

**PLANNING SERVICES APPLICATION
CONSULTATION SHEET**

*Received &
dealt with
15/4/99
DT*

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APPLICANT:

Sellwood Planning,
Highgate House,
Bambers Green,
Takeley,
Bishops Stortford, Herts
CM22 6RJ

APPLICATION NO: PP/99/00733 */DT*

APPLICATION DATED: 19/03/1999 DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 14/04/1999 DATE TO BE DECIDED BY: 09/06/1999

SITE: Former Thames Water Reservoirs and Water Tower House, 97 Campden Hill Road, W.8

PROPOSAL: Redevelopment to provide nineteen houses and forty three apartments plus twelve tennis courts (six in lower level and six open courts), a practice court, basement car parking, new access points for pedestrians and vehicles and landscaping *(duplicate of existing revised application)*

ADDRESSES TO BE CONSULTED

- 1.
- 2.
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- 11.
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- 14.
- 15.

*All objectors to
TP/98/2126*

*428
15-4*

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health

✓	✓	1
✓	✓	2
✓	✓	5
✓	✓	6
✓	✓	15-4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS FORMER THAMES WATER
RESERVOIRS AND WATER
TOWER HOUSE
97 CAMPDEN HILL ROAD
W8

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|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP990733 | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
6																

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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F
[Handwritten initials]

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Councillor Mrs. Iain Hanham, CBE, JP,
Leader of the Council,
Town Hall,
Hornton Street,
LONDON, W8 7NX.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

21 January 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Mrs. Hanham,

Thank you for your letter of 19th January regarding correspondence from Mr. Waller relating to the Thames Water development. In order to respond comprehensively, I will need to consult with my colleagues and this may take a little time. Perhaps it would be sensible for a holding letter to be sent pending more detailed information.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.



ROYAL BOROUGH OF KENSINGTON AND CHELSEA
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464

From: Councillor Mrs Iain Hanham, CBE
Leader of the Council

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19th January, 1999

Mr M. French,
Executive Director,
Planning and Conservation

Dear Mr French,


Enclosed letter from Mr O. F. Waller

Councillor Mrs Hanham has asked me to send you a copy Mr Waller's letter of 11th January.

The Leader would like to know if you are able to answer the questions raised for her.

Thank you.

Yours sincerely,


Barbara Longford
P.A to the Leader

9a AUBREY ROAD
LONDON W8 7JJ

(41)



11th January, 1999

Cllr. Mrs. Iain Hanham, CBE,
Leader of the Council,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Kensington W8 7NX.

Dear Cllr. Mrs. Hanham,

I have seen a copy of your letter to Mr. Harold Pinter dated 7th December.

If Thames Water's proposals go ahead, could whoever is responsible answer the following questions:

1. What compensation do owners of houses in Aubrey Walk and Aubrey Road get for the loss of use of their garages? Have any alternative arrangements been made for parking? How long the road will be closed?
2. Will all construction vehicles be banned from using the roads, except those immediately involved? Who will control this? I am particularly concerned over the new development of houses and flats at the Tennis Courts.
3. Have the Council any system regarding those whose services, i.e. telephone, electricity, water (presumably water and sewerage are bracketted together), cable television, etc. might need to dig up the road in the foreseeable future. Surely it is not beyond the realms of possibility for arrangements to be made to allow for utility companies to have access via the Thames Water tunnel. If my experience is anything to go by, having previously lived at 49 Campden Hill Square from 1962 to about 1986, when the works are completed and the road has been resurfaced, one of the other utility companies will probably come and dig it all up again! In my view, lack of forward planning has in the past been the most appalling waste of rate payers' money - and when complaints are made, the buck is passed to another authority.

Yours sincerely,

O.F. WALLER

c.c. Cllr. C. Buckmaster
Cllr. T. Ahern
Cllr. R. Freeman
Harold Pinter, Esq.
Richard Lascelles, Esq.

42

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Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Craig Wilson, Director of	From:	Executive Director, Planning and
of:	Transportation & Highways	of:	Conservation
Room:		Room:	322B
		Ext:	2944

Your ref:	My Ref:	EDPC/MJF
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cc:	Date:	<i>22 January 1999</i>
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Re: Thames Water Development

I have received the attached letter from the Leader asking for comments. Whilst I can deal with some of the matters raised, those relating to parking and construction vehicles will require an input from you.

I would be grateful if you could let me have some comments on those matters in order that a composite reply can be given.

M. J. French,
Executive Director, Planning and Conservation.

Memorandum

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43

To: Michael French, Executive Director Planning & Conservation
From: Craig Wilson, Director of Transportation & Highways
Date: 25 January, 1999


Re: Thames Water Development

I refer to your memo of 22 January concerning the above.

1. No compensation that I am aware of, but you might want to run this past Legal?
 - No alternatives for parking
 - 8 weeks estimated by contractor, from 11 January.
2. No, public highways can be used by any legal vehicle. Environmental Health Department will probably enter into an agreement with Contractor over construction vehicles, noise, dust, etc. You may wish to help with any planning conditions you can impose if permission is given?
3. The Council tries to provide a co-ordinating role over streetworks by utilities, but this is dependent on the co-operation of the individual companies who have the right to excavate the highway in order to access the existing plant and equipment and lay new services.

I doubt that the Thames Water tunnel would be suitable for any other utilities to use, as it would not connect at either end with any other utility services. If it did provide a main link, it would probably result in more excavation in the Aubrey Walk area as the various services were fed into and out of the terminal shaft.

The reinstatement of highways following the excavation by public utilities is paid for and carried out by the utility. As such, the cost falls on the customer, not the local authority.


Craig Wilson
Director of Transportation & Highways

DT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Mrs. Iain Hanham, CBE, JP,
Leader of the Council,
Town Hall,
Hornton Street,
LONDON, W8 7NX.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



KENSINGTON
AND CHELSEA

04 March 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Mrs. Hanham,

Thames Water Development

I write with reference to my earlier letter of 21st January regarding the above site, and would apologise for the delay in responding. I have now received advice relating to the concerns raised by Mr. Waller and would respond to the questions raised as follows:

1. As far as I can ascertain, no compensation would be payable for the loss of use of garages; there have been no alternative arrangements made for parking, and I understand that the road will remain closed for a little longer yet.
2. The Council has no control over the use of vehicles on the public highway. It is normal for Environmental Health Officers to agree with contractors over the noise, dust etc. which is caused by construction vehicles. Similarly, should planning permission be granted for any development, conditions relating to safeguarding residents' amenity can be imposed.
3. Whilst the Council does try to co-ordinate street works by utilities, this does depend very much upon the co-operation of the individual companies all of whom have a right to excavate the highway in order to access the existing plant and equipment, and to lay new services.

I very much doubt that the Thames Water tunnel would be suitable for any other utilities to use as it would not connect at either end with any other utility services. Any incorporation would probably result in yet more excavation in the Aubrey Walk area.

Finally, the reinstatement of the highway following excavation by public utilities is paid for, and carried out by, the utilities; as such, the cost falls on the customer not the local authority.

Should you require any further information, I would be happy to supply this.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.



ROYAL BOROUGH OF KENSINGTON AND CHELSEA
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464
43, WALLINGFORD AVENUE, NORTH KENSINGTON, W10 6PZ
TELE. 0171 460 2974 FAX. 0171 460 7410 E-MAIL etomlin@dircon.co.uk

45

Oliver Fisher Esq.
The Penthouse
19-27 Young St
Kensington
London
W8 5EH

Your Ref. RC/AMC/98/161

12th March 1999 ✓

**Residents at Water Tower House
Holland Park Pipetrack Conveyor Belt**

Dear Mr. Fisher

Thank you for your letter concerning the above.

You do not indicate you have copied anyone else into your letter so I assume you have not.

