

PC → DT

26 November 1998

Our Ref: RMS/St.J/CAM/98001

SP Sellwood Planning

Chartered Town Planners
Chartered Surveyors

Director of Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
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497

FAO: D Taylor

Dear Sir,

Applications by St James Homes Ltd. (98/2126-2129)
Redevelopment of Water Tower House & the
Campden Hill Reservoir

Thank you for your letter of the 13th November 1998 confirming the safe receipt and registration of my clients planning and conservation area consent applications. I understand that my clients have also sent you two copies of the A3 brochure, and a schedule of the people and organisations they have been sent to. Please give me a call if you require any further copies.

The brochure forms only a small part of the public consultation exercise being undertaken by St. James. For your information it is intended to mount the following exhibitions of the proposals ;

- a) A static exhibition for members of the Campden Hill Lawn Tennis Club – this will be held at the club from the 2nd December.
- b) A public exhibition in Notting Hill (probably outside Newcombe House by the junction of Notting Hill Gate and Kensington Church Street) will be held between Thursday the 10th December and Saturday the 12th December 1998.
- c) A public exhibition at Water Tower House between the 14th and 18th December 1998.

We hope you will be able to attend one of the public exhibitions.

Since the public exhibitions will have been completed by mid-December, this would be an appropriate time to meet up with you and review progress. At the meeting you could advise on the initial consultation replies which you have received and we will be able to update you on the feedback from the public exhibitions. Perhaps you could contact me with some possible dates, which both Mike French and yourself could make, in the week beginning the 14th December. For your information, we are also proposing to meet the local Councillors during the second half of December.

We have also spoken regarding a site meeting and agreed to meet on site at 3.00pm on Wednesday the 3rd December 1998..

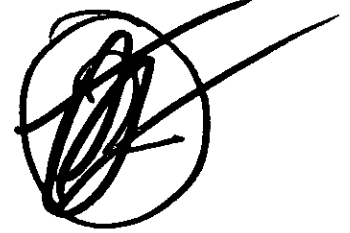
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I look forward to hearing from you regarding a date for a meeting with Mike French.

Yours sincerely,



Bob Sellwood



c.c M Simms

499

~~499~~

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Derek Taylor, Area Team	From:	Executive Director, Planning and
of:	Leader	of:	Conservation
Room:		Room:	322B
		Ext:	2944

Your ref:	My Ref:	EDPC/MJF
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cc:	Date:	26 November 1998
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Re: Campden Hill Reservoir Applications

I understand that the applicant has submitted a traffic impact study to accompany the applications. I would assume that you will be giving instructions to Transportation for them to carry out our own impact analysis? Can you confirm.

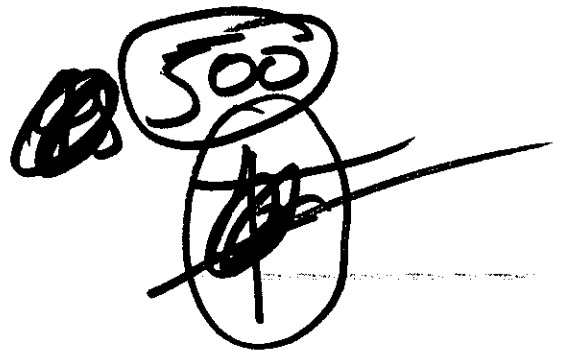
M. J. French,
Executive Director, Planning and Conservation.

Cillian → Traffic Impact

Can we do an analysis on this one, to confirm or refute their methodology & results?

Derek

Memorandum



To: District Surveyor
From: Executive Director, Planning & Conservation
Date: 2 December 1998
Re: Proposed Development - Campden Hill Reservoirs

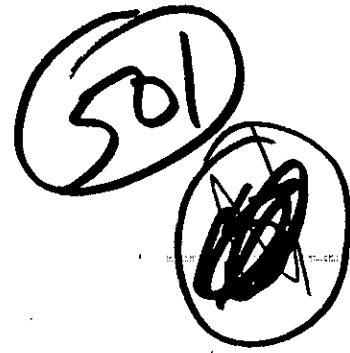
Town and Country Planning Act 1990

I am currently considering an application for the redevelopment of this redundant reservoir site for the construction of houses, flats and a new tennis club.

I appreciate that you would not normally provide detailed comments on plans until planning permission had been granted and a full plans application submitted to you. However, I would appreciate your general comments at this stage, in particular if you could highlight anything that might appear to be a potential problem from the point of view of Building Regulations/Building Acts/Means of Escape.

Derek Taylor
Area Planning Officer (Central Area Team)
for
Executive Director, Planning & Conservation

Memorandum



To: Executive Director, Planning & Conservation
From: Area Team Leader - Central Team
Date: 4 December 1998
Re: Campden Hill Reservoir site

Further to your memorandum of 26th November concerning the traffic impact of the proposals for the above site, I have now had a response from our Transportation Team.

They report that they have examined the Traffic Impact Statement produced by TPK for the applicants, and have concluded that it represents a fair analysis of the likely traffic impact of the proposed development.

The study took in the surrounding road network in addition to simply looking at Aubrey Walk/Campden Hill Road. It reveals, as seemed clear anyway, that the signalised junction between Campden Hill Road and Notting Hill Gate is very close to capacity, with frequent queues northbound on Campden Hill Road leading into Notting Hill Gate. However, it concludes that the cars generated by the proposed development would typically add only one vehicle to this queue during peak hours, less off peak.

The study generally supports the closing of the two existing site accesses to the reservoir site and their replacement by a single access point to Aubrey Walk approximately 18m in from Campden Hill Road.

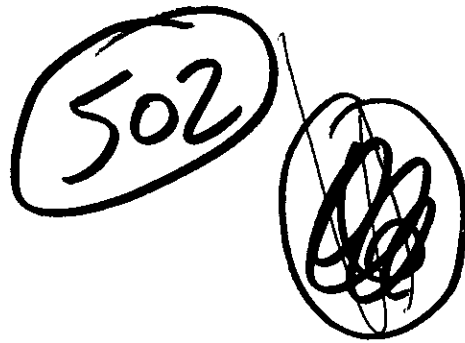
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The conclusion is that the traffic likely to be generated by the proposed development would not have any significant impact in terms of the capacity, and safety, of the surrounding road network.

Derek Taylor
Area Team Leader

PS - Notwithstanding the above, we will still negotiate with the developers to see if we can get some "planning gain" through improved traffic/road facilities in Aubrey Walk.....

SITE VISIT - 9TH December 1998



Derek Taylor - Case Officer
Tracey Rust - Information Officer
Chris Colwell - Arboricultural Officer
Bob Sellwood - Consultant for Applicants

Main Purpose of visit - just to examine site boundaries, take some photos, assess perspectives of site from Kensington Heights

Nice sunny afternoon; took some photos of shadows cast onto Aubrey Walk from existing site buildings. Sun lowest in sky at present, so a "worst case scenario and quite helpful.

Established which areas of site boundary would remain (primarily just the West side and part of North side, with only a small section of South side embankment remaining) and what would be excavated. Inspected old pump house building, now with all original pumping machinery removed and mainly just used for Offices - about 10 staff present...

Established that it would be the first, second, and third floors of Kensington Heights that would be affected the most, in terms of sunlighting and in terms of a more enclosed outlook. The proposed buildings would be only 15m away at their closest....need to check

Very early stages yet....but agreed that

- (a) Chris Colwell would liaise directly with their tree consultant
- (b) Derek T. would have a meeting immediately before Christmas with Bob Sellwood just to provide an update
- (c) Big meeting to be held after Christmas

Visited Kensington Heights later....5th floor flat. This would not be affected materially, but the lower floors would. Agreed that we would require full section drawing through Kensington Heights too, to assess comparative levels/floor heights.

so, (d) send letter formally requesting

503 Introductory Meeting

IA meeting 23/12/98

Traffic etc

More visitor parking could be provided underground if we wanted it - there's enough space underneath in the reservoir space to do this

Confirmed results to date of consultations - traffic broad support for methodology - but 5% heading west along Abbeey Walk is much too low - 30% more likely! Only initial good idea for consultants to talk - meeting to be set up in January to address this more specifically and resolve the (small) differences between us. Would be good to put this more aside as early as we can in the new year

Design

Exhaustion - needs hierarchy for floor buildings. Less glazing bars, better proportions.

Overall design - in particular on CTR block, a lot opportunity for more contemporary design.

Roof line - needs more articulation on CTR block. Could mansard be introduced on this corner block?

Could more contemporary elements

7th January 1999

RMS/StJ/CAM/99003

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

FAO: D Taylor

Dear Sir

Applications by St James Homes Ltd.
Former Campden Hill Reservoir

Further to our useful meeting on the 23rd December 1998 I enclose my note of what was discussed. I trust that it is reasonably accurate, however please let me know if any aspect is inaccurate or you feel anything has been missed.

I can confirm that the various layout and design points are being considered and it is hoped that it will be possible to table some revised plans at our meeting on the 19th January 1999.

As you are aware, we would like to progress as many aspects of this application as possible over the next few weeks and it occurs to me that the issue of affordable housing is one where we could have a productive dialogue. You confirmed at our meeting (as stated in your letter of the 23rd January 1998) this is a site where on site affordable housing is inappropriate and consequently a contribution towards off site provision would be expected.

I can confirm that my clients have no objections to this approach and will make a fair and reasonable contribution secured via s S106 agreement. It would therefore be helpful if you could let me have some details of your Councils normal approach (or contributions formula) so that we can assess the level of contribution which you will be seeking. A response prior to our meeting on the 19th January would be useful.

I also understand that following our meeting, further meetings have been arranged between Chris Colville and Simon Adams to discuss tree and landscaping (11.1.99) and

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PC -> DT

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Simon Watts of TPK and Gillian Palmer. Hopefully, we can consider the outcome of these discussions when we meet.

I am aware that Mike French has taken a keen interest in this project and has been involved in a number of meetings over the last two years. In view of the positive tenor of our recent meeting I wonder whether it would be helpful if he was able to attend the meeting on the 19th January when he will be able to see our modified plans.

I look forward to hearing from you.

Yours faithfully

R.J. Denmark

pp. **R.M.Sellwood**

cc. M.Simms
J.Binmore

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Campden Hill Reservoir

Note of Meeting with Planning Officers of the Royal Borough of Kensington and Chelsea on Wednesday 23rd December 1998.

