



# The Planning Inspectorate

Room 1003  
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Houlton Street  
Bristol BS2 9DJ

Direct Line  
Switchboard  
Fax No  
GTN

0117-9878930  
0117-9878000  
0117-9878443  
1374-8930

*(Handwritten scribble)*  
*(Handwritten 823)*

Ms H Divett  
Kensington And Chelsea R B C  
Dept Of Planning & Conservation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8

Your Ref:

Our Ref:  
APP/K5600/A/99/1022704  
APP/K5600/E/99/1016054

22 June 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY ST JAMES HOMES LTD  
SITE AT FORMER THAMES RESERVOIRS, AND WATER TOWER HOUSE,  
CAMPDEN HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from numerous interested parties.

You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

*David Shorland*

Mr D Shorland

211A

RECEIVED BY PLANNING SERVICES								
EX DIR	RSC	N	C	SW	SE	ENF	AO ACK	
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24 JUN 1999								
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# The Planning Inspectorate

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*(Handwritten 824)*

Ms H Divett  
Kensington And Chelsea R B C  
Dept Of Planning & Conservation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8

Your Ref:

Our Ref:  
APP/K5600/A/99/1022704  
APP/K5600/E/99/1016054

29 June 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY ST JAMES HOMES LTD  
SITE AT FORMER THAMES RESERVOIRS, AND WATER TOWER HOUSE,  
CAMPDEN HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from interested parties.

You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

*PP Shorland*

Mr D Shorland

211A

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 2 JUL 1999 <i>(Handwritten mark)</i>							
<del>APPEALS</del>	IO	REC	ARB	FWD PLN	CON DES	FEES	



# The Planning Inspectorate

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0117-987800  
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*(Handwritten circled numbers: 825 and 825)*

Ms H Divett  
Kensington And Chelsea R B C  
Dept Of Planning & Conservation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8

Your Ref:

Our Ref:  
APP/K5600/A/99/1022704  
APP/K5600/E/99/1016054

6 July 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY ST JAMES HOMES LTD  
SITE AT FORMER THAMES RESERVOIRS, AND WATER TOWER HOUSE,  
CAMPDEN HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from 18 interested parties.

You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

*David Shorland*

Mr D Shorland

211A

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 8 JUL 1999							
IC	REC	ARB	FWD PLN	CON DES	FEES		

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# The Planning Inspectorate

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826



Ms H Divett  
Kensington And Chelsea R B C  
Dept Of Planning & Conservation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8

Your Ref:

Our Ref:  
APP/K5600/A/99/1022704  
APP/K5600/E/99/1016054

9 July 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY ST JAMES HOMES LTD  
SITE AT FORMER THAMES RESERVOIRS, AND WATER TOWER HOUSE,  
CAMPDEN HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from Ten interested parties.

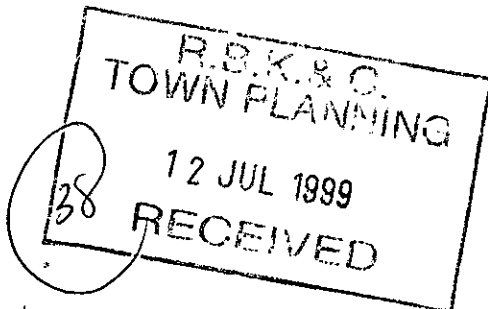
You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

*P. Gardin*

Mr D Shorland

211A



*Appeal*



# The Planning Inspectorate

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827

Ms H Divett  
Kensington And Chelsea R B C  
Dept Of Planning & Conservation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8

Your Ref:  
98/2129

Our Ref:  
APP/K5600/E/99/1016054  
APP/K5600/A/99/1022704

13 July 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY ST JAMES HOMES LTD  
SITE AT FORMER THAMES WATER RESERVOIR & TOWER HOUSE, CAMPDEN  
HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from 7 interested parties.