You raise several issues, which cut across several business groups of the Council. For ease of action I have today forwarded your letter to the Chief Executive & Town Clerk to pursue the contents of your letter. To make sure that you receive a speedier response I have asked the Chief Executive to reply to you direct.

With kindest regards
Yours sincerely

Councillor Ernest Tomlin

Dear Mr Taylor,
Hope you don't mind me
dropp'g this hot potato in your lap.

The Penthouse, 19-27 Young Street, Kensington, London W8 5EH

Telephone: 0171-937 4515/6
DX: 84006 Kensington High Street 2
Fax: 0171-937 4923

Partners:
Russell B Conway LL.B
Philip S Jacobs LL.B
Jo Shortland LL.B
Veronica Barran BA

Consultant:
Oliver O Fisher MA

Our Ref: RC/AMC/98/161

10 March 1999

Cllr Ernest Tomlin
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Dear Sir,

**RE: RESIDENTS AT WATER TOWER HOUSE
HOLLAND PARK PIPETRACK CONVEYOR BELT**

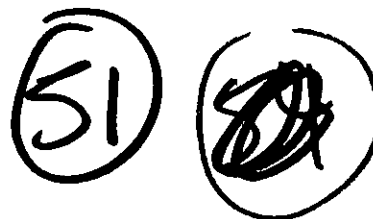
We are Solicitors instructed on behalf of the ten remaining residents at Thames Water House, Campden Hill Road.

We understand that you may be acting under the apprehension that the Residents at Water Tower House have no objection to the proposed spoil conveyor taking the spoil from shaft number 2 vacated at Campden Hill. One of the reasons for this being that the minutes of the last meeting of the Holland Park Pipetrack Community Liaison Group dated the 4th February 1999 incorrectly state that the proposal is "feasible and acceptable to the Royal Borough of Kensington & Chelsea and Water Tower House Residents". That minute is inaccurate and has been accepted as inaccurate and at the meeting on Tuesday the 9th March 1999 those minutes were duly altered.

All the Residents at Water Tower House have very considerable ^{years} ~~fees~~ and apprehensions about the conveyor belt which is apparently a piece of equipment not purpose built for this type of scheme and which is going to cause a very considerable nuisance both to the Residents of Water Tower House and also the 80 plus flats at Kensington Heights.

In particular the Residents at Water Tower House are concerned that there has been no consultation with either :-

- a. An acoustics expert or
- b. An independent Environmental Health Officer



Further we understand that the conveyor belt will stop fire brigade access to the rear of Water Tower House and be in breach of fire regulations.

Thames Water inform us that there has been no consultation with either the Tenancy Relations Officer at the Royal Borough of Kensington & Chelsea or indeed the Environmental Health Officer. We would have taken the view that there should be consultation with the Health & Safety Executive as such a substantial piece of civil engineering equipment so close to a major thoroughfare adjacent to three large schools and residential accommodation containing many children should not be installed without very careful consideration of the risks involved.

We do not think that there has been any independent risk assessment in relation to this machinery and certainly several of the residents at Water Tower House would have this machinery literally a few inches from their windows.

We should be grateful if you could pass these concerns on to not only to Thames Water but also to the Planning Committee at the Royal Borough of Kensington and Chelsea. We believe that this temporary structure and namely the conveyor belt may in itself need planning permission and in any event would have to be approved by the Kensington & Chelsea Environmental Health Officer, the Fire Officer and the Highways Authority.

We enclose herewith a letter that we have recently written to the Chair at the Kensington Heights Residence Association which sets out our concerns in more detail.

What we find most frustrating is the fact that there is a very logical alternative which is to take the spoil away in trucks from the rear of Water Tower House and this appears no longer to be a considered option.

Yours faithfully,

OLIVER FISHER

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Our Ref: RC/AMC/98/161

10 March 1999

Mr George Gluck
Chairman
Kensington Heights Residence Association
Kensington Heights
81/89 Campden Hill Road
London
W8

Dear Mr. Gluck,

RE: HOLLAND PARK PIPETRACK WORKS CONVEYOR BELT SCHEME

I write with further reference to our discussion after the Liaison Group Meeting on Tuesday the 9th of March.

I represent ten people living at Water Tower House all of whom are vigorously opposed to the Conveyor Belt Proposal.

A large number of the people at Water Tower House work for Thames Water and several of them have experience of this type of proposed conveyor belt which is likely to prove a very considerable nuisance during the time that it is in operation.

The reasons for our concerns are as follows :-

- a. The conveyor belt itself has no sound insulation.
- b. The conveyor belt is some 60 metres in length and possibly longer. It has a large number of moving parts and is in itself likely to be a considerable irritation for those in close proximity to it.
- c. Spoil being put into dump trucks will cause the trucks to move back and forth so as to insure an even load. That backwards and forwards movement of eight wheeler lorries will in itself be a considerable nuisance both in respect of noise and diesel fumes from the exhaust of the lorries.

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- d. There will be dust, vibration, noise nuisance and I am advised by my clients that it will be virtually impossible to have windows open during the time that the conveyor belt is in operation.
- e. Whilst there is an assurance that dumper trucks will not stack up in Campden Hill Road we have our doubts as to whether that will take place or not.
- f. The footpath along Campden Hill Road is not proposed to be closed. Accordingly there will be a substantial danger of eight wheeler lorries backing into the narrow entrance between Kensington Heights and Water Tower House causing disruption for pedestrians and also road traffic.
- g. The narrow entrance itself at the rear of Water Tower House is used by Fire Engines in the event of an emergency and that will be blocked off if the conveyor belt is there.

All of these are very legitimate and genuine concerns.

We do not know whether your 80 plus residents have had the opportunity of considering what is being imposed upon them. Secondly the residents of Water Tower House have and in a meeting last week firmly rejected the proposal.

There is a logical alternative which is to simply take the spoil out in dumper trucks from the rear of Water Tower House thus avoiding Campden Hill Road and reducing any nuisance to the residents of Kensington Heights to a minimum.

Certainly it seems to my clients that the proposal of the conveyor belt is a hair brained and untested scheme. Indeed in our meeting with Thames Water they confirmed that they had not consulted :-

- a. An acoustic expert to determine the amount of noise produced by this operation
- b. That they had not consulted with the Tenancy Relations Officer at the Royal Borough of Kensington & Chelsea
- c. They did not feel it necessary to consult with the Health and Safety Executive despite the fact that this very heavy machinery is so close to a public footpath and people's residences
- d. There had been no consultation with the firebrigade
- e. There had been no consultation with the Environmental Health Officer



54

In all these circumstances I think it would be appropriate for the alternative of spoil being removed from lorries at the rear of Water Tower House to be the preferred alternative.

Certainly I find it strange that Thames Water have revived the conveyor belt idea which was one of the options originally put in their own review of those options was described by Thames Water as "major disruption to Water Tower House Residence" and "safety issues regarding the transport of overhead spoil". They also went on to say that there was "insufficient room for conveyor arrangement on an already congested site".

Thames Water seem to be changing their views on the conveyor alternative but for no good reason and they have indicated to us that there are no real objections from the Residents of Kensington Heights. I wonder whether that is because the Residents of Water Tower House do not fully understand the sheer horror of what is likely to be inflicted upon them in the next few months.

I look forward to hearing from you and would be pleased to discuss the matter with you further. If necessary it may be a good idea if Water Tower House and Kensington Heights could perhaps join forces in an approach to local Counsellors, interested bodies etc.

Yours faithfully,

OLIVER FISHER

SS

SS

Our Ref: RC/AMC/98/161

10 March 1999

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Chairman
Kensington Heights Residence Association
Kensington Heights
81/89 Campden Hill Road
London
W8

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A large number of the people at Water Tower House work for Thames Water and several of them have experience of this type of proposed conveyor belt which is likely to prove a very considerable nuisance during the time that it is in operation.