Present:

D Taylor	RBK&C
S Davies	RBK&C
M Simms	St. James
G Binmore	Broadway Malyan
R Sellwood	Sellwood Planning

Points Arising

- 1 MS opened the meeting and explained the consultation exercise undertaken by St. James, exhibition and meetings with Members. MS said the results were being analysed and he would let DT have a copy. DT said he would be interested to see it, but often people who are fundamental objectors do not turn up at exhibitions.
- 2 DT said the purpose of the meeting was to provide an update and arrange a meeting for the new year.
- 3 DT commented that representations were arriving at a rate of 15/20 per day. At first they were 50/50 for and against (due to Tennis Club) now they are more against. The issues raised were predictable and there were no surprises.
 - a) Kensington Heights – concern about outlook/sunlight/daylight
 - b) Aubrey Walk – fundamental concerns, less on daylight/sunlight
 - c) Aubrey Road/Campden Hill Square – more traffic

Councillors Levitt and Buckmaster are the only ones to have registered objections. DT had not seen representations from any local associations. The West London Architects Society felt that the flats were a 'lost design opportunity'.

- 4 Turning to internal consultees DT referred to;
 - a) Environmental Health – no contact as yet
 - b) District Surveyor – consulted on a 'prudent' basis in order to resolve issues prior to grant of consent. GB said he had been in touch with one of the officers.
 - c) Transportation – very initial views had been received. They were broadly happy about the TIA methodology but had some minor concerns about assumptions. In particular the T/A assumes 5% of vehicles go west along Aubrey Walk, the Transport Officer believes it would be 30%. RS commented that some residents had suggested traffic control measures and one way systems. St. James were not going to proffer any suggestions but would consider any ideas favoured by the Council. DT said whilst it was premature, he could imagine in two months time

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seeking contributions to traffic management/traffic calming. It was agreed that a transport meeting should take place in 2/3 weeks.

- d) Car parking – No comments received yet. MS pointed out that most local residents want more on site car parking. DT said this is not a 'fashionable view' – the UDP review was likely to reduce standards. RS stated that the flexibility existed to provide more visitor spaces if this helped. MS asked how the residents permit system works. DT said any resident was entitled to a permit. Some discussion proceeded on the basis of whether this could be prevented.
- e) Disabled access – Whilst the Council did not want 100% mobility housing some would assist the application. GB to speak to Anup Sharma (Access Officer)
- f) Landscape – still not fully considered. The biggest concern is the impact on the TPO trees in Aubrey Walk. Suggest that Simon Adams arranges a meeting with C Colville in January.

5 English Heritage – DT said he was going to the site with English Heritage in January. He had no other feedback from EH.

6 Sunlight/Daylight.
DT felt that generally the scheme looked alright from the point of view of sunlight and daylight, although he had not looked at it in detail. One area of potential concern was the relationship between the lower floors of Kensington Heights and the flank wall of the house in the south eastern corner of the square. MS referred to the daylight/sunlight report prepared by Michael Ney. RS agreed to provide DT with a copy in January.

- 7 Design.
- a) SD said there were two aspects – urban design and detailed design
 - b) Urban Design – main points;
 - i) concern that this is a gated, private community. The Council favours open access and has recently won an appeal on similar issues at Earls Terrace. Whilst the site was not a route to anywhere DT would prefer public access. MS said he would consider the point.
 - ii) the layout around the Square works well, is lively and all dwellings address the street. SD is concerned about the Aubrey Walk apartments. The entrance is at the rear and the block turns its back on the street. Could it be houses with rear gardens. GB explained that this had been considered but rejected because of the need for an access to the square which was close to Campden Hill Road. DT emphasised that the current access point was fine –do not change it. SD felt that if the block remained as apartments they were too austere and should have front doors and address the street (front gardens?).
 - iii) Campden Hill Road Apartments – SD asked if there could be more private space. MS said it was better to have the amenity space in the hands of a management company – this ensured it was maintained.
 - iv) SD asked if the semi circular open space was public. MS confirmed that it was. It was agreed that a detailed design was needed showing railings, benches, lighting and materials.

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- c) Detailed Design
 - i) SD stated that when the scheme was submitted he was surprised that it was not more contemporary. Some disappointment that, in particular, the Campden Hill Road apartments was not a 'building of our time'. SD showed GB an example of a scheme in Islington. MS/GB explained that the design was conservative to meet some of the residents concerns.
 - ii) SD felt that the Campden Hill Road building was the best opportunity for a contemporary design. Whilst the submitted proposal has some similarity to the apartments blocks in Duchess of Bedford's Walk – it was too austere. It needs a lighter approach, metal glazing bars perhaps? Also it would help if the design reflected the hierarchy of floors with vertical breaks. SD was also concerned at the domination of the gable ends (perhaps less so having looked at the perspective). There should also be more variety in the roof line.
 - iii) MS asked if SD/DT were happy with the height and scale of the Campden Hill Road building. SD/DT said broadly yes. Whilst materials were important, these could be discussed at a later date.
 - iv) On the basis of the above SD felt that the design of the Aubrey Walk flats could be made more interesting and contemporary.
 - v) DT asked about boundary treatment with Kensington Heights – he would be content with a 2m brick wall.
 - vi) SD/DT explained that they had debated whether the square should have a 'gap' between the end terrace and the two sides. On balance, DT felt it was inoffensive – he was happy enough.
 - vii) DT confirmed that he had no adverse comments on the tennis courts design.
 - viii) DT said that whilst St. James could submit a number of successive amendments to the scheme, his preference would be to have two or three meetings at get to an agreed position and then submit one consolidated set of amendments. MS/GB agreed with this.

8 Policies.

RS pointed out that DT had not commented on any response from the UDP policy section. DT said that the only comment was in respect of affordable housing. However the decision about off site affordable housing had already been considered and resolved 'at a high political level'. RS pointed out that local residents would be seeking a retention of the status quo in terms of this being an open space site. DT said that was a predictable response but not necessarily the view of officers.

9 Future Action.

It was agreed that TPK would arrange a meeting with the Transportation Officer in January. DT & RS would attend, if possible. RS would provide DT with a copy of the sunlight/daylight report. Simon Adams and Chris Colville would meet to discuss trees. These issues would all be brought together (with design) at a further meeting with DT and SD on the 19th January at 11.00am.



2-4 Cockspur Street
 London SW1Y 5DH
 Telephone: 0171-211 2139
 Facsimile: 0171-211 2006

Your ref

Mr Michael French
 Chief Planning Officer
 Royal Borough of Kensington & Chelsea
 Town Hall
 Hornton Street
 LONDON W8 7NX

Our ref
 DG-SL/1768-98
 Date
 4 February 1999 ✓

Dear Mr French

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
 CAMPDEN HILL RESERVOIR & PUMPING STATION, LONDON W8**

We have received a recent application from Mr Jeff George for a certificate of immunity from listing in respect of the above-mentioned building and we have been advised that a copy of their application has been sent to The Royal Borough of Kensington & Chelsea.

We are seeking the advice of English Heritage on this application, and I should be grateful for any formal comments you may wish to make about the matter, or for confirmation that you have no comments. If I do not hear from you by (4 weeks) we shall assume that you have no comments to make.

If you have any queries, please do not hesitate to get in touch with me. We shall notify you of the Secretary of State's decision in due course.

Yours Sincerely,

Muj Khan
 LISTING BRANCH

Copy

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[scribble]

SP Sellwood
Planning

12 February 1999

Ref: RMS/StJ/CAM/22030

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The Planning Inspectorate
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

FAO : D Shorland

Dear Sir

**Planning & Conservation Area Consent Appeals:
St James Homes Ltd : Campden Hill Reservoir,
Campden Hill, Kensington, London W8
(Ref : APP/K5600/E/99/1016054 & 1016055)**

Further to your letter dated the 10th February 1999 offering the 11th May 1999 as a possible appeal date, I can confirm that I have been in contact with the Royal Borough of Kensington & Chelsea concerning the arrangement of a mutually acceptable appeal date.

I can confirm that an Inquiry commencing on Tuesday the 20th July 1999 and running for eight sitting days (i.e. to the 30th July 1999) is strongly favoured by both the Appellants and the Council.

Your assistance in facilitating the above would be greatly appreciated.

Yours faithfully

R.S.Sellwood

cc. M Simms
G Binmore
S Watts
S Adams
J Mills

M Ney
T Blaney
D Taylor

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SP

Sellwood
Planning

15th February 1999

Ref: RMS/StJ/CAM/99022

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FAO: D Taylor

✓
CJ
19-2

Fax and Post

Dear Sir

Applications by St James Homes Ltd. Campden Hill Reservoir

Thank you for your letter of the 25th January 1999 enclosing an extract from a letter from an objector. In your letter you have asked for a response on the points relating to the 1975 Reservoirs Act and the current use of the site which I provide below. However, I would be grateful for a copy of the full letter so that I can understand the context in which the objectors comments were made.

The Reservoirs Act 1975

I must emphasise that at no time have either St James Homes or Thames Water suggested that the reservoirs have to be demolished or that the Reservoirs Act overrides the Town & Country Planning Act. Our case is simply that there are particular circumstances relating to the existence of a statutory raised reservoir on the site which has now reached the end of its useful life.

Thames Water policy is normally to abandon or discontinue such reservoirs (under the terms of the 1975 Act) once they are no longer required for operational reasons. In addition, there are particular health and safety implications in this case because of the lease with the tennis club allowing public access to the top of the reservoir. The result would be a potentially dangerous structure, which would be difficult and expensive to maintain.

There is a misconception in the local area that the reservoir site is just public open space. This is clearly a simplistic view since the primary purpose of the site has always been as a reservoir, pumping station and depot. Indeed, all the built structures on the site were only constructed to facilitate this water supply related use. The tennis use was simply a subsequent by product of the form of the reservoir (an elevated brick structure)

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which allowed the creation of a level built surface which has been leased to the Campden Hill Lawn Tennis Club. This is, therefore, in all respects a redundant developed site with the additional responsibilities of a potentially dangerous structure.

Now that the Thames Water use of the reservoir has ceased, demolition of the reservoir and associated buildings is fully justified and provides a unique opportunity to remove the elevated structure and replace it with a development which positively enhances the character of the conservation area. Given that this also secures the long term future of the tennis club (which is a valued local community asset) and maximises the re-use of previously developed urban land, we believe it is entirely consistent to see this as a development opportunity meriting approval.

Existing Uses

The reference to the existing uses also tends to blur the actual issue. Putting aside the question of whether the depot and office use is personal to Thames Water, the critical issue is what would happen to the former Pump House and Water Tower House if planning consent for redevelopment was refused. In this situation the buildings will remain on site and it would be unreasonable to expect them to be kept vacant. Given the past history of office and depot use in these buildings it is unlikely that your Council would resist some form of continued employment use. Since this employment use will generate traffic it is perfectly reasonable for the TIA to compare this with the level of traffic generation arising from the proposed development.