You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

*D Shorland*

Mr D Shorland  
211A

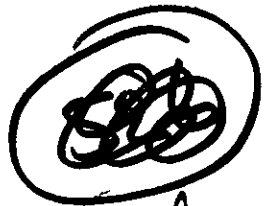
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NTCA

McCoy Associates Chartered Town Planners

31 Station Road · Henley-on-Thames · Oxon RG9 1AT · Tel: 01491 579113

Fax: 01491 410852 · VAT No. 363 3525 59



FAX This +10

15 July

Your ref:  
Our ref:  
Please ask for:

f.o.o. John Zukowski

828

The COMPASS search I was asked to have carried out has identified a Greenwich case where development which would harm the character of a cons. area was allowed partly because it could not be seen. (Not copied)

There is a Nottingham case where private views out of a cons. area were important and a Chelmsford case rejecting a submission that only public views matter.

The only relevant S.O.S. case is one in Bath where unhappily the lack of public views weighed in favour of allowing.

The latter 3 cases are copied to you. Denis.



# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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Bristol BS2 9DJ

C

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Switchboard 0117-987 8000  
Fax No 0117-987 8769  
GTN 1374

829



Antony Aspbury Associates  
Castle Place  
76 Houndsgate  
Nottingham  
NG1 6EN

Your Ref:  
SHELL/APA

Our Ref:  
T/APP/K3035/A/97/278148/P4

Date: 31 OCT 1997

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY SHELL UK LTD  
APPLICATION NO: PF/96.06.0052**

- I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Nottingham City Council to refuse planning permission in respect of an application for redevelopment and extension of the existing petrol filling station on land bounded by London Road/Canal Street and Pemberton Road, Nottingham. I conducted a hearing into the appeal on 27 August 1997.
- The development plan for the area comprises the Nottinghamshire Structure Plan Review 1996, and the Nottingham City Centre Local Plan, adopted in 1984. Structure Plan Policy 1/1 provides for a scale of economic development necessary to meet the needs of the County's population and that respects and enables the enhancement of the environment; Policy 1/6 aims to sustain and enhance the role of city and town centres as a focus for employment, shopping and as locations for social, community, cultural and recreational facilities, and Policy 2/9 allows for the redevelopment or extension of employment uses, provided that the environmental and traffic effects are acceptable. Policy 3/17 aims to protect and enhance the historic and architectural character of the County; Policy 3/20 indicates that permission for industrial, commercial or other forms of development will not be granted where they would have adverse environmental impacts, and Policy 6/1 aims to sustain and enhance the role of Nottingham City Centre as a regional centre. The Local Plan does not contain any policies of direct relevance to this proposal, although Policy H3 which relates to Housing Zones indicates that, in considering proposals adjacent to these zones, residential amenity will be a material consideration.
- Proposed Modifications to the Nottingham Local Plan have been published, following the Inspector's Report into objections, and the Plan is due for adoption in November 1997. I understand that there have been no objections to the proposed modifications to policies relevant to this appeal, and hence they can be afforded considerable weight although not yet part of the development plan. The following paragraph relates to the modified policies.

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1997 OCT 31

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4. Policy ENV13 states that planning permission will not be granted for development which would give rise to noise likely to seriously affect the amenity of its occupiers or neighbours, but provides that, as an alternative to refusal of planning permission, the Council may incorporate planning conditions or seek a legal obligation to minimise the impact of noise pollution. Policy CD1 sets out criteria to ensure that all new development and refurbishment schemes pay appropriate attention to the architectural and townscape context in which they are situated; Policy CD3 sets out criteria to ensure that development meets the needs of users/occupiers whilst not prejudicing the amenity of adjacent occupiers or the surrounding area, or adversely affecting parking or traffic conditions, and Policy CD9 states that planning permission will not be granted for development within or in the vicinity of a conservation area which would not preserve or enhance the character or appearance of the conservation area. Policy H13 indicates that within the Primarily Residential Areas development which would have an unacceptable effect on residential amenity will not be permitted, and Policy E11, which would be combined with Policy E10, indicates that planning permission will be granted for mixed use developments on a number of sites within the City Centre, one of which incorporates the appeal site. Policy S16 indicates that planning permission for new petrol filling stations and for the refurbishment of existing premises will only be permitted where the development would not result in or aggravate traffic congestion or be a hazard to road safety; the development would not have a detrimental effect on the amenities of occupiers of nearby properties, or be detrimental to the character of the surrounding area, and the site is not required for industrial or housing purposes.