The reasons for our concerns are as follows :-

- a. The conveyor belt itself has no sound insulation.
- b. The conveyor belt is some 60 metres in length and possibly longer. It has a large number of moving parts and is in itself likely to be a considerable irritation for those in close proximity to it.
- c. Spoil being put into dump trucks will cause the trucks to move back and forth so as to insure an even load. That backwards and forwards movement of eight wheeler lorries will in itself be a considerable nuisance both in respect of noise and diesel fumes from the exhaust of the lorries.

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- d. There will be dust, vibration, noise nuisance and I am advised by my clients that it will be virtually impossible to have windows open during the time that the conveyor belt is in operation.
- e. Whilst there is an assurance that dumper trucks will not stack up in Campden Hill Road we have our doubts as to whether that will take place or not.
- f. The footpath along Campden Hill Road is not proposed to be closed. Accordingly there will be a substantial danger of eight wheeler lorries backing into the narrow entrance between Kensington Heights and Water Tower House causing disruption for pedestrians and also road traffic.
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I look forward to hearing from you and would be pleased to discuss the matter with you further. If necessary it may be a good idea if Water Tower House and Kensington Heights could perhaps join forces in an approach to local Counsellors, interested bodies etc.

Yours faithfully,

OLIVER FISHER

23 KENSINGTON PLACE
LONDON W8 7PT
Tel 0171 229 7508
12.3.1999

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M French Esq
Director of Planning
Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EN DIR	HDC	N	C	SW	SE	ENF	AO ACK
15 MAR 1999 <i>84</i>							
APPROVALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French

Thames Water - Campden Hill

I enclose a copy of a letter I have just received from solicitors acting on behalf of the residents of Water Tower House, who are objecting to the plans of Thames Water to run a conveyor from the site alongside Water Tower House to Campden Hill Road for the removal of the spoil from the shaft which is being dug for the water mains project.

I have merely acknowledged the letter while suggesting that in future they should not use me as a post box and write direct. However would the proposed conveyor require planning consent?

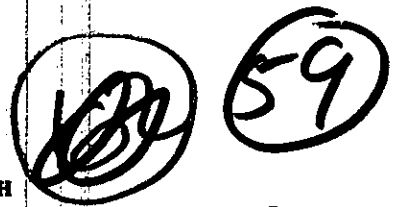
Following our meeting with Cllr Freeman, on March 2, have you reached any decision on whether Thames Water needs to make a separate planning application for their property development on the site, in the light of their substantial changes to the original application?

Finally have you written to Thames Water about the need to preserve the trees on the bank alongside Aubrey Walk, during the mains water development/

Yours sincerely



Cllr Christopher Buckmaster



Partners:
Russell B Conway LL.B
Philip S Jacobs LL.B
Jo Shortland LL.B
Veronica Barran BA

Consultant:
Oliver O Fisher MA

Our Ref: RC/AMC/98/161

10 March 1999

Cllr Christopher Buckmaster
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Dear Sir,

**RE: RESIDENTS AT WATER TOWER HOUSE
HOLLAND PARK PIPETRACK CONVEYOR BELT**

We are Solicitors instructed on behalf of the ten remaining residents at Thames Water House, Campden Hill Road.

We understand that you may be acting under the apprehension that the Residents at Water Tower House have no objection to the proposed spoil conveyor taking the spoil from shaft number 2 vacated at Campden Hill. One of the reasons for this being that the minutes of the last meeting of the Holland Park Pipetrack Community Liaison Group dated the 4th February 1999 incorrectly state that the proposal is "feasible and acceptable to the Royal Borough of Kensington & Chelsea and Water Tower House Residents". That minute is inaccurate and has been accepted as inaccurate and at the meeting on Tuesday the 9th March 1999 those minutes were duly altered.

All the Residents at Water Tower House have very considerable ^{years} fees and apprehensions about the conveyor belt which is apparently a piece of equipment not purpose built for this type of scheme and which is going to cause a very considerable nuisance both to the Residents of Water Tower House and also the 80 plus flats at Kensington Heights.

In particular the Residents at Water Tower House are concerned that there has been no consultation with either :-

- a. An acoustics expert or
- b. An independent Environmental Health Officer

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Further we understand that the conveyor belt will stop fire brigade access to the rear of Water Tower House and be in breach of fire regulations.

Thames Water inform us that there has been no consultation with either the Tenancy Relations Officer at the Royal Borough of Kensington & Chelsea or indeed the Environmental Health Officer. We would have taken the view that there should be consultation with the Health & Safety Executive as such a substantial piece of civil engineering equipment so close to a major thoroughfare adjacent to three large schools and residential accommodation containing many children should not be installed without very careful consideration of the risks involved.

We do not think that there has been any independent risk assessment in relation to this machinery and certainly several of the residents at Water Tower House would have this machinery literally a few inches from their windows.

We should be grateful if you could pass these concerns on to not only to Thames Water but also to the Planning Committee at the Royal Borough of Kensington and Chelsea. We believe that this temporary structure and namely the conveyor belt may in itself need planning permission and in any event would have to be approved by the Kensington & Chelsea Environmental Health Officer, the Fire Officer and the Highways Authority.

We enclose herewith a letter that we have recently written to the Chair at the Kensington Heights Residence Association which sets out our concerns in more detail.

What we find most frustrating is the fact that there is a very logical alternative which is to take the spoil away in trucks from the rear of Water Tower House and this appears no longer to be a considered option.

Yours faithfully,



OLIVER FISHER

MEMORANDUM

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To:	Paul Morse <u>Mike French</u>	My Ref:	AT/SS/0315
From:	Alan Taylor	Room No.	252
Date:	15 March 1999	Ext.	2299

RESIDENTS AT WATER TOWER HOUSE

Can you let Alun Phillips have your comments on the attached please.

S. Spry

Alan Taylor
Chief Executive and Town Clerk

Enc.

CHIEF EXECUTIVE AND TOWN CLERK

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Chief Executive and Town Clerk ALAN TAYLOR LLB

Councillor Ernest P. Tomlin
43 Wallingford Avenue
London
W10 6PZ

Direct Line: 0171-361 2299
Facsimile: 0171-361 2764
Email: tclat@rbkc.gov.uk

15 March 1999

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: AT/SS/0315

Your reference:

Please ask for: Mr Taylor

Dear Councillor Tomlin

RESIDENTS AT WATER TOWER HOUSE

I thank you for your letter of the 12th March with the enclosed correspondence from Messrs. Oliver Fisher.

I have indicated to my colleague officers that it would be inappropriate for me personally to be involved in any matters relating to the Thames Water proposals, either in regard to the housing development or the Holland Park pipe renewal, since I live in close proximity to the site and am not therefore truly impartial!

The Director of Legal Services has been co-ordinating a number of matters in regard to both developments and I have therefore asked him to deal with the matter on my behalf.

Yours sincerely

Alan Taylor
Chief Executive and Town Clerk

Conveyor Belt - Reservoir site

Whilst pretty big at 60m, this conveyor belt is still a piece of operating machinery associated with building works, no different really to a crane, for e.g.

I don't see that this conveyor can amount to development as defined in S.55 of the Act, although I certainly do see why the residents of Water Tower House don't want it running past them!

Dave
18/3'

DT
64
A

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Director of Legal Services	From:	Executive Director, Planning and
of:		of:	Conservation
Room:		Room:	322B
		Ext:	2944

Your ref:	My Ref:	EDPC/MJF
-----------	---------	----------

cc:	Chief Executive and Town Clerk	Date:	19 March 1999
-----	--------------------------------	-------	---------------

Re: Residents at Water Tower House

I write with reference to Alan Taylor's memorandum of 15 March regarding correspondence from Councillor Tomlin relating to the conveyor belt proposed on the south side of Water Tower House.

Whilst I would agree that at 60m. in length, the conveyor belt is quite considerable, it is, to my mind, a piece of operating machinery associated with building works, and therefore no different to a crane. Whilst I will be guided by your legal knowledge, I cannot accept that this conveyor can amount to development as defined in Section 55 of the Act.