I trust this adequately covers both points in your letter. However, if you would like to discuss these matters in more detail please give me a call.

Yours faithfully

R M Sellwood

c.c M Simms
T Blaney
G Binmore
S Adams

S Watts
J Mills
K Rayner
N Hawkey

MEMORANDUM



513

Date: 19 February 1999 -
From: Steve Davies
To: Derek Taylor
Subject: Water Tower House

I met with Jerry Binmore and the Planning Consultant on 18 Feb. Overall I think real progress is being made on both the urban design and architectural fronts. Below I set out the discussion with regard to each housing block (reference plan attached).

Campden Hill Flats

JB has produced a street elevation of the new proposed block along Campden Hill set amongst the neighbouring buildings. The scale and massing of the building work well. There is scope for a slight increase in height of the building approx 1 metre. The architects are considering adding 0.2m to each floor height (increasing from 3 to 3.2 m) to improve the proportions.

In terms of architectural modelling of the facades they have begun to produce 3D studies of how the building may appear. They seem satisfied now with the flat roof proposal I showed you and they accept that some aspects of the elevations are unresolved and need further refinement. They have been looking at creating more subdivisions within the windows and materials and detailing to emphasise the domestic feel. They still have a way to go but the sketches I was shown were encouraging. We also looked at a 3D modelled drawing showing cornice detail, we all agreed that these were too heavy and needed refinement (in the plans you have seen they are OK).

Aubrey Walk Flats

An Aubrey Walk elevation of this block of flats has been produced which has begun to take on board some of the comments English Heritage and ourselves have made. There are stronger subdivisions in the elevations which reinforce the terraced domestic feel. Parapet divisions between pitched roofs and chimney breasts have been incorporated. The detailing of elevations at ground floor level has been improved (architecturally similar to the proposed west and east terraces) The buildings now appear to have much more definite fronts onto the street with their own entrances emphasised by surrounding stone details, bay windows and gates in the boundary. The height of the buildings has not changed and seems appropriately scaled to the street at 3 storeys.

This elevation did however, show two blank vertical sections within the elevation which contain the lift housing. It was agreed that these were dead frontage within the elevation. I suggested that the lift shafts were moved further back into the buildings away from the street so that they could be completely surrounded by habitable rooms, these in turn could have windows onto the street and hence the dead frontage problem is solved. They were keen on

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this idea and undertook to redesign the floor plans and elevations to solve this problem.

They will also consider moving the front face of this block at the east end slightly further forward to create improved building line and edge definition/enclosure for the street.

We had a brief discussion about landscaping and the possibility of street tree planting along the pavement in front of this block where there would be more room to plant larger trees than in the restricted space of gardens at the front of this block.

South Terrace

The distance between the east end of this terrace and Kensington Heights has been increased by approximately four metres. A plan was produced which shows that the building line of the flank of this terrace now lines through with the building line of the East Terrace.

West Terrace

JB produced several possible floor plans for the Aubrey Walk end of the terrace to demonstrate how it may turn the corner to address Aubrey Walk (elevations have not been produced at this stage). We agreed that one of them had potential and would be 2/3 storeys in height containing flats. Ground floor flats would have exclusive entrances, two opening onto Aubrey Walk, (see my sketch from memory). JB will work this proposal up into more detail.

Garden Square

They produced a couple of plans to show possibilities for bringing the front edge of the garden square up to the back edge of the Aubrey Walk pavement (as one finds at Paultons Square and Markham Square. These are promising, I identified a preference for one of them. We had a discussion about the possibility of lining the garden boundary with high quality railings but not above 1.2 metres in height. Also maintaining public access to the space.

AS low info



7650
CAMPDEN HILL ROAD/AUBREY WALK

NOTES OF MEETING HELD ON 23 FEBRUARY 1999

ACCESS FOR THE DISABLED

Present:

G Binmore	-	Broadway Malyan
Anup Sharma		RBKC Access Officer
S Watts	-	TPK

1.0 General

- 1.1 AS stated that RBKC could only demand disabled access and internal design for wheelchair access on the Affordable Housing elements of a scheme.
- 1.2 AS requested that consideration be given to Part M for the rest of the scheme, but confirmed that he could not insist that interiors be designed to facilitate full mobility for wheelchair users.
- 1.3 AS referred to the conflict between design in conservation areas and the omission of steps and acknowledged that despite his opinion that steps were abhorrent, he could not expect the scheme to omit them.
- 1.4 AS asked for consideration to be given to access not only for the disabled arriving by car, but for those who could access from ground level.
- 1.5 AS agreed that a further meeting would not be required at this stage.

Distribution:

Those present + M Simms – St James Homes

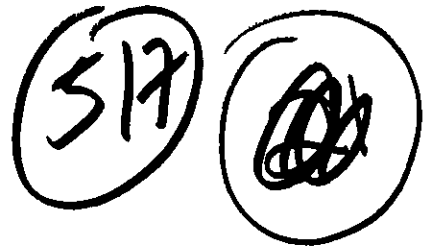


**The Redevelopment of Water Tower House
& Campden Hill Reservoir**

Meeting : 25th February 1999

Agenda

1. **CONSULTATION**
2. **LAYOUT CHANGES**
 - (a) **The Square**
 - Deletion of one unit
 - Western terrace
 - Landscape approach
 - (b) **Aubrey Walk**
 - Location of Apartments
 - Design
 - (c) **Campden Hill**
 - Design
 - Height
3. **THE TENNIS CLUB**
 - Design
 - Community Use
4. **LANDSCAPE**
5. **RIGHTS OF LIGHT**
6. **AFFORDABLE HOUSING**
 - Committee Report (11-1-99)
7. **TRANSPORTATION**
 - TIA
 - Service Arrangements



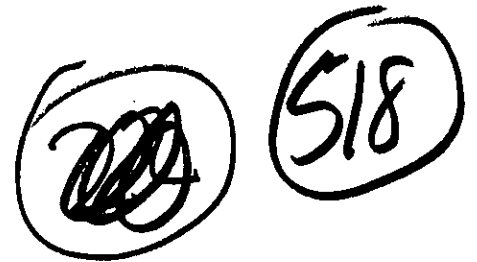
8. LPA CONSULTATION RESPONSES

9. PROGRAMME

- Applications
- Appeals

SITE MEETING

25/02/99



DT/MJF/DMcD, BS(Planning cons.), GB(Architect) + 3

Meeting held at Water Tower House, primarily so that Mike could see the model and display.

Model has now been revised, to show a re-modelled Campden Hill block, a re-modelled Aubrey Walk block, the deletion of the nearest house to Kensington Heights, and re-configuration of the northern end to the West terrace of the Square. The "square" has also been changed to better address Aubrey Walk.

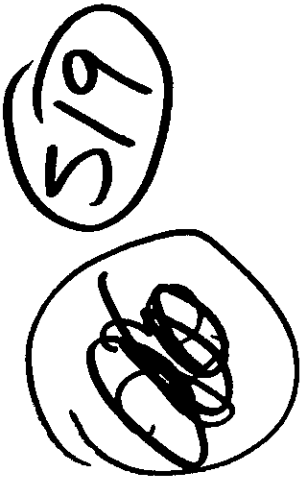
DMcD - expressed satisfaction at the design amendments, which he felt were moving in a positive direction in design terms. Need to see more worked up details/drawings

MJF - expressed concern at loss of open space, and "of its time" design of Campden Hill block which he felt was better in itself but unlikely to gain public support. No. of objections now over 300....

DT - expressed concern at continued lack of affordable housing on site despite recent communications explaining on site provision regarded as a requirement. Confirmed that the "sequential test" applied, but this meant that if the applicants wished to move to the second stage they must first demonstrate why the first stage (on site provision) could not be achieved.

Await full revised plans/etc, the do re-consultations.....

WEST TERRACE - CORNER PROPOSAL

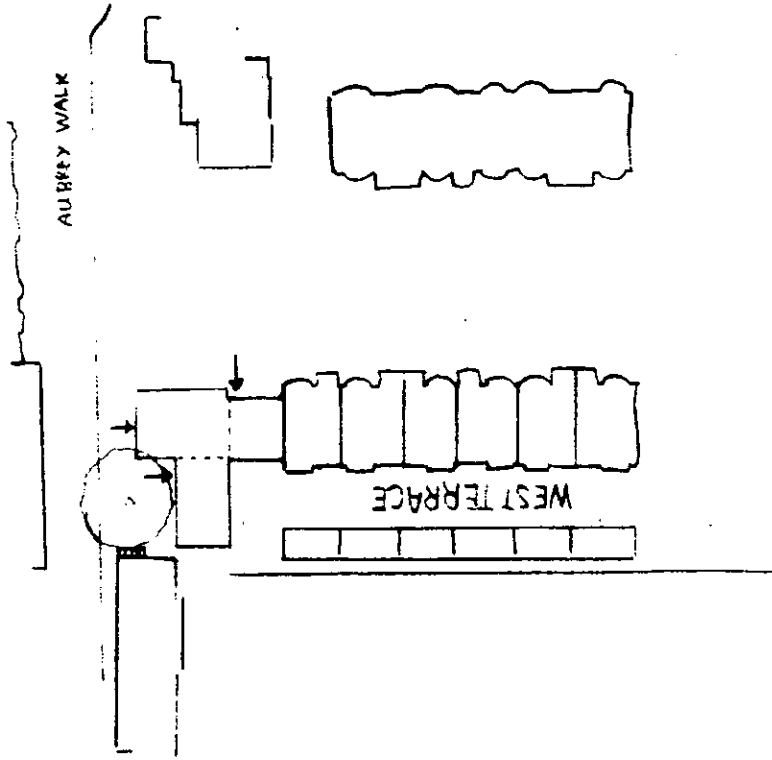


Deck

This is my sketch from memory of the proposal which had most potential to turn the corner & provide active edges.

Arrows denote private entrances from the street to ground floor flats.

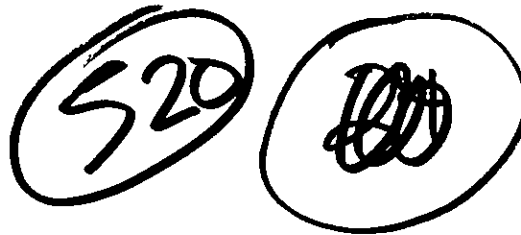
Obviously the articulation along all edges needs to be worked up in detail. I believe it would maintain enclosure for the street as the front face of the building on Abney Walk is set along the existing building line.



