SW 10

RECEIVED BY D. P. T.
24 JAN 1990

DC N	DC C	DC S	DC E	19 January 1990
ARB	D. PLAN	RECORDS	OPT	ENV. PLAN
DCS	Site, Mortensia	ROAD	SW10	

Miss Dent FRICS

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
Town Hall, Hornton Street
London, W. 8

Dear Miss Dent,

Chelsea College Site, Mortensia Road, SW10

The Chelsea Society supports the Council's enforcement action requiring the building to be carried out in strict accordance with Planning permission and conditions.

Your sincerely,

Eileen Harris

Planning Secretary

1P /89 /2134 (S)

30th December 1989

(C2)

RECEIVED BY D. P. T.				
03 JAN 1990				
On				
03 H	03 C	03 D	03 E	03 G
03 A	03 B	03 F	03 I	03 J
03 K	03 L	03 M	03 N	03 O

Dear Sir/Madam

I am writing in answer to your query about the Development you are planning at Chelsea College, Gloriosa Road.

As I am just a tenant of Gloriosa House (Council) it will not affect or disturb me in any way. But it might be a different story for the tenants living near by the wall. But as you mentioned in your letter dated 22-12-89 it will also involve some landscaping which I hopefully, should cheer things up a bit. I am aware that there is already some conservation pieces along the Road, so a little bit of more green would be nice.

Yours faithfully
B. G. Worrall

RECEIVED BY D. P. T.				
On -7 DEC 1989 18				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
CDPT	LO	TRANS.	LEAD CONTROL	

The Cottage,
42A Gunter Grove,
London SW10.

To: Christine Zacharia, Planning Control, R. B. K. & C.
Re: Former Chelsea College Site, Hortensia Road

7th December 1989,

Handwritten: P. Act / 102
(I suggest that you & MJF reply in full to this)

Dear Christine,

When we spoke on the telephone yesterday, you asked me to put down in writing some of my objections to the above-mentioned development. I will try and keep it as brief as possible, but there is so much to say.

My main objections are to the unfair adverse impact the scheme has on neighbouring properties, especially my own. There is a dramatic loss of sunlight, daylight, privacy and outlook. The new buildings are so densely packed, so high and so tight against the boundary that they have an unreasonably obtrusive impact on our homes. Such a big office development (over 1320 sq.m) will mean more traffic and parking problems, and more intensive overlooking, and an unacceptable level of noise.

This scheme was significantly misrepresented to the Council by the developers and their supporters (including some inside the Council). It was slipped through Planning using false information, as well as inconsistent and misleading plans and models. Somehow the scheme's supporters managed to by-pass the Council's normal notification and consultation procedures.

We do not accept that the existing planning permission was legitimately obtained, and will challenge it if necessary by Judicial Review. Decisions regarding the new Application should not have regard to the old permission. The Council should look at the matter afresh, in the light of all of the new evidence, and after taking full account of all of the relevant planning considerations.

My main objections to the effects of the proposed development are:

1. Loss of sunlight; my cottage has no ground floor windows except for facing the development, where there is a French door and 3 windows. The effect of the new building is to block out all of the sunlight from all of these. A previously sunny house has been plunged into darkness, needing artificial light at all hours. According to Mr de Lotbiniere of Grimley J.R. Eve, the structure fails the Council's Sunlight tests. I do not accept that it is fair that my enjoyment of my home should be destroyed in this manner.

2. Loss of privacy; I understand that local guidelines for the relationship between the windows of commercial and residential properties require a distance of 31 metres from window to window of habitable space; and that the worst borough in this respect is Hammersmith and Fulham which has a minimum distance of 13 metres.

However, the builders are erecting large office windows immediately above my garden wall, and only 4 metres (12 feet) from my bedroom and living room windows. Since offices are intensively used I am extremely unhappy that I am to be overlooked from such a short distance.

Previously there was a greenhouse the other side of the wall, and lower than the wall. My garden, bedroom and living rooms were totally private. I am shocked and outraged by what was originally permitted. The new permission must not allow this type of overlooking.

3. The overbearing nature of the new building; as I mentioned, my cottage previously enjoyed plenty of sunlight and total privacy. When you looked out of the windows, there was an unrestricted view. The nearest building was the Chelsea School, which was pleasant to behold and more than 60 yards away.

This new office development is so high and so close that I can see nothing else. It is truly cliff-like. My house has no windows facing Gunter Grove, since it was built a long time ago in the garden of number 42. The effect of the new office building is to make me feel completely penned in. As you can imagine, it is deeply depressing.

4. Lack of notification/consultation; I received no notification from the Council about the Planning Application. Apparently all of my neighbours in Gunter Grove were similarly excluded from the consultation process.

I was told by Mr Shearman of the Planning Department that the Council are not legally obliged to inform adjoining owners. However I feel that it was not fair to sneak the permission through in this underhand way, especially when the effect on our homes is so disastrous.

5. The B1 Office element; the scheme comprises a huge office area. The planning officers at the time felt the offices were inappropriate for the area, and that the development should be entirely residential. There will inevitably be a lot of noise from the office machinery, and offices are nowadays more intensively used, and for longer hours than in the past.

5. The Offices (cont'd).

The developers claimed in their Application that there would only be 675 sq.m. of offices, but if you look at the plans you can see that there is over 1320 sq.m. This is a very substantial commercial development and will cause an intolerable increased burden of traffic on an already absurdly congested road system. Also, there does not seem to be adequate parking provision to cater for all of these offices. Furthermore, according to the Council's own guidelines, issued in January 1989, a development of this size is too big to qualify for the Category B1.

Those are some of my main objections to the proposed buildings. Everyone who has visited the site (including Council officials, planning experts, lawyers and even property developers) has expressed amazement that permission could have been granted for a project that inflicts such savage and unjustified damage to the homes and lives of those who live nearby. Why did the Council allow it? Why weren't we notified? How did the developers get away with it?

There are a number of steps that need to be taken in the course of a Planning Application. The residents and the Council have been seriously misled at each and every stage.

The developers and their supporters made a large number of untrue statements in support of the application. In addition, they provided a grossly distorted Site Model which created an attractive but utterly misleading impression of the impact of the scheme. They then produced a fabricated account of peoples' views, inventing and double-counting supporters and omitting the numerous objectors. All this was compounded by the inconsistent, ambiguous and utterly misleading plans.

Dubious tactics employed by the developers in support of the Application include:

1. Lies perpetrated in support of the Application; there are so many it is difficult to know where to start. Many can be found in the John Trott report, presented by the Colwyn Foulkes in support of their Application. For example, they claimed that there was only 600 sq.m of offices (the truth is more than 1320 sq.m). The developers stated the scheme was "preserving the privacy of Gunter Grove residents" (para 4.06). That is a lie. They claim that all of the properties "benefit from improved sunlighting" (Para 4.08). Another lie. They say that views are "significantly enhanced by the scheme" (para 4.03). A subjective judgment but nobody could reasonably agree. They say that "Daylight to the properties in Gunter Grove is not affected by the redevelopment proposals" (para 4.11). Yet another lie.

1. **Lies perpetrated by the developers in the Application (cont'd):**
Worst of all, they made written claims to have visited certain people and secured their support. Residents were reported to the Council by the developers as having been interviewed and having expressed support for the proposals. The truth is that they included people in their report who had never even been interviewed, and certainly were not supporters of the scheme. This was the cruellest lie of all, given the fact that there was no independent consultation or notification by the Council.

These lies would have had a less disastrous effect if the Council had not accepted them at face value. The minimum of independent analysis and consultation would have exposed them. This time around the Council must not be taken in by the mendacity of the developers.

2. **The mis-scaled Site Model;** although presented by the developers as a "scale model", this in fact grossly distorted the true impact of the scheme. By representing the neighbouring buildings at twice the scale compared the proposed scheme, the new buildings were misrepresented as being half as high, and twice as far from peoples' homes than was really intended.

The developers have now publicly admitted that the model was not to scale, although they claim the distortion was about 50% (which is not true - we have taken measurements of the model).

It is not good enough simply to argue that permission was not granted on the basis of the model. This model had a significant impact on all stages of the planning process (see my accompanying document, "The Site Model"). In any event, the plans themselves are inconsistent and misleading.

3. **Misleading claims about consultation;** the developers claim to have carried out an extensive programme of consultation with local residents. These claims presumably had a significant impact on the Council, who did not undertake any consultation or notification of their own. It is worth noting that Cllr Orr-Ewing, in a letter written praising the scheme, made glowing reference to this so-called consultation.

The truth, however, is that the majority of those worst affected (i.e those living in Gunter Grove), were excluded from any consultation process. Those that were consulted were misled by the phoney model and glossy photos of it. Others were pressurised by the Architects into expressing support (see the letter from Naima Kelly of No 36A). Council tenants were made to feel that they had no right to object.

3. False claims of consultation (cont'd):

The developers resorted to a variety of additional dubious tactics: one person who had been persuaded to express a favourable opinion was promptly double-counted in the presentation to the Council (under slightly different names - first as Edith Dalton and then as Mrs E. Dalton); other peoples' objections were omitted from the report; worst of all, the developers lied about the consultation, falsely claiming to have visited people, and even quoting people as being in favour when they were opposed. For example, see the letter from Mrs Higginson of number 40B.

4. The misleading plans; there are major differences between the 1:200 plans, which show the new buildings in relation to the old ones, and the 1:100 plans, which take precedence but do not show how the scheme relates to the area. This leads to discrepancies of 85% if you scale off one drawing compared to another. Needless to say, these discrepancies are entirely in the developers' favour.

Study of the 1:100 plans reveals that the developers intend to build more than 1320 sq.m of offices, not 600 sq.m (later amended to 675 sq.m) as stated in their Application. I understand that they are now trying to blame the Council for failing to notice this, but it was the developers who made the misleading claim in the first place (and compounded this later when they made the amendments).

The plans are misleading in a number of other ways: frequent reference is made to "ground" level. Nowhere is it made explicit that these are references to a raised ground floor (nearly 3m above the true level of the ground). This is highly significant as far as my home is concerned because it makes the difference between darkness and light.

When the plans were explained to me, first by members of Lilley Construction, then by Mr Shearman of the Planning Department and finally by Mr Walsh, each of these experts assured me that there would be no construction higher than my garden wall, because the building the other side was only "2.85m above ground level", and their ground level was lower than mine.

The confusing and ambiguous nature of the plans is clearly demonstrated by their effect on the Council's chief enforcement expert, Mr Walsh. When I visited him at the Town Hall on 5th October, he assured me that any building higher than my wall was in excess of the planning permission and he would get them to knock it down. He visited the site the following day and reversed his decision, saying that he recommended no enforcement action.

4. The misleading plans (cont'd):

There then followed a further site meeting on 17th October, and this time Mr Walsh once again agreed that what was being built was materially in excess of the approved plans. It was at this stage that the Enforcement Notice was served. Later, after further discussions with the Architects, Walsh then decided to take no further action.

Thus on four separate occasions in October, Mr Walsh made four different interpretations of the plans. The fact that the plans could so confuse the Council's leading expert clearly demonstrates that they were highly misleading. The fact is that they were used by the builders to misrepresent their building plans.

Conclusions:

The development proposed in the new Application is obviously unacceptable for a number of reasons. The most important of these are the effect such a scheme would have in terms of loss of daylight, sunlight, outlook and privacy, as well as the excessive office component. The obvious solution to this would be to omit the offices altogether, along with the whole of the rear mews block, as recommended by the planning officers last year before Sanders took it out of their hands.

This would allow the developers to build a large number of flats and houses at the front, with adequate provision of amenities the rear. This would strike a fair balance between the needs of the developers and those of the existing residents. It would also bring the project more into line with the Council's own requirements for the area, as outlined in the District Plan.

At the very least the rear office block should be removed, as well as the top two floors of the front office. This would bring the size of the office development within the B1 guidelines of 465 sq.m. It would also protect the residents of Gunter Grove from the unreasonably adverse effects of the original scheme. Traffic and parking would obviously still be adversely affected, although not to such a degree.

The fact that the developers were awarded planning permission for the original scheme should not unduly influence the Council this time around. The decision should be taken based upon the merits of the case. It is indisputable that in their original Application the Architects were at the very least guilty of seriously misleading the Council, as well as the residents.