Finally, I can of course see why the residents do not want it running past their flats.

M. J. French,
Executive Director, Planning and Conservation.

DT
65
68

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Christopher Buckmaster,
23 Kensington Place,
LONDON, W8 7PT.

Switchboard: 0171 937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

22 March 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Buckmaster,

Campden Hill Reservoir

Thank you for your letter of 12 March 1999 regarding the proposed spoil conveyor adjacent to Water Tower House. The question of whether or not planning permission is required is currently being discussed with the Director of Legal Services, and I would not wish to pre-judge his decision; however, to my mind, the conveyor is being used in carrying out building works, similar to a crane, and therefore I am doubtful that planning permission would be required. I will, however, write further once agreement has been reached.

I have not yet received any revision to the proposed residential scheme, and until I do, I am unable to make any decision on whether or not the changes are so material that a new application will be required.

Finally, I have asked the Arboriculturist to remind Thames Water of the trees on the bank of the south side of Aubrey Walk.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

66

BA

DT

Any thoughts original para?

15 Campden Hill Square
Kensington
London
W8 7JY
Tel: 0171 727 4348
Fax: 0171 221 2830

COPY TO DCC

29th March 1999 ✓

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

RECEIVED BY PLANNING SERVICES:							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
30 MAR 1999 ✓							
	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French,

RE: THAMES WATER RESERVOIR SITE, CAMPDEN HILL ROAD/AUBREY WALK

I understand that St. James Homes Ltd have now submitted a revised planning application for the above site. Their revisions appear to be relatively minor amendments to their previous plans and seem to have ignored the main points of objection which have been so vociferously raised by local residents. Please treat this letter therefore, as a further objection to my letter of 14th December 1998.

I welcome the fact that the revised application incorporates some reduction in scale to the block of flats fronting Campden Hill Road and Aubrey Walk and it would appear that the revisions have also removed a further house in the Western terrace of the square, increasing the distance between the terrace and Aubrey Walk. It would appear however, that by making these minor alterations and failing to address the main points of objection, St. James are determined to try to bulldoze their proposals through the planning process by means of a war of attrition. I very much hope that the Planning Office and the Committee will resist this approach and that the revised plans will be rejected since they remain in such direct conflict with the backbone of the UDP.

As regards the existing tennis courts on top of the reservoirs, this part of the site is clearly identified for use to provide public open space in the Council's Open Space Survey of 1992. Indeed the site is listed as fourteenth out of a total of thirty eight public open spaces which need to be protected and it is recognised that most of the Borough's land area is sadly deficient of open spaces. It is no answer in this context

67



to provide further tennis courts under ground whilst destroying open space above ground. The open space provides an important contribution to the character and appearance of the conservation area as a result of it's generally open character and it's trees and vegetation. It is because the site is located within a primary residential area that it provides such a significant contribution to the levels of amenity currently enjoyed, not only by those who live in the area, but those who visit it. I believe that the latest Government guide lines, PPG3, again emphasise the importance of protecting such open spaces. I understand that St. James are arguing that the reservoirs are redundant and need to be demolished and therefore this is a "brownfield site". This is, I believe, a spurious argument since the site is listed as an important open space and the reservoirs themselves make a positive contribution to the character and appearance of the conservation area. Even from a limited development of the remainder of the site, Thames Water and St. James (both very profitable concerns in their own right) will make further substantial profits which would enable them to maintain the reservoirs in perpetuity. The open space of the tennis courts must be retained at all costs. RBK&C which, I believe, is the most densely populated area in the country with the least amount of open space, can simply not afford to lose one of it's listed open spaces.

The reaction of every person I talk to from outside the area, who has reasonable knowledge of the area, when told of the proposals and the access onto Aubrey Walk is "Don't be ridiculous!". In planning terms such exclamations may not carry much weight and it is therefore up to objectors and hopefully the planning office to substantiate and give planning weight to these natural gut-reactions. I have been puzzled for sometime as to how the developers could possibly argue that there would be no significant increase in traffic generation, parking problems, danger to safety and congestion from the proposed development and from the proposed new tennis club which would lead to far greater year round use. I now understand that in order to demonstrate that there would be an insignificant increase in traffic and parking problems the applicants have included in their survey of existing traffic levels an "allowance" for the re-introduction of industrial and office use on the site. This is preposterous. There is no existing general open planning use for the site and the site I believe was originally purchased by the Metropolitan Water Board for operational use with regard to water supply. It is apparent from historical records that certainly some (if not all) of the existing offices are restricted to use by the Metropolitan Water Board (including it's successors) and the depot itself in planning terms, is almost certainly only allowed as part of the maintenance and supply of water. There is no question that a private developer could have obtained planning permission on this site for an industrial unit and the existing use does not fit into any of the 'normal' use classes. It is only allowed because of it's importance as a water utility. Revised traffic surveys need to be carried out, **NOT DURING THE SCHOOL HOLIDAYS** (either state or private) and these figures should then not be doctored with an allowance for "re-introduction of industrial and office use".

The redevelopment of Water Tower House itself would, I believe, be acceptable providing it was designed sympathetically, carefully respecting St. George's Church, the listed buildings along Aubrey Walk, the bank of vegetation along Aubrey Walk and the general ambience of this area. It might be hard to resist further residential housing behind Water Tower House on that corner of the site, providing again that a

(68) (A)

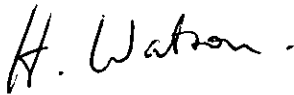
sympathetic design was proposed. The Water Tower building itself should, I believe, be retained as should the existing tennis courts and reservoirs.

For the above reasons, amongst others, the revised application should be firmly refused. It should, in my view, be made plain to any applicant that any further application for the site will also be refused if it fails to respect the listed open space of the existing tennis courts and the contribution that the open character and appearance of Aubrey Walk, it's trees and vegetation make to the conservation area.

It seems to me that Thames Water and St. James Homes (possibly quite justifiably in the planning process) have unlimited access to the Planning Department and to meetings with Planning Officers. I am concerned however, that these powerful organisations are bringing undue pressure to bear in their attempt to bend the planning criteria that apply to this site. In view of this, and in order to uphold the democratic process, I should be grateful if you would allow a limited number of local objectors, including myself, to have a meeting with you prior to you writing your Planning Report on the latest revised planning application.

I look forward to hearing from you.



Yours sincerely,



HAMISH WATSON

cc: Councillor Mrs Iain Hanham CBE
The Leader of the Council
The Town Hall
Homton Street
W8 7WT

Anthony Land, Chairman Campden Hill Residents Association
George Thomas, Chairman Campden Hill Square Gardens Committee
Henry Manisty, Aubrey Walk Action Group

memorandum

Date: 1 April 1999 ✓
To: Executive Director, Planning & Conservation
CC:
From: Director of Legal Services
RE: **Campden Hill Reservoir Site**

I refer to your memorandum of 31 March concerning the submission by the appellant of revised plans in connection with the current planning application awaiting determination.

Taking into account your description of the changes made to the proposals by those revisions, I consider that you are entitled to take the view that those changes are not material and can be considered as part of the current application.

However, should you take the opposite view, (ie that the revisions are material) and they are to be treated as a new application, the applicant could seek to have that application co-joined with the existing appeal, notwithstanding that the Council might not have made a determination in respect of it. In advising this I have in mind the further appeals which were co-joined in the Chelsea Village inquiry, arising by virtue of non-determination by LBHF. The Inspectorate will wish to ensure that where there are common issues involved, best use is made of Planning Inspectors time and the Council would have difficulty in arguing against that position.


John Zukowski
for Director of Legal Services

70

PP 990733

[Handwritten signatures and initials in circles]

12th April 1999

Ref: RMS/StJ/CAM/99072

The Executive Director of Planning & Conservation
The Royal Borough of Kensington & Chelsea
3/F Town Hall
Hornton Street
London
W8 7NX

FAO: D Taylor

FAX & POST

Dear Sir

**Applications by St James Homes Ltd
Campden Hill Reservoirs**

I note from my files that I have not received confirmation of the registration of the duplicate applications submitted on the 19th March 1999 relating to the above site. I would be grateful for your response and assume that the date of registration was the 19th March 1999.