5. From the evidence presented to me at the hearing, and from my inspection of the appeal site and its surroundings, I consider that the main issues in this case are first, the effect of the proposed development on the appearance of the area generally, and of the nearby conservation area in particular, and secondly, whether it would impact unacceptably on the living conditions of surrounding residents.

6. On the first issue, the appeal site is located on the edge of the city centre, adjoining a large gyratory traffic island which forms part of what is effectively the inner ring road system for Nottingham. The present petrol filling station occupies somewhat less than half the appeal site, but is a prominent feature in views from the traffic island and its approaches. Whilst the proposed development would cover a larger site area, the impact from these directions would be little different from at present. The change would be seen mainly in views from the north, from existing buildings within the conservation area, the new development currently under construction, and housing on Fisher Gate/Bellar Gate.

7. The Lace Market Conservation Area is at a much higher level than the appeal site and, looking towards the conservation area, the eye is drawn up to the imposing buildings at the top of the cliff and I do not consider that an enlarged filling station would have a significant effect on this view of the conservation area. However, from within the conservation area, even from ground level, the view is of the top of the petrol filling station canopy. There are limited public viewpoints out from the conservation area in this direction but a number of the existing tall buildings have windows facing in this direction, as will the new development within the conservation area. In my view the enlarged petrol filling station with its flat roofed building and canopy, and the extensive area of hard surface with regular vehicular activity, would detract from the setting of the conservation area.

8. Between the conservation area and the appeal site, a four storey building is proposed, comprising commercial uses on the ground floor and student accommodation above. The extended petrol filling station would feature prominently in views from the windows on the upper floors, and would not be a particularly attractive outlook. It would also impact on



views from Bellar Gate where there is a new housing. The proposed development would be closer and more prominent from this direction, particular since some or all of the trees which partly screen the existing petrol filling station would have to be removed.

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9. At present the site has little visual value, being clear of buildings, and used for car parking. However, I think it unlikely that it would remain in that state should this development not proceed, and a new building on the site could positively enhance the appearance of the area. I conclude, on the first issue, that the proposed development would have an unacceptable effect on the appearance of the area generally, and of the nearby conservation area in particular. It would therefore be in conflict with the Council's policies relating to townscape and conservation areas, and criterion (c) of Policy S16.

10. On the second issue, there are existing residential properties to the west of the site, Plumpton Almshouses and a pair of semi-detached houses at 17/19 Pemberton Street, and new student accommodation is proposed to the north of Pemberton Street, with general housing beyond. With regard to noise, this is an area which is presently severely affected by traffic noise throughout the day and night and, on the basis of the noise assessment which you provided, I accept that noise from the site could be contained to within, or only slightly above, present levels at the nearest residential properties. Also, the present noise levels necessitate sound insulation measures for the new development, which would be effective against noise from the petrol filling station. The only properties which could suffer adversely are 17/19 Pemberton Street which do not appear to have specific noise attenuation, and would have activity closer to them than at present, particularly increased use of Pemberton Street. This would probably not be a significant problem within the properties but could affect the front garden to No.19 which is an enclosed private amenity area.

11. Whilst surrounding residents may be aware of increased activity, I conclude that the proposed development would not impact unacceptably on their living conditions, and there would be no conflict with the Council's policies in this respect. However, this does not outweigh the harm that I find in relation to the appearance of the area, and this would affect surrounding residents as well as on the area as a whole.

12. You suggest that the choice of petrol retailing facilities in the city centre is limited but there are two other filling stations quite close to the appeal site, and there was no indication that this petrol filling station would cease to operate if the appeal were dismissed. I accept that the proposed redevelopment would bring benefits to customers, and improve highway safety, and the Council are satisfied that a petrol filling station is an appropriate use within the context of Local Plan Policy E11 if it conformed with the criteria set out in Policy S16. However, none of these, nor any of the other matters raised, are of sufficient importance to outweigh the material considerations which have led me to my decision.

13. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

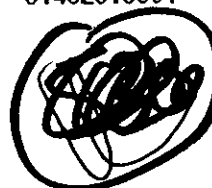
Yours faithfully



B A Whitbread DipTP MSocSci MRTPI  
Inspector



**Planning Inspectorate**  
Department of the Environment  
Room 1404 Tollgate House Houlton Street Bristol BS1 3JY  
Telex 449321

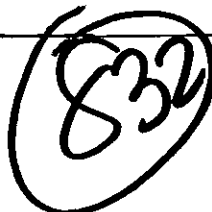


<b>COMPASS</b>	
CCP	8-1
D/BASE	X

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GTN 1374

*DL* *Row D-12pp*

Gepp & Sons,  
Solicitors,  
58 New London Road,  
CHELMSFORD,  
Essex CM2 0PA



Your Reference:  
BVB/GF  
Our Reference:  
APP/W1525/A/89/124042/P3  
Date: 24 JAN 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO:- CHL/2121/88(6) 42N  
APPEAL BY GALABRIGHT PROPERTIES LIMITED

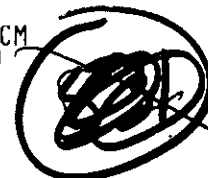
1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Chelmsford Borough Council to refuse outline planning permission for 2 detached dwellings and garages on the site at 16 Green Close, Springfield, Chelmsford, Essex. I held a local inquiry into the appeal on 22 November 1989. In the course of the inquiry it was agreed by the parties that an amended scheme, shown in Drawing 88/511/5 and given in evidence by the appellant's planning witness in Plan GP3, would be regarded as the best balance to be achieved by the scheme on the site. The position of the protected trees, subject to TPO was also acknowledged and the line of the existing local authority foul water sewer, shown on that Plan, agreed by the parties.

2. The appeal site is located approximately one mile north east of Chelmsford town centre in the residential area to the west of the Springfield Green Conservation Area. The site is about 0.2 hectares (about 0.5 acres) in area and comprises the land going with No 16 Green Close, a cul-de-sac leading off Stump Lane and the Springfield Road. The houses and bungalows in this Close were built to a spacious pattern, mainly in the 1930's and the existing detached two storey house on the site is of this period. It will be retained, although planning permission has been given for alterations to turn the main entrance to the south west.

3. The southern boundary of the site slopes gently to a large pond, the margins of which also adjoin the gardens of houses in Hillary Close and the two adjoining dwellings on the west side of the Close, as well as the house named Marbrook, which has a frontage on Church Lane and whose long rear garden reaches the pond. A ditch runs into the pond on the southern boundary of the site and records show that it does flood occasionally. The Council made two TPO Orders No 16/88 which covers a large willow and a hornbeam and No 15/89 which purports to cover a Tree of Heaven (Ailanthus Altissima). These are situated on the north bank of the pond. Other tree species also grow around the pond margins but apart from a large Ash which is in the garden of house No 15, these are the visually conspicuous trees in the vicinity of the pond.



833



4. The pond is a historic feature of the area and was prominent in the rural landscape before residential development in the 1930's. The northern margin of the pond within the site, adjoins grassland and the remnants of a small orchard. The pond and its surrounds form a distinctive part of the character of the area. It is not polluted and it supports an extensive range of aquatic plants, birds and animals. It was pointed out to me that a beech hedge which screened the spacious rear garden of Whitehaven, from the appeal site, and which ran the length of the site to the pond, was removed in April 1989.

5. From the representations and evidence given in the inquiry and my inspection of the site and its surrounds, I consider the main issue in the inquiry is whether the proposed scheme would unduly harm the character and amenity of the area, having regard to the contribution the pond and the surrounding trees make to the natural and visual character of the area.