Conclusions (cont'd):

The developers told a number of lies in support of their Application, particularly with regard to the effects of the project on Gunter Grove residents. They supplied misleading evidence of public support. This evidence was concocted using techniques so dubious that they would have caused even the late President Marcos to raise a shocked but admiring eyebrow.

The developers also supplied and exhibited a grossly distorted model, which was presented to the Council and to the residents as a 3-D depiction ("scale model") of the plans. The model was out of scale by 100%, falsely representing the scheme at half of its true height in relation to adjoining properties.

We cannot say that this was a deliberate act of deception, but we must ask why they did not inform those to whom they exhibited the model about its serious inaccuracies. Are they really trying to claim they are so incompetent that they did not notice?

The plans themselves are hopelessly inconsistent and ambiguous, giving discrepancies of up to 85%. They were inaccurate and misleading in a number of other ways. Furthermore, the Architects described their proposed development as comprising of 600 sq.m. of offices, in spite of the fact that they knew full well that they were intending to construct more than double that amount. They also allowed their agents, including the planning consultants John Trott, to similarly misrepresent the scheme. Nor did they find it appropriate to inform the Council that the figures were so wildly inaccurate.

The Council's duty must be to ensure an equitable resolution to the problem. It is demonstrably the case that the original decision was extremely unfair in its adverse impact on the residents, behind whose backs the original permission was granted. The result is an unattractive and over-dense development that is extremely unpopular with its neighbours, who are totally committed to fighting it with every weapon legitimately available. It is quite clear that all concerned have been seriously misled by the developers at every stage.

It would not be fair if the Council simply adopted a "middle position" between the residents and the builders. The developers have gained an unfair advantage through their disgraceful tactics, and due to the apparent lack of will on behalf of the Council to control them in any way. The Council's extraordinary compliance with all of the developers' wishes at the expense of the residents is worthy of investigation.

Conclusions (cont'd):

The retirement of Mr Sanders and the fresh application for planning permission gives the Council a second chance to ensure that justice is done. The original permission should be ignored on the basis that it was demonstrably unfair to the residents and inappropriate to the area, especially in terms of its density and the very large office component.

Finally, I would be grateful if you could answer the question asked in my letter of October 17th, and again on October 23rd. I would like to know what steps, if any, the Council took last year to protect the interests of the residents in this matter.

I look forward to discussing this with you shortly.

Yours faithfully,

Nick Stoop.

THE SITE MODEL

The Site Model that ~~the~~ ~~sche~~

The Site Model was produced by the developers, London and Edinburgh Trust PLC (L.E.T.) in order to ease their proposal through the planning process. They referred to the model in their planning application as a "scale model", their stated intention being to show that "the building form relates well to other building masses".

However, the truth is that the "building form" is represented in the model on a completely different scale to the "other building masses". The neighbouring buildings are scaled at double their actual size compared to the proposed development, and the distances from the old to the new buildings have been similarly distorted. The Architects have now publicly accepted that the original Site Model was inaccurate.

The effect of this model has been to misrepresent the true impact of the developers' proposals. Residents and also the the Council's Planning Committee were misled by the model into believing that the proposed scheme was much lower and further from peoples' homes than it really was. (The effect of the 2:1 mis-scaling is that the new buildings appear half as high, and also twice as far away in relation to the neighbouring houses, a highly significant distortion).

Not surprisingly, because the model misrepresented the impact of the redevelopment, those people who saw it were favourably impressed. Residents said that they were relieved to discover that the new buildings would be smaller and further away than they had originally feared. The Council's Planning Committee clearly believed the scheme would not cause an unreasonable loss of sunlight and privacy. The developers also told the Council and some residents that the scheme would give the residents improved sunlight and daylight.

The truth is that the scheme has a very serious adverse impact in terms of sunlight on practically all of the adjoining properties. The developers have undertaken to supply full details of their daylight and sunlight calculations, but have not yet fulfilled this promise.

The developers, L.E.T., went to a lot of trouble and expense to prepare their site model. They have admitted that its purpose was to present the scheme in an attractive light to the residents and to the Planning Committee. We must assume that the misleading scaling of the site model was a genuine mistake, but why was it not rectified before the model was used for public demonstration? Those who ordered the model, in particular Colwyn Foulkes the Architects, and who used it for the purposes described above, must surely have noticed that the buildings were not on the same scale.

The Site Model ought to have been amended before it went on public display. Unfortunately it was not. Failing that, the developers should have warned local residents and the Planning Committee that the scaling was misleading. This did not occur either. The developers instead recorded favourable impressions which had been misleadingly obtained. People who attended the meeting recall that the developers were particularly anxious for residents to put their comments in writing.

The residents who wrote statements or made comments in support of the proposals did so because they genuinely believed that what they had been shown was an accurate representation of the intended development. They are now extremely distressed to discover what is really happening. Several have already written to the Council to complain. Others will be writing presently.

Experienced experts, including property developers, planning consultants and members of the Council's planning department, have expressed their amazement that permission could have been granted for a development like this. Notes on the Town Hall file reveal that the Planning Officers at the time were strongly opposed to the scheme, stating that the news block at the rear should be completely omitted. The Officers also put on record that the offices were inappropriate, and that the new development should be wholly residential.

However the revised scheme incorporated a dense high-rise news block at the rear and a substantially increased office element. How this managed to get approval in the first place is a source of concern to residents. Clearly the model played a significant part in the process. It was made available to the Planning Committee, to help them to reach their verdict. Ward Councillor Simon Orr-Ewing referred to the model in his letter in support of L.E.T.'s proposals. This letter was mentioned in the Planning Report which recommended approval.

Planning Permission was obtained on the basis of the submitted plans (not the model) but also because of support from local residents, Councillors and members of the Planning Committee. This support was generated by the wrongly-scaled model. Those who saw the model were misled into responding favourably to the proposed development. In reality it destroys the privacy of residents' homes, blocks out the sunlight and daylight, and is far higher and closer than everyone (including the Planning Committee) were led to believe.

The positive responses extracted from residents were used by the developers in support of their Planning Application, which refers to the "overwhelming support of local residents for the proposal". The role of the model in generating this support is evident from the following statements, all made by the developers in their Planning Application:

"She had objected to the development, but having seen the model had changed her views".

"On seeing the model and the illustrations, the general feeling was very favourable".

"A very positive response....due to the graphic displays"

"She was relieved to find that the scheme was smaller than had been suggested by the Town Hall plans."

"Another resident...was surprised to see that the scheme was not as close to her property as the plans at the Town Hall had suggested."

These comments, especially the last two, confirm the view that the model was presented to the residents as a representation of the scheme that was somehow more accurate than the Town Hall plans (which merely "suggested" the relative heights and distances). Similarly, the Planning Committee studied the model as a 3-D alternative to the plans. It was presented to them as a scale model and so they would have had no reason to doubt its accuracy.

It is worth noting that both the developers and the Architects recently stated that the original model was no longer available for inspection. Mr Thomas of London & Edinburgh Trust, when asked if the model could still be viewed, wrote back saying that it would not be possible because the model was being "revised". Mr Mamalis of the Architects, Colwyn Foulkes, claimed that the model was "in the Far East". In fact at the time the model was on prominent display at the offices of Colwyn Foulkes.

If the developers and the Architects were aware of the inaccuracies of the model, then their behaviour has been nothing short of scandalous. If, on the other hand, they claim that they had not noticed that the buildings were totally out of scale, then their professional competence must be questioned.

In either event, it is clear that the original planning permission was obtained on the basis of the wrongly-scaled model and should be considered invalid. The developers have been asked by the Council to submit a new application for planning permission. The new application should allow the residents a fair opportunity to protect the enjoyment, privacy and value of their homes.

The Cottage, 42A Gunter Grove
London SW10

5th February 1990

Dear Councillor Shapro,

Re: Chelsea College Site, Hortensia Rd, SW10 (TP/89/2137/A/03)

I know from our telephone conversation last week that you will be sitting on the Town Planning (Applications) Sub-Committee which meets on February 12th to consider the application mentioned above. I would be grateful if you would look at the enclosed photographs and note the points below, which we the residents feel are important. I know that you are burdened with far too much reading material and so I have restricted myself to one sheet of paper. Of course I would be delighted to supply you with further information should you be interested, and I can always be contacted by telephone on 376 3272.

This development is deeply distressing to its neighbours for a number of reasons. The great height of the buildings and their proximity to existing homes mean that residents suffer a dramatic loss of sunlight, daylight, outlook and privacy. The proposed development fails the Council's and the DoE standards on all of these matters. The density of about 600 h.r.a is triple the approved standard and also causes concern. The developers' demand for over 12,000 sq.ft of offices (nearly double their previous figure) is considered excessive for a residential area.

It is clear from the Notes of Meetings and District Plan Observations on the Town Hall files that the Council's Planning Officers were strongly opposed to these proposals. The Planning Control Officer, J. Wells, objected to the density and the failure to respect existing properties in terms of sunlight, daylight, overlooking and privacy. The District Plan Officer, G. Foster, stated that this was not a preferred office location and also expressed concern about the high density, stating that the design observations were important. The Design Officer, I. Parry, was scathing in his criticisms of the "overdevelopment" which he stated was inappropriate, detrimental to surrounding properties, and contravening RBK&C's brief to retain the quality of existing residential spaces.

In June 1988 the developers reduced the proposed height of the rear "mews" by one storey, but this did not satisfy the Planning Officers, who required the complete omission of the rear mews and an entirely residential development. In a memo of August 1988, A. Sanders, the Director of Planning, reiterated his recommendation to refuse permission. He listed a number of objections, which he stated were fundamental, including "excessive density" and the adverse effects on nearby homes. However, Sanders recommended approval one month later, after the local Ward Councillor, Simon Orr-Ewing, a Planning expert, had intervened to support the development. No doubt these two genuinely held the view at the time that the scheme would enhance the area, but given the widespread distress among residents and the nature and scale of their objections since building commenced, Sanders' and Orr-Ewing's support for the proposals is regrettable, especially since their views carried enormous weight.

Presumably Sanders and Orr-Ewing were misled about the scheme, as were the Residents and the Planning Committee, because of the inaccurate and distorted representations of the scheme produced by the developers. For example the Site Model, presented as a "scale model", represented the new buildings at half of

their true height with respect to the existing ones, grossly distorting the relationship. The model was mentioned in the Director's Report and Orr-Ewing's letter which he circulated to the Sub-Committee. The Architects have since accepted that the model is inaccurate, but argue that permission was obtained on the basis of the plans, not the model. The plans were also seriously misleading. The drawings which show the new buildings in relation to peoples' homes are on a 1:200 scale but cannot be used to calculate distances because the 1:100 plans (which are not in context) take precedence and dimensions vary by up to 85% from the 1:200, confusing even experienced professionals. In any event, surveys show that what is being built corresponds with neither the 1:100 nor the 1:200 plans.

The Council received an account of residents' opinions presented by the developers which was highly misleading and included elements of fabrication. Some support for the proposals was obtained from Hortensia Road residents, but this was on the basis of the grossly distorted model and pictures of it. The document supplied by the developers to the Council claiming support from Gunter Grove is fiercely challenged by those residents who deny having been canvassed and are outraged to discover they were falsely quoted as having been in favour. Sadly, many residents did not receive their Official Council Notification and hence the developers' claims were not independently checked. The number of objections since building started demonstrates the true feelings of residents towards the project.

When Enforcement Notices were served last October, the Council instructed the developers to cease work in the disputed areas until the issues were resolved. However the developers have accelerated in those areas without the benefit of Planning Permission. They were even prosecuted for Sunday working. Similarly, despite the specific request to submit revisions to the rear office blocks, only cosmetic adjustments have been proposed. The developers have threatened to go to Appeal if this Application is refused, claiming them they will win in which case they will make no adjustments at all to the rear blocks.

The local community is united in its opposition to the developers' current proposals. Such a project, if allowed, would cause serious harm to the residential amenity of the area, and would unreasonably damage the enjoyment and value of neighbouring properties. We feel that the developers ought to modify their proposals to avoid or reduce these problems. The 1988 permission should not carry undue weight with the Committee, since it was obtained against the wishes of all of the residents and all but one of the Planning Department, and on the basis of seriously misleading representations by the developers and their agents. The residents have raised a substantial fighting fund and we have consulted with a leading Planning QC, who has advised that there is a very strong case for Judicial Review.