I look forward to hearing from you.

Yours faithfully

R M Sellwood

cc. M Simms
T Blaney

Mike

(71)

(~~71~~)

Hannish Watson's letter.....

I'm not exactly keen to have a meeting with a large group of local residents, but a meeting with Hannish Watson and, say, one other, seems hard to object to.....

Derek 13/4

DT

72

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Councillor Robert J. Freeman,
12 Pitt Street,
LONDON, W8 4NY.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

KENSINGTON
AND CHELSEA

14 April 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Freeman,

Campden Hill Reservoir Site

I write regarding the revised drawings which have now been submitted for the development of the above site. Following discussions with officers in the Legal Department, I am advised that the changes proposed are not sufficiently material as to warrant a new planning application.

In those circumstances, therefore, I have asked for full public consultation to be carried out, and I would hope to be able to report to Committee early in June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Tim Ahern
Councillor Christopher Buckmaster

DT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. Hamish Watson,
15 Campden Hill Square,
Kensington,
LONDON, W8 7JY.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

14 April 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Mr. Watson,

Thames Water Reservoir Site

Thank you for your letter of 29 March regarding the current development proposals for the above site. I am very happy to meet with yourself and a very limited number of local residents; I would suggest Mr. Land, Mr. Thomas and Mr. Manisty.

Whilst I am not in a position to write the report given the amended proposals, I think such a meeting could be helpful and perhaps you could make the necessary arrangements with my secretary. I will be accompanied by Mr. Derek Taylor, the Area Planning Officer, who is also the case officer.

Yours sincerely,

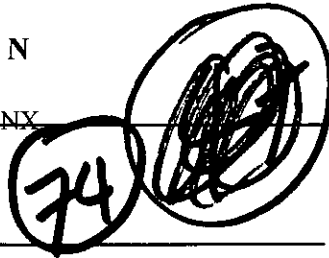
M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Mrs. Iain Hanham, CBE, JP,
Leader of the Council.

PLANNING AND CONSERVATION

~~THE TOWN HALL HORNTON STREET LONDON W8 7NX~~

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



~~THE LOCAL
BOROUGH OF~~



English Heritage
Historic Buildings & Monuments Commission,
London & South East Region,
23 Saville Row,
London,
W1X 1AB

Switchboard: 0171-937-5444
Direct Line: 0171-361-2057
Extension: 2057
Facsimile: 0171-361-3405

**KENSINGTON
AND CHELSEA**

Date: 15 April 1999

My Ref: **DPS/DCC/PP/99/00733** Your ref: RMS Please ask for: D. Taylor

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Former Thames Water Reservoirs and Water Tower House,
97 Campden Hill Road, W.8**

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 09/06/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

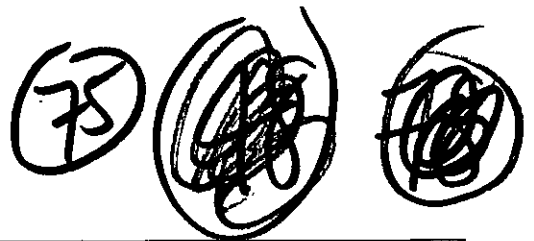
Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00733/DT
Room No:**

CODE 8A

Date: 15 April 1999 -

DEVELOPMENT AT:

Former Thames Water Reservoirs and Water Tower House, 97 Campden Hill Road, W.8

DEVELOPMENT:

Redevelopment to provide nineteen houses and forty three apartments plus twelve tennis courts (six in lower level and six open courts), a practice court, basement car parking, new access points for pedestrians and vehicles and landscaping (duplicate of existing revised application).

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
2. Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the setting of a Listed building)
5. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (demolition in a Conservation Area)
6. Town and Country Planning (General Development Procedure) Order 1995 ("Major" development)

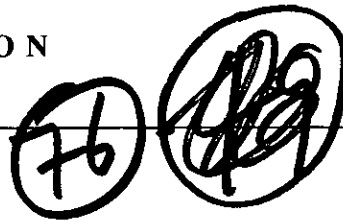
M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



THE ROYAL BOROUGH OF



**KENSINGTON
AND CHELSEA**

FILE COPY

Switchboard: 0171 937 5464
Extension: 2079/2080
Direct Line: 0171 361 2079/
2080
Facsimile: 0171 361 3463

Date: 16/04/99 -
Please ask for:

My reference:

Your reference:

DPS/DCC/PP/99/00733/DT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

The Council has received a planning application for development at:

FORMER THAMES WATER RESERVOIR AND WATER TOWER HOUSE, 97 CAMPDEN HILL ROAD, W.8

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address within 21 days of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

PROPOSAL FOR WHICH PERMISSION IS SOUGHT :

Redevelopment to provide nineteen houses and forty-three apartments plus twelve tennis courts (six in lower level and six open courts), a practise court, basement car parking, new access points for pedestrians and vehicles and landscaping (Duplicate of existing revised application).

APPLICANT : Selwood Planning, Highgate House, Bambers Green, Takeley,
Bishop Stortford, Herts. CM22 6PE

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLEASE NOTE : Applications for districts W.10, W.11 and W2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (0171 727 6583) and NOT at the location stated overleaf.

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10** (under the Westway near Ladbroke Grove Station 0181-969-2433). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

PP/99/0733/A

SP

Sellwood
Planning

78

21st April 1999

Ref: RMS/StJ/CAM/99080

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

Chartered Town Planners
Chartered Surveyors

Highgate House
Bambers Green
Takeley
Bishop's Stortford
Herts CM22 6PE

Telephone (01279) 871799
Facsimile (01279) 870790
Mobile 07801 321162

Dear Sir

St James Homes Ltd., Campden Hill Reservoirs
Aubrey Walk, (Application No.99/00733)

Further to my recent discussions with officers of your Planning and Housing Departments concerning the provision of on site affordable housing, it has been suggested that it would be logical if the full 25% requirement could be contained in the self-contained apartment building which is proposed to front on to Aubrey Walk. As you will be aware, this building is currently proposed to accommodate twelve large (generally around 120m²) apartments, which only represent 19.4% of the 62 units proposed.

Since flats of 120m² are larger than that generally sought by either the Housing Corporation or Local Housing Associations, consideration has been given to whether a larger number of smaller apartments can be accommodated within the same level of floor space, whilst also retaining the footprint and external elevations in precisely the form shown on the application submitted to you on the 19th March 1999.

The result of this exercise is shown on plan 7650/P113/B. This demonstrates how the currently proposed building envelope can be amended to provide seventeen flats (see attached schedule). This would comprise nine two-bedroom units of between 60.8m² and 77.1m² and eight three bedroom units of between 99.4m² and 108.6m². This would increase the total number of units on site to 67, which is made up of the following elements;

- (a) 19 Town Houses
- (b) 2 Apartments on western terrace of square
- (c) 17 Aubrey Walk Apartments
- (d) 29 Campden Hill Road Apartments

82 79

67 Units.

Assuming that a Housing Association is willing to accept these flats with their attendant on-going service charges and your Members consider that on site affordable housing is the most appropriate option, the 17 apartments would represent 25.4% of the total units proposed on site. Naturally, if it is ultimately the decision of your Council that an off site provision or a commuted sum is more appropriate, this can be accommodated in the 'sequential' draft S106 agreement proposed by my client.

Since this appears to be a logical way forward, I enclose six copies of plan 7650/P113/B and would be grateful if this can be treated as an amendment to the existing planning application (99/00733 originally submitted on the 19th March 1999). As previously stated, this only represents an increase in the number of units and all other aspects of this building (footprint, height, elevations, windows) are unchanged.

