



**3. PARTICULARS OF APPLICATION**

PP 990733

State whether this application is for: State Yes or No

- (i) Outline planning permission  NO
- (ii) Full planning permission  YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO
- (iv) Consideration under Section 72 only (Industry)

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....  
The Condition .....

2

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

State :-

- (i) Present use of buildings/land (PART) RESIDENTIAL & TENNIS COURTS
- (ii) If vacant the last previous use and period of use with relevant dates. (PART) RESERVOIRS, OFFICES & DEPOT

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application**

SEE SCHEDULE A

**6. ADDITIONAL INFORMATION** State Yes or No

- (a) Is the application for non-residential development  IN PART If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees  YES If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? TO EXISTING SYSTEM
- (ii) How will foul sewage be dealt with? TO EXISTING SYSTEM
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls .....
  - (ii) Roof SEE PLANS AND DESIGN STATEMENT
  - (iii) Means of enclosure .....

**We hereby apply for (strike out whichever is inapplicable)**

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of ST JAMES HOMES LIMITED Date 19-3-99

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A** - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

\*Strike out whichever is unapplicable.

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
3. \*I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....  
Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

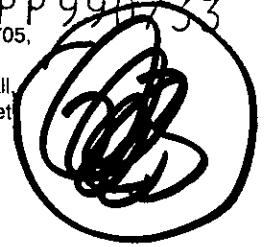


M. J. FRENCH, ARICS, Dip. T. P.  
Executive Director of Planning and Conservation

Department 705,  
Room 325,  
The Town Hall,  
Hornton Street  
London,  
W8 7NX

3

PP 990733



SELLWOOD PLANNING  
HIGHGATE HOUSE  
BAMBERS GREEN  
TAKELEY  
BISHOP'S STORTFORD  
HERTS. CM22 6PE

Telephone: 0171 - 361 - 2010  
Facsimile: 0171 - 361 - 3463

23<sup>RD</sup> MARCH 1999

My reference: TP/

Your reference: RMS

Please ask for: BRIAN ROCHE

Dear Sir (Madam), FRO R.M. SELLWOOD // (FEES & REGISTRATION)

Town and Country Planning Act, 1990 - Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 and (Amendment) Regulations 1993

I refer to your Town Planning Application dated

19/3/99

CAMPDEN HILL  
RESERVOIRS  
CAMPDEN HILL ROAD  
W8

(RECEIVED 22/3/99)

I would advise you that before I can accept your application as a complete application - it will be necessary for you to provide the following information:-

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- Complete and return 4 copies of the enclosed TP.1.Part.
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.

ONCE MR. FRENCH & MR. TAYLOR HAVE INSPECTED YOUR SUBMISSION I WILL LET YOU KNOW IF ANY FURTHER INFORMATION OR PARTICULARS ARE REQUIRED.

£9,500 Total Fee Required

Received

Outstanding

£ ~~9,500~~ / THE CONTENTS OF

£ NIL / YOUR COVER LETTER

£ ~~9,500~~ / HAVE BEEN NOTED.

IF YOU HAVE ANY

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

NO FEE R/O.

Yours faithfully,

Confirmed with Mr. Sellwood 24/3/99 BR.  
M.J. French  
23/3/99 pm.

Executive Director of Planning and Conservation

QUERIES WITH REGARD TO THE REQUIRED FEE PLEASE DO SO IN WRITING TO MR. FRENCH.

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/C / APP/PEND / BR

ATT/PM

Address: CAMPDEN HILL RESERVOIRS.  
97 CAMPDEN HILL ROAD  
LONDON  
W8.

To be completed by applicant: Please find enclosed the following:

Signed \_\_\_\_\_

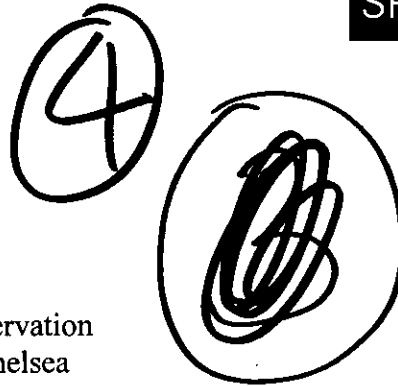
Date \_\_\_\_\_

19<sup>th</sup> March 1999

Ref: RMS/StJ/CAM/99053

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

FAO: D Taylor



Chartered Town Planners  
Chartered Surveyors

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

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

Dear Sir

**Planning Application by St James Homes Ltd.  
The Redevelopment of Water Tower House  
& The Redundant Reservoirs,  
Aubrey Walk/Campden Hill, Kensington**

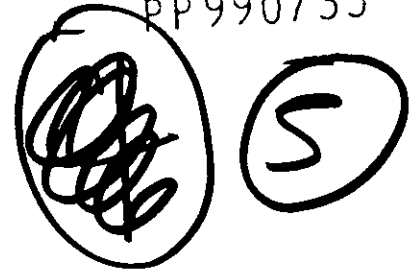
---

On behalf of my clients, St James Homes Ltd. I enclose a full planning application for the redevelopment of Water Tower House and the redundant reservoirs at Aubrey Walk and Campden Hill Road, Kensington. The redevelopment proposals comprise the erection of nineteen houses and forty three apartments and the reinstatement of tennis court facilities for use by the Campden Hill Lawn Tennis Club. Since this application relates to the same site as application number 98/2128 (other than a very small reduction in the site boundary adjacent to the North Western corner of Kensington Heights) which is now the subject of a non determination appeal, no planning fee is payable.

By way of clarification, this application reflects discussions which have taken place with officers of your Council on the duplicate proposals for this site which were submitted on the 4<sup>th</sup> November 1998. The purpose of this new application is to draw together all the changes to the drawings which have been agreed with officers into one consolidated submission. For completeness, this application is also accompanied by the range of specialist reports which were submitted with the original applications. Where appropriate, these have been updated to reflect the outcome of our discussions.

For the avoidance of doubt, the application comprises six copies of each of the following,

- (i) this covering letter



- (ii) the application form and Certificate B
- (iii) the location plan (No. 7650/P099)
- (iv) the scheme plans (Nos. P100 to P113A – see Schedule A)
- (v) existing site plans (Nos. 8809 sheets 3 to 5, 9029 sheets 3 & 4 and 9132 sheets 1 to 6)
- (vi) a planning policy report prepared by Sellwood Planning
- (vii) a Transport Impact Assessment prepared by Tucker Parry Knowles
- (viii) a design report prepared by Broadway Malyan
- (ix) a lighting report prepared by LTL Contracts Ltd.
- (x) a landscape report prepared by Broadway Malyan Landscape.
- (xi) an archaeological report prepared by Thames Valley Archaeological Services.
- (xii) a rights of light report prepared by McBaines Cooper.