In any event, the straightforward wording of Condition 08 makes it clear that the former consent is null and void, given the variations in the buildings. This should enable the Committee to take a fresh look at the whole scheme without being fettered by previous decisions. In view of the serious implications involved, both in terms of the development and its past history, it is hoped that the matter will be considered by the main Committee. The current proposals are unreasonable in their impact on the community and we urge the Committee to reject them.

Yours sincerely,

Nick Stoop, Gunter Grove Residents Association.

Mrs. Paul O'Neil

The Cottage, 42A Gunter Grove
London SW10

5th February 1990

Dear Sir Anthony,

Re: Chelsea College Site, Hortensia Rd, SW10 (TP/89/2137/A/03)

I understand that you will be Chairman of the Town Planning (Applications) Sub-Committee which meets on February 12th to consider the application mentioned above. I would be grateful if you would look at the enclosed photographs and note the points below, which we the residents feel are important. I know that you are burdened with far too much reading material and so I have restricted myself to one sheet of paper. Of course I would be delighted to supply you with further information should you be interested, and I can always be contacted by telephone on 376 3272.

This development is deeply distressing to its neighbours for a number of reasons. The great height of the buildings and their proximity to existing homes mean that residents suffer a dramatic loss of sunlight, daylight, outlook and privacy. The proposed development fails the Council's and the DoE standards on all of these matters. The density of about 600 h.r.a is triple the approved standard and also causes concern. The developers' demand for over 12,000 sq.ft of offices (nearly double their previous figure) is considered excessive for a residential area.

It is clear from the Notes of Meetings and District Plan Observations on the Town Hall files that the Council's Planning Officers were strongly opposed to these proposals. The Planning Control Officer, J. Wells, objected to the density and the failure to respect existing properties in terms of sunlight, daylight, overlooking and privacy. The District Plan Officer, G. Foster, stated that this was not a preferred office location and also expressed concern about the high density, stating that the design observations were important. The Design Officer, I. Parry, was scathing in his criticisms of the "overdevelopment" which he stated was inappropriate, detrimental to surrounding properties, and contravening RBK&C's brief to retain the quality of existing residential spaces.

In June 1988 the developers reduced the proposed height of the rear "mews" by one storey, but this did not satisfy the Planning Officers, who required the complete omission of the rear mews and an entirely residential development. In a memo of August 1988, A. Sanders, the Director of Planning, reiterated his recommendation to refuse permission. He listed a number of objections, which he stated were fundamental, including "excessive density" and the adverse effects on nearby homes. However, Sanders recommended approval one month later, after the local Ward Councillor, Simon Orr-Ewing, a Planning expert, had intervened to support the development. No doubt these two genuinely held the view at the time that the scheme would enhance the area, but given the widespread distress among residents and the nature and scale of their objections since building commenced, Sanders' and Orr-Ewing's support for the proposals is regrettable, especially since their views carried enormous weight.

Presumably Sanders and Orr-Ewing were misled about the scheme, as were the Residents and the Planning Committee, because of the inaccurate and distorted representations of the scheme produced by the developers. For example the Site Model, presented as a "scale model", represented the new buildings at half of

their true height with respect to the existing ones, grossly distorting the relationship. The model was mentioned in the Director's Report and Orr-Ewing's letter which he circulated to the Sub-Committee. The Architects have since accepted that the model is inaccurate, but argue that permission was obtained on the basis of the plans, not the model. The plans were also seriously misleading. The drawings which show the new buildings in relation to peoples' homes are on a 1:200 scale but cannot be used to calculate distances because the 1:100 plans (which are not in context) take precedence and dimensions vary by up to 85% from the 1:200, confusing even experienced professionals. In any event, surveys show that what is being built corresponds with neither the 1:100 nor the 1:200 plans.

The Council received an account of residents' opinions presented by the developers which was highly misleading and included elements of fabrication. Some support for the proposals was obtained from Hortensia Road residents, but this was on the basis of the grossly distorted model and pictures of it. The document supplied by the developers to the Council claiming support from Gunter Grove is fiercely challenged by those residents who deny having been canvassed and are outraged to discover they were falsely quoted as having been in favour. Sadly, many residents did not receive their Official Council Notification and hence the developers' claims were not independently checked. The number of objections since building started demonstrates the true feelings of residents towards the project.

When Enforcement Notices were served last October, the Council instructed the developers to cease work in the disputed areas until the issues were resolved. However the developers have accelerated in those areas without the benefit of Planning Permission. They were even prosecuted for Sunday working. Similarly, despite the specific request to submit revisions to the rear office blocks, only cosmetic adjustments have been proposed. The developers have threatened to go to Appeal if this Application is refused, claiming them they will win in which case they will make no adjustments at all to the rear blocks.

The local community is united in its opposition to the developers' current proposals. Such a project, if allowed, would cause serious harm to the residential amenity of the area, and would unreasonably damage the enjoyment and value of neighbouring properties. We feel that the developers ought to modify their proposals to avoid or reduce these problems. The 1988 permission should not carry undue weight with the Committee, since it was obtained against the wishes of all of the residents and all but one of the Planning Department, and on the basis of seriously misleading representations by the developers and their agents. The residents have raised a substantial fighting fund and we have consulted with a leading Planning QC, who has advised that there is a very strong case for Judicial Review.

In any event, the straightforward wording of Condition 08 makes it clear that the former consent is null and void, given the variations in the buildings. This should enable the Committee to take a fresh look at the whole scheme without being fettered by previous decisions. In view of the serious implications involved, both in terms of the development and its past history, it is hoped that the matter will be considered by the main Committee. The current proposals are unreasonable in their impact on the community and we urge the Committee to reject them.

Yours sincerely,

Nick Stoop, Gunter Grove Residents Association.

42^a GUNTER GROVE

LONDON SW10.

2.2.90

Re: HORTENSIA ROAD SITE
SUB-COMMITTEE MEETING OF 12.2.90

Dear Ms Zacharia,

RECEIVED BY D. P. T.				
On - 5 FEB 1990 102				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AO ACK

I am writing to confirm that I wish to attend
the above meeting, and that I reserve my right
to address the committee.

I am not sure exactly where and at what
time the meeting will be held, and would be
very grateful if you could let me know.

Thank you very much

Kind regards

Nick Stoop

N. J. STOOP.

Ms M Labinger and Mr P J Finch
Leaseholders
45 Hortensia House
Hortensia Road
London SW10 0HD

6 February 1990

Mis C M Dent
Director of Planning and Transportation
Royal Borough of Kensington and Chelsea
Town Hall
Horton Street
Kensington
London W8 7NX

RECEIVED BY D. P. T.				
On 12 FEB 1990 147				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLANN
COMM DDPT	LEO	TRANS.	LEND CONTROL	ASD /RISK

12/2

Dear Miss Dent

Re: Property Development on Hortensia Road, SW10 By London & Edinborough Trust

We are writing in response to the Council's invitation to written comments regarding the development of the site situated on Hortensia Road SW10, previously occupied by the London College Depository.

We, together with many of our neighbours, strongly object to the granting of planning permission for this scheme. We object to Council Officials and their advisers deciding to alter the traditional residential character of the Road to a commercial and business area without serious consideration to the impact such an alteration will have on the lives and property of its existing residents. It is obvious that up to now the long-term financial gains from commercial property has far outweighed logic, reason and precedent on that site.

The size and density of the development, stretching from one far corner of the available land to the opposite extreme corners should be warning enough to the Council Planning Committee that this development is encroaching on the space, light and privacy of others. The volume of traffic, already painful on football nights with Stamford Bridge only two blocks away, and the increased demand for a dwindling number of parking spaces is another important consideration. Council officials have not yet put forward any plans to help alleviate this increased congestion in an already congested area. There are no amenities in this neighbourhood to cater for a day-time work force; no sandwich shops or inexpensive cafes, no public parks or public seating outdoors, no public rubbish bins and no special parking spaces. We have already been affected by these oversights and the way in which the construction crews adapt to the lack of amenities.

Our objections also arise from the flagrant continuation of work on buildings for which no express permission has been granted. The original request for planning permission was supported by a construction model which, in our opinion, misrepresented the actual structures being erected now; their position, shape and size. We also recollect that the original negotiations for planning permission by LET included the promise to protect and preserve the perimeter trees and hedges. But, sadly, most of these have been destroyed during construction. Perhaps due to thoughtlessness. Keeping them alive would have been a small price to pay for the ensuing financial gains.

Cont...

6 February 1990

Miss C M Dent
Director of Planning and Transportation

Finally, it has been brought to our attention that the procedures followed in the granting of the original planning permission included a certain amount of undeniable influence wielded by some Officers and Members of the Council, both past and present. These people obviously don't live in or near Hortensia Road. If they did they would have insisted, as we are doing now, that a more unbiased, professionally orientated review be taken of the current planning application leading to permission being denied. The lives and property of the residents of this area should be the deciding factor in such matters of community re-development.

Yours sincerely



pp M Labinger and P Finch



**MICHAEL LAWSON,
TURNER & NATHAN**

**SOLICITORS
COMMISSIONERS FOR OATHS**

15/16 New Burlington Street
London W1X 2PY

Telephone: 01-734 0034

Telex: 261335
Fax: 01-434 1918
LDE Box 275

MICHAEL H. LAWS

PAUL N. R. NATHAN

our ML/SJW/

TP/89/2137/S

Miss C M Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

12th February

RECEIVED BY D. P. T.
12 FEB 1990

On

DC N	DC C BY HAND	DC S	DC E	DC E3
ARB	D. P. T.			
DCPT	LD			

12/2

ALSO SENT VIA FAX NO 938 1445

Dear Miss Dent,

RE CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

On behalf of the Owners and Occupiers of 38 Gunter Grove we wish to bring to the attention of the Planning Sub-Committee objections to the Application for Planning Permission under the above reference.

In so far as the proposed Development effects No 38:-

- a) It is too high where it adjoins the back of No 38 Gunter Grove
- b) It is too close to the boundary
- c) As a result the proposed Development effects the light that No 38 enjoys and prejudices its privacy.

We understand that your report to the Planning Sub-Committee indicates that there is merit in the objections that have been submitted by our Clients, and by other Owners/Occupiers in Gunter Grove. The Developers have made adjustments to the plans, but these only are token amendments and not ones which are acceptable.

We also submit to the Planning Committee that as the existing Permission is null and void the present Application should be treated solely on its own merits and that no weight whatsoever should be given to the previous Permission, or to the works which have already been carried out by the Developers.

Yours sincerely,

M H LAWSON

MICHAEL LAWSON, TURNER & NATHAN

MICHAEL H. LAWSON

PAUL N. R. NATHAN, LL.B.(Hons.)

SOLICITORS
COMMISSIONERS FOR OATHS

15/16 New Burlington Street
London W1X 2PY

Telephone: 01-734 0034

Telex: 261355
Fax: 01 434 1918
LDE Box 275

Our ref: ML/SJW/

Your ref: TP/89/2137/S

Miss C M Dent,
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
VIA FAX NO 938 1445

8th February 1990

Handwritten initials and a large diagonal slash mark.

Dear Miss Dent,

RE CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

As you are aware, I represent the Owners of 38 Gunter Grove and the Occupiers in that building.

My Clients do oppose the application that has been submitted for Planning Permission. I will be letting you have tomorrow my representations. In the meantime, however, I understand that a copy of your report to the Planning Committee is now available to the public. I would be grateful if you could find a copy through to me.

Yours sincerely,

Handwritten signature: M. Lawson

**MICHAEL LAWSON
MICHAEL LAWSON TURNER AND NATHAN**

RECEIVED BY D.P.T.				
On 9 FEB 1990 20				
CC H	CC C	CC S	CC E	CC
APD	PLN	TRANS	ENV	ENV PLN
DDPT	LO	TRANS.	SU/D CONTROL	ENV PLN

ML/SJW/
TP/89/2137/S

Miss C M Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY D:P:T				
- 9 FEB 1990				
CC	CC	CC	CC	CC
CC	CC	CC	CC	CC
CC	CC	CC	CC	CC

Dear Miss Dent,

RE CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

On behalf of the Owners and Occupiers of 38 Gunter Grove we wish to bring to the attention of the Planning Sub-Committee objections to the Application for Planning Permission under the above reference.