Please do not hesitate to contact me if you have any queries on the above.

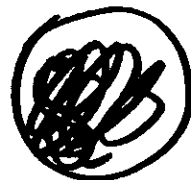
Yours faithfully



R M Sellwood

Encl.

cc. M Simms
T Blaney
G Binmore
P Hull



SCHEDULE OF AFFORDABLE HOUSING

	FLAT NO.	FLAT TYPE	AREA IN SQ.METRES	AREA IN SQ. FEET
Ground Floor	1	3 Bed	101.4	1091
	2	3 Bed	108.6	1169
	3	2 Bed	77.1	830
	4	2 Bed	63.5	684
	5	2 Bed	70.0	753
First Floor	6	3 Bed	99.4	1070
	7	3 Bed	96.8	1041
	8	2 Bed	60.8	655
	9	2 Bed	72.8	784
	10	2 Bed	69.5	748
	11	3 Bed	108.5	1168
	Second Floor	12	3 Bed	99.4
13		3 Bed	96.8	1041
14		2 Bed	60.8	655
15		2 Bed	72.8	784
16		2 Bed	69.5	748
17		3 Bed	108.5	1168
TOTALS				1,436m²

Based on 7650/P113 Rev. B



THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (b) for a grant of planning permission affecting the setting of a Listed building
- (c) for Conservation Area Consent to the demolition of a building in a Conservation Area.
- (f) for development defined as "major" development.

**KENSINGTON
AND CHELSEA**

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/99/00733/Case Officer **BT**

Date: **30**/04/1999

Former Thames Water Reservoirs and Water Tower House, 97 Campden Hill Road, W.8

Redevelopment to provide nineteen houses and forty three apartments plus twelve tennis courts (six in lower level and six open courts), a practice court, basement car parking, new access points for pedestrians and vehicles and landscaping (duplicate of existing revised application).

APPLICANT Sellwood Planning,

*Lampost c/o CHR @ Aubrey Walk
com 30/4*

① PC + LB ② DJ

12 Aubrey Walk
London
W8 7JG

RECEIVED		PLANNING SERVICES			
DATE	TIME	BY	REF	AC	ACA
7 5 MAY					
PLN	CON	DES	FEES		

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

1 May 1999 - COPY TO DCC

Dear Mr French
Campden Hill Reservoirs

You may recall that at the end of March I copied you a note to residents reviewing PPG3. I have only now become aware of the attached government press release that accompanied PPG3. Its objective is to set out what it describes as "the key messages of the new PPG3".

Under the press release's general heading "Promote sustainable patterns of development", two of the "key messages" are recorded to be:

- Protecting and improving open space, greenery and sports provision; and
- Ensuring protection of public open space, playing fields and allotments from development".

Since the reservoirs' surface comprises at the same time both "public open space" and "sports provision", it would seem that PPG 3 requires its full "protection" (and even "improvement").

Under the other heading, "Provide sufficient housing opportunity and greater house choice", a key message is stated to be "promoting the re-use of previously developed land and the conversion of existing buildings".

This provision could suggest that the redundant reservoirs, as "previously developed land", should be developed. However, PPG 3 expressly excludes from the definition of "previously developed land":

"Land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time.... or has subsequently been put to amenity use and cannot be regarded as requiring development."

The Campden Hill Lawn Tennis Club has been an open-air recreational facility for well over a century. As such, there cannot be much argument as to whether the exclusion applies. Furthermore, and as recorded above, PPG3 requires the structures' longstanding use as "public open space" and for "sports provision" to be protected in full.

As for the Victorian pumping station, we believe it should be converted for residential (or office) use rather than being demolished. Again, this seems to be in conformity with the objectives of PPG3 (as well as with the Prince of Wales' recent comments).

Yours sincerely

Henry Manisty

Hermes (Gov.Press Releases)



23/03/1999 UK: DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS - HOUSING IN TOWNS FIRST SAYS NEW PLANNING GUIDANCE.



273 23 March 1999

DATE OF ISSUE: 23/03/99

Local councils will have to consider developing on brownfield land and re-using existing property before releasing greenfield land for housing development. This is set out in radical Government guidance published for consultation today, which introduces a new sequential approach to planning for housing.

In answer to a Parliamentary Question from Alan Whitehead MP (Southampton Test), Planning Minister Richard Caborn said:

"We have today published for public consultation a new version of Planning Policy Guidance note 3: Housing (*PPG3*). This is another major step in delivering our commitment to revitalise our towns and cities and to protect our countryside from unnecessary development. Our aim is to achieve nothing less than an urban renaissance. The guidance emphasises the importance of making the best use of previously-developed urban land and existing buildings in order to achieve our 60% land recycling target. This will minimise the use of greenfield sites, encourage urban regeneration and help create more sustainable patterns of development. Local planning authorities are also advised to provide a greater choice of housing to meet the nation's changing housing needs, and to promote mixed development.

We propose to introduce a sequential approach to the choice of sites. Local planning authorities will be required to consider using previously developed land and buildings before releasing greenfield sites for development. Local planning authorities are also required to consider the capacity of the urban area to accommodate additional development. The guidance proposes the use of higher densities, reduced car parking and the release for housing of excess land held for other types of development. The Government is also looking for an improved quality of development and is therefore looking for improved urban design, better layouts and wider choice of sizes and types of housing.

It advises developers and local authorities to place the needs of people before cars in designing the layout of residential developments. Creating a more attractive residential environment must be a central aim for new development. The Government recognises that not all additional housing development can be accommodate on previously developed sites. The next most sustainable option is to develop urban extensions, making use of existing infrastructure and public transport links.

The new draft *PPG3* represents a major departure in content and style from the previous planning guidance and is an essential toolkit for planning for housing in the new Millennium"

NOTES TO EDITORS

1. The key messages of the new *PPG3*: Housing are that the Government expects local planning authorities to: Provide sufficient housing opportunity and greater housing choice by:

- providing sufficient housing so that everyone has the opportunity of a decent home. The Government expects the regional planning conferences/local authorities to take a responsible approach.

- providing greater choice and better mix of types, sizes and location of housing;

- seeking to meet the housing needs of the whole community, including those in need of affordable housing and special housing;

Promote the reuse of land and buildings for housing by:

- promoting the re-use of previously-developed land and the conversion of existing buildings - with a 60% target for England and each region producing realistic but challenging regional targets to achieve this.

Apply a sequential approach to the choice of housing land by:

- introducing a more systematic approach - a sequential approach - to the selection of land for housing in development plans - with the same tests being applied to any other sites for which planning permission is sought. The key criteria include:

- previously-developed sites and vacant buildings;

- location and accessibility by public transport

- the capacity of existing infrastructure

- the availability of and capability to support local services - physical constraints.

Promote sustainable patterns of development by:

- establishing how much housing can be accommodated within urban areas, allowing for higher densities, less car parking and better housing layouts.

- creating a more attractive urban environment, designed around the needs of people rather than cars

- protecting and improving *open space*, greenery and sports provision

- ensuring protection of public *open space*, playing fields and allotments from development.

Development outside urban areas

Since up to 40% of the additional housing may have to be outside existing urban areas, planners will need to:

- create planned extensions to our towns and cities

- develop in public transport corridors

- to a limited degree, expand or build within existing villages; and

- if appropriate, create new settlements.

2. The Government made a commitment to revise *PPG3* in its policy statement on housing, Planning for the Communities of the Future, published last year. The new version replaces the earlier *PPG3* published in 1992. The new guidance is an important contribution towards the Government's objective of an urban renaissance. As such, it is consistent with the work being undertaken by the Urban Task Force led by Lord Rogers which will report later this year.

3. The public consultation period during which comments are invited on the new guidance ends on 28 May 1999. Following this, all comments received will be considered before a final version of the revised guidance is issued.