GB/ajp/7650/2

3 March, 1999

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



Broadway Malyan Ltd
Chartered Architects

Woburn Hill, Addlestone

Weybridge

Surrey KT15 2QA

Telephone: 01932 845599

Fax: 01932 856206

bm.weybridge@dial.pipex.com

Certified to ISO 9001

Dear Bob

CAMPDEN HILL/AUBREY WALK

We have arranged a provisional booking to meet David Stabb of English Heritage on Tuesday 16 March at 10.00am at Water Tower House.

It is only provisional at the moment because he is on leave until 12 March and he will confirm the arrangement on his return.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gerald W A Binmore'.

GERALD W A BINMORE

cc M.Simms--St James
(D.Taylor--RBKC)



FINALIST

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Addlestone, Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is
available from any office.

Ref: SA/wh/10337/2759d

① PC ② Copy Chris Colwell

③ DT

521

DT



**BROADWAY MALYAN
LANDSCAPE**

4 March 1999 -

Broadway Malyan
Landscape Limited
Chartered Landscape
Architects

Chris Colwell
Arboricultural Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO	ACK	
- 5 MAR 1999									
IO	REC	ARB	FWD	CON	FEES				

Woburn Hill, Addlestone
Weybridge
Surrey KT15 2QA
Tel: +44 (0)1932 845599
Fax: +44 (0)1932 846043
bm.landscape@dial.pipex.com

Dear Sir

AUBREY WALK - CAMPDEN HILL RESERVOIR

Further to recent meetings between the planning officers of Royal Borough of Kensington and Chelsea and St James Homes regarding the above development, I am writing to confirm that we understand that our 'Landscape Design Statement' and 'Method Statement for Existing Tree Protection' are acceptable to you.

Please contact me if there are any further queries you wish to raise.

Yours sincerely


SIMON ADAMS

- c.c. B Sellwood - Sellwood Planning
- M Simms - St James Homes
- G Binmore - BM

R
A
S
S
M

Directors:
Mike Gibbs Dip LA MLI
David Moore RIBA
Clive Walker BSc FCA
Ann Rowland BA (Hons) BLD MLI

Also at: London, Manchester,
Reading, Southampton,
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Registered Office: as above



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants

07c ② JT
522
[Signature]

Our Ref: SW/dw/n/10145

5 March 1999

Mrs G Palmer
Planning & Conservation
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
147				- 8 MAR 1999			
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Dear Mrs Palmer

**PROPOSED REDEVELOPMENT OF
CAMPDEN HILL RESERVOIR SITE**

Further to our meeting on 23 February 1999, we are pleased to enclose a copy of our Meeting Notes.

Please contact us if you have any comments on the Notes; alternatively, please confirm that the Notes are accepted as a fair record of the discussions.

Yours sincerely

Simon Watts

Simon A Watts
TUCKER PARRY KNOWLES PARTNERSHIP

Enc: Meeting Notes dated 23/2/99

c.c. G Binmore Esq, Broadway Malyan
M Simms Esq, St James Homes
N Hawkey Esq, Thames Water Property
R Selwood Esq, Selwood Planning

GM
2-3

3 London Road, Newbury, Berkshire RG14 1JL
Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk - DX 30840 Newbury
Also at: Manchester and Leeds

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tpk

~~TPK~~

NOTES OF MEETING

JOB NO 10145
JOB TITLE CAMPDEN HILL
VENUE RBKC
DATE 23 FEBRUARY 1999

PRESENT Gillian Palmer, RBKC
Gerry Binmore, Broadway Malyan
Simon Watts, TPK

ACTION

1. The information in TPK letter of 19 February regarding trip rates, base traffic and the usage of the tennis club was discussed. GP confirmed that the trip generation rates used in the TIA were robust compared with other similar sites known to RBKC. The variation in base flows between the TIA surveys and RBKC ATC data was within the observed daily variation and not material to the conclusions of the TIA. It was accepted that the redevelopment of the tennis club as proposed would not intensify traffic activity. The availability of indoor courts would extend the duration of tennis playing (e.g. in the winter) but traffic generation would not exceed the peak levels considered in the TIA. GP requested confirmation of existing and proposed membership numbers, opening hours and estimates of the number of members on-site at various times.
2. GB and SW explained the internal parking, circulation, service and emergency vehicle access arrangements. Revised site plans are being prepared and will be formally submitted soon. These will include minor geometric alterations to accommodate service vehicles and the removal of tandem parking in the basement. The plans will also show the provision of three parallel on-street parking bays on Aubrey Walk in place of the perpendicular bays previously shown. GP confirmed that subject to the above details being incorporated on the revised plans, she would not be raising a highways objection to the proposed development.
3. With regard to parking, GP reiterated that on-site parking provision should be at least in line with UDP standards. Consideration could be given to the provision of additional spaces, possibly for use by existing Aubrey Walk residents.
4. GP recommended GB to contact the access officer, Mr Sharma, and the refuse collection department at Pembroke Road Dept before finalising the on-site access arrangements.
5. RBKC are preparing a cost estimate for the proposed traffic calming scheme and entry treatments. SW requested a cost breakdown as soon as possible.

TPK

GB

GP

524
Phil - for

comment

~~DD~~

Dweh

17/3/99

15th March 1999

Ref RMS/StJ/CAM/99050

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

FAO: D Taylor

FAX & POST

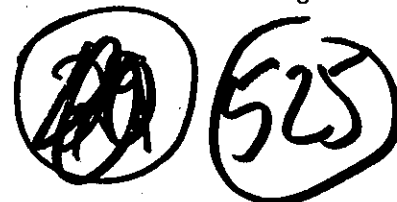
Dear Sir

**Application by St James Homes Ltd.
Fomer Campden Hill Reservoir Site**

Thank you for your letter of the 3rd March 1999 which follows up our discussion regarding affordable housing on the Campden Hill Reservoir site.

Whilst your interim policy on affordable housing does not yet have the weight of an adopted UDP policy, I explained at the meeting that my clients have no particular problem with the suggested sequential approach and its provision. To clarify the points, I can confirm;

1. St James will not be seeking to argue that the provision of on site affordable housing will threaten the financial viability of the remainder of the project.
2. If there is a Housing Association which can afford to fund the inevitably high cost of service charges arising from on site affordable housing and this remains the preferred approach of your Council, St James will provide on site affordable housing. This would probably be located in the free standing building which fronts on to Aubrey Walk.
3. If a suitable Housing Association cannot be found who will bear the high service charges, or your Council ultimately concludes that on site provision is not appropriate, then St James will provide the requisite number of units off site.



4. The provision of an off site commuted sum would be an option which can only be triggered by the Council in the situation where it concludes that in this case it is the most appropriate option.

Since it would be useful to conclude this issue in a S106 agreement as soon as possible, I can see no reason why the sequential approach as outlined above cannot be incorporated in an agreement. Whilst St James are in discussions with Housing Associations at present, the outcome of these discussions will inevitably reflect the financial circumstances of today rather than at the time when the units are to actually be provided. For this reason the use of a sequential approach will ensure that the final decision on the form of provision can reflect the latest available information.

Whilst we will shortly be able to provide you with details of these preliminary discussions, I suggest that we start to prepare a S106 which leaves the choice of type of affordable housing to be determined by your Council in the light of financial information provided by its preferred Housing Association partners.

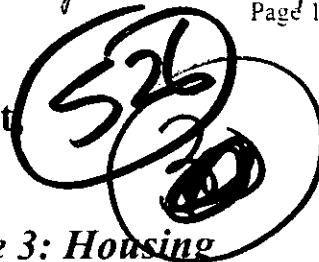
Perhaps you can advise me whether this is acceptable to you.

Yours faithfully

R M Sellwood

cc. M Simms
T Blaney

Department of the Environment
Transport and the Regions



Revision of Planning Policy Guidance Note 3: Housing
Public Consultation Draft

POOR QUALITY ORIGINAL

Annex A

Rural Exceptions Policy

1. Many rural areas face particular difficulties in securing an adequate supply of land for affordable housing for local needs. Where there is a demonstrable lack of affordable housing to meet local needs, as demonstrated by up-to-date assessments of local need, which cannot otherwise be met by means of provision in the plan, local planning authorities in rural areas should consider including a 'rural exceptions policy' in their plans. In doing so, authorities should consult the local community, landowners, housing providers and enablers. An exceptions policy would enable the authority to grant planning permission for small sites, within and adjoining existing villages, which the local plan would not otherwise release for housing, in order to provide affordable housing for local needs in perpetuity.
2. Local plan policies should make clear that such sites will be released as an exception to normal policies for general housing. Policies should clearly set out the circumstances where sites will be released and criteria against which proposals will be considered, including:
 - what the local authority considers to be 'affordable' housing for the purpose of the policy; and
 - the area within which needs will be considered 'local', for example, in terms of groups of villages or parishes. In some areas it may be possible to name particular settlements where there is evidence of need and where opportunities for affordable housing on exceptions sites will be explored.

General market housing, or mixed developments consisting of high value housing used to cross-subsidise affordable housing on the same site, are inappropriate on exceptions sites.

3. The basis of the policy is essentially one of permitting very limited exceptions to established policies of restraint. It will be inappropriate for policies to identify particular sites and allocate them for affordable housing in the local plan or to reserve land allocated in the plan to meet general housing demand for local needs only. The amount of exceptions sites that will be released cannot be predicted at the start of the plan period and therefore housing provided on exceptions sites should be regarded as additional to the provision in the development plan.
4. The case for releasing exceptions sites in order to secure provision of affordable housing for local needs will be essentially a matter for the judgement of the local planning authority. The exceptional release of land for low cost housing should take full account of environmental considerations. It is also of great importance that the style and character of such housing should be in keeping with its surroundings, and particularly with local building styles.
5. This guidance does not alter the general presumption against inappropriate development in the Green Belts. Green Belt policy remains as set out in Planning Policy Guidance note 2. The policy is not intended to apply in most Green Belt areas which are by their nature close to the main conurbations where conditions are not typical of the generality of rural areas. However, exceptionally very limited development of affordable housing within or adjoining existing villages or other

small settlements may be acceptable and consistent with the function of the Green Belt.

6. Where planning permission is granted for affordable housing on exceptions sites, it will be essential for the local planning authority to satisfy itself that adequate arrangements are in place to reserve the housing in question for local needs, both initially and in perpetuity. Both planning conditions and planning obligations may be used for this purpose. The inclusion of clauses in planning obligations which would enable lenders of private finance to dispose of property on the open market as a last resort if a borrower were to get into financial difficulties, are unacceptable in respect of housing schemes on exceptions sites.

Annex B

Definition of previously-developed land

There are various definitions of previously-developed land in use. For the purposes of this guidance, such land is defined as below:

Previously-developed land is that which is or was occupied by a permanent (non agricultural) structure, and associated fixed surface infrastructure¹. The definition covers the curtilage of the development². Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings, and land used for mineral extraction and waste disposal³ where provision for restoration has not been made through development control procedures⁴.