6. There is no dispute that in terms of adopted policy the proposed development meets the requirements of both Government advice in PPG3 and in the related Circular 15/84, as well as approved Structure Plan Policy BE1 and BE2 that residential development on this site is appropriate and would be making full and effective use of urban land. However the Council object to the scheme under Policy BE7 of the Essex Structure Plan, in the First Alteration to the Structure Plan as proposed to be modified.

7. This objection relates to the site itself, which is of a shape and size, and of a certain character, when taken with the proposed scheme, would not permit development of a standard compatible with that existing in the area. For this reason the two dwellings proposed would not be appropriate in their setting. In essence this objection as I heard the evidence, relates to the revised proposals in GP3 not being in accord with the character and amenity of the area as it would adversely affect the preserved trees and the natural ecology of the pond. Evidence was given to the effect that at least one of the trees covered by TPO would have to be removed and the pond itself would be seriously harmed by the proximity of the house proposed on Plot 3.

8. Your case is that there is already an extant permission for the enlargement of the house No 16 and the two further dwellings would not result in a development in any way incompatible with the immediate surrounding area. The scheme would place two reasonably large detached houses in large gardens on the site and there would really be no difference of significance to the character of the area when the development was completed. In this respect permission has already been given for the erection of a detached house and garage in the garden of No 17, adjacent to the appeal site, which would have a more direct visual effect on the character of the neighbourhood than the proposal.

9. You contend although the view of some of the residents adjoining the pond might be affected to a small degree, the harm caused to the visual amenity of residents would not be sufficient to justify the refusal of the scheme. The pond is an extension of resident's gardens and a private amenity. The visual containment of the site lessens the harm to visual amenity and as is admitted by the Council, views into the site are limited and in the main confined to the openings between houses, in the immediate vicinity of the turning area in Green Close.



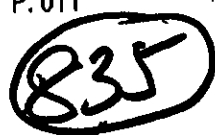
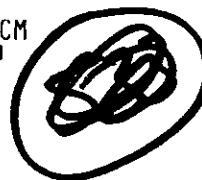
10. Evidence was given that damage to the significant trees on the site would be limited. I accept that there is some confusion in the location of individual species noted in the TPOs but as commentary on the effect of the development on the specific trees is relevant I take this into account. It was said the large willow on the west side of the pond is in poor condition but the necessity to thin out branches would benefit the pond. Despite the root spread of the tree being likely to intrude on the house proposed on Plot 3, your witness thought it would adapt and not die. The hornbeam, feeder root system would be affected but again it was thought only about 5% damage would result and the tree would recover. It was accepted that the tree of heaven would be lost but it is young and could be replaced.

11. You considered the view of witnesses for the Council, as to the significance and importance of the pond as an amenity, and its contribution as an important feature, contributing to the quality and character of the landscape within the site, to be exaggerated. Your landscape witness rather dismissed the claim that the pond had any unique attributes in regard to plants and trees and questioned whether there is anything growing there that is rare or unusual. That anything would be made extinct was doubted. Its value as a resource was questioned as it was clear from the evidence given by residents that it was not used regularly by schools and access to it was by private invitation. The Nature Conservancy Council (NCC) urged the planning authority to conserve the pond fauna and flora by insisting on an undisturbed undeveloped fringe of at least 2 metres along the edge of the pond. Your proposal in GP3 is for a 5 metre undeveloped margin.

12. Turning to the principal issue it seems clear that your clients have taken the view that there are no overriding reasons why the pond should be given any special protection. The position of the house on Plot 3 on Plan GP3 has been carefully judged to avoid encroaching on to the margin of the pond as advised by the NCC. Only one of the significant trees would have to be removed and the new planting proposed within the site would improve the quality of the landscape. The proximity of the Springfield Conservation Area in your view has no bearing on the issue in this case. Although the pond on its northern side would be an extension of the garden of the house on Plot 3 this is no different to the existing situation with the other houses around the pond perimeter.