4. Copies of the document are available from:

DETR Free Literature, PO Box No 236, Wetherby LS23 7NB and on the DETR Website at <http://www.detr.gov.uk>

Press Enquiries: 0171 890 3020; out of hours: 0171 873 1966 Public Enquiries Unit: 0171 890 3000 Internet

Address for DETR Press Notices: <http://www.nds.coi.gov.uk/coi/coipress.nsf>.

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REUTERS ▶

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Lawrence Graham, Solicitors
190 Strand
London
WC2R 1JN

Switchboard: 0171-937-5464
Direct Line: 0171-361-2057
Extension: 2057
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 20 May 1999

My Ref: DPS/DCC/PP/99/00733/DT

DETR's Reference: App/K5600/A/99/1022704

Please ask for: D. Taylor

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Appeal relating to: Former Thames Water Reservoir and Water Tower House, 97
Campden Hill Road, W.8**

With reference to your appeal on the above address(es), enclosed you will find the Council's Questionnaire and attached documents as necessary.

Yours faithfully,

M.J. FRENCH

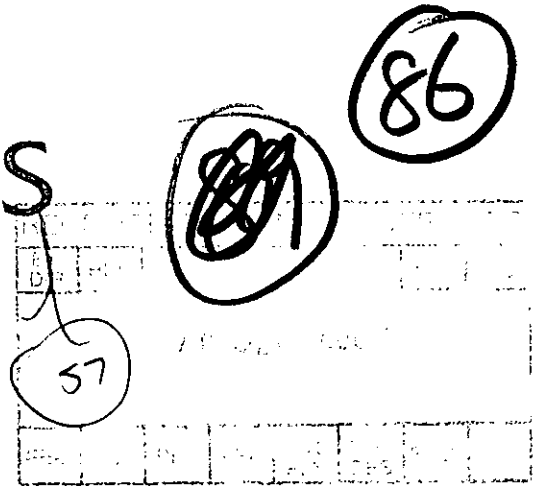
Executive Director, Planning and Conservation

Enc.



ST JAMES HOMES

Our ref: MS/OOC



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

By Fax & Post

25th May 1999

Dear Mr French

Re: Campden Hill Reservoir Site

I understand that our planning application to re-develop the above site is to be presented before the planning committee who meet on 8th June.

The subject site is rather unusual in many respects and primarily because of the structure involved with its previous use.

In order for the members to fully appreciate the issues, I believe it is very important for them to visit the site prior to the committee meeting and that visit should include a walk within the body of the reservoirs.

I would be grateful if you could put this to the members for their consideration and I will make the necessary access arrangements with Thames Water.

Yours sincerely

Martin Simms
Land Director

c.c. Cllrs – Planning Committee
R Sellwood

Monday 7/6/99
on site
5.45 from
West Haly Walk
around

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



Councillor David Campion,
Chairman,
Planning and Conservation Committee,
13 Rodney House,
12/13 Pembridge Crescent,
LONDON, W11 3DY.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

28 May 1999

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Campion,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Barry Phelps,
Vice Chairman,
Planning and Conservation Committee,
25 Kenway Road,
LONDON, SW5 0RP.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

28 May 1999 ~



THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Merrick R. Cockell,
20 Philbeach Gardens,
LONDON, SW5 9DY.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

28 May 1999

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Cockell,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

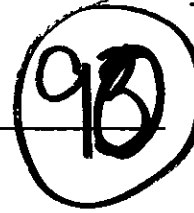
Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Councillor Tim Ahern,
5 Campden Hill Square,
LONDON, W8 7LB.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

28 May 1999 ✓

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Ahern,

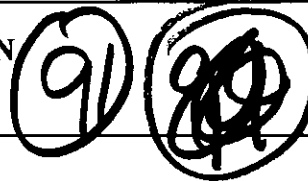
Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF****Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**

**Councillor Andrew Dalton,
9 Lansdowne Crescent,
LONDON, W11 2NH.**Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463**KENSINGTON
AND CHELSEA**

28 May 1999

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Dalton,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Bridget Hoier,
4 Hill Farm Road,
LONDON, W10 6DN.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

28 May 1999

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Hoier,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

F DT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

93
93



Councillor Stuart H. Shapro,
11 Archer House,
Portobello Court,
LONDON, W11 2DL.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

28 May 1999

My reference: EDPC/MJF/TP/
98/2126, 2127,
2129 &
PP/99/0733

Your reference:

Please ask for: Mr. French

Dear Councillor Shapro,

Campden Hill Reservoir Site

A site meeting has been arranged for Members of the Planning Services Committee to inspect the site on Monday, 7 June at 5.45-6 p.m. I would suggest that we meet at the Aubrey Walk entrance and arrangements have been made for you to go into the reservoirs. These arrangements have been made as the planning applications will be before the Planning Services Committee on 8 June.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

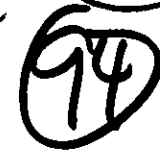
Dear Mr. French. Please see the housing letter which will need a response. below.

Mr MJ French
 Director of Planning and Conservation
 RBKC
 The Town Hall
 Horn ton Street
 W8

12 Aubrey Walk
 London
 W8 7JG

30 May 1999





Dear Mr French,

Campden Hill Reservoirs

I enclose a copy of my letter to Ms. Laverne Parker commenting on the Pre-Inquiry Statement she has sent me relating to the applications to develop the above site. Residents will be very grateful indeed for her further confirmation that the recommendation to the Planning Committee will be to reject the applications. As I write in my letter to her, there will also be considerable respect for the fact that the position taken by the Borough Planning Department has remained firm and consistent throughout.

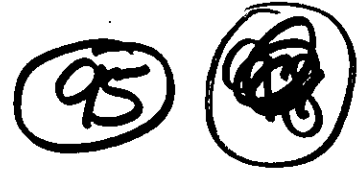
There will, however, be widespread local concern about the disclosure in section 2.9 of the Pre-Enquiry Statement that the Campden Hill site is "*included in the proposed draft alterations to the UDP Schedule (of sites with major development opportunities) currently out to consultation*". Such concerns will be heightened by the implications of section 6.4: "*.....in the absence of an acceptable scheme for the future development of the site, it is concluded that the proposed demolition of the reservoirs is premature....*" (my underlining)

Ms Parker kindly forwarded me a copy of the draft UDP schedule of major development sites referred in section 2.9 in which the site is categorised as "*residential, including affordable housing, Tennis Courts, Open Space.*" The final column of the Schedule explains that "*H15, H23 apply*".

As you will know, the current drafts of the revised H15 and H23 read as follows (my underlining):

H15. TO REQUIRE A SUBSTANTIAL PROPORTION OF HOUSING TO BE PROVIDED ON THOSE SITES TO WHICH THIS POLICY APPLIES AS IDENTIFIED IN THE SCHEDULE OF MAJOR SITES AND SHOWN ON THE PROPOSALS MAP

H23. TO NEGOTIATE THE PROVISION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE HOUSING WHERE INDICATED IN THE SCHEDULE OF MAJOR DEVELOPMENT SITES.



Following the extensive review of the planning status of the site that has been undertaken by your department, it is odd and very troubling to find the Campden Hill Reservoirs site included in a new list of "major development sites" (even with the references in the listing to Tennis Courts and Open Space). We believed that any lingering thoughts that the site might be a "brownfield site" suitable for redevelopment had been laid to rest by the new draft PPG3 with its express exclusion from categorisation as "previously developed land" of:

"...land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), or has subsequently been put to an amenity use and cannot be regarded as requiring development."

Only the small corner section of the site comprising Water Tower House could reasonably be considered as falling outside the exclusion in PPG3.

The "General Description" of the site contained in your letter to Mr Wayland Pope of Thames Water Properties dated 23 January 1998 began as follows:

"This is a relatively small site, included within the Kensington Conservation Area, and clearly identified for use to provide public open space in the Council's Open Space Survey of 1992. It currently provides an important leisure facility in the form of a tennis club, and provides an important contribution to the character and appearance of the Conservation Area as a result of its generally open character, and its trees and vegetation. The site is located within a primarily residential area, and provides a significant contribution to the levels of amenity currently enjoyed by those who live in and visit the nearby area."