In order to simplify the handling of the plans, I also enclose six copies of the submitted drawings reduced into the form of a brochure. Please let me know if you require any further copies.

### **Background Information**

The Campden Hill site has historically been occupied by the covered reservoirs, offices, depot and flats for Thames Water employees. Whilst most structures on the site date from the nineteenth century, Water Tower House (fronting onto Campden Hill Road) and the smaller block of flats on Aubrey Walk date from the early 1970's.

With the recent completion of the Ring Main, all fresh water supplies for the Holland Park area are now provided from the Ring Main rather than the Campden Hill Reservoir. Thus the substantial brick structure which forms the covered reservoirs is now redundant.

Redundant reservoirs cannot simply be abandoned and their use and decommissioning is strictly controlled by The Reservoirs Act 1975. In order to make the reservoir site safe, Thames Water will be required to undertake a number of extensive engineering operations. These will be required whether or not the proposed development takes place.

The effect of this is to transform the reservoir site from being an essential part of the utility infrastructure of London to a disused brownfield site. As you will be aware, significant brownfield sites are a scarce resource in London and Government policy anticipates that wherever possible they will be actively redeveloped for a range of priority uses including housing.

6

### Transportation

Whilst the operational use of the covered reservoirs only generated a negligible amount of traffic, the use of the associated buildings as offices and a depot were significant traffic generators. However, in recent years these have been run down in anticipation of the reservoir site becoming redundant. As a consequence, the site currently only produces a small percentage of the potential traffic if the previous uses were resumed.

The TPK Transport Impact Analysis considers the impact of both the proposed development and the new access on the local traffic network. It concludes that there will be no material adverse impact compared with either the existing situation or that potentially resulting from a resumption of the former office and depot uses. A number of access solutions were considered, including access on to Campden Hill Road. This latter option would have raised conflict with other road users and would be less safe than the submitted proposal which is to rationalise the two Aubrey Walk accesses into a single point of access close to Campden Hill Road.

Since the submission of the initial applications in November 1998 extensive discussions have taken place with your Transportation department. As a result, the TIA has been amended into a form which we understand is acceptable to you.

### Loss of Recreational Facilities

Some comment had been previously expressed about the potential loss of the tennis courts which are laid out on the surface of the reservoirs. Being mindful of UDP policies to resist the loss of formal pitches and courts (LR1), Thames Water have been in discussion with the Campden Hill Lawn Tennis Club about a mutually acceptable solution which would allow the club to retain the existing twelve courts whilst facilitating development.

As a result of these discussions, the Club and Thames Water have agreed a scheme which provides six club standard indoor courts within the lower level of the former western reservoir, six championship standard open air synthetic courts on the upper level, and a practice court on an intermediate level at the rear. The upper open courts will be at exactly the same level as the existing courts and the four most eastern courts will be floodlit. The club wholly supports this approach since they would receive a new facility which will include covered indoor courts which can be used throughout the year. This is a facility which the club currently does not have. The club has confirmed its formal support for the scheme by recently signing an agreement for lease (subject to planning) with Thames Water which will secure the future of the Club well into the next century.

In summary, the redevelopment will not only retain twelve tennis courts on the site, but it will now include both indoor and outdoor courts. In addition to maintaining a number of courts and improving the quality of the facility, the grant of planning consent will also lead to a new lease which will also guarantee the long term security of the tennis club on this site, compared with the current position where the lease can be terminated at six months notice.



PP990733

### Loss of Open Space

Policies LR1 and LR7 seek to resist the loss of existing public and private open space and facilities which meet leisure and recreation needs. As noted above, the St James proposal maintains the amount of space which is in recreational use and enhances its quality.

It may be suggested that the site is an open break in the urban form of Kensington and Chelsea. Such a view would fail to take into account the actual characteristics of this site. It is not a natural green space; what can be seen is largely the roof of a very large brick structure. Whilst the roof of the reservoir is green, it is the green of an artificial surface, not grass. It therefore also has no recorded nature conservation value.

The area of tennis courts can also only be perceived as an "open space" from a limited number of vantage points. This is due to the elevated nature of the tennis courts when viewed from outside the site. Indeed, there are no public viewpoints which give a view across the tennis courts.

In addition to retaining the twelve tennis courts, the new scheme will result in the creation of a new square to Aubrey Walk. Taken together, this represents a more diverse range of recreational and informal open space than exists at present.

### The Design

Considerable thought has been given to the design of the scheme following meetings with Council officers, English Heritage and local residents. This is a redundant brownfield site with extraordinary potential and it is located within an area of London with a high quality and fine grained urban character. As a consequence, at an early stage it was decided to pursue twin objectives to enhance the Kensington Conservation Area.

The first objective was to demolish Water Tower House and the smaller existing Thames Water flats at 3-7 Aubrey Walk. Both buildings are undistinguished in the extreme and detract from the character of the conservation area. The poor visual quality of both Water Tower House and parts of the frontage of the application site are noted in your Council's Conservation Area Proposals Statement for the area. In the place of Water Tower House would be erected a new block of apartments of a design which befits its location in a prominent position on Campden Hill Road.

The second objective was to take the opportunity provided by this large site to create a new formal London square which would reflect, but not replicate, the nearby Campden Hill Square. The scheme therefore proposes a new three sided square which would be viewed from Aubrey Walk. This view would be achieved by demolishing the existing Thames Water flats and creating a new open space, framed by trees looking into the square. The square differs from the November 1998 scheme in two respects. Firstly, one house has been deleted from the southern terrace, thus allowing the whole terrace to be pulled further away from Kensington Heights. Secondly, the northern house on the western terrace has been deleted and replaced by two apartments which drop in height and turn the corner to face on to Aubrey Walk.



As a result of meetings with residents in the autumn of 1998 it was decided not to proceed with a more contemporary design for the Campden Hill apartments in the applications submitted in November 1998. However, since that date considerable discussions have taken place with the planning and urban design officers of your Council. Over a period of several meetings it was mutually concluded that the Campden Hill apartments would be more appropriate if they had a more modern design. Thus this application departs from the previously submitted application in seeking a more modern building on this particular part of the site.

The separate design statement by Broadway Malyan provides more detail on the architectural approach. However, in summary the scheme will provide nineteen houses in the square plus forty three apartments. All properties will be provided with underground car parking accessed via a single point of access on Aubrey Walk close to the junction with Campden Hill Road (rather than the two accesses which exist at present). The scheme comprises a total of 366 habitable rooms which represents a density of only 220 hrh (89 hra) based on the site as a whole. Even if the private open space occupied by the tennis club was excluded, the density would only be 327 hrh (132 hra), which is consistent with the highly urbanised nature of much of the surrounding area. Furthermore, the density is an inevitable end product of a scheme which seeks to develop this site in a form which is compatible with the height and bulk of much of the adjoining Conservation Area. As such, the density accords with the guidance in Policy H11 of the UDP.