The definition excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is 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 redevelopment.

1: In other words, the urban land uses as defined by the DETR's Land-Use Change Statistics (excluding 'urban land not previously developed').

2: The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site (as defined above) will also be defined as previously developed. The curtilage will be that as defined for the DETR/ Ordnance Survey/ Land Use Change Statistics classification.

However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as at an airfield or a hospital) the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations, such as policies for development in the countryside, requirements for on-site open space, buffer strips, landscaped areas, etc, and how the site relates to the surrounding area.

3: These land uses are in addition to the Land-Use Change Statistics 'urban' groups.

4: This relates to minerals and waste sites which are to remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to 'greenfield' status, by virtue of the planning condition.

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appropriate sites in development plans, preparing development briefs for sites likely to become available for development, assembling sites for redevelopment and by adopting a flexible approach to planning standards. They should encourage housing developments with limited or even no off-street car parking in areas with good public transport accessibility and on-street parking control.

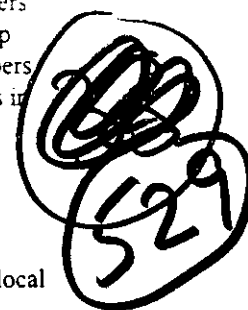
Creating mixed communities

11. The Government believes that it is important to help create mixed and inclusive communities which offer a choice of housing and lifestyle. Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing for a particular social or income group. The Government does not accept that different types of housing and tenures make bad neighbours. Local plans should adopt policies to secure a more appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area.
12. Development plans should have policies which encourage housing types and sizes which are currently underprovided, such as for single-person households, elderly people, people with disabilities, students, people in need of affordable housing and others for whom the housing market may have poorly provided. Such policies should actively seek to influence the mix of housing provided, to create mixed communities, provide greater choice and to enable households to move to more appropriate housing as their personal circumstances change.

Delivering affordable housing

13. A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys - local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments.
14. Local plan policies for affordable housing should:
 - define what the authority considers to be affordable in the local plan area in terms of the relationship between local income levels and house prices or rents for different types of households;
 - indicate how many affordable homes need to be provided throughout the plan area, including the different types of affordable housing needed by households of different characteristics;
 - indicate the amount of affordable housing to be sought on specific sites; and
 - indicate in the plan the intention to require the inclusion of an element of affordable housing on specific sites.
15. Where a local planning authority has decided, having regard to the criteria set out in paragraph 10 of DETR Circular 6/98: Planning and Affordable Housing, that an element of affordable housing should be provided in development of a site, there is a presumption that the affordable housing should be provided as part of the proposed development. Failure to do so without exceptional circumstances could justify the refusal of planning permission. The Government's policy on planning and affordable housing is set out in more detail in Circular 6/98 and is not changed by this guidance.
16. Local planning authorities should work jointly with housing departments to assess the range of needs for housing across all tenures in their area. This should include affordable housing and housing to help meet the needs of specific groups. These include the elderly, the disabled, students and young single people, rough sleepers,

the homeless and those who need hostel accommodation, and travellers, occupiers of mobile homes and of houseboats. Specific assistance may be available to help make provision such as in respect of Government initiatives to help rough sleepers. Local assessments should consider not only the need for new housing, but ways in which the existing stock might be better utilised to meet the needs of the community.



Providing for exceptions in rural areas

17. Rural housing provision may be subject to an 'exceptions' policy. This enables local planning authorities to grant planning permission for land within or adjoining existing villages which would not normally be released for housing in order to provide low-cost housing to meet local needs in perpetuity. Local plans should make clear whether such a policy exists and how it will be applied. Details of the rural exceptions policy are contained in annex A to this guidance.

Monitoring

18. Local planning authorities should monitor the operation and outputs of local plan affordable housing policies, and housing delivered on rural exceptions sites. They will be expected to report on the amount of affordable housing which is secured through planning policies.

Promoting a supply of land for housing

19. The Government is committed to promoting more sustainable patterns of development, through:
- concentrating most additional housing development within urban areas;
 - making efficient use of urban land;
 - maximising the re-use of previously-developed land and the conversion and re-use of existing buildings; and
 - adopting a sequential approach to determine the phased release of land.

Re-using urban land and buildings

20. The Government is committed to maximising the re-use of previously-developed land and the conversion of buildings for housing in order both to promote regeneration and to minimise the amount of greenfield land being taken for development. The national target is that 60% of additional housing should be provided on previously-developed land or through conversions. The Government further expects this national target to be underpinned by regional targets set in regional planning guidance. The national target will be monitored and, once the first round of regional targets have been agreed, it will be reviewed.
21. Local planning authorities should each adopt their own land recycling targets consistent with the national and regional targets and with data held by the National Land Use Database. The definition of previously-developed land is given in annex B to this guidance.
22. The Government expects local planning authorities to take account of the number of empty properties (both existing dwellings and those suitable for conversion) in assessing the amount of land needed to be released for new housing. They should take into account any strategies which local authorities have in place to reduce the number of empty homes.

Applying the sequential approach to the release of housing land

23. Local planning authorities in preparing development plans should adopt a systematic approach to deciding which sites and areas are most suitable for development and the sequence in which development should take place. They

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should assess potential areas or sites against the following criteria:

- the availability of previously-developed sites and empty or under-used buildings and the net cost of bringing them back into use;
- the location and accessibility of potential development sites for housing to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing infrastructure, including public transport, utilities and social infrastructure (such as schools and hospitals) to absorb further development;
- the ability to build communities, to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities; and
- the physical constraints on development of land, including, for example, the level of contamination, stability and flood risk.

24. The Transport White Paper, *A New Deal for Transport: Better for Everyone*, emphasises the importance of integrating decisions on planning and transport in order to reduce the need to travel by car. Proposals for planning and transport need to be worked up together. A key way in which this can be taken forward in relation to housing is to exploit opportunities to promote major growth within good quality public transport corridors. This applies to development both within and outside existing urban areas.

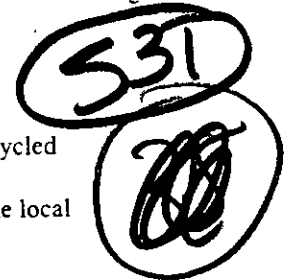
25. The Government recognises the need for local planning authorities to determine the phasing of release of development sites. It does not expect greenfield sites to be released for development until the following options have been considered for providing additional housing:

- using those previously-developed sites within the urban area that can use existing physical and social infrastructure and which have ready access by non-car modes to jobs, shops and other services; X
- exploiting fully the potential for better use and conversion of existing dwellings and non residential premises;
- raising density of development in and around existing centres and other areas with good public transport accessibility;
- releasing land held for alternative uses, such as employment, which exceeds likely realistic requirements; and X
- identifying areas where, through land assembly, area-wide redevelopment or renewal can be promoted.

26. This approach does not mean that all previously-developed sites must be used before any greenfield site is released for development or that previously-developed land must be used regardless of the cost of bringing it back into use or its accessibility. Some previously-developed land within the urban footprint may be inaccessible except by car and such sites should be given lower priority for development unless public transport accessibility can be significantly improved; equally, previously-developed land may exist in rural locations where development could be intrusive in the countryside or highly unsustainable.

27. Local planning authorities should be able to demonstrate plans for sufficient land for housing and buildings for conversion and re-use, to accommodate likely demand for housing for 5 years, taking into account local housing strategies prepared by local authorities. The 5-year requirement does not apply to planning authorities in London.

28. Local planning authorities should work in partnership with housebuilders to provide land in the right locations for development. Applicants for planning permission to develop new housing should be able to expect expeditious and sympathetic handling of planning applications for development on urban recycled land where the land has been phased for development in the local plan, the proposed development is well-designed and well planned, and it enhances the local community.
29. Where applications do not meet the criteria of the sequential approach, local planning authorities should reject development proposals for greenfield land where there is a realistic unrealised potential to develop on suitable previously-developed urban sites.
30. Failure to provide sufficient developable land through a plan-led approach, and in accordance with this guidance, could lead to planning by appeal. This should be avoided.



Windfall sites

31. Potential sites for development which are unanticipated ('windfalls') can play a significant role in the process of supplying housing land. In some areas such sites have provided as much as half of the eventual housing land used over the plan period. The Government places great emphasis on the plan-led system but the role of such sites in providing sufficient land for housing needs to be carefully taken into account in an authority's overall planning strategy. Local planning authorities should therefore monitor local trends in respect of windfall sites by type of site, location and size. In assembling their local plan/UDP, they should make allowance for the occurrence of windfall sites over the plan period (setting out their assumptions about the rate at which they expect windfall sites to add to the supply of housing land) and ensure that this allowance is related to the phased release of development land. Where there is a shortfall in the number of windfall sites or an unexpected level of windfall sites become available the phased release of land may need to be revisited.
32. While the sequential approach to the release of land for housing should be used primarily in respect of development plans, the same criteria should apply to other sites for which permission to develop will be sought, whether windfalls, speculative applications including departures, or applications to renew existing permissions.

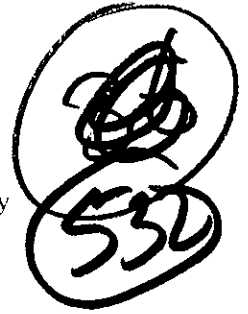
Reallocating employment and other land to housing

33. A number of local planning authorities are known to have allocations of employment and other land in urban areas which cannot realistically be taken up in the quantities envisaged over the planned timescale. Equally, since some of this land was designated for particular land uses prior to the issue of PPG6 or PPG13 it is possible that the designation fails any longer to be compatible with Government policy on development. The Government regards this as a waste of resource (especially where such sites include previously-developed urban land). Local planning authorities should therefore review their allocations and consider whether some of this land might better be used for housing or mixed use.

Re-using buildings/conversions

34. Conversions of housing, buildings formerly in other uses and upper floor space over shops provide an important source of additional housing in many urban areas, particularly in town centres. Local planning authorities should adopt positive policies to:
- identify, refurbish, convert and bring into use empty housing, vacant commercial buildings and upper floors above shops through their housing programmes, and where appropriate, should acquire properties for back-to-back sale; and

- promote such conversions, including a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking, recognising that such housing is likely to appeal to particular types of households who would prefer to live more centrally.



Promoting sustainable patterns of development

35. The Government is committed to making the best use of land within urban areas by determining its capacity to accommodate growth. This will require policies to be reviewed as set out below.