In so far as the proposed Development effects No 38:-

- a) It is too high where it adjoins the back of No 38 Gunter Grove
- b) It is too close to the boundary
- c) As a result the proposed Development effects the light that No 38 enjoys and prejudices its privacy.

We understand that your report to the Planning Sub-Committee indicates that there is merit in the objections that have been submitted by our Clients, and by other Owners/Occupiers in Gunter Grove. The Developers have made adjustments to the plans, but these only are token amendments and not ones which are acceptable.

We also submit to the Planning Committee that as the existing Permission is null and void the present application should be treated solely on its own merits and that no weight whatsoever should be given to the previous Permission, or to the works which have already been carried out by the Developers.

Yours sincerely,

M H LAWSON

**MICHAEL LAWSON,
TURNER & NATHAN**

MICHAEL H. LAWSON
PAUL N. R. NATHAN, LL.B.(Hons.)

SOLICITORS

COMMISSIONERS FOR OATHS
RECEIVED BY D. P. T.
30 15/16 New Burlington Street
London W1X 2PY

Telephone	01-734 0034	DC
Telex	261355	
Fax	01-434 1918	DPT
LDE Box	275	ENV. PLAN.

28th February 1990

Our ref: ML/SJW/
Your ref: DPT/MJF/PYD

M J French Esq
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

28th February 1990

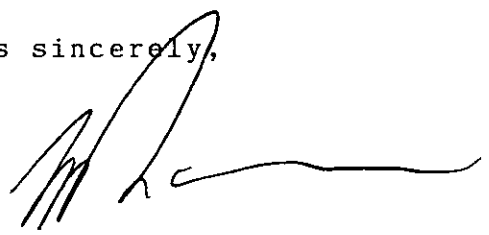
Dear Mr French,

RE TOWN AND COUNTRY PLANNING ACT 1971
CHELSEA COLLEGE, HORTENSIA ROAD

Thank you for your letter of the 23rd February and for advising me of the position.

I confirm the new report will suffice and I look forward to receiving the same in due course together also with the Minutes when they are available.

Yours sincerely,



rest 9/3/90

M H LAWSON
MICHAEL LAWSON TURNER AND NATHAN

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



MISS C. M. DENT, BSc, M Phil, FRICS, FRTPI
Director of Planning and Transportation

M. J. FRENCH, ARICS, Dip. T. P.,
Deputy Director of Planning and Transportation

Department 705,
The Town Hall,
Hornton Street,
London,
W8 7NX

M. H. Lawson Esq.,
Michael Lawson, Turner and Nathan,
Solicitors,
15/16 New Burlington Street,
LONDON, W1X 2PY.

Telephone: (01) 937 5464
Extension: 2944
Facsimile: 01 - 938 1445

23rd February 1990

My reference:
DPT/MJF/PYD

Your reference:

Please ask for:
Mr. French

Dear Sir,

Re: Town and Country Planning Act 1971
Chelsea College, Hortensia Road

I write with reference to your letter of 16th February regarding the planning application on the above property.

As you will be aware, the planning application was withdrawn from the Committee and was not subject to any discussion. It is my intention to prepare a new report for consideration by the Members on 13th March. Whilst I have no objection to your having a copy of the original report, I would suggest that it would be more appropriate for me to send you a copy of the new report prior to its consideration by the Committee.

You will no doubt be aware that the minutes of the meeting of 19th February have to be agreed by the Planning Committee and signed by the Chairman before they become a public document. This procedure may be carried out within one Committee cycle, but occasionally it would go to two cycles; however, I have asked the Town Clerk's representative to forward you a set of the minutes once they have been approved and signed by the Chairman.

Yours faithfully,

Deputy Director of Planning and Transportation.

c.c. Mr. S. Thomson,
Committee Administrator.

MICHAEL LAWSON, TURNER & NATHAN

MICHAEL H. LAWSON
PAUL N. R. NATHAN, LL.B.(Hons.)

SOLICITORS
COMMISSIONERS FOR OATHS

15/16 New Burlington Street
London W1X 2PY

Telephone: 01-734 0034

Telex: 261355
Fax: 01-434 1918
LDE Box 275

Our ref: MI / S IW /
Your ref: TP/89/2137/S

(Handwritten signature)

Miss C M Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

16th February 1990

VIA FAX NO 938 1445

RECEIVED BY D. P. T.				
On 19 FEB 1990 <i>107</i>				
DD N	DC G	DC S	DC E	DC
ARD	D. PLAN	RECORDS	DT	ENV. PLAN
DDPT	IG	TRANS.	BUILD CONTROL	AO ACK

Dear Miss Dent,

RE CHELSEA COLLEGE SITE, HORTENSIA ROAD, CHELSEA, SW10
TOWN AND COUNTRY PLANNING ACT 1971

Thank you for your letter of the 12th February.

I understand that there are Minutes available of the Hearing by the Committee on Monday and I would be grateful if you could let me have a copy.

I also would be grateful if you could let me have a copy of the original Report by your Planning Officer that was submitted to the Committee on Monday.

Yours sincerely,

M. Lawson

M H LAWSON
MICHAEL LAWSON TURNER AND NATHAN

Planning

FAX N° 01-938 1445

The Royal Borough of Kensington & Chelsea.
Attn Miss C M Dent - Director of Planning

Re: Council Notification of Development/
Amended Planning permission
Chelsea College School, Horsham Rd SW10

Dear Miss Dent,

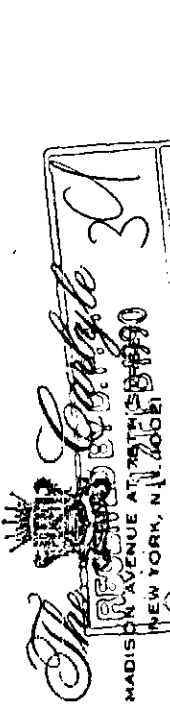
As you can gather I am in New York and I have just realised that the application is due to be considered on 12/2/90.

I feel that the building as it stands at present is excessively high and blocks out both sunlight and daylight from my house and any amendments to this would make it intolerable.

It would totally destroy any privacy, also I gather there are very few parking spaces on the new site, this would obviously create severe parking problems and congestion in the vicinity.

This area does not need excessive development such as this and I hope you will fund the new proposals expensive and turn down the application.

Yours sincerely
John Fitzgerald (R Kensington)
RESIDENT



88	6	6	10	12
88	6	6	10	12
88	6	6	10	12
88	6	6	10	12

The Studios House
32-4 West 41st Street
London SW10

2/00 ✓

RECEIVED BY D. P. T.				
On - 9 FEB 1990				
DC C	DC C	DC S	DC E	DC
ARB	Mr J. R. N. Allen 42 B Gunter Grove London SW10			ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AD ACK

Mrs Dent
Director of Planning and Transport
Kensington & Chelsea Council
Horton Road
Kensington

89/2137/C2
✓ 9/2

9 February 1990

Dear Mrs Dent

RE: HORTESIA ROAD DEVELOPMENT

write to express grievances with the current development which is currently submitting revised plans for planning approval.

- 1 The over crowding of the site - excessive development on this scale is not in keeping with the surrounding area or the area plan.
- 2 The height and proximity of these buildings to the boundary of the site is visually unpleasant and infringes on neighbouring properties' privacy and light.
- 3 The small allocation of parking spaces will in no way deter occupants, both business and residential from travelling by car, it will merely serve to further the congestion of already congested streets.
- 4 The presence of office and business premises in an otherwise residential area contravenes the guidelines set out in the area plan.
- 5 The disregard for accuracy in drawing and site conformity to approved drawings shows a flagrant disregard for council authority and only emphasises the developer's greed to maximise commercial return on the site at the expense of the area and its residences.

I look forward to being present at the planning meeting on Monday 11 February.

Yours sincerely


James Allen

B.C.

GUNTER HALL
GUNTER GROVE
LONDON SW10 0UW
01-352 0420

RECEIVED BY D. P. T.				
On -9 FEB 1990 24				
DC N	DC C	C/	DC E	DC
CBE	Q. PLAN	RECORDS	D/T	ENV. PLAN
SPORT	HO	TRANS.	BUILD CONTROL	AO ACR

8/2/137
2/12

The Town Hall
Hornton Street
W.8.

8th February 1990

Re: Hortensia Road Development new planning application

Dear Miss Dent,

I am writing to inform you that as a resident of Gunter Grove I am most disturbed by the proposed Office development in Hortensia Road. Such a large amount of space devoted to commercial use is bound to adversely affect the residential character of the neighbourhood. Also, there is bound to be a substantial increase in traffic in already horrendously overcrowded roads.

I would therefore like to register my opposition to granting planning permission in the strongest possible terms. I understand that the previous planning permission is now null and void and therefore I hope the committee will consider the new application in the light of proper planning considerations.

Yours sincerely,



MICHAEL NORRISS

89/2137
12/2

RECEIVED STD. P. 11		
-9555		
20	26	5
R	G	F
APR	27	1990

8A Ginter Groves
10
This is a site OUT
27 January 1990

Miss C. M. Dent,

Director of Planning & Transportation
Town Hall, Hornden Street
London W8 7NY

Dear Miss Dent,

I am very concerned about this planning application for the Hortensia Road site. The traffic & parking problems & noise from such a concentrated commercial area in our streets would be quite unacceptable to those of us who live in the area.

This is a commercial development in a residential part of the Borough which should not be allowed & if a stand is not made here by the Council there could be no end to the proliferation of such developments. I am disturbed that planning permission was given in the first place for such a development. And here I must say I was not given any official Council notification of the original planning application. It would seem to me that the developers had foreseen these changes in their

plans in the first place since the building is
already so advanced.

I wish it to be known to the Council
Town Planning Committee of my objections
to the new planning application for the reasons
given above.

Yours Sincerely

D. Bourgeois

(MRS BOURGEOIS-NON)

2/12

1 Knight's House
Hartens Road
Fulham SW14

RECEIVED BY D. P. T.			DC	CC
6/2/1990			DC E	CC
ARB	D. PLAN	PRELIMES	OPT	ENV. PLAN
DDPT	IC	PLANS	BUILD CONTROL	AO ACK

Dear Miss Dent,
 I am writing to object to the proposals for the development next to my home which is destroying my outlook and robbing me of my privacy. The new buildings are already far too high taking away daylight. It is annoying that we have been misled about actually what was going

to take place:

I like many other residents of Knights have
am always at home
during the day time
would be strongly
opposed to a late
office development
which will cause a
lot of noise and
disturbance

Yours faithfully
Gladys Barrett
(Mrs)

89/2137 12/2

RECEIVED BY D.P.T.			
- 9 FEB 1990			
On	38	27	DC
APR	Quarter	RECORDS	W. 10 OUT.
DEPT	LO	26/1/1990	5/8/92
			CONTROL

To Mrs C.M. Dent B.Sc. M.A.
 Director of Planning
 and Transportation

Dear Madam,

The garden at 38a Gunter Grove was supposed to be a joy to me for the rest of my life as I am elderly & lame.

Now with the development going ahead I find myself confronted by a blank wall part of the office block opposite my lounge window.

To the right side 50% will be the flats which also block out the sun, clouds, sky, sunsets, & planes which were part of my life's enjoyment.

There will be no privacy in the garden or the balcony above or the rest of the house.

This was about the best garden in Gunter Grove now completely spoilt.

No architect or planner has seen the view from my vantage point of what is being built.

Hoping that there can be some rethinking of the plans for the office blocks especially -

Yours faithfully

Mrs. M.C. Kayley.

Occupier.

8-2-90

8/2/37

1/2

RECEIVED BY [Signature]			
- 8 FEB 1990			
TO	CC	S.W.10	
FROM	DISPATCH	RECORDS	FILE
DEPT	LO	TRANS	EXTD

Dear Miss Dent

Re: new application for Chelsea College site.

I am writing to object to this proposals. - the building are too close to my home. I work from home and I am always in, so I am unhappy about being overlooked in this way. We have no privacy I feel that my own move is watched when when I go to my work I have to fear for criticism - but also said is going to be much better from this time on.

I do hope that the Council will be

fair toward the residents and refuse
the application. please wish
of us.

Yours sincerely

Naima Kell

2 Knights Studios,

Hortensia Road,

London SW10

1st February 1990.