### **Conservation Area**

All developments in conservation areas are required by statute to preserve or enhance their character. In this particular case the redundancy of the covered reservoir makes some changes inevitable and the scheme seeks to result in a net enhancement to the conservation area. This will be achieved by the demolition of the unattractive and out of character buildings and their replacement by a coherently designed scheme of the highest standard which will result in the first new formal square in Kensington and Chelsea for many years.

English Heritage has also confirmed in its letter of the 25<sup>th</sup> February 1998 that the reservoir structure has been assessed and is not considered to be of the special architectural or historical interest to warrant listing.

### **Affordable Housing**

In accordance with the letter from the Borough Council dated the 23<sup>rd</sup> January 1998, no on site affordable housing was proposed as part of the November 1998 planning applications. However, in recognition of your Council's Interim Policy on affordable housing, I can confirm that my client is willing to enter into a S106 agreement which enshrines the sequential approach. The first preference of this approach is to provide affordable houses on site. These could be accommodated in the freestanding block of apartments which face on to Aubrey Walk. A draft of the S106 agreement is currently in preparation.



9 (S)

### Rights of Light

The attached report on rights of light, daylight and sunlight has been prepared by McBaines Cooper. It assesses the current scheme and concludes that the development will not lead to any undue impact on the amenity of adjoining properties.

### Residential Principle

The Kensington and Chelsea UDP notes the declining number of residential development sites in the Borough. As a consequence, Policy H2 seeks to achieve residential uses in all schemes unless certain limited criteria are met. The St James scheme proposes to demolish 15 flats, offices and a depot and replace them with forty three apartments and nineteen houses. Not only will this enhance the quality of the residential accommodation found on site but it will also lead to a net gain of 47 units. This is wholly in accord with the Government policy which seeks to maximise the residential potential of sites in urban areas. It will also represent a modest contribution towards reducing the Borough Council's shortfall in meeting the UDP housing provision to 2001.

I trust that this letter, the application and the accompanying reports will provide you with sufficient information to favourably report this scheme to your Members. However, if you require any further information or consider that a meeting would be useful, please do not hesitate to contact me.

Yours faithfully



**R M Sellwood**

Encls.

cc. All team members

19<sup>th</sup> March 1999

Ref: PJD/StJ/CAM/99057

10  
[Handwritten initials]

pp 990733  
**SP Sellwood Planning**

Chartered Town Planners  
Chartered Surveyors

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

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

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

FAO : D Taylor

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

Dear Mr Taylor

**Campden Hill Reservoirs**

This is to let you know that the 'Rights of Light' report by McBaines Cooper was not to hand in time to accompany the new application. It will be forwarded to you early next week.

Yours sincerely

*Pauline Denmark*

Pauline Denmark  
Office Manager

PP 990733

**Application by St James Homes Ltd.  
The Redevelopment of Water Tower House & The Redundant Reservoirs  
Campden Hill Road / Aubrey Walk, Kensington**



**Schedule A : Drawing List  
(March 1999)**

<b>DRAWG.NO</b>	<b>REV</b>	<b>TITLE</b>	<b>SCALE</b>	<b>SIZE</b>	<b>DATE</b>
Cover		Title Sheet			
Contents		Drawing List			
P099		Ordnance Survey Site Location Plan	1-2500	A1	
P100	A	Basement Car Park / Courts	1.250	A1	16 March '99
P101	A	Ground Plan	1.250	A1	16 March '99
P102	A	Elevations Sheet 1 – Campden Hill Road and Aubrey Walk	1-200	A1	16 March '99
P103	A	Elevations Sheet 2 – East Terrace	1-200	A1	16 March '99
P104	A	Elevations Sheet 3 – West Terrace	1-200	A1	16 March '99
P105	A	Elevations Sheet 4 – South Terrace	1-200	A1	16 March '99
P106	A	Elevations Sheet 1 – Section AA and BB	1-200	A1	16 March '99
P107	A	Sections Sheet 2 – Section CC, DD and EE	1-200	A1	16 March '99
P108	A	Floor Plans – House Types A,C,H,J	1-200	A1	16 March '99
P109	A	Floor Plans – House Types B,D,M,N	1-200	A1	16 March '99
P110	A	Floor Plans – House Types E, F	1-200	A1	16 March '99
P111	A	Campden Hill Road Flats – Plans	1-200	A1	16 March '99

12

PP990733

P112	A	Campden Hill Road Flats – Elevations	1-200	A1	16 March '99
P113	A	Aubrey Walk Flats – Plans and Elevations	1-200	A1	16 March '99
8809 Sheet 3		Campden Hill Road Elevation: West Side & K.Heights (North)	1-200(R)	A1	02 Nov '98
8809 Sheet 4		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	02 Nov '98
8809 Sheet 5		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	02 Nov '98
9029 Sheet 3		Survey Plan through reservoir structure at low level	1-400(R)	A1	02 Nov '98
9029 Sheet 4		Survey sections through reservoirs	1-200	A1	02 Nov '98
9132 Sheet 1		Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	02 Nov '98
9132 Sheet 3		Survey – Aubrey Walk Elevations – North Side	1-200(R)	A1	02 Nov '98
9132 Sheet 4		Survey – Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	02 Nov '98
9132 Sheet 5		Survey – Campden Hill Road – East Side & School Tech. Block	1-100	A1	02 Nov '98
9132 Sheet 6		Survey – Kensington Heights Car Park	1-200	A1	02 Nov '98

## TOWN &amp; COUNTRY PLANNING ACT 1990

## CERTIFICATE B UNDER SECTION 66

12

I hereby declare that;

1. I have given the requisite notice to all persons, who 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz

	<b>Name</b>	<b>Address</b>	<b>Date of Service of Notice</b>
(a)	Campden Hill Lawn Tennis Club	9 Aubrey Walk, Kensington London W8 7JH	19.3.99
(b)	I B Kathuria	Cosmur Group, 27 Emporors Gate, London SW7 4HS	19.3.99
(c)	Thames Water Utilities Ltd.	Gainsborough House Manor Farm Road Reading RG2 0JN	19.3.99
(d)	Mr J Britnell	1 Water Tower House 97 Campden Hill Road London W8 7BA	19.3.99
(e)	Mr L A King	2 Water Tower House 97 Campden Hill Road London W8 7BA	19.3.99
(f)	Mr R G Ling	3 Water Tower House 97 Campden Hill Road London W8 7BA	19.3.99
(g)	Mr R R Plumridge	5 Water Tower House 97 Campden Hill Road London W8 7BA	19.3.99
(h)	Mr R Frayne	6 Water Tower House 97 Campden Hill Road London W8 7BA	19.3.99