Optimising urban capacity

36. The Government does not wish to encourage 'town cramming'. It is committed to preserving valuable open space within urban areas. Nonetheless, urban land can be significantly underused.
37. In order to establish how much additional housing can be accommodated within urban areas and, conversely, how much greenfield land will be needed for development, both regional planning conferences and local planning authorities should undertake urban capacity studies. These will replace housing land availability studies as the principal means for authorities to establish the location of potential sites for new housing. The studies should take account of data recorded on the National Land Use Database and should explore the implications of a range of capacity scenarios, for example by raising densities, reducing car parking, reducing the land-take for roads in residential developments, reviewing unused planning consents, and reviewing potential overallocation of land for employment or other uses. In addition, capacity studies will need to take account of windfall sites.

Raising the density of development

38. More than half of all new housing development is still built at densities of less than 20 dwellings per hectare. Low density development is unlikely to sustain local services or public transport so that access to jobs, shops, education, health, leisure and social facilities is dependent upon car use. Similarly, the loss of population in cities through redevelopment at lower densities combined with falling household size, can lead to the collapse of local services and result in social exclusion of those without access to a car.
39. Local planning authorities should therefore:
- increase the density of development at and immediately around places with good public transport accessibility, such as town, district and local centres, or in public transport corridors;
 - set minimum densities for new development, whether on previously-developed land or greenfield sites. Low density development (at less than 20-25 dwellings per hectare) should be avoided;
 - set a density range for existing residential areas, whether in cities, towns or villages, which respects their character but allows for appropriate infill development and extensions; and
 - promote improvements in public transport which will enable potential housing developments to be less car-dependent.
40. In many inner areas, buildings have become increasingly underused, are obsolete or in poor condition. In these areas, local planning authorities should consider redevelopment or infill at densities that are sufficiently high enough to support local services and public transport: densities of over 50 dwellings per hectare may be appropriate close to existing centres. In inner areas of major cities, higher densities may be more appropriate. However, the principal aim should be to establish socially mixed communities, which requires a range of housing types, sizes, tenures

and styles to be developed. High density does not require high rise, but it does require good urban design. Terraced houses with gardens or town housing utilising communal open space should be considered as a means of providing both high-density housing which will meet the needs of a variety of types of households and be capable of conversion and expansion if needed.

Reducing parking standards

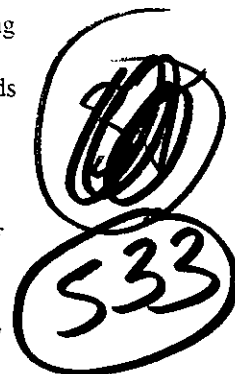
41. Local authority requirements for off-street car parking are a major determinant of the amount of land required for new housing. Local planning authorities should recognise that providing off-street parking spaces adds significantly both to the amount of land needed and the price of housing. They should remember that they are planning for people and not the car.
42. Local planning policies for providing off-street car parking for housing have become increasingly demanding and have been too rigidly applied. Much off-street parking, especially in garages, is under-utilised which suggests that the parking standards being required are excessive. Local planning authorities should revise their parking standards to allow significantly lower levels of parking provision in all housing developments, including less off-street parking. Car parking provision in any development should not exceed an average of 1.5 – 2 car parking spaces per dwelling and should normally be less, often significantly so.
43. Local planning authorities should recognise that car ownership will vary with income, age, household type, the type of housing and location. Car parking standards for housing should allow for these differences and specify lower standards for:
- certain types of housing, such as housing for the elderly, students, and single people;
 - conversions of housing or other buildings, such as former office buildings or space over shops and in conservation areas, where opportunities for providing off-street parking are limited; and
 - specific locations, such as town centres, which are well served by public transport.
44. In some circumstances it will not be possible nor desirable to provide any off-street parking provision. In and around town centres and other places with good access to public transport and local services, and where there is on-street parking control, the provision of 'car-free' housing should be encouraged.

Non-renewal of outstanding planning permissions

45. Planning permissions all have a time limit, usually five years, after which a new permission is needed. It has been common practice to renew permissions. Issues of sustainability and, in particular, the need to reduce dependence on the car, mean that local planning authorities should review critically all applications to renew planning permissions and may determine that some existing planning permissions should not be renewed. Equally, when renewing permissions, they should consider whether revised conditions should be imposed to take account, for example, of the need for higher density development and to reduce the level of car parking.

Using compulsory purchase powers for land assembly

46. If the Government's objectives for the more efficient use of urban land and the re-use of previously-developed sites are to be achieved, local authorities will need to take a more proactive approach to facilitating site assembly. This may be particularly appropriate in and around existing centres where there are vacant and under-used sites, where there is run-down or under-used commercial property or housing and, occasionally, in suburban areas close to stations where redevelopment for higher density residential development would be appropriate. Wherever



!

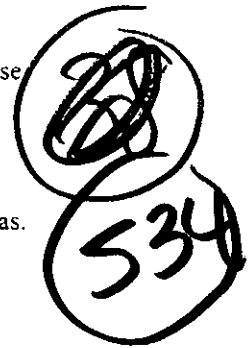
possible local authorities should work with landowners in order to ensure that suitable sites are brought forward for development and to secure a coherent approach to urban renewal. In some instances the local authority may need to purchase land to put together viable redevelopment packages. Wherever possible this should be done by negotiated agreement but, if appropriate, can involve the use of compulsory purchase powers.

Creating a more attractive residential environment

47. The Government is committed to enhancing the vitality and viability of urban areas. It wishes to see the quality of the residential environment improved and the retention of existing and provision of new open space, the planting of trees and grassed areas, and recreational provision within urban areas.
48. One of the Government's key objectives is to create new or improve existing residential areas so they become places where people choose to live. In particular, as well as creating communities, the challenge will be to reconcile the need for more effective use of land with improving the quality of residential areas. More emphasis needs to be put on urban design, both in development plans and in the development process, if this is to be achieved. Local planning authorities should therefore promote developments that:
- create places for people which have their own distinct identity, are safe and attractive;
 - respect and enhance local character and connect well with the wider locality; and
 - give priority to the needs of pedestrians and cyclists rather than vehicles in residential areas.
49. New development cannot be viewed in isolation from its landscape and its surroundings. In considering the design and layout of new housing, local planning authorities should recognise this context having regard to any immediate neighbouring buildings, streets and spaces, local and regional building traditions and materials, and the townscape and landscape into which the development is to be set. In seeking to provide a better mix of housing types, local authorities should encourage development where differences in tenure are not apparent from the layout or design of dwellings.
50. Local planning authorities should plan for the whole built environment, buildings, streets and spaces. They should prepare planning policies and supplementary design guidance, including new development briefs, for new residential development whether on allocated or windfall sites. These should take into account existing planning policy guidance on design set out in PPG1: *General Policy and Principles* and advice contained in *Design in the Planning System: a Companion Guide to Planning Policy Guidance Note 1 (1999)* and *Places, Streets and Movement: a Companion Guide to Design Bulletin 32 (Residential Roads and Footpaths) (1998)*.
51. Residential layouts should be in keeping with the above publications and should give priority to the needs of pedestrians and cyclists, reduce road widths and plan for reduced traffic speeds. The layout of houses should be put before that of roads in order to promote a sense of community and of safety.

Protecting and improving open space and sports provision

52. Open spaces, particularly public open spaces and playing fields, are essential amenities within urban areas. Government policy as set out in PPG17: *Sport and Recreation* stresses the need to ensure adequate provision and that only where there is no deficiency in the community's longer-term needs for accessible playing fields or open space should such areas be developed for housing. Local planning authorities should have clear policies for the protection of open spaces and playing fields. Proposals for change of use to housing should only be allowed where there is



PCL XL error

Subsystem: KERNEL

Error: IllegalTag

Operator: 0x3d

Position: 5396

535

BB

SITE MEETING 24/03/99 ✓

~~536~~ 536

Derek Taylor/Steve Davies/David Stabb/Bob Sellwood/Gerry Binmore/Geoff George/? St. James Developments

[Note - Pre-meeting held at Town Hall with DT/SD/DS]

Applicants presented their amendments (just recieved by us but not yet re-consulted upon) to us, primarily for David Stabb's benefit.

We did not make much comment at all, but DS confirmed he would write in due coiurse to update his previous letter. He did agree that the revisions seemed to have addressed his previous points

DT requested 3 more sets of revised drawings.

DT confirmed that the crux of the whole thing was the definition of the site as "open space" or a "brownfield" site. We might be able to resolve and set aside a number of issues, such as archaeology, traffic/landscape and even massing and design, but the question will always remain. The problem, as explained by DT, was that **as a matter of fact** the site is largely covered by a very large built structure, and the existing built structure is redundant, BUT whilst these points indicate "brownfield site" the **appearance** of the site is such that it does appear, from many perspectives, as predominantly open space. Open space Policies must bite as this is a **role** played by the site, albeit un-intentionally.

Affordable housing - Discussed matter of bringing in the *sequential test* to the S.106..... DT said remained to be convinced as to the ability of this to actually secure affordable housing, and also concerned at how the "triggers" to move along a stage might be triggered, and by whom?

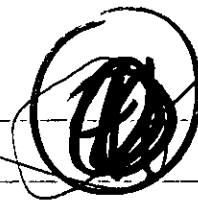
DT advised that meeting planned for next week with Housing Dept. After that, a further meeting should take place with applicants, AND a housing trust.

DT

NB - 552 Kings Road may be using a sequential 106, according to John Zukowski.....

Affordable Housing

Service charges



31/3/99

TH

Freehold - so now no need for 'high service charges' etc [Flaxyard a good model here, with no service charges. Nonsense

Where? Need 20 units - so
Water Tower House best position
14 affordable rented flats, 6 units
shared ownership - preferred option
of housing dept.

537

How?

Need to put out a tender to the Associations
(like Kennington, Volving WSM, Family etc)
(RSCs). We agree the mix of units etc
agree lettings plan too - larger ones for
families at lower floors.

A106 - Only reason that we could
accept a sequential 106 would be
viability, which (we understand) is not
an issue here. No overriding factors that
persuade us that a sequential 106 should
be the way forward. "Triggers" are irrelevant

Need to (a) charge RSC
(b) brief RSC - start to
(c) mtg with applicants

COPY

LG

PC -> DT

LAWRENCE GRAHAM

top as to JZ

157
7-4

Our Ref: TDB

1 April 1999

538

Attn: Mr J Zukowski
Legal Department
Royal Borough of Kensington & Chelsea
3/F Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
31				07 APR 1999			
REC	ARE	FWD PLN	CON DES	FEE			

Dear Mr Zukowski

CAMPDEN HILL RESERVOIR

I attach copies of my letters to Derek Taylor of the Royal Borough of Kensington and Chelsea. Mr Taylor has telephoned me to inform me that you have been instructed in this matter. As you will see from the attached correspondence, I would be grateful if you could let me have a copy of your Council's standard 106 Agreement. I appreciate that this Agreement may not contain obligations akin to those to be found in the prospective Agreement. However, the standard clauses to be found in your Agreement will, of course, be of assistance. I look forward to hearing from you.