The Director of Planning and Transportation,
The Royal Borough of Kensington & Chelsea,
The Town Hall, London W8 7NX.

Your Ref: TP/89/2137/S

C2.
✓/12

re:Chelsea College Site, Hortensia Road, SW10.

Dear Sir,

I am very disturbed to hear that the developers of the above property are seeking permission to amend previous planning permission (Ref: 88/0633) and increase the number of dwellings and office accommodation.

I understand that the developers are aiming at a density of more than three times your Council's standard, which will seriously affect the surrounding area, both from the point of view of appearance and amenity. Hortensia Road is mainly a residential road and any office block would adversely affect the values of properties, as well as adding to traffic congestion and parking problems.

Would you kindly, therefore, record my strongest objections to the proposed amendments.

Yours faithfully,

Sophie Wysocka

(Mrs.) SOPHIE WYSOCKA
(Resident for 40 years)

RECEIVED BY D. P. T.				
08 FEB 1990 10				
CC 1	CC 6	CC 3	CC 2	CC 5
ADD	U. PLAN	RESOURCES	DPT	ENV. PLAN
DDPT	LO	TRANS	WORLD CONTROL	AD A&S

RECEIVED BY D. P. T.				
On 7 FEB 1990 10				
DC N	DC C	DC S	DC T	DC
ARB	D. PLAN	RECC	ERT	ENV. PLAN
EDPT	LO	TRAF	SCHEM	AD ACK

Miss C M Dent
Director of Planning & Transportation

89/2137/C2

JAC

6 February 1990

Miss C Charles

Dear Miss Dent,

Chelsea College Site Hortensia House SW10

I am writing to show my concern at yet another change in planning permission for the above site (ref 88/0633).

I am resident in the adjoining property namely Hortensia House.

My objections are as follows:-

Height - The new buildings are too high and far too close to adjoining building. This effects the loss of both sun and light.

The building is also so close that you can practically see into the individual flats, which will have an effect on ones privacy.

The property is also much ~~too~~ bigger than we were led to believe, and the boundary is far too near the Hortensia House properties. In fact the application now is completely different from the original.

This road is at present a residential Road and the council are now giving permission to build not only commercial properties adjacent to residential but also properties which have been increased from 600sq m to 1.100sq m.

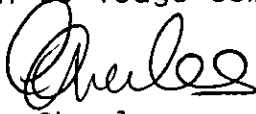
This will mean more noise more traffic and therefore more dangerous or our children etc. there is not enough parking spaces in the Royal Borough as it is, and parking bays in Hortensia Road are short enough. These new properties increasing from 13 units to 21 will cause more congestion.

They have mislead not only the local residents but also the council. It appears that the council will give permission to the developers, without real consultation with residents, because we are not experts in building and planning. and were more than confused at the start.

Now it appears that the developers can build just about anything they like.

The councillors are supposed to be supporting the request of the electorate not money making property developers who have no interest in the local community except how much money they can make from it.

I hope these matters of concern will be taken into account even though they are late which is also a problem in that not enough time is given to lodge complaints.



Caroline Charles
30 Hortensia House
Hortensia Road
Chelsea
SW10 0PQ.

89/2137

RECEIVED BY D. P. T. 66				
On - 5 FEB 1998 52 Hortensia Hse				
DC N	DC C	DC S	DC E	Hortensia Rd
30/1/98	D. PLAN	RECORDS	DPT	ENV. PLAN Chelsea SW10.
DDPT	LO	TRANS.	BUILD CONTROL	AD ACK

5/2/ ✓

Dear Miss Dent-

I wish to comment on the Planning application of Chelsea Collage site, Hortensia Rd.

I have already found a great loss of daylight in my home. due to this building, also a loss of privacy as the new building is only a short distance from my windows. The underground Car park, again only a short distance from Hortensia Flats, will create a lot of noise and disturbance to residence

2
The Office development will give
rise to even more noise & Traffic
in Hortensia Rd

Trees & plants that surrounded the
Depository, and view from my window
to Kings Rd now gone, I find
this proposal very unfair to
existing residents

Yours Sincerley.

Mr. Olive Staffington

8912137

M P Dainty

RECEIVED BY D. P. T.				
- 5 FEB 1990				
DC SITE	DC O	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT S	LO INTERV	TRANS.	BUILD CONTROL	AO ACK

91

With Reference to planning permission of Mortensia College

3/2

The idea of more flats being built on this site is ridiculous the street already has more than enough people living in it. And there is already far too much congestion in the street.

There is already serious traffic problems in this street and no way is there going to be enough parking places on the College site for the new residents. And a lot of the residents ~~are~~ at the new site I'm sure will be 2 car families.

To even (think) about the idea of more flats is ridiculous only a blind person could fail to see the idea is out of the question.

Also all the extra office space how are all these people going to get here? Unless your planning

abc

RECEIVED BY D.P.T.

2 FEB 1950

104

NO.	NAME	ADDRESS	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

2.

another surprise for us this time
a Helicopter Pad. I suggest someone
from the planning dept. stands in
Hortensia Rd between 4:30 and 7pm
and see's and listens to cars
hooting because they cannot move.
I would appreciate a reply to my
letter.

(Please do not file under)
(To Be MISLaid.)

Yours Sincerely

m. P. Dainty

51, HORTENSIA

HOUSE

Your ref. TP/89/2137/S.

RECEIVED BY D.P.T.				
On -5 FEB 1990 93				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AO ACH

SS, Hortensia House,
Hortensia Road,
London. SW10 0QP.
1st February, 1990.

Dear Sir,

With reference to the amended plans, for the Hortensia Road site, your letter dated 22.1.90 refers, we feel we must now voice our objections. These new plans appear to bear no resemblance to the original layout which seemed to be a reasonable development which fitted in with the surroundings and which had adequate parking facilities. Although we, in our plan, will not be overlooked by this development we are most concerned about the amount of traffic and parking problems this new development will bring to an already congested area. Hortensia Road is one of the few through roads between Fulham Road and Kings Road and is always very busy. Hence any increase in the volume of traffic will cause much distress and chaos.

We hope you will take this into consideration before approving these new plans.

Yours faithfully,
S. Cross *[Signature]*

RECEIVED BY D. P. T. 92				
On - 5 FEB 1990				
DC N	DC C	DC S	DC E	DC 49
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT	LO	TRACS	FIELD CONTROL	AD 21

Hortensia House,
Hortensia Road,
London SW10 0QP

31st. Jan. 1990

Miss. C. M. Dent,
Director of Planning & Transportation,
The Town Hall,
Hornton Street,
London W8 7NX

Reference: TP/89/2137/S

Dear Miss. Dent,

I am writing as the owner-occupier of Flat 49, Hortensia House, Hortensia Road, London SW10 0QP and I totally object to a further increase in size of the already monstrous building next door. I was promised, when I met the Developers, that the new building would never be any higher than the old depository.

I trusted them, as they showed me a model of the proposed building with a special angle light to prove that their building would never obstruct the sun from shining in our garden. Before this building went up we had four hours of sunshine in our garden, from 9.30 am to 1.30pm. If these people are given planning permission to build higher then we will not be able to see the sun shine in our garden again. I think this is most unfair, since this was one of the main reasons we invested in this property.

My other main objection is the change in the decision to build flats in place of the previously proposed houses. This would, of course, mean a lot more money for the Developers but for us it will mean more problems. Firstly, it will increase congestion to an already congested road. Secondly, noise levels will increase and thirdly more, a lot more, parking problems.

One can immediately see that the Developers are only thinking about themselves and do not care what happens to the residents, many of which have lived in Hortensia House all their lives.

Please, take into consideration my objections and do not grant permission to build any higher than in the original plans. Could you also ensure that the Developers stick to the plans, after all they should be grateful that permission was granted in the first instance.

Yours Sincerely,

J.A. Fernandez

J A Fernandez

LABORATORY D.R.T.
- FEBRUARY 1950

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

... of ...
...
...

...
...
...

...

...

...
...
...

...
...
...

...
...
...

...
...
...

...
...
...

...

...

34 Gunter Grove
London SW10 0UJ

2nd February, 1990

Director of Planning,
Department 705,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX

Attention Miss C. M. Dent

RECEIVED BY D. P. T.				
On 6 FEB 1990 123				
DC N	DC C	DC P	DC E	DC
ARB.	SITING	RECORDS	CPT	ENV. PLAN
DDP	W	PLANS	ENV	ENV

Dear Madam,

Re: TP/89/2137/S/Hortensia Road Development, SW10

Thank you for your letter dated 22nd January, 1990 in respect of this development. As I understand it there are revised drawings received and these will be submitted to your sub-Committee on 12th February, 1990.

I should like to make the following observations and objections:

1. When the Plans and Models were first inspected by me I was very much concerned about two points - the proximity to my back party wall and the height of the development.

According to the Plans as I saw them the distance between the back of the development and the back party wall was almost identical to the distance between my party wall and my own back wall. To me that was acceptable and therefore I did not accept in writing at the time about this. As it transpired the back wall has come so near my party wall that it really overlooks every single part of my back house including a bedroom, a sitting-room, a kitchen and the patio. This is not acceptable and I am rather amazed at the liberties the contractors seem to have taken in order to present us with a fait accompli to force us to accept this situation.

2. As for the height our house and the garden used to get a lot of sun while now there is absolutely no way the sun can come through because of the height. I therefore object to the height even as it is at the moment. It seems to me that the contractors are continuing with the work anyway irrespective of the fact that apparently they have no planning permission to continue.

3. Further, the question of the office development seems to present a serious problem. This is a purely residential area and we are amazed that the Council allows an office development in the midst of this area. It is certain there is no place for this and one wonders why such office development should not be converted into residential in order to ease the accommodation problem rather than increase the problems which are associated with office developments.

.../2

4. In conclusion I therefore hope that the Council will:

- i) Reject the Plans and indeed insist on pushing the building to a distance equal to the distance between the party wall and the back of my house.
- ii) Lower the height of the development by one storey, to allow the sun to reach us.
- iii) Reject any Planning Permission for office development and insist on only residential development for the benefit of the people rather than for benefit of higher returns for the developers.

Yours faithfully,



Sami D. El-Falahi

40 b Gunter Grove
London
SW10 0UJ

Tel: 01-352-9570
7. 2. 90

RECEIVED	63
12 FEB 1990	

MISS C.M. Dent
DIRECTOR of Planning
Town Hall
HORNITON ST. HSY NX

Ref: T.P. 89/2137 (S) ✓
✓ 12

Dear Miss Dent,

I saw some plans in Kings Road Town Hall and made comments about them on 3.1.90 which was acknowledged on the 4.1.90 by Miss Zacharia.

Now I have had the plans to be considered at the T.P. (A) Sub-Committee on 12.2.90

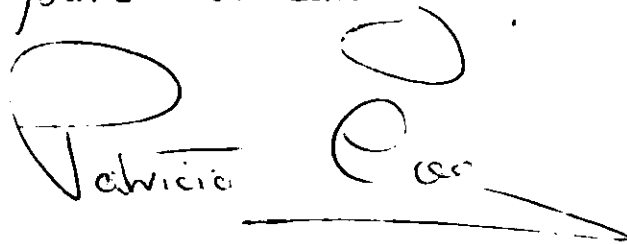
As a resident of the above address, which is the Garden flat, I have only to look out of my window or stand in the Garden to see that the developers have only one thing on their minds and that is to get the maximum return on their investment regardless of the damage they do to the quality of life of the people living near the site. Why should they care? They live miles away.

The building in front of the Garden of 210 Gunter Grove is too near our property and too high. All the height of the new development

Should see at the HORTENCIA road end not blocking out light-air and allowing the Curlew birds properties to be overboard.

I beg the Committee to turn these plans down and get the density & height of buildings re-planned towards Hortencia Rd and make the back of the development more open and lower, perhaps making the space between us and the buildings one for parking the cars of the residents of the new properties.

Yours sincerely


Patricia

PATRICIA ROE

Please Acknowledge.

Naïma Kelly
36 A. Gunte
Grove
S.W.10

To whom it may concern,

I am writing to you concerning

the building by my garden

I am extremely unhappy

It is much higher + much

~~closer~~ closer than they said

When they came to visit

2) They showed me drawing

Open space with shrubs

2
plenty of sunlight (much
better than before).