13. I am not satisfied however that the pond is not a special and significant feature of the scene in this locality. The NCC in their letter dated 23 September 1989 draw on the survey of the Essex Naturalist's Trust which made a supplementary survey in September 1989. From this information it is clear to me there is a strong body of opinion, which I accept, that the northern bank of the pond which shelves gently, in combination with the natural grassland of the appeal site, is of considerable importance. This combination supports the range of wildlife and plants noted and is an integral part of the pond habitat. I believe as the NCC suggest, it would be likely that this land would be tidied up and landscaped, and turned into a suburban garden and even with a 5 metre margin free of development, the house on Plot 3 is shown only just beyond this, and in my view the proximity of the house would remove the natural conditions supporting the pond as it is.

14. Furthermore, I do not accept that there will only be marginal harm caused to the significant trees around the pond edge. In evidence your witnesses agreed the Tree of Heaven (*Ailanthus Altissima*) would be removed. This is a relatively young tree and could be expected to make



a contribution to the scenic qualities of the pond which depend in large part on the trees surrounding the pond. The willow although old, is an impressive tree, and has a widespread root system, that could in my view be affected by the foundations of the house on Plot 3 as could the feeder roots of the Hornbeam be similarly affected by the access way to that house. I conclude therefore that the development would seriously affect the existing trees on the site and cause harm not only to the view of the pond from the neighbouring houses but also erode the existing natural character of this locality.

15. I have taken into account your point that there is no harm to the public interest as the site is all but hidden to view from the outside. I reject this however because it is clear that the pond and its habitat has been carefully guarded and maintained over a long period by the residents principally concerned, and its usefulness in teaching natural history, although by private invitation, is not likely in my view to cease in these times of popular interest in nature conservation. I find therefore that the constraints of the site, created by the pond and its habitat, make it incapable of being developed as required by the appellants and the harm caused to the amenity and character of the area by the proposal justifies its refusal.

16. I have taken into account all the other matters raised but none outweigh the considerations that have led to my decision.

17. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen  
Your obedient Servant

D W ROWBOTHAM BSc(Econ) DipTP MRTPI  
Inspector



**Departments of the Environment and Transport**  
South West Regional Office  
Room  
Tollgate House Houlton Street Bristol BS2 9DJ  
Telex 448321

836

Direct line 0272-218207  
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COMPASS	
DEP	
D/BASE	

GTN 2074  
Planning ref: L296/2 & L296/1

Mr P T Bernard  
Managing Director  
Universal Promotions Ltd  
Universal House  
1/2 Queens Parade Place  
BATH  
BA1 1NK

Your reference

POB/A JH  
Our reference

SW/APP/PO105/A/83/008473 & /E/83/20  
Date 0065

31 July 1984

Sir

**TOWN AND COUNTRY PLANNING ACT 1971  
APPEALS BY UNIVERSAL PROMOTIONS LTD**

1. I am directed by the Secretary of State for the Environment to refer to your Company's appeals under Section 36 and schedule 11 of the Town and Country Planning Act 1971 against the decision of the Bath City Council to refuse planning permission and listed building consent for the demolition of the existing single storey extension and the erection of a 2 storey extension at the rear of Nos 1/2 Queens Parade Place, Bath.

2. An officer of the Department has visited Nos 1 and 2 Queens Parade Place which are part of a group of buildings and outbuildings situated on the south side of Queens Parade Place at the rear of the terrace of listed buildings which is on the north side of Queens Square. The site is in the Conservation Area. The appeal buildings are mainly of 2 storeys and stand at the back edge of the footpath. The street facades are in a mixture of ashlar stonework and rendering with imitation joints. At the rear of the buildings there is a yard into which projects a small single storey lean to, enclosed by a high wall separating it from the adjoining garden to the east, and other buildings to the west and the south. The entire ground area between the appeal site and the terrace to the south is covered by an assortment of single storey structures, mostly flat roofed with sky lights but with some sloping sections. Adjoining the front of the premises to the east, there is a garage with a stone facade. On the opposite side of Queens Parade Place are carriageway and pedestrian approaches to Victoria Park, the former flanked by stone pillars, the latter consisting of a broad flight of stone steps leading to a gravelled walk. To the west of the site set at an angle and facing a small triangular green, there is an imposing terrace in 3 storeys with attics. The land in the vicinity of the site slopes upwards to the north and northwest, in the latter direction towards the Royal Crescent. The surrounding buildings are almost entirely in natural stone, including various extensions at the rear of the adjacent terrace in Queens Square.