Yours sincerely

TREVOR BLANEY

Cc Lavern Parker - Legal Department
Derek Taylor - Planning Department

190 Strand London WC2R 1JN Tel: 0171-379 0000 Fax: 0171-379 6854 Telex: 22673 DX: 39 London Chancery Lane WC2 and

61 St Mary Axe London EC3A 8JN Tel: 0171-621 1141 Fax: 0171-480 5156 Telex: 887133 DX: 1072 London City CDE

E-mail: info@lawgram.com Internet: http://www.lawgram.com

Attn: D Taylor Esq
Area Planning Officer for
Executive Director, Planning & Conservation
The Royal Borough of Kensington and Chelsea
3/F Town Hall
Hornton Street
London W8 7NX

Our Ref: TDB

Your Ref:
DPS/DCC/TP/98/2126

16 March 1999

~~48~~
539

Dear Mr Taylor

APPLICATION BY ST JAMES HOMES LIMITED
FORMER CAMPDEN HILL RESERVOIR SITE

As you know, I have been instructed in relation to this matter on behalf of St James Homes Limited. I refer to the letter sent to yourself by fax yesterday from Bob Sellwood of Sellwood Planning, regarding affordable housing. As you know, the letter stated that it would be appropriate if this matter could be dealt with in a Section 106 Agreement as soon as possible.

Whereas we would be content to undertake the drafting of the Section 106 Obligation, if appropriate, it occurs to me that it would be helpful if we could have a sight of the Council's standard 106 Agreement. In my experience, these vary from authority to authority and if we could be shown your standard draft, this is likely to expedite matters. With this in mind, I would be grateful if you could put me in touch with the Solicitor instructed in relation to this issue in your Council's legal department.

I look forward to hearing from you.

Yours sincerely

TREVOR BLANEY

540
~~444~~

Attn: D Taylor Esq
Area Planning Officer for
Executive Director, Planning & Conservation
The Royal Borough of Kensington and Chelsea
3/F Town Hall
Hornton Street
London W8 7NX
SENT BY FAX AND POST:-

Our Ref: TDB

Your Ref:
DPS/DCC/TP/98/2126

26 March 1999

Dear Mr Taylor

APPLICATION BY ST JAMES HOMES LIMITED
FORMER CAMPDEN HILL RESERVOIR SITE

I refer to my letter of 16th March and my telephone conversation with your colleague yesterday, during your absence from the office.

Unfortunately, I do not appear to have received a reply to my letter of 16th March. I would be grateful if you could notify me by return as to the solicitor in the Council's legal department who will be dealing with the Section 106 Agreement.

Yours sincerely

TREVOR BLANEY



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants

Our Ref: SW/SG/10145

541

1 April 1999

M Raisbeck Esq
Directorate of Transport and Highways
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON W8 7NX

Dear Mr Raisbeck

AUBREY WALK TRAFFIC CALMING SCHEME

I am writing further to my meeting with Gillian Palmer on 23 February 1999 at which it was agreed that an itemised budget cost estimate would be prepared for the above. As you are aware, my client is being asked to fund this scheme in association with the proposed redevelopment of the former Campden Hill Reservoir site.

I understand you are dealing with this matter. An early reply would be appreciated as the absence of an agreed sum is now delaying the conclusion of our negotiations.

Yours sincerely

Simon A Watts

TUCKER PARRY KNOWLES PARTNERSHIP

c.c. Gillian Palmer, RBKC
Derek Taylor, RBKC
Martin Simms, St James Homes
Nigel Hawkey, Thames Water
Bob Sellwood, Sellwood Planning
Gerry Binmore, Broadway Malyan

3 London Road, Newbury, Berkshire RG14 1JL
Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk - DX 30840 Newbury
Also at: Manchester and Leeds

LEGAL SERVICES

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

DIRECTOR OF LEGAL SERVICES

A.G.PHILLIPS LLB, SOLICITOR

Lawrence Graham
DX 39 London/Chancery Lane

F.A.O. Mr T Blaney

also by fax 0171 379 6854

My reference:
JZ/10018473

Your reference:
TDB

Please ask for:
John Zukowski

Dear Mr Blaney,

Campden Hill Reservoir

Thank you for your letter of 1 April which I received today on my return from my Easter break.

I enclose herewith a copy of the Council's standard Section 106 agreement as requested. From what I understand of the proposals to date, you are intending to submit as part of your client's application a draft agreement containing an affordable housing obligation. Normally this Council will itself draft agreements subsequent to the relevant committee decision and draft agreements are never annexed to reports to committee. The essence of the draft would of course be reported as part of the application but it is likely that further work may have to be carried out following the committee meeting.

Should you wish me to comment on your proposed draft I will need you to undertake to pay the Council's legal costs in connection therewith and let me have a cheque on account in the sum of £300 payable to "Royal Borough of Kensington and Chelsea"

Yours sincerely,

John Zukowski
for Director of Legal Services

cc Derek Taylor, Planning Services Central

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8		- 8 APR 1999				542	
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TELEPHONE 0171-361-2617

FACSIMILE 0171-361-3488

DX 84015 Kensington High Street 2

INTERNET tcljz@rbkc.gov.uk

7 April 1999



543

YOUR LETTERS

London Newspaper Group
Newspaper House
Winklow Road
Hammermith W8 8SF

Fax: 0181 741 1973 Letters should arrive by 2nd post on the Monday before publication. We reserve the right to edit letters.

LETTER OF THE WEEK

Up the hill backwards with Margaret

Dear Sir,
Margaret Grey's letter of February 26 defending Thames Water's property development on Campden Hill is so shot full of special and misleading pleadings that one is forced to respond.

She argues that her company has a duty to maximise its return on assets - true, albeit not at the expense of people and the environment.

I trust she recognises that as one of the local councillors I have a duty to optimise the quality of life in my ward.

To argue that schemes such as Campden Hill are necessary to keep down the cost of water beggars belief.

Thames Water has a statutory obligation to make safe disused reservoirs and it is illogical to claim from this they enjoy some further right to develop these unwanted sites to the disadvantage of the locality.

It is far-fetched in the extreme to claim the existing 12 tennis courts are a brownfield site.

Come off it Margaret!

This proposal from Thames Water violates at least 11 key policies in the borough's Unitary Development Plan.

It also ignores the recent government circular on affordable housing.



Margaret Grey calls this scheme "a unique opportunity, achieves sustainable development and is an overall enhancement to this important conservation area".

Well it is certainly unique as to the profits it would generate.

Given a chance Margaret Grey might call building a housing estate in Kensington

Gardens "sustainable development".

How destruction of this large open space in the borough, with already the lowest ratio of open space per head in the country, involving the removal of a tree-clad rural bank, with its replacement by an urbanised

and gated Victorian pastiche town square can be called "enhancement" only shows that words have a different meaning for Thames Water than they do for the rest of us.

*Clr C Buchmaster (Con)
Campden Ward*

The 8th Destroyer Flotilla Squadron Association was originally limited to those who served in the 8th in the Far East from 1945-63. We are now broadening our membership.

We have a smashing reunion in Scarborough each September where you will be made warmly welcome.

The joy on a shipmate's face

and are now buried at Heverlee War Cemetery.

One of these crew members was also a member of your community. He was Sergeant Alan James Pollitt and died aged 21.

He was the son of James and Elizabeth Pollitt of South Kensington.

I will be much obliged if you could help me contact this soldier's relatives or friends, to pass on

and are now buried at Heverlee War Cemetery.

One of these crew members was also a member of your community. He was Sergeant Alan James Pollitt and died aged 21.

He was the son of James and Elizabeth Pollitt of South Kensington.

I will be much obliged if you could help me contact this soldier's relatives or friends, to pass on

Sewing in store

Dear Sir
Do your readers like to make things? Are they interested in giving old furniture a whole new look, or are they on a furniture restoration course?

Do they like sewing loose covers and want to develop their expertise?

Noticeboard

MUSIC
PHILIP FOWKE is playing a piano recital at the Polish Institute, 20 Prince's Gate, Knightsbridge, on Sunday at 3.30pm.
Admission is £5. Call Mrs Newman 0181 960 6717.

OPEN DAY

ASHBURNHAM Community Association is holding an open day at its community centre in Tetcott Road, Chelsea, on Saturday between 10.30am-3pm.
Activities will include demonstrations, classes and hands-on experience of yoga, pottery, and callenetics.

And there will also be a guided walk of Chelsea at 2pm. Call 0171 352 3335.

HOSPITAL MUSIC

THE KING'S Cross Hot Club are performing live swing at the mall of Chelsea and Westminster Hospital today between 1-2pm.

And on Sunday the London Concert Choir is holding an open workshop rehearsal and a preview performance of Simon Speare's *Frost at Midnight* with musicians from the City of London Sinfonia at the stage between 2-4pm and 4-4.30pm.

On Monday third-year drama students from City College, Manchester, will be performing their showcase on the stage.

The performance runs from 1-2pm.
Admission is free. Call 0181 846 8821.

ANTIQUES

CHELSEA Antiques Fair is starting tomorrow at Chelsea Old Town Hall in King's Road.

It will run until March 21 from 11am-8pm Monday-Friday, 11am-7pm Saturday and 11am-5pm Sunday.

Exhibits will include furniture, jewellery and paintings and there will also be a restaurant, cafe and bar.

Admission: £6 adults, children under 18 free. Call 01444 482514.

CHURCH

ST PETER'S Church in Kestington Park Road, Notting Hill, is holding an informal talk on Life, the Universe and Abundance, on Sunday at 7pm.

Wendy Hawkes and Rev Mark Herzog will be starting off the talk.

① PC ② ST
544
14-4



SP

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

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.

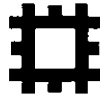
Yours faithfully

Pauline Denmark

pp. R M Sellwood

cc. M Simms
T Blaney

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ENGLISH HERITAGE

LONDON REGION

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Geraldine V D K Thomas
17 Camden Hill Square
LONDON
W8 7JY

Direct Dial: 0171-973 3775

13 April 1999

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39				14 APR 1999			
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Dear Ms Thomas,

THAMES WATER DEVELOPMENT, CAMPDEN HILL

Thank you for your letter of 31st March. I note from your letter to English Heritage that it has been copied to the planners at the Royal Borough of Kensington and Chelsea. It remains their duty alone to determine the suitability of the proposed development for its location. It should be borne in mind that English Heritage in this case is a mere consultee to the process. Our letter to the Borough (including detailed comments about the earlier scheme) should be viewed in this context.