3) They made me understand

That there would be no point

in objecting because they

would go ahead anyway.

4) I agreed to their proposal

on that basis, because

they made the whole

thing sounds very beautiful

5) now I see that they were

3

Not telling the truth.

6) I object to the building

it is too high - too close

Takes away sunlight - spoils

the view in garden. also I

lose no privacy - I enjoy

feeling being watched -

We can't afford a holiday

Therefore garden is very important

to us but not - it takes

away privacy and enjoyment

4

of garden. It is overlooking

overbearing and very ugly

plus I always feel somebody

is looking at ~~us~~ by my

movement at all times.

could you please let us

know what is happening

Yours sincerely

Maima Kell

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk

THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document ,management company. For more information call 01902 459 907 or visit www.theedmgroup.co.uk



E A POWDRILL & ASSOCIATES

Town Planning Advocates & Consultants

Ptolemy House
Lower Wharf
Reading Road
Wallingford
Oxon OX10 9AP

Tel: (0491) 34500/34525
Fax: (0491) 33760

P. J. Turner BA(Hons), MA, MRTPI
Chartered Town Planner

www.theedmgroup.co.uk

g document ,management

www.theedmgroup.co.uk

g document ,management

www.theedmgroup.co.uk

g document ,management

www.theedmgroup.co.uk

g document ,management

www.theedmgroup.co.uk

**MICHAEL LAWSON,
TURNER & NATHAN**

MICHAEL H. LAWSON
[REDACTED]
PAUL N. R. NATHAN, LL.B.(Hons.)

SOLICITORS
COMMISSIONERS FOR OATHS

15/16 New Burlington Street

London W1X 2BY T.
RECEIVED BY D.P.T. *65*
Telephone: (01-734 0034)
On _____
Teléx: 261355
Fax: 01-434 1918
LDE Box 275
10th January 1990
DDVT

Our ref: ML/SJW/6359

Your ref:

Miss M Dent
Director of Planning and Transportation
The Town Hall
Hornton Street
London W8

10th January 1990

Dear Miss Dent,

RE DEVELOPMENT SITE AT HORTENSIA ROAD, CHELSEA

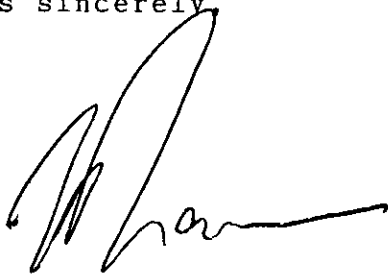
Reuck/C2
1/1

I enclose a copy of my letter to you dated 27th October 1989. We did, of course, speak subsequently, and there was also a meeting held on the 14th November at which your representatives attended.

I understand, now, that letters have recetly gone out to the occupiers in Gunter Grove with regard to the new Application that has been made and the new plans. I regret to say that no such communication has been received at No 38. I have checked carefully. I gather that a number of other occupiers in Gunter Grove have likewise failed to receive the communication and have had to get in touch with you regarding the same.

Can you please let me have copies of whatever has been sent out.

Yours sincerely,



M H LAWSON
MICHAEL LAWSON TURNER AND NATHAN

MI./SJW/6359

Miss M Dent
Director of Planning and Transportation
The Town Hall
Hornton Street
London W8

27th October 1989

Dear Miss Dent,

RE DEVELOPMENT SITE AT HORTENSIA ROAD, CHELSEA

We act for Saga Holdings who are the Freeholders of 38 Gunter Grove.

We have seen some of the correspondence passing between you and other Lessees in Gunter Grove and confirm that our Clients also wish to lodge their objections with regard to the development that is being carried on at the development site at Hortensia Road.

We have seen a copy of the Planning Permission and the original plans and it is clear that the present development exceeds that for which Permission has been granted. In addition, we wish to object to the height of the development where it adjoins the back of the properties in Gunter Grove, and also the proximity to that boundary.

We are also concerned that the Developers may not be complying with the mix in that the Permission is for the erection of 12 houses, 9 flats and 675 square meters of office space. It would appear that there are additional flats being built.

We understand that you are taking steps now to serve Notices/Enforcement Notices. It would be reassuring if you could let us know exactly what you have served.

When the original Application for Planning Permissions were made we received no Notice whatsoever, and we understand that the other owners and/or occupiers in Gunter Grove affected by the development likewise received no Notices. Whilst we appreciate that there is a Planning Permission in force we trust that if the Developers do apply to vary that Permission Notices and details will be served upon the owners/occupiers in Gunter Grove who are affected so that they may make representations.

We are appreciative, as we believe are the other owners in Gunter Grove, that you are taking steps to prevent the breach of the Planning Permission by the Developers.

It would be reassuring if you could confirm that if an Application is made to amend the Planning Permission no consent will be forthcoming for any development which would result in any building higher than the existing Permission, or any nearer the boundary between the properties in Gunter Grove and the development site.

Yours sincerely,

MICHAEL LAWSON TURNER AND NATHAN

cc Mrs S Lamert - Flat 2, 42 Gunter Grove
N Stoebe Esq, 42A Gunter Grove

The ground floor and garden level flats are particularly badly affected by loss of light. It even affects my kitchen on the first floor. I hope you will take into account that the first floor of Quarter Cove houses is higher than say a terraced house in Lobs Rd. as the houses here have a raised ground floor. Also the level of the Hoptensia Rd. site is apparently lower on the ground than in Quarter Cove.

We would like to stress that we feel the proximity and height of this development is already much too high and too near, and hope the Council will enforce amendments of a sizeable nature to both. We would also like to request that landscaping (or disguise in other words!) plays a large part in the finished development.

I would like one more to reiterate that Mrs. Hall and others who saw the developer's original model did not see the model ^{for the building} that has been partially already built as being more than a one storey studio development. And that not only

2
were they thus reassured visually,
the developers also reassured them
verbally that this was what they proposed
to erect. Had any of us received the
subsequent Council & developers'
notifications we would all have acted
far sooner.

Yours sincerely,
Sarah Lampert (Collings)

—
C.C. Ms. Christine Zaccaria.
" Quarter Grove Residents Assoc.

40A Gunter Grove
London SW10 0UJ

January 2 1990

Miss C.M. Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY D. P. T.				
On - 5 JAN 1990 46				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	OPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTRC.	NO ACK

Dear Miss Dent

Your Reference TP/89/2137/S
CHELSEA COLLEGE SITE. HORTENSIA ROAD SW10

I refer to your above communication and would firstly point out that although this was dated 22 December 1989 and posted on the 28th December 1989 it did not reach me until today and further, having made a quick check with my immediate neighbours, it appears that again this is a very hit and miss communication. Mrs Kayley of No. 38 Gunter Grove and Mrs Sarah Collings of 42 Gunter Grove have not as yet received this circular.

I shall of course be communicating with other residents as to our response to this Amendment but would point out - as you are aware - that we consider the actions of the developer to have been deliberately misleading and the construction as it now stands bears absolutely no resemblance to what we were led to believe would be erected on the site.

I would once again voice my utmost objection to a higher density of building on this site- I was assured by the architects that immediately to the rear of my property would be a single storey construction of studio/workshops running North to South. What we are now (literally) faced with is a solid construction with windows overlooking both my garden and my flat. I would also point out that despite repeated requests to the builders and their agents, they have shown total disregard for the tree at the rear of 40 Gunter Grove.

I will be in touch further after consultation with other residents.

Yours sincerely,

Veronica Hall

Veronica Hall

cc: Gunter Grove Residents

RECEIVED
JAN 14 1964
U.S. AIR FORCE

6 25

40B Gunter Grove, London SW10 0UJ

Tel: 01-352 9570

RECEIVED BY DPT				
4 JAN 1990				
911				
BB H	MUST C	DEC B	DOH E	DOE S
APR	PLAN	RECORDS	OPT	PM PLAN
DOH	NO	TRANS	DOH RECORDS	DOH RECORDS

3.1.90.

Point 1 You say all comments after date on letter note letter hosted 28.12 89 HOB 2.1.90. which to get any comments into

Later in 1989

~~BC~~ ~~RECORDS~~
4

I have looked at the New Plans as for #40 & #42 Gunter's Cross gate and can see little difference from previous plans. If sign seems to join the lock wall of #40 - Am worried about the height of the walling & looks as if people will be working

level with the garden wall of HO. also.
I see the office windows overlooking
HO are frosted please so that they
can not be over looked by passing
inmates?

What & where is this Penthouse going
and where is a model for Chelsea.
Kings Rd Town Hall.

I would like answers
please. I am not one bit happy
about these plans

Patricia Cao

Elizabeth
HIGGINS

RECEIVED BY D. P. T.				
14 FEB 1990 26				
Mr J R N Allen	DC	DC	DC	DC
42 B Gunter Grove	RECORDS	CPT	ENV. PLAN	
London S.W.10				

89/2137/C2
/142

Mrs Dent
 Director of Planning and Transport
 Kensington & Chelsea Council
 Horton Road
 Kensington

9 February 1990

Dear Mrs Dent


RE: HORTESIA ROAD DEVELOPMENT

I write to express grievances with the current development which is currently submitting revised plans for planning approval.

- 1 The over crowding of the site - excessive development on this scale is not in keeping with the surrounding area or the area plan.
- 2 The height and proximity of these buildings to the boundary of the site is visually unpleasant and infringes on neighbouring properties' privacy and light.
- 3 The small allocation of parking spaces will in no way deter occupants, both business and residential from travelling by car, it will merely serve to further the conjection of already conjested streets.
- 4 The presence of office and business premises in an otherwise residential area contravenes the guidelines set out in the area plan.
- 5 The disregard for accuracy in drawing and site conformity to approved drawings shows a flagrant disregard for council authority and only emphasises the developer's greed to maximise commercial return on the site at the expense of the area and its residences.

I look forward to being present at the planning meeting on Monday 11 February.

Yours sincerely



James Allen

Flat 2
42 Gunpowder Grove
Wander Smoag
6-2-90

132

RECEIVED BY D. P. T.				
13 FEB 1990				
CC N	DC C	DC S	DC E	DC
ARB	D. P. L.	CC	DPT	ENV. PLAN
DDPT	LO	TRWA	CC	CC

bc

Chelsea College Site, Hove, Sussex

Dear Miss Dent,

As I have gathered the Sub-Committee meets next week to decide on the new plans submitted by Colwyn Foulkes for L.E.T. of the above site, I felt I must once again reiterate the local residents' utter lack of satisfaction with this development.

It has really lowered our quality of life quite drastically. The proximity of the new buildings, I believe, far nearer than the usual stipulated distance laid down by this borough's planning officers. It removes light very badly from ground floor and garden level flats. It is an utter invasion of privacy and deeply resented by us all. It just seems quite bizarre how Mr. Saunders ever over-rode

other planning officers' opinions, and passed it in the first place. As you know most of us never received council communications, and it has been proved that LET's surveys are not reliable. Half the supposed "pro's" were in fact "anti". They seem to have had a very cavalier attitude towards the local residents. We feel badly let down by our council over it all.

Added to which, if the usage is changed and there are more offices, please will someone explain to me where people are going to park? It's an unfortunate side of human nature that ^{despite the} council's attitude of trying to discourage office workers coming to work by car, & creating more parking difficulties in this borough, people still do drive to work if they can. And this end of King Rd. is not near a tube station either, which won't help matters. There do not appear to ^{be} adequate car parking spaces, and locally it is already a nightmare.

2.
I hope the ~~sub~~ ^{sub} planning committee
will really ^A bear the ¹ local residents
in mind as far as they are legally
able to, and not be bulldozed by the
developers.

Yours sincerely,
Suzie Lampert.

Re: Chelsea College Site
NEW APPLICATION

13/2

RECEIVED BY D. F. Knights House
On 17 FEB 1990 6.5
Chelsea Road
Chelsea S.W.10
6/2/1990

Dear Miss Dent,
I am writing to object to the proposals for the development next to my home which is destroying my outlook and robbing me of my privacy. The new buildings are already far too high taking away daylight. It is annoying that we have been misled about actually what was going

to take place.