3. The Council refused planning permission and listed building consent on the grounds that the construction of this extension using reconstructed Bath stone would seriously detract from the appearance of the nearby listed buildings in this part of the Conservation Area. In support of their decision they contended that the area formed an integral part of the internationally renowned architectural

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heritage of the city. The houses that comprised Queens Square and the other properties surrounding the appeal site were unified by being faced in, or constructed of, local stone. In their opinion the use of reconstructed stone in this setting, particularly on such a substantial extension would be clearly visible from Queens Parade and from the large number of buildings which surrounded it; reconstructed stone would not match natural Bath stone either when it was new or when it had weathered.

4. You contended the proposed extension would improve the area and would be at the rear of the building where it would neither overlook nor be overlooked by, anything other than the rear of buildings and an ugly mass of untidy roofs. You proposed using top quality reconstructed Bath stone in matching courses or to half slate the extension above first floor level; The former would be indistinguishable from Bath stone and considerably cheaper. In your opinion, the benefit to Bath, its occupants and visitors from the use of Bath stone would be miniscule and could not be justified in view of its high cost. You urgently needed room to take on more staff and the extension when completed would enable you to create four new jobs. The financing of this would place a considerable strain on your financial resources. You supported the council's policy in general but you considered that in this instance they were being unreasonable.

5. The written representations made in support of the appeals and those of the Council have been considered. The Council do not object in principle to the proposed extension and the only matter in dispute concerns the exterior cladding to be used. The Council's concern to preserve and enhance the character and appearance of the important Conservation Area is understood. It is noted that it would be possible to see parts of the proposed extension only from the upper rear windows of the adjacent properties in Queen Square and from ground level in front of the northerly end of the terrace to the west. However, from other public vantage points the extension would be largely hidden from view. In the circumstances it is not considered that the somewhat different appearance of reconstructed stone compared with the natural stone cladding of the existing buildings would appear unduly obtrusive or have such a significant impact on the setting and appearance of the nearby listed buildings or on the character of the Conservation Area as to warrant refusing planning permission and listed building consent.

6. For the reasons given, the Secretary of State allows both your Company's appeals and hereby grants planning permission for the demolition of the existing single storey extension and erection of a new two storey extension in accordance with the application reference No 4296/2 dated 7 July 1983, subject to the following condition:-

The development to which this permission relates shall be begun not later than 31 July 1989.

The Secretary of State also hereby grants listed building consent for the same works in accordance with the application reference No LB4296/1 dated 7 July 1983, subject to the following conditions:-

The works to which this consent relates shall be begun not later than 31 July 1989.

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7. This letter does not convey any approval or consent which may be required under any enactment, order, bylaw or regulation other than sections 23, 55 and 56 of the Town and Country Planning Act 1971.

8. A copy of this letter has been sent to the Bath City Council.

I am Sir  
Your obedient Servant

~~ALAN B PAYNE~~  
Authorised by the Secretary of State for  
the Environment to sign in that behalf

ENCS



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**PLANNING AND CONSERVATION**

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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David Shorland  
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Extension: 2057  
Direct Line: 0171-361-2057  
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Email: plndmt@rbkc.gov.uk  
Mr.: D. Taylor

16th July 1999 ✓

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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My reference: DPS/DCC/PP/99/ 0733 ✓ Your reference: APP/K5600/A/99/ 1022704 Please ask for: Mr D. Taylor

**BY FAX AND POST**

Dear Sir,

**Town and Country Planning Act 1990**

**Appeal by St. James Homes regarding site at Former Thames Water Reservoir and Water Tower House, Campden Hill Road, Kensington, London W8**

Further to advice given by the Inspector at the Pre-Inquiry meeting concerning the above appeal, I enclose a Statement of Common Grounds, containing matters agreed between this Council and the appellants, St. James Homes.