- |     |                                |  |         |
|-----|--------------------------------|--|---------|
| (i) | Mr J M Shield                  | 8 Water Tower House<br>97 Campden Hill Road<br>London W8 7BA   | 19.3.99 |
| (j) | Mr P Wilcock                   | 9 Water Tower House<br>97 Campden Hill Road<br>London W8 7BA   | 19.3.99 |
| (k) | Mr A P Wiles                   | 10 Water Tower House<br>97 Campden Hill Road<br>London W8 7BA  | 19.3.99 |
| (l) | Mr K P Hart                    | 12 Water Tower House<br>97 Campden Hill Road<br>London W8 7BA  | 19.3.99 |
| (m) | Mr & Mrs J M P de Cusmao Fuiza | 3 Aubrey Walk<br>London W8 7JH   | 19.3.99 |
| (n) | Mr R T Dalby                   | 5 Aubrey Walk<br>London W8 7JH   | 19.3.99 |
| (o) | Mr & Mrs M P Taylor            | 7 Aubrey Walk<br>London W8 7JH   | 19.3.99 |
| (p) | London Electricity plc.        | Templar House<br>81/87 High Holborn<br>London WC1V 6NU   | 19.3.99 |
| (q) | Kennet Properties Ltd.         | c/o Thames Water Properties Ltd.<br>Reading Bridge House<br>Vastern Road<br>Reading<br>Berks RG1 8PR | 19.3.99 |



2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed.  (Sellwood Planning)

On Behalf of St James Homes Limited

Date 19<sup>th</sup> March 1999

PP 990733

**NOTICE No. 1**

**TOWN & COUNTRY PLANNING ACT 1990**

**Notice Under Section 66 of Application for Planning Permission**



- (a) Proposed development at: Aubrey Walk/Campden Hill Road  
Kensington  
London
- (b) Take Notice that application is being made to **The Royal Borough of Kensington & Chelsea** by:  
  
St James Homes Limited
- (c) For planning permission to: Redevelop the site to provide 19  
houses & 43 apartments plus 12 tennis  
courts, a practice court, basement car  
parking, new access points for pedestrians &  
vehicles & landscaping.
- (c) If you should wish to make representations about the application, you should do so in  
writing, within 20 days of the date of service of this notice, to the:

Executive Director of Planning & Conservation  
The Royal Borough of Kensington &  
Chelsea Council  
Hornton Street  
Kensington W8

Signed .....  .....

On Behalf of St James Homes Limited

Date 19<sup>th</sup> March 1999

19<sup>th</sup> March 1999

Ref: RMS/StJ/CAM/99054



Chartered Town Planners  
Chartered Surveyors

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

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

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

FAO : D Taylor



Dear Sir

**Application by St James Homes Ltd.  
The Redevelopment of Water Tower House  
& The Redundant Reservoirs, Aubrey Walk, London W8**

Further to the series of meetings which have been held with Michael French, Derek Taylor, David McDonald and Steve Davies, I am now able to submit a consolidated set of amendments to application 98/2126. Schedule A to this letter contains the full list of drawings which now form part of the application.

Of the original documentation submitted with the November 1998 application, only the Archaeological Statement prepared by Thames Valley Archaeological Services and the Floodlighting Report by LTL Contracts do not require updating. For this reason, I enclose six updated copies of each of the following specialist reports;

- (i) A planning policy report prepared by Sellwood Planning
- (ii) A TIA prepared by Tucker Parry Knowles
- (iii) A design statement by Broadway Malyan
- (iv) A landscape statement by Broadway Malyan Landscape
- (v) A rights of light report by McBaines Cooper.

There is also a very minor reduction in the application site boundary at the north western corner of Kensington Heights. This change reflects more definitive





information which has become available since November 1998. The change in the boundary has no material impact on the scheme.

The changes contained in these amendments closely reflect the detailed guidance given by officers over the past five months. In summary, the main changes are as follows;

- (i) the number of dwellings proposed remains at 62. However, the number of houses has been reduced by 2 (to 19) and the number of apartments has increased by 2 (to 43)
- (ii) one house has been deleted from the southern terrace, thus allowing the end house in the terrace to be moved further away from Kensington Heights. This also allows a landscaped garden area to be created along the complete length of the common boundary with Kensington Heights. This change is prompted by officer concerns about the relationship between the town houses and Kensington Heights.
- (iii) the northern house on the western terrace has also been deleted. In its place are two flats which drop in height and turn the corner to face on to Aubrey Walk. This change was prompted by suggestions from your urban design section that the scheme should more strongly address Aubrey Walk.
- (iv) the design and precise siting of the Aubrey Walk apartments has also been reconsidered to give them more the appearance of a terrace of townhouses with individual entrances and gardens. As now proposed, they also more strongly relate to Aubrey Walk itself.
- (v) the Campden Hill Road apartments have been redesigned to reflect concerns by your Urban Design section that a more contemporary design is appropriate on this part of the site. More details of the design approach are given in the design statement prepared by Broadway Malyan. The bulk of the building remains very similar to that of the existing Water Tower House.
- (vi) the design for the tennis courts has progressed significantly since November 1998. The proposals now additionally incorporate an open practice court at the rear of the site and the indoor courts have been redesigned to provide the benefit of access to natural light. These changes further highlight the extremely high quality of the tennis facilities which will be available to the Campden Hill Tennis Club following redevelopment.

### Landscape

The landscape report updates the original report to reflect the agreed position reached with Chris Colville on tree protection, new planting and the landscape design of the square.

### Transportation

Following extensive discussions with Gillian Palmer of your Transportation Section, TPK have prepared a new TIA. This deals with earlier concerns about the level of trip generation from the redeveloped site, the distribution of the trips and the revised base flows on Aubrey Walk. It is understood that all of these points have now been resolved to your satisfaction

### Affordable Housing

My letter of 15<sup>th</sup> March 1999 deals with the provision of affordable housing in detail, however it is probably also appropriate, for completeness, to refer to the issue again in this letter. Following the adoption of your interim policy on affordable housing on the 11<sup>th</sup> January 1999, it is understood that the first preference of your Council is for on site provision. The S106 agreement, which is currently being drawn up, proposes a 'cascade' approach whereby;

- (i) the first choice is to provide on site affordable housing (probably in the freestanding apartment block fronting on to Aubrey Walk).
- (ii) if the Councils nominated Housing Association is unable to fund on site affordable housing or if your Council decide that off site provision is more appropriate, then St James will provide built units elsewhere in Kensington & Chelsea.
- (iii) If, for whatever reason, your Council opted for an off site contribution, this would be provided by St James.