I like many other residents of Knight's House am always at home during the day time so we are strongly opposed to a large office development which will cause a lot of noise and disturbance

Yours faithfully
Gladys Barrett
(Mrs)

19 OLD BUILDINGS,
LINCOLN'S INN
LONDON
WC2A 3LR
01 831 6381
TELEX 29543 MELLAW G
FAX 01 831 2575
DX 1022 LONDON

40 Gantes Grove,
London
SW10 0US.

12.ii.90

Your Ref. TP/89/2137/S

89/2137
13/2

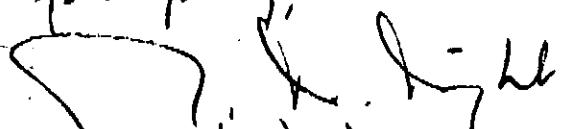
Dear Sir/Madam,

Chelsea College Site, Hortensia Ld, SW10.

I wish to add my voice to that of those who object to the proposed development at the above site, because;

- i. it is too large,
- ii. too many separate living units are being created,
- iii. There is insufficient local parking to accommodate the expected increase in pressure on street parking,
- iv. The development is too close to the houses in Gantes Grove and will both infringe the rights of light of the buildings in Gantes Grove and will mean that many bedrooms and sitting rooms are directly overlooked,
- v. no care has been taken in respect of the plants and shrubs and trees in adjoining gardens.

Yours faithfully,


M. D. DIGHT.

Mrs. Pamela Shorrocks,
The Maltings,
Higham,
Nr. Colchester,
Essex

8 February 1990

Dear Miss Dent,

REDEVELOPMENT OF CHELSEA COLLEGE SITE:
HORTENSIA RD

RECEIVED BY D. P. T.				
On 13 FEB 1990 34				
CC N	CC C	CC S	CC E	CC
ARB	D. PLAN	RECORDS	ENT	
DEPT	IO	TRANS.	TELE COMM	

89/237
B12
BC

As the occupier of 17 Knights House, my father has asked me to reply to the mass of correspondence received regarding the proposed change of planning permission to the redevelopment of the next door Chelsea College site. He has had a stroke and is unable to write legibly.

Mr. Marriott is now an invalid and cannot leave his flat unaided and has for several months had to endure the noise and inconvenience of continuous building operations on the site. However he realised this would come to an end eventually and so did not complain officially. He was also unable to examine development plans personally and accepted your assurances that this would benefit the area overall. However he is now much concerned and depressed at the much higher density of development than was at first proposed, and indeed seems to run counter to your own council's guidelines. His only form of exercise is along the outside corridor areas and the sheer proximity and bulk of the development he finds depressing and totally inappropriate, and represents for him yet another example of short term economic gain overriding the quality of life of residents, who after all have lived in the area for many years and regard it as their home.

In my father's case when he realised the extent of his immobility he purchased his flat only a year ago in the hope that he would be able to remain in familiar surroundings, and he is upset by the ugliness of the sheer bulk and proximity of the proposed redevelopment plans.

And I must say as a fairly frequent visitor to Knights House, I can see neither architectural merit in the scheme, nor in an area of already severe traffic congestion, any other benefit either; and can only add to the ugliness and misery of life for surrounding tenants. In short it is both inappropriate and unaesthetic.

In conclusion I would also like to enquire about the proposed shed facility, which the Housing Department informed my husband would be available for those who did not currently have use of one. My father has now to accommodate several

pto

invalid aids, and as he only has a one roomed flat, a shed for storage would be of great benefit. In the letter from the Housing Office no mention is made of this extra facility. Could you clarify the matter please?

Yours sincerely,

Pamela Shorrocks

Pamela Shorrocks.

RECEIVED BY D. P. T.		
On	13 FEB 1990	
DC	36 GUNTER GROVE, LONDON, SW10 0UJ.	
ARB	D. PLAN	RECORD
DUPT	09 FEBRUARY 1990	

C / 13/2

Your reference: TP/89/2137/S

Dear Madam,

re: Planning Application Chelsea College Site,
Hortensia Road SW10.

In response to your letter of 22 last.

I should like to raise the strongest possible objection to the proposed changes outlined therein.

The increase in the number of flats proposed by the developers will undoubtedly lead to a greater loss of privacy than their original proposals - which were bad enough!

The proposed increase in the size of the Office Development element of the site with it's implied increase in intensity of usage will further decrease local resident's privacy in and enjoyment of their homes. Additionally this proposal appears to constitute a "major commercial development" in what is, primarily a residential area which is contrary to the Council's normal practice - as is the apparent density resulting from such change constituting, as it does, a level three times greater than the Council's standard - a profound departure from the aforementioned standard for which no particular reasons have been advanced.

In short, I object to changes in a development that has been foisted on to residents by the dissemination of unreliable data and the making of inaccurate representations of those residents' opinions, whose unprepossessing cliff-like appearance is already a blight, that have the effect of increasing such blight.

Yours faithfully,

Christopher Weeden
Christopher Weeden.

1000
1000
1000
1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

**MICHAEL LAWSON,
TURNER & NATHAN**

MICHAEL H. LAWSON
[REDACTED]
PAUL N. R. NATHAN, LL.B.(Hons.)

RECEIVED BY D. P. T.				
On 12 FEB 1990 204				
DC N	DC C	DC S	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AO AGR

SOLICITORS
COMMISSIONERS FOR OATHS

15/16 New Burlington Street
London W1X 2PY

Telephone: 01-734 0034

Telex: 261355
Fax: 01-434 1918
LDE Box 275

Our ref:

Your ref: ML/SJW/

TP/89/2137/S

File (I have the map)

Miss C M Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Hornton Street
London W8 7NX

12th February 1990

ALSO SENT VIA FAX NO 938 1445

Dear Miss Dent,

RE CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

BY HAND
Agenda No
4043

On behalf of the Owners and Occupiers of 38 Gunter Grove we wish to bring to the attention of the Planning Sub-Committee objections to the Application for Planning Permission under the above reference.

In so far as the proposed Development effects No 38:-

- a) It is too high where it adjoins the back of No 38 Gunter Grove
- b) It is too close to the boundary
- c) As a result the proposed Development effects the light that No 38 enjoys and prejudices its privacy.

We understand that your report to the Planning Sub-Committee indicates that there is merit in the objections that have been submitted by our Clients, and by other Owners/Occupiers in Gunter Grove. The Developers have made adjustments to the plans, but these only are token amendments and not ones which are acceptable.

We also submit to the Planning Committee that as the existing Permission is null and void the present Application should be treated solely on its own merits and that no weight whatsoever should be given to the previous Permission, or to the works which have already been carried out by the Developers.

Yours sincerely,

M H LAWSON

1992
8/237/cz

7. 2 00

RECEIVED BY D. P. T.				
On 15 FEB 1990 22				
CC N	CC C	CC /	CC /	CC /
APP	DEPT	RECORDS	LPT	DEV
DEPT				AD / cz

Dear Miss Dew,

Thank you for the news about the new proposals
at Hartwood Rd.

This would certainly cut out much
 of the light in my studio - which is
 essential for my work as a sculptor.
 My work has some importance and
 is linked with my 'Who's Who' work

The first edition of 'The Future of Science of
the Century' which came out last year
and will be a next year's Dickel's
Distinguished People of Today -

I do sincerely hope that my
most passionate plea ~~for~~
~~my~~ ~~work~~ ~~will~~ ~~be~~ ~~materialized~~
which I know is shared with a great
many others for a variety of different
reasons - for this proposal will be
to materialize
yours sincerely

Ken Towse.

22A Gunter Grove
LONDON SW10 0UJ

27 January 1990

Director of Planning and Transportation
Department 705
The Town Hall
Horton Street
LONDON W8 7HX

RECEIVED BY D. P. T.
On 30 JAN 1990 62

DC T	DC C	DC S	DC E	DC
ACG	D. PLAN	RECORDS	OPT	ENV. PLAN
BBT	LO	TRANS.	FIELD CONTROL	AO ACK

bc

Dear Miss Dent

DEVELOPMENT OF HORTENSIA ROAD SITE

I am writing to protest about the expanded size of the development on the west side of Hortensia Road.

The new planning application comes as a shock after we have seen this development change several times during a relatively short period. It was first sold to the residents as a small development of low mews houses on the east side of the road, and has now blossomed into a major plan which will irrevocably destroy the nature of this area, which the Council has always told us it intends to maintain as residential.

I therefore object strongly to the inclusion of office space, which will bring non-residents and even more cars into an area already seriously overcrowded. Even with a Resident's Parking Permit I often find it impossible to park in Gunter Grove, and frequently have to park in Hortensia Road. Under the new scheme parking would clearly become impossible for the bona-fide residents of the area. If you have ever been in this part of the borough during Chelsea football matches, you will appreciate the appalling problems you will be creating if this plan goes through.

The increased number of flats in the new plan would also put added pressure on all the facilities for residents in this part of Chelsea.

I have already protested at the bulk of the buildings now going up. It is now clear that the original scale model was not to scale at all, and that we were deceived into believing that these mews houses would be low and small, and in a garden setting. In fact, the building almost touches the south wall of Hortensia House, and is already higher than the scale model showed originally. It is continuing to grow rapidly, and I am afraid that the south-west light to my garden (which is the only reason for staying for more than 25 years in this property) will soon be affected. The aspect will also be blighted if this bulky building is allowed to grow higher. I SHOULD LIKE YOUR IMMEDIATE RESPONSE ON THIS PARTICULAR MATTER, AS THE BUILDERS SEEM DETERMINED TO THROW THE BUILDING UP AS FAST AS POSSIBLE.

-2-

To conclude, I am very unhappy about the Council's handling of this affair. It smacks very much of manipulation, and I do not like to be manipulated. You will appreciate that I do not yet wish to apportion blame in any quarter, but as our elected representatives, the Council must in the final analysis shoulder the responsibility.

I trust you will register my complaints appropriately, and that I can hope to receive your reply as soon as possible.

Yours sincerely,

Richard S Hornsey

cc Gunter Grove Residents Association
22 Gunter Grove (Management) Ltd
Nicholas Scott NP

28 Gunter Grove
London
SW10 0UJ

27th January 1990

Miss C.M. Dent
Director of Planning and Transportation
Department 705
The Town Hall
Hornton Street
London
W8 7NX

Your Ref: TP/89/2137/S

Dear Miss Dent,

RECEIVED BY D. P. T.				
30 JAN 1990 63				
On				
DP N	DP E	DC S	DC E	62
ARB	DEPLAN	RECORDS	LEPT	ENV. PLAN
LEPT	DO	TRANS.	PLANNING CONTROL	AC ACK

I am replying to your letter of the 22nd of this month re. the amendments to the planning permission for the Chelsea College Site, Hortensia Rd., SW10, (Ref. 88/0633).

I am deeply concerned about the revised plans to build 21 new flats instead of the 9 flats and 4 houses agreed, and to increase the office space to 1,100 sq.m instead of the 675 sq.m.

The areas of my concern are;

- 1) The increased size of the new building. My flat is directly opposite the development and the original plans showed a space between the building and my garden. It now seems that the developers intend to build up to the boundaries of the site reducing the light to both my garden and flat. As this area was previously occupied by the gardens of Chelsea College this change constitutes a severe degradation of the environment of my home. It will also mean that my flat and garden will be overlooked by windows a few feet away.
- 2) The change from residential use to office space. It seems that there is the intention to double the amount of office space. This will increase traffic congestion in an already overburdened part of London. Where will the people who work in the proposed offices park? The proposed two parking spaces seem clearly inadequate for them, let alone the residents of the 21 flats and 8 houses. There have been many changes from residential use to commercial use in this area with the consequent deterioration in the environment for residents. This proposal would contribute to this deterioration.

3) I feel that the developers have not been entirely frank with their proposals. The original plans have been modified in several ways since the start of this development and other schemes mooted. The original plans and models of the development do not seem to accurately represent the building as it is now being built.

This is the first objection I have voiced about this development. I quite understand that good use must be made of such a valuable site and that commercial considerations must be taken into account. I do feel however that the amendments under review amount to a crude attempt to cram as much accommodation on the site as possible, with scant concern for the environment. The increase in office use seems an attempt to maximise to profitability of the scheme with similar lack of concern for the existing residents.

I have lived in this area for the past 20 years and I hope that the town planning sub-committee will give serious consideration to the points I have mentioned.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "B. Miller".