Residents wholeheartedly support the description of the site in your letter. At the time you wrote it, you did not consider the site to be a "major development site" but as "a relatively small site clearly identified for use to provide public open space". In the light of emerging government policies on strengthened protection for open space and sports facilities (see below), there would seem today to be even fewer reasons for considering it to be so. It could only possibly be described as "major" if your Department is now prepared to contemplate development of the whole site including open space and tennis courts. We cannot believe that that is the case.

The inclusion of the site within a list of "major development sites" will cast needless and harmful further doubt on the planning status of the site, as well as ignoring the direction of planning policy now issuing from government. As I am sure you will be aware, the issue of the draft PPG3 is to be followed by a revised PPG17 which was due for publication in Spring 1999 but has been delayed and is now expected to be published over the summer. It is already clear, however, that one of its main recommendations-in line with overall government policy-will be to increase the planning protection afforded to open-air sports facilities (following the loss to development of so many sports sites in inner cities and elsewhere in recent years).



The combination of the newly issued draft PPG3, the now imminent PPG17, as well as existing guidance within the RBKC UDP, make it very clear indeed that the site cannot be regarded as a "major development site." Its status is a valuable open space used for sporting purposes in a borough well-known to possess less open space than every other London borough (except one) and less open air sports facilities than the majority.

I am writing to ask, therefore, if your department could reconsider the proposed inclusion of the Campden Hill Reservoirs site in the list of "major development sites. It would be very helpful if you could reconfirm the general description of the site contained in your letter to Mr. Pope.

I would also like to raise one final and general point about the new draft schedule of "major development sites".

In addition to the Campden Hill Reservoirs site, two other sites on Campden Hill are listed in the draft schedule of major development sites; the Atkins Building and the Queen's College site.

It is now clear that one of the reasons for the overwhelming local opposition to the proposed Campden Hill reservoirs development is widespread recognition that the traffic and parking infrastructure on Campden Hill is already inadequate. It seems probable that residents are not ready to accept any further "major development sites" on Campden Hill until the problem of existing infrastructure overload has been reviewed and addressed. Publishing a list of three "major development sites" on or close to Campden Hill Road without first reviewing and addressing this now burning local issue seems premature and unwise. It may well cause quite unprecedented levels of hostility from Campden Hill residents.

With thanks and best wishes.

Yours sincerely

Henry Manisty

cc Cllrs. Christopher Buckmaster and Robert Freeman, Anthony Land/George Law/Isidore Margaronis (CHRA), local residents.

12 Aubrey Walk
London
W8 7JG



Ms Leverne Parker
Legal Services
RBKC
The Town Hall
Hornton Street
London W8 7NX

Your Reference LP/10018473

29 May 1999

Dear Ms Parker,

Campden Hill Reservoirs Site

Thank you very much for copying me the council's Pre-Inquiry Statement and for clarifying that the recommendation to the Planning Committee will follow the same reasoning. I can confirm that I have copied your letter to a number of local residents.

The many who have written to Mr. French to oppose the Applications submitted by St James Homes will be relieved and grateful that Council officials have concluded that the Application contravenes the UDP in several important respects. There will also be very considerable respect for the fact that the position taken by RBKC planning officials has remained consistent throughout (see, for example, the letter of advice from Mr French to Mr Pope of Thames Water Properties of 23.2.1998).

As we discussed on the telephone, I have a few comments on the Statement which I hope may be of use in finalising the Recommendation to the Planning Committee. My letter follows the numbering in the Statement.

Section 2.1. The existing configuration of the tennis club comprises twelve courts plus a practice/children's court. This shortened court is on the south side of the tennis club adjacent to Airlie Gardens. Sections 4.1 and 4.10 suggest an increase in the provision of tennis courts of 12 to 13. That may be misleading

Section 2.2. The former engine house, like the reservoirs structures, is Victorian. It was constructed in the 1850s (see comments on section 3.2 below).

Section 2.4. As you will know, the designation of the reservoirs surface in the 1992 Open Space Survey is "public open space". The Survey records it providing 7,845m² of outdoor sports area, and ranks it as the 14th largest area of open space in RBKC. Perhaps some of these details should be added?

Section 2.6. I would question the assertion that the "primary vehicular access to the site" is the one opposite Hillsleigh Road. This access has been little used in recent years. By contrast, the vehicle access closer to Campden Hill Road (opposite Campden Hill Gardens) has been used continuously by Thames Water service vehicles and by the residents of Water Tower House. It, rather than the access opposite Hillsleigh Road, is today the primary vehicle access point to the site.

Section 2.7. West House Campden Hill Road, another listed building, is located close to the site. It is an important building designed by Richard Norman Shaw.

Section 2.9. My understanding of the Schedule referred to in this Section is that it is still an internal document to RBKC and is not "currently out to consultation." If that is

98



the case, the reference would appear to be misleading and I would propose that the second sentence of this section should be omitted.

Section 3.2. The history of the reservoirs site is complicated by the fact that there used to be two quite separate water companies with installations on Campden Hill. The West Middlesex Water Works mentioned in this section were located on the east of Campden Hill Road which had no operations on the west side of Campden Hill Road (see "Survey of London" p 83). The reservoirs located to the west of Campden Hill Road belonged to the Grand Junction Water Works Company (ibid. p 99.) To be completely accurate, your text will therefore require some minor revision. It is correct that the first reservoir on the Grand Junction site was constructed in 1845 and that this reservoir was demolished to make way for Kensington Heights and Water Tower House. However, it is not correct to state that the reservoirs that are covered by the current planning application "were built in the late C19th." The pump house was built in the 1850's and the reservoirs constructed in the 1860's. Both the pump house and the reservoirs were, therefore, built in the mid-nineteenth century.

Section 4.5. I may be wrong, but my understanding is that although the majority of houses are four bedroomed, at least one-the middle house in the south terrace-is larger.

Sections 4.7 & 4.8. I do not entirely understand how these sections, which appear to contemplate "affordable housing", can be read against Section 6.8 from which it appears that no affordable housing will be provided, which I believe is the case.

Section 4.10. Please see my comment on Section 2.1 above. There is already a practice court.

Section 4.11 The reference to "championship standard" is misleading. As Chris Foster, the Tennis Club Chairman, explained in his letter to Mr. French of 24.2.1999, copied to Julia Kyprianou, "all that 'championship' means in this context is 'full-sized.'" My own understanding, which may be wrong, is that all the existing courts (other than the practice court) are full-sized (i.e. "championship standard") while in the new development the size of the courts below ground would be restricted by the buttresses of the existing wall of the reservoir, with the result that none of them would be full-sized. If that is the case, the overall result would be inferior and not improved provision of courts. However, if this is a material concern, the correct position could be verified with the Tennis Club.

Section 4.13. There appears to be an important error in this section. Unless there has been a recent change of which I am not aware, it is not the case that the access/egress point to the developed site would be "in the same location as the existing access/egress to the parking area at the rear of Water Tower House". The existing access is almost directly opposite Campden Hill Gardens. The proposed access is further to the west along Aubrey Walk and opposite St. George's Church. This relocation of the access point would have three negative consequences. It would bring additional traffic congestion further down Aubrey Walk. Secondly, it would contribute to the destruction of the most attractive existing setting of the listed church (see Section 6.5 which correctly records the effect on the setting) Third, it would result in the quite unnecessary felling of several trees including a silver birch.

Sections 4.14-4.16. I have not been able to check the details contained in these sections.

Sections 5.3-5.5. For completeness, I would suggest the addition of references to CD 48, 49, 54, 61 (see Section 6.5 where CD 61 is mentioned). We also expected to find references to CD 27 ("backland sites") and TR 39.