Since this cascade approach wholly accords with your new interim policy, it is anticipated that this issue is resolved.

### Rights of Light

You already have a rights of light report on the November 1998 scheme which was prepared by McBaines Cooper. This concluded that the original scheme was acceptable in terms of rights of light, sunlight and daylight. The updated report enclosed with this letter reassesses the situation in the context of the amended scheme and concludes that the amendments further improve the situation.

### Density

Whilst the overall number of units remains the same, the change to the mix means that the number of habitable rooms is reduced from 377 to 366. This in turn reduces the density for the whole site area from 227hrh to 220hrh. If the tennis court area is excluded, the density falls from 337hrh to 327hrh. This is clearly an appropriate density for this densely developed part of Kensington & Chelsea.

19

PP 9907

~~19~~

**The Redundant Reservoirs**

I note from some of the consultation responses that certain third parties dispute whether this is a redundant brownfield site. As explained during meetings with officers, the site cannot be regarded as a greenfield site since it has been occupied by two reservoirs, a pump house and Water Tower House for many years. These are massive brick structures which are elevated and prevent long distance open views from public vantage points. Whilst the top of the reservoirs have been used by the tennis club as artificial surface courts, the level of recreational space will be retained in the new scheme. The main difference is that it will be a much higher quality facility than exists at present.

In this context there is no land use logic in retaining large redundant reservoirs on the site for an indefinite period. Indeed, the thrust of Government policy towards maximising the residential potential of suitably located redundant brownfield sites in urban areas would strongly indicate that a mixed residential and recreational redevelopment is the most appropriate future use of this site.

I trust that this consolidated package of amendments and updated reports provides you with all the necessary information to favourably recommend this application to your Members. However, if I can be of any further assistance, please give me a call.


Yours faithfully



**R M Sellwood**

Encls.

cc. All team members

PP 99 17 00 00  


**Application by St James Homes Ltd.  
The Redevelopment of Water Tower House & The Redundant Reservoirs  
Campden Hill Road / Aubrey Walk, Kensington**

**Schedule A : Drawing List  
(March 1999)**

DRAWG.NO	REV	TITLE	SCALE	SIZE	DATE
Cover		Title Sheet			
Contents		Drawing List			
P099		Ordnance Survey Site Location Plan	1-2500	A1	
P100	A	Basement Car Park / Courts	1.250	A1	16 March '99
P101	A	Ground Plan	1.250	A1	16 March '99
P102	A	Elevations Sheet 1 – Campden Hill Road and Aubrey Walk	1-200	A1	16 March '99
P103	A	Elevations Sheet 2 – East Terrace	1-200	A1	16 March '99
P104	A	Elevations Sheet 3 – West Terrace	1-200	A1	16 March '99
P105	A	Elevations Sheet 4 – South Terrace	1-200	A1	16 March '99
P106	A	Elevations Sheet 1 – Section AA and BB	1-200	A1	16 March '99
P107	A	Sections Sheet 2 – Section CC, DD and EE	1-200	A1	16 March '99
P108	A	Floor Plans – House Types A,C,H,J	1-200	A1	16 March '99
P109	A	Floor Plans – House Types B,D,M,N	1-200	A1	16 March '99
P110	A	Floor Plans – House Types E, F	1-200	A1	16 March '99
P111	A	Campden Hill Road Flats – Plans	1-200	A1	16 March '99

P112	A	Campden Hill Road Flats – Elevations	1-200	A1	16 March '99
P113	A	Aubrey Walk Flats – Plans and Elevations	1-200	A1	16 March '99
8809 Sheet 3		Campden Hill Road Elevation: West Side & K.Heights (North)	1-200(R)	A1	02 Nov '98
8809 Sheet 4		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	02 Nov '98
8809 Sheet 5		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	02 Nov '98
9029 Sheet 3		Survey Plan through reservoir structure at low level	1-400(R)	A1	02 Nov '98
9029 Sheet 4		Survey sections through reservoirs	1-200	A1	02 Nov '98
9132 Sheet 1		Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	02 Nov '98
9132 Sheet 3		Survey – Aubrey Walk Elevations – North Side	1-200(R)	A1	02 Nov '98
9132 Sheet 4		Survey – Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	02 Nov '98
9132 Sheet 5		Survey – Campden Hill Road – East Side & School Tech. Block	1-100	A1	02 Nov '98
9132 Sheet 6		Survey – Kensington Heights Car Park	1-200	A1	02 Nov '98

Brian

PP 990733

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AC
26 MAR 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEL	AC

**Sellwood  
Planning**

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

24<sup>th</sup> March 1999

Ref: RMS/StJ/CAM/99062

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

**Application by St James Homes Ltd.  
Campden Hill Reservoirs**

Thank you for your letter of the 23<sup>rd</sup> March concerning fees.

I believe that your request for a further fee for £9,500 is based on a misunderstanding of the fee basis on which the two November 1998 applications were submitted. Both were full fee applications and therefore a cheque for £19,000 was submitted. I enclose a copy of the receipt from you for this amount.

As you will be aware, one of these applications (98/2128) was the subject of a non determination appeal in January 1999. Since there is now a pending appeal, the applicant is entitled to one 'nil fee' planning application relating to the same site and of the same character as that appealed.

I would be grateful for your confirmation of this and that the application will be registered from Monday the 22<sup>nd</sup> March 1999.

I look forward to hearing from you.

Yours faithfully



**R M Sellwood**

Encl.

cc. M Simms  
T Blaney

PP990733

23

BT 9

C1/320

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

5<sup>th</sup> Nov 1998 Department *Flourishing* No. 149302

Received from *Nineteen thousand* pounds and \_\_\_\_\_ pence

THE SUM OF *Nineteen thousand* pounds and \_\_\_\_\_ pence

in respect of *A Water Gutter House & C. H.H. Reservoir Site*

Genh/ Cheque (VAT. REGN. No. 238699310)

0	0	0	1	1	7	3	6
---	---	---	---	---	---	---	---

*[Signature]*

£	19000	P	—
---	-------	---	---

**LTL contracts**  
Lighting Specialists

54 Lower Weybourne Lane  
Farnham  
Surrey GU9 9HP  
Tel: (01252) 331456  
Fax: (01252) 331246

PP990733

24

Mr R Sellwood  
G L Hearn Planning  
175 Borough High Street  
London  
SE1 1XP.