In my opinion, the developers have made considerably more than the 'most minimal of adjustments' in their revised proposals which are clearly formulated in response to objections from a number of different quarters. I am sorry you find that both schemes are so 'objectionable'. I am sure that the Borough will note the detailed points of your letter in coming to their decision, and that the process will be the better for your involvement.

It should be added that English Heritage has itself submitted to the Borough comments on the revised scheme. It may well be that the developers will again adjust their proposals once they are made aware of the nature and strength of the criticism being offered.

Yours sincerely

DAVID STABB
Inspector of Historic Buildings
Kensington and South London Team

cc: Derek Taylor, Royal Borough of Kensington & Chelsea

4 Breanns Bldgs

Conference with Counsel

15/4/99
~~546~~
546

DMeD/CP/DT/SD/CP

Tasks *

- * ① Table to compare pros + cons of existing site + proposed site.
- * ② Thames Water flats (a) what rents (b) what function? (c) where going? (d) why do we not count these as "affordable"? just because they are not generally available why shouldn't they be affordable?
- * ③ Confirm result of meeting on affordable housing next Thursday.
— long before P.I. + need to confirm which RSC, need to confirm that they are happy with the proposal, need to have a draft IO6 agreed between ourselves.
- * Gillian needs to give conchance Obs. on emergency access/deliveries/ refuse
- * Need a bundle of documents to include correspondence etc - topped by a baniz
- * Do the horrible little studio houses count in the habitable room calculation?

547



stance

More detailed height comparisons of Melbourne house + other surrounding bldgs.

If Kensington Heights is only 'neutral' why should we be appraising more buildings that are only 'neutral'?

Gilman More work needed on tennis courts — what will their likely generation be?

Case law concludes that the existing buildings or "full back use" can only be taken as a material consideration if there is a reasonable likelihood of those buildings being used in the future?

→ Gilman to study this without the "full back use" in the calculation. Does their study take into account parked vehicles in Arbury Walk? [probably not]
Are there many roads as narrow and quiet as Arbury Walk?

→ Is Arbury Walk, given its existing size and character, even suitable for its existing use as a car park? Can it take any further generation as may result from this site?

* Do we need a summary to conclude that the existing buildings?

Possible reasons for refusal

548

~~548~~

- ① Open space
- ② Bulk of C. Hill Rd. block
- ③ Congested/compacted site layout
"boundaries tight" etc - site
coverage + limited dedicated
amenity space for family horses
- ④ Unavailability of Arbury Walk for
increased usage

① PC + CB ② Copy Le Verne P.

③ DT for reply

17th April 1999

Ref: RMS/StJ/CAM/99075

SP

Sellwood
Planning



349

Chartered Town Planners
Chartered Surveyors

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Mobile 07801 321162

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

FAO: D Taylor

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EX DIR	HDC	N	C	SW	SE	ENF	AO	ACK	
19 APR 1999									
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Dear Sir,

Applications Submitted by St.James Homes Ltd.
Former Campden Hill Reservoirs

As you will be aware, St. James homes submitted a new application relating to the redevelopment of this site on the 19th March 1999.

As previously explained to Derek Taylor, the purpose of this application is to provide a vehicle for the amended scheme to be heard by the Planning Inspector if it is necessary for the appeal to proceed on the 20th July.

Since it must be in the interests of both your Council and my clients to reduce the issues in dispute at the Inquiry, I would be grateful for your confirmation that you would support the conjoining of this application as a second appeal. It is my clients intention to lodge an appeal against the non determination of this latest application at the end of eight weeks (approximately mid May). Obviously, this will still give sufficient time for the preparation of evidence.

I look forward to hearing from you.

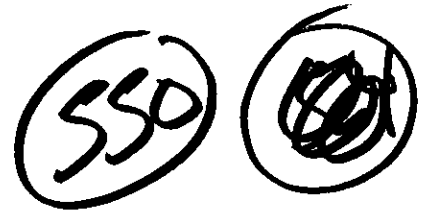
Yours sincerely,

R M Sellwood

c.c M Simms
T Blaney
N Hawkey

LEGAL SERVICES

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX



DIRECTOR OF LEGAL SERVICES A.G.PHILLIPS LLB, SOLICITOR

Oliver Fisher
DX 84006
KENSINGTON HIGH STREET 2

TELEPHONE 0171-361-2180
FACSIMILE 0171-361-3488
DX 84015 Kensington High Street 2
INTERNET tcllsp@rbkc.gov.uk

21 April 1999

My reference:
LP/10018473

Your reference:
RC AMC 98/161

Please ask for:
Verne Parker

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENE	AO	ASK	
22 APR 1999 (66)									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Sirs,

Campden Hill Reservoir Site
Water Tower House

From our previous correspondence, I understand that you are instructed by residents of Water Tower House.

You are no doubt aware that an application for planning permission to develop the Campden Hill Site, including Water Tower House, has been appealed to the Secretary of State for the Environment Transport and the Regions, because it was not determined by the Council within the statutory period. The planning inquiry is due to begin on 20 July 1999 and the Council is currently preparing its case for the inquiry.

It would help the Council in preparing its case to know the terms on which your clients, and previous tenants of Thames Water occupy Water Tower House. I would be grateful for any information you can provide me with, including, for example, the terms of the tenancies, rents paid (to what extent were they subsidised), and whether the tenants were required to live in Water Tower House in order to carry out their employment. Please could you also let me know what arrangements have been made by Thames Water to rehouse the occupiers and where they are to be rehoused.

If you have any queries in connection with the above, please do not hesitate to contact me.

Yours faithfully,

LeVerne Parker
for Director of Legal Services

cc: Planning & Conservation -
Derek Taylor

Handwritten notes:
22/4/99
M
[Signature]

Att. Hsg.

DA/22/4

Trevor Blaney
Bob Sellward

Tom

Phil Wile

John Zuhowski

Phil Hughes

Derek Taylor

Stuart Coogan

SS1

SS2

DT - Introduction - should be a mutual and a clear approach for all of us - to resolve the question of all. Why before Why!

T - Context is that once upon a time the d's were led to believe that the site wasn't suitable for all hsg. That has now changed, Seq. 106...

DT+JZ - Committee need to know what will go where, not what may go where.

They accept a 3 stage approach, but want to progress through these stages after issue of a PP. There is the difference between us. We want the process on through now, or at least in advance of any decision.

Service charges at Kensington Heights £7,000 pa
No RSC is going to afford that. App's estimate that the service charges might even up ship. The rent charged - who is going to take this on? Would be too high for any RSC; they say.

352 (A)

They are offering 25% of 67 units on site as 17 affordable flats in Arbreey Walk block

They cannot see the Aft part of the site being separated, to achieve lower rent charges on the Aft section. See the site as one whole and one whole slab, surface charges car park not acceptable in design/amenity terms.

Alternative is 23 or more built units elsewhere in the Borough. In doing this we withdraw units from the open market and make them affordable. Not difficult to buy 23 individual houses in RBH+C

Our policy is to seek. We have done so, and St. J are now explaining to us why it is unlikely to be achieved on site. They have complied with our policy.

SC - South of the Poro has the least supply of Aft, but the greatest demand. 2 bed flats the most sought after, followed by 3 beds.

The report of Jan '99 reflects the difficulty RBH+C has experienced in finding sites for Aft - the pop grows, but the Aft stock doesn't.

12 Aubrey Walk
London
W8 7JG

DM
553
any

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

RECEIVED BY PLANNING SERVICES							
PL	HDC	N	C	SW	SE	ENF	ACK
23				APR 1999			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Mr. French,

Campden Hill Reservoirs Development/The Pumping Station

I enclose copies of two recent articles relating to the sale of a redundant engine house (pumping station) in Highgate.

As you will see, the estate agents concerned reported considerable interest in acquiring the building for office and residential use.

I have seen photographs of the Highgate engine house which do not suggest that it has greater architectural merit than the pumping station at Campden Hill Reservoirs. It was not statutorily listed but was given a local listing by the planning authority.

I understand that the terms of the immunity from listing notice placed recently on all the Campden Hill reservoirs structures will prevent RBKC from placing any preservation order on the pumping station. However, I also understand that this does not affect in any way the ability of RBKC to reject the application to demolish the pumping station (or reservoirs).

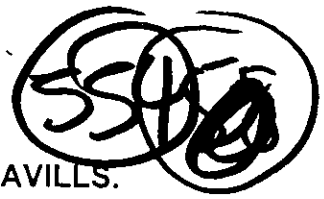
It is the view of many local residents that the pumping station is an attractive, as well as historical, feature of the conservation area which should be preserved. Once refurbished, it could offer excellent and unusual office accommodation.

Yours sincerely

Henry Manisty

cc Cllr Christopher Buckmaster, local residents.

Denk
Has Mike
given you a
copy? Obviously
needs a careful
response. I've
written a few lines
attached
Dave 26/4.



06/02/1999 UK: ENGINE HOUSE OFFERS FLEXIBILITY AT FPDSAVILLS.


FPDSavills will be offering 13 lots on behalf of *Thames Water* at its 23 February sale in London. A 223m² (2,400 sq ft) former engine house in Highgate, N6, is one of the lots.

Auctioneer Chris Coleman-Smith said the *property* could be suitable for uses as diverse as a nursery, restaurant, vet's or doctor's surgery, as well as a residential/work unit. It is guided at £150,000.

The *Thames Water* lots also include a 1.2ha (3 acre) site in Yarton, Oxfordshire, and a timber-framed barn at Maple Cross, near Rickmansworth.

Among the 27 remaining lots is a vacant purpose-built block of 12 flats in Brixton Road, SW9, guided at £1m.

ESTATES GAZETTE 06/02/1999 P129

REUTERS 

05/03/1999 UK: AUCTIONS - ENGINE HOUSE PROPELS SALE.

Page 1 of 1

Property Week

05/03/1999 UK: AUCTIONS - ENGINE HOUSE PROPELS SALE.

A former engine house in Hornsey Lane, Highgate, exceeded its £200,000 guide price by selling in the room at an FPDSavills' auction for £346,000.

Auctioneer Christopher Coleman-Smith said he had never experienced such intense pre-auction interest in a single lot.

He added that the *property*, sold as a vacant freehold on behalf of *Thames Water*, had been extremely popular with bidders because it was unusual and had great scope for both office and residential conversion.

Another *property*, which achieved an exceptionally good price, was a freehold detached block arranged to provide 12 purpose-built flats and six garages in Brixton Road.

PROPERTY WEEK 05/03/1999 P27

REUTERS 