Bruce Miller

28 EDITH GROVE
LONDON SW10 ONJ

RECEIVED BY D. P. T.				
29 JAN 1990 20				
DC N	DC C	DC S	DC E	DC
ARB	D/PLAN	RECORDS	DPT	ENV. PLAN
DEPT	LR	TITLES	BUILD CONTROL	AD /ASK

bc

REF: TP/89/213/S

26th January, 1990

Miss C. M. Dent,
R.B.K. & C.,
Department 705,
The Town Hall,
Hornton Street,
London W8 7NX

Dear Miss Dent,

With reference to the circular I received regarding notification of development to Chelsea College site:

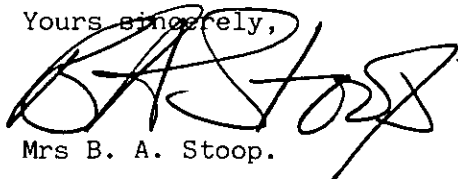
I must state that I heartily disapprove. I am about to move into 42a Gunter Grove, SW10 having been a resident of the above address for 24 years, and have seen in this time too many bad developments in this area.

This development in particular affects too many residents; to name one in particular - Mrs Higginson who lives on the ground floor of No 40 Gunter Grove is bedridden, her only pleasure in life is her well tended garden on which she spends time and money and this is now going to be badly affected by loss of light.

This building is far too close to the residences on the West side of Gunter Grove, it is taking away valuable light, privacy and loss of outlook. Many of us have gardens which are now being threatened by loss of light, our privacy is being invaded as we will be so closely overlooked. Every patch of sky in London is valuable to our well being and this too is being taken from us.

I think it is a wicked shame that what was a pleasant residential area is being turned into a commercial enterprise with total disregard for local ratepayers (and voters). There is also a grave shortage of both Residents Parking and Meters in the area already. As you probably know that particular stretch of the Kings Road suffers from heavy traffic jams (quite a lot due to Chelsea Harbour I admit) but even with the possible introduction of the WEIR scheme this extra load will add to the problem.

Yours sincerely,


Mrs B. A. Stoop.

26.1.1990.
Tel. 352. 5892.

~~83~~

38a Gunter Grove

RECEIVED BY D.P.S. W.10 OUT. 61
29 JAN 1990

07	08	09	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100	101	102

ADDPTHE 10

To Mrs C.M. Dent
Director of Planning
and Transportation

Dear Madam,

The garden at 38a Gunter Grove was supposed to be a joy of my days as I am elderly & lame. Now with the development going ahead I find myself confronted by a blank wall part of the office block opposite my lounge window.

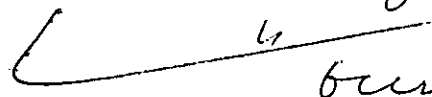
To the right side 50% will be the flats which also block out the sun, clouds sky, sunsets & planes which were part of my life's enjoyment. There will be no privacy in the garden or the balcony above, or the rest of the house.

This was about the best garden in Gunter Grove now completely spoilt. No architect or planner has seen the view from my vantage point of what is being built.

Hoping that there can be some rethinking of the plans for the office block especially

yours sincerely

Mrs. M.C. Kayley.


bumpier.

28/1/90

30

Ref TP/89/2137/S

Dear Miss C. Dent

Chelsea College site
Hortensia Road S.W.10

BC

Mr R L Barrett

RECEIVED BY D. P. T.

11 Knights Road!

01

Hortensia	Road			
DC H	DC S	DC S	DC E	DC
AND	D. PLAN	RECORDS	DPT	ENV. PLAN
DOPT	LO	TRANS.	SUILD CONTROL	AD ACK

With reference to your letter dated 22/1/90 regarding the amendments to the above site (No 88/0633) I am complaining about the project which is close to the rear of Gunter Grove & Knights House. It is far to near 'The Cottage' at No 424. and other buildings in Gunter Grove, and Nos 1, 6, 11, 216

Knight House. This building will cause loss of light and privacy to many homes in that area, and it is my opinion that consideration should be given by the council to that part of the project nearest "Knight House" & "The Cottage" is quarter acre, to be pulled down and completely removed, and convert it into a garden area, or for parking. After this has been completed the residences will have some peace & harmony:

Yours Sincerely

R. L. Barrett.

16 Knights House
Hortensia Road
LONDON
SW10 0QT

RECEIVED BY D.P.K. 66
30 JAN 1990
30 January 1990

DC N	DC C	DC B	DC E	DC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DEPT	LO	TRANS	LOOD CONTROL	CO. ASST

Miss L.M. Dent,
Department 705.
The Town Hall,
Horton Street. W8 7NX.

Dear Miss Dent.

In replying belatedly to your circular letters of the 29.1.89 and 22.1.90. I am now prompted to do so by the thought of 21 flats and more offices, this will entail many more cars.

During rush hours cars become blocked in Dulham Road, then turn down Hortensia Road and are again blocked by heavy traffic in Kings Road - here they remain with their engines running until someone gives way - the fumes are ~~a~~ appalling.

When the Biological Sciences and then Human Environmental were in Kings College, Hortensia Road, the building although high, was surrounded by space with a brick wall in front - staff cars
over

parked there. The demolition crews
knocked down the dividing brick wall
at the side of Knight's House - now
something in concrete seems to have
accrued for part of the way.

The developers seem to be following the
plans of the smaller blocks of Hoetensia
House - the road that they have planned
between the front and rear building
of the University site is wasted space -
the front building surely need not have
been adjacent to the pavement level.

The problems for town planning and
transportation must be endless - perhaps
the Department of Environmental Health
may be able to help, if - as we are led
to believe, Global Warming is a problem,
one narrow streets and ever increasing
traffic must indeed be a hazard.

Are the developers really intending
to destroy the grounds of Stanley House
(552. Kings Road) with its roads, trees
and tennis courts, we will no longer....
over

iii

- hear the 'dawn chorus with owls at night!

This area will soon be a concrete jungle with offices to be filled with overseas firms - British firms seem to be moving to more reasonable districts.

Yours sincerely
Sean Kohler (Mrs)

PS Am quite unable to visualise where the "landscaping" will be?

TWENTY-TWO GUNTER GROVE (MANAGEMENT) LIMITED

CHELSEA HOUSE, 22 GUNTER GROVE, LONDON SW10 0UJ. TEL: 01-351 1420

Ref: TP/89/2137/S

29th January 1990

Miss C M Dent
Director of Planning and Transportation
Department 705
The Town Hall
Hornton Street
London
W8 7NX

30

RECEIVED BY D. P. T.
30 JAN 1990 40¹

CON	PL	RES	DE	DC
ASB	D. PLAN	RESOURCES	EPT	ENV. PLAN
DDPT	LO	TRANS.	ENV. CONTROL	AD. INT.

BC

Dear Miss Dent

The Management Company wishes to register a strong protest over what has proved to be the quite unacceptable development of the site on the east side of Hortensia Road and over the way in which the development does not correspond to previous Planning Permission and now appears to flout the Council's own tests and standards.

We understand that the developers now intend to erect an inappropriately high and bulky block of flats and offices. This will restrict the privacy of residents of this house, adversely affect the view from their windows and reduce sunlight. We are very concerned at the loss of value which our property will suffer as a result of the development.

We cannot accept the establishment of 12,000 sq. ft. of office space in a residential area. This will inevitably put pressure on the facilities of the district by increasing noise and traffic and by creating even worse problems of parking. We had assumed until now that the Council was trying to alleviate the dreadful traffic conditions in the Borough. This development will add to them.

Lastly, the Company wishes to protest at the way in which the style and nature of the development have been altered since Planning Permission was first granted. The Company was not informed of the alterations and considers itself to have been misled by the developers and the planning authorities.

We hope that the latest proposals by the developers will be firmly rejected by the Town Planning Sub-Committee.

Yours sincerely

C J Gold
(Chairman & Secretary)

2
adjoining flats and houses due to noise and many other inconveniences caused by deliveries to offices.

also they should keep the height of flats etc. to 4-storey the same as Knights House & Hortensia House.

Hortensia has for years been a fairly quiet road even though in recent years traffic has been allowed to come through, and some drivers think they are on Branch Hotel, and with the building going on one has to be pretty fast crossing, so goodness knows how much more traffic & noise we will have to endure when these houses flats & offices are finished. Bars will be in & out of all times day & night.

One thing it may create is brighter street lighting. The street lamps are adequate but not bright enough at night, and if more traffic will be using Hortensia Road this should be a priority. Sorry to sound a wet blanket, but these days it seems that money

3
speaks a language so it is more than likely my humble protest will fall on stony ground. I do hope to be proved wrong, but time will tell.

Mrs. P. Masters
31, Hortensia House
Hortensia Road
Chelsea, SW10 0QP.

90 Miss L. M. Bent - Jovan Hall, W8.

1/2

Development - Lorraine
Hortonia

RECEIVED BY D.P. # 9/11/1990
01 FEB 1990 76

ON	ON	ON	ON	ON	ON
CC	CC	CC	CC	CC	CC
RD	RD	RD	RD	RD	RD
ENV. PLANS	DPT	RECORDS	ADMIN	FILE	DC

This development have been granted permission in the beginning. It is totally unnecessary to have offices built in such a cramped space with flats & houses.

Of course the first plans seemed to comply with council stipulations, but these greedy money grabbing developers had other ideas which are gradually creeping in, and as money is the main objective, no doubt they will succeed despite the protests of the local people living right on top of the development.

I feel the Dept. of the Environment will no doubt have the major say in these matters should come down on these developers and make them cut out the offices which will cause no end of difficulties for the

8A Quarter Groves
London SW10 0UT
27 January 1990

Miss C.M. Dent,

Director of Planning & Transport
Town Hall, Hornsey Street
London W8 7NX

RECEIVED BY D. P. T.				
30 JAN 1990 46				
DC A	DC C	DC B	DC E	DC
MSB	D. PLAN	RECORDS	DPT	ENV. PLAN
DCPT	CONSERVATION	OLD CONTR.	ALERT AGE	

Dear Miss Dent,

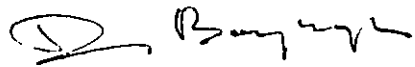
I am writing concerning the planning application for the Hornsey Road site. The traffic & parking problems & noise from such a concentrated commercial area in our streets would be quite unacceptable to those of us who live in the area.

This is a commercial development in a residential part of the Borough which should not be allowed & if a stand is not made here by the Council there could be no end to the proliferation of such developments. I am disturbed that planning permission was given in the first place for such a development. And here I must say I was not given any official Council notification of the original planning application. It would seem to me that the developers had foreseen these changes in their

plans in the first place since the building is already so advanced.

I wish it to be known to the Council
Town Planning Committee of my objections
to the new planning application for the reasons
given above.

Yours Sincerely



(MRS BOURGUIGNON)

RECEIVED BY D. P. T.

On 30 JAN 1990 76

DC N	DC C	DC S	DC E	DC
13 Knight's House				
MR	D. P. T.	RECORDS	PT	ENV. PLAN
Chelsea College Site, Hortensia Rd.				
29 January 1990				

30/1

Dear Miss Dent.

bc

Thank you
 for your letter informing
 me of the new proposal
 for the university at the
 Chelsea College Site, Hortensia Rd.
 I feel we will lose a lot
 of light as the proposed building
 are much higher than the
 original ones of 4 houses and
 9 flats also there will be
 a great deal more traffic
 in our road which most-
 days is already very heavy

and there is ² very little parking
space, our building throughout
has none: and being next
to the Football Ground its
very often impossible to park
ones car in near by streets

I therefore feel strongly
that the council should
oppose the new proposed building
of 20 flats and increased offices!

Yours sincerely
Daphne Barbridge

40 b Gunter Grove
London
SW10 0UJ

Tel: 01-352-9570

2. 11. 89

To whom it may concern

I wish to state that I have no recollection of a visit from anyone on August 30th 1988 in connection with the development on the Chelsea College site. Also as it was supposed to have taken place at 7.20 PM without prior notification it is unlikely that they would have been admitted.

I am also told that it has been recorded that I approved of the plan. This is utterly false. I recorded a No when it was first proposed having consulted my son who owns the property.

This whole Saga has been one of
confusion and contradictions that does
little credit to any party concerned
as I have already set out in detail
in my letter of Oct 22 1989 to the
Chairman of the Pennin Committee
Sir Anthony Coates.

Yours faithfully

Patricia Case

P.P.

Elizabeth Higginson