R.B.K. & C.  
TOWN PLANNING  
22 MAR 1999  
RECEIVED

29<sup>th</sup> September 1998.

Dear Sir,

**Campden Hill Lawn Tennis Club – Floodlighting.**

Further to our recent discussions, I am now able to provide you with some advice on the floodlighting issue at Campden Hill Lawn Tennis Club.

**Existing Situation.**

At present, the two double court areas are lit by five eight metre lighting columns down each side of the two blocks of courts. The scheme is based on early GEC area floodlights using 400w SON (high-pressure sodium) lamps. At the time of their installation this would have been a high quality system designed to achieve 250 LUX. This would have met the then current LTA guidelines for club level play. Whilst this system included some degree of control over light overspill, the degree of overspill is not acceptable in terms of modern technology and environmental objectives to reduce light pollution.

Continued ...



Continued ...

25

29<sup>th</sup> Sep 98

**Proposed System.**


It is proposed that the four eastern courts be lit using the latest 400 LUX metal halide system using high performance asymmetric floodlights. These can be mounted on 6.7 metre columns. This will meet the current LTA guidelines for this standard of court, which is for 400 LUX over the marked court. This system offers exceptional control of overspill whilst eliminating direct lamp glare from outside the area. I am currently installing this system at the Cumberland Tennis Club in Hampstead so it will shortly be possible to see this high quality solution in action.

Attached are the performance printouts for the scheme along with photographs of a similar lit double court area. The floodlight being mounted with a horizontal front glass achieves this performance. This controls all light to below the plane of the floodlight. In addition, the forward throw of the floodlight ensures excellent uniformity over the playing area. As you will see from the printout and photographs, the cut off is within a few metres of the stop netting.

I have no doubt that compared with the present system the new floodlighting will reduce the levels of glare and overspill experienced by residents in Aubrey Walk and Kensington Heights. As a consequence, the club will achieve a higher quality of floodlighting and local residents will experience less intrusion.

Hopefully, this letter and the enclosed data will be sufficient for your needs, however, more technical information can be provided if required.

Yours Sincerely.

  
**Ian Hounsham**

26

## CAMPDEN HILL TENNIS CLUB

### Upper Floor Floodlighting

Date: 08-09-1998  
Customer: StJames Homes  
Designer: LTL Contracts

Comments: Results based on a 240v supply and a maintenance factor of 0.8.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

### LTL Contracts

Sports Lighting Design Specialists  
54 Lower Weybourne Lane  
Farnham  
Surrey  
GU9 9HP  
Telephone: 01252 331456  
Fax: 01252 331246  
E-Mail:

CalcuLuX Area 1.0b

## Table of Contents

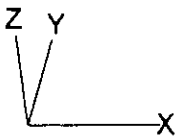
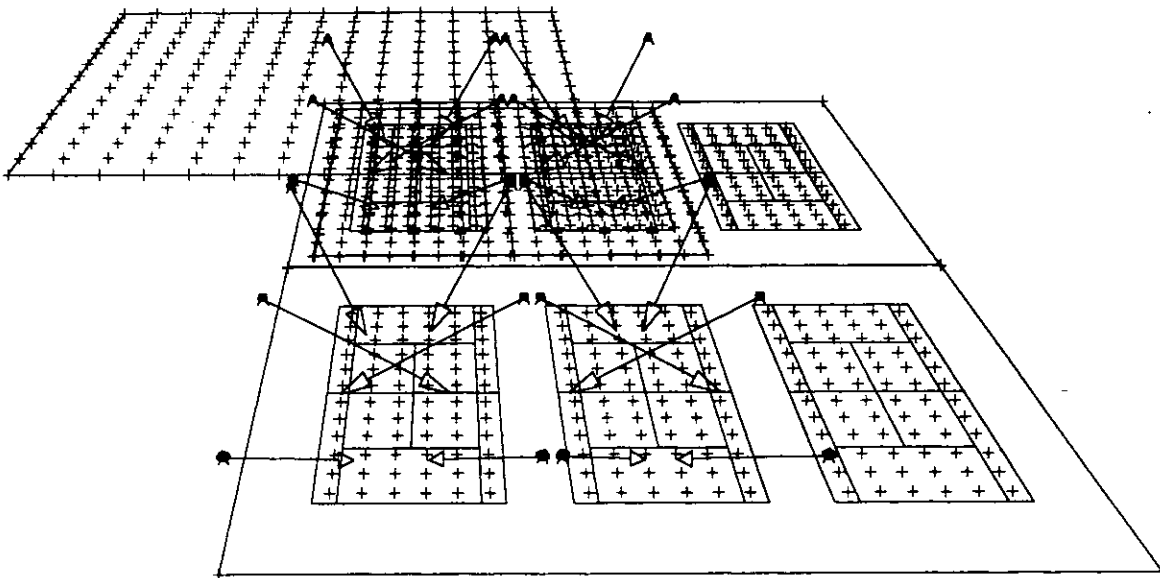
27

<b>1. Project Description</b>	<b>3</b>
1.1 3-D Project Overview	3
1.2 Top Project Overview	4
<b>2. Summary</b>	<b>5</b>
2.1 General Information	5
2.2 Project Luminaires	5
2.3 Calculation Results	6
<b>3. Calculation Results</b>	<b>7</b>
3.1 Tennis2: Graphical Table	7
3.2 Tennis1: Graphical Table	8
3.3 TPA Court1: Graphical Table	9
3.4 TPA court2: Graphical Table	10
3.5 OVERSPILL: Graphical Table	11
3.6 OVERSPILL: Iso Contour	12
<b>4. Luminaire Details</b>	<b>13</b>
4.1 Project Luminaires	13
<b>5. Installation Data</b>	<b>14</b>
5.1 Legends	14
5.2 Luminaire Positioning and Orientation	14

# 1. Project Description

## 1.1 3-D Project Overview

28



A ———> MNF 210/400 57.0 SKIRT

**2. Summary**

29

*[Handwritten signature]*

2.1 General Information

Project maintenance factor is 1.00.

2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	24	MNF 210/400 57.0 SKIRT	1 * MHN-TD 1kW	1060.0	1 * 100000

Code	Maintenance factor	
	Luminaire (LMF)	Lamp (LLMF)
A	0.80	1.00

The total installed power: 25.4 (kWatt)

Number of Luminaires Per Switching Mode:

Switching Mode	Luminaire Code	Power (kWatt)
	A	
Court 2 only	6	6.4
Court 1 only	6	6.4
TPA Court 1	6	6.4
TPA Court 2	6	6.4
OVERSPILL	24	25.4
TPA Court1&2	12	12.7

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code	Power (kWatt)
	A	
col2/2	4	4.2
cen2/2	2	2.1
col2/1	2	2.1
col1/1	2	2.1
cen2/1	1	1.1
cen1/1	1	1.1
col4/4	1	1.1
col4/5	1	1.1
col4/6	1	1.1
col4/7	1	1.1
col4/8	1	1.1
col4/9	1	1.1
col5/4	1	1.1
col5/5	1	1.1

Arrangement	Luminaire Code	Power (kWatt)
	A	
col5/6	1	1.1
col5/7	1	1.1
col5/8	1	1.1
col5/9	1	1.1



2.3 Calculation Results

Switching Modes:

Code	
1	Court 2 only
2	Court 1 only
5	OVERSPILL

(II)luminance Calculations:

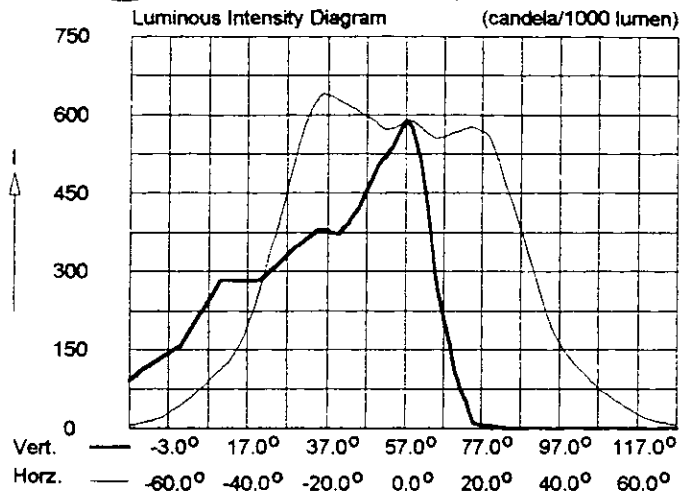
Calculation	Switching Mode	Type	Unit	Ave	Min	Max	Min/Ave
Tennis2	1	Surface illuminance	lux	467	350	617	0.75
Tennis1	2	Surface illuminance	lux	411	299	545	0.73
TPA Court1	2	Surface illuminance	lux	384	193	559	0.50
TPA court2	1	Surface illuminance	lux	423	227	613	0.54
OVERSPILL	5	Surface illuminance	lux	98	0	891	0.00

(31) (7/8)

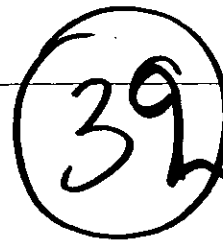
### 4. Luminaire Details

#### 4.1 Project Luminaires

Luminaire Name : MNF 210/400 57.0 SKIRT  
 Lamp name : MHN-TD 1kW  
 Number of lamps/luminaire : 1  
 Lamp flux : 100000 lm  
 Ballast : Standard  
 Light output ratio's  
     DLOR : 0.67  
     ULOR : 0.00  
     LOR : 0.67  
 Luminaire wattage : 1060.0 W  
 Luminaire maintenance factor : 0.80  
 Lamp maintenance factor : 1.00  
 Measurement code : LVW0656700



Note: This luminaire is a special version of the mentioned measurement code.



## 5. Installation Data

### 5.1 Legends

Project Luminaires:

	Qty	Luminaire Type	Lamp Type	Flux (lm)
A	24	MNF 210/400 57.0 SKIRT	1 * MHN-TD 1kW	1 * 100000

Switching Modes:

Code	Switching Mode
1	Court 2 only
2	Court 1 only
3	TPA Court 1
4	TPA Court 2
5	OVERSPILL
6	TPA Court1&2

### 5.2 Luminaire Positioning and Orientation

Qty and Code	Position			Aiming Angles			Switching Modes					
	X (m)	Y (m)	Z (m)	Rot.	Tilt90	Tilt0	1	2	3	4	5	6
1 * A	-23.86	-54.50	6.70	60.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-36.85	6.70	0.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-19.00	6.70	300.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-17.50	6.70	60.00	60.00	0.00	-	+	+	-	+	-
1 * A	-23.86	0.00	6.70	0.00	60.00	0.00	-	+	+	-	+	-
1 * A	-23.86	17.50	6.70	-60.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	-54.50	6.70	120.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-36.85	6.70	180.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-18.50	6.70	240.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-17.50	6.70	120.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	0.00	6.70	180.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	17.50	6.70	-120.00	60.00	0.00	-	+	+	-	+	-
1 * A	-6.75	-54.50	6.70	60.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-36.85	6.70	0.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-18.50	6.70	300.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-17.50	6.70	60.00	60.00	0.00	+	-	-	+	+	-
1 * A	-6.75	0.00	6.70	0.00	60.00	0.00	+	-	-	+	+	-
1 * A	-6.75	17.50	6.70	-60.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	-54.50	6.70	120.00	60.00	0.00	-	-	-	-	+	+
1 * A	6.75	-36.85	6.70	180.00	60.00	0.00	-	-	-	-	+	+

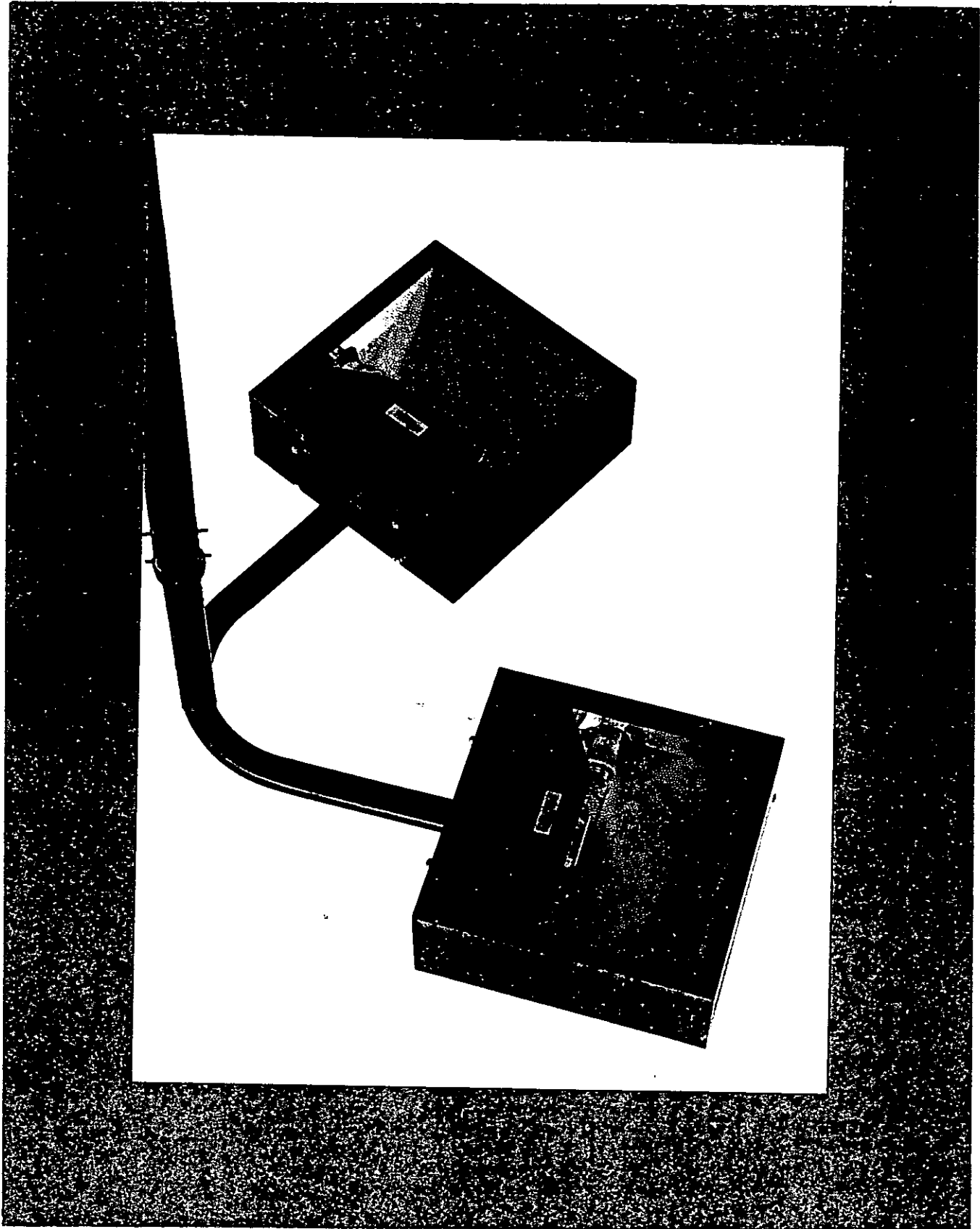


33

~~40~~

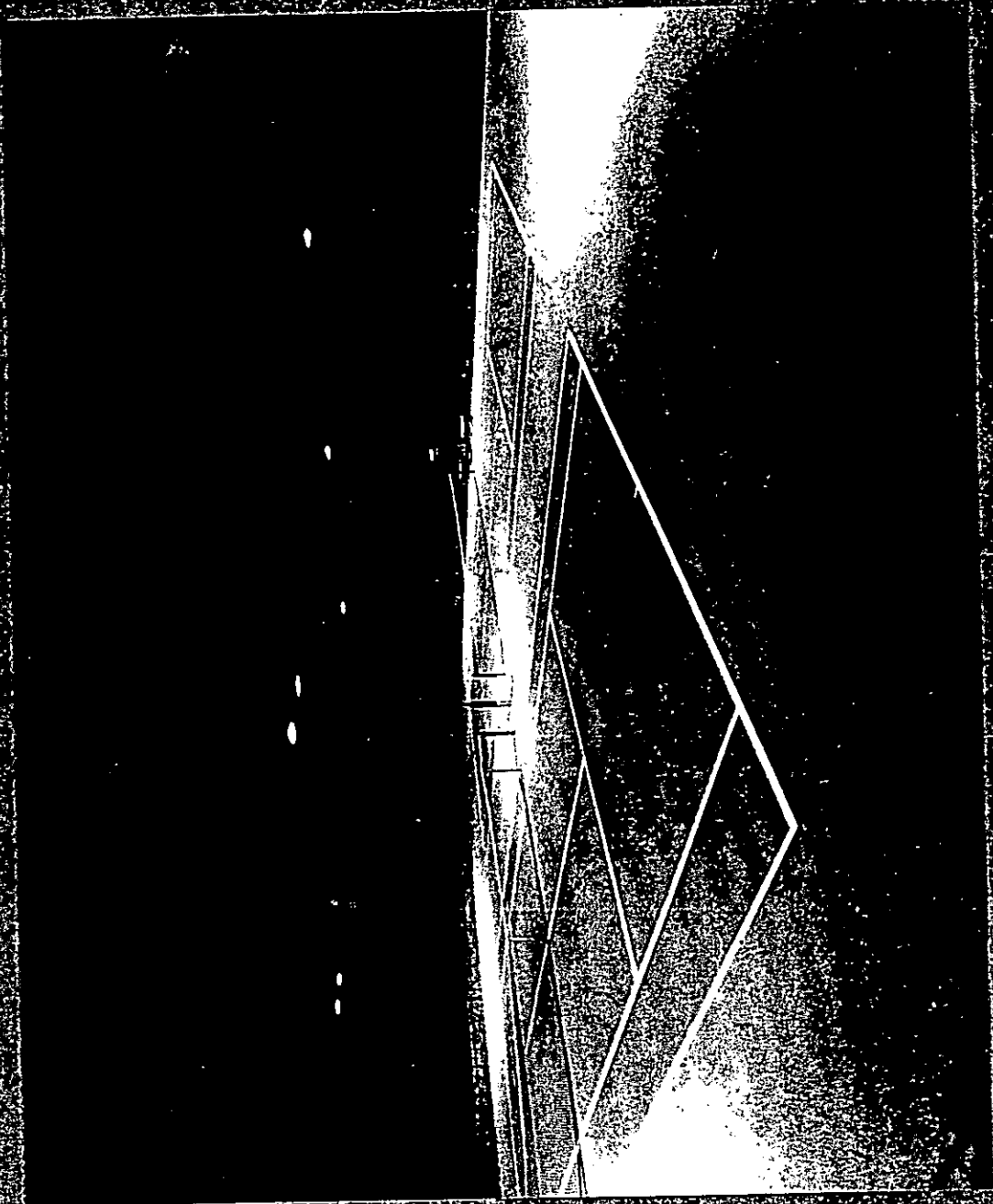
Qty and Code	Position			Aiming Angles			Switching Modes					
	X (m)	Y (m)	Z (m)	Rot.	Tilt90	Tilt0	1	2	3	4	5	6
1 * A	6.75	-18.50	6.70	240.00	60.00	0.00	-	-	-	-	+	+
1 * A	6.75	-17.50	6.70	120.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	0.00	6.70	180.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	17.50	6.70	240.00	60.00	0.00	+	-	-	+	+	-

34



118

35



36

~~43~~