Attached to the Statement of Common Grounds is a list of Conditions recommended by this Council in the event that planning permission is granted.

Yours faithfully,

Derek Taylor  
Area Planning Officer  
for  
Executive Director, Planning and Conservation


**ROYAL BOROUGH OF KENSINGTON &**  
**CHELSEA**

**CAMPDEN HILL RESERVOIRS**

**STATEMENT OF COMMON GROUNDS AGREED BY**  
**APPELLANTS AND ROYAL BOROUGH OF KENSINGTON &**  
**CHELSEA**

This statement is prepared in advance of the Public Inquiry scheduled to commence on July 20<sup>th</sup> 1999 in respect of the above site.

This document comprises a list of brief statements, primarily factual, that can be taken as common ground between the appellants, St. James's Homes, and the Royal Borough of Kensington & Chelsea. They should not be taken as common ground accepted by any other parties.

**The following statements are agreed.**

**Site Area**

1. The site covers an area of 1.541 hectares, of which 1.008 ha (10081 sq.m) is proposed as the residential development area, with 0.533 ha (5329 sq.m) as tennis court area.

**Archaeology**

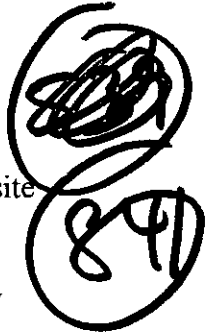
2. The site does not have archaeological potential and there is no further need to consider archaeology on the site.

**Nature Conservation**

3. The site does not have any nature conservation importance.

**Existing Site**

4. The site, as a matter of fact, is a developed site that contains large built structures occupying 78.5% of the site area.
5. The reservoirs have a roof area of 0.87 ha, a cubic capacity of 66,728 m<sup>3</sup>, and an internal floor to ceiling height of 7.84m.
6. All indications are that the site should be considered redundant as far as use to provide water reservoir facilities is concerned, with such use unlikely to recur.
7. (a) The existing level in Aubrey Walk averages 38.84 AOD (Above Ordnance Datum)  
  
(b) The existing level in the grounds of Aubrey House average 37.7m AOD

- 
- (c) The average level within Holland Park School at the boundary of the site is 37.2m
- (d) The average level of land within Kensington Heights is approximately 40.7m AOD, made up with land with undercroft parking below
- (e) The average height on Campden Hill Road adjoining the site is 37.4M AOD
- (f) The spot level on the roof of the reservoirs is 42.5m

**Listed buildings**

8. The issue of impact upon the setting of the following Listed buildings is a relevant consideration in determining these applications:

Aubrey House, Aubrey Walk  
St. George's Church, 2-6 and 15-19 Aubrey Walk  
Thorpe Lodge  
West House, 118 Campden Hill Road

**Open and Recreational Space**

9. Plan 7650/304 is agreed as a true depiction of the distribution of types of open and recreational space upon the site.
10. Approximately 30% of this amount would be lost under the appeal proposals, if the definition of open space described in paragraph 4.25 of the Committee Report is followed (excluding private gardens).

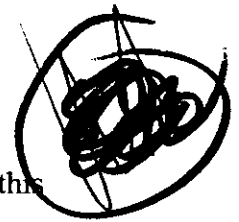
**Sports facilities**

11. The proposal does not involve any reduction in the range, of the sports (tennis) facilities offered on this site.
12. The proposals do not conflict with Unitary Development Plan Policies LR1 and LR7

**Housing**

13. The surrounding area is primarily residential in character and function.
14. The principle of using the site to provide housing, sports facilities in the form of a tennis club, and open space, are not disputed. Government guidance and Policies in the Unitary Development Plan support the retention and provision of these uses.
15. The proposals, if approved, would result in a net addition of 52 residential units on this site.
16. The size of the site, and number of units proposed, is sufficient to trigger a requirement for the provision of affordable housing. Government guidance (in particular Circular 6/98) and the Policies of the Royal Borough encourage the

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provision of affordable housing as part of the proposed development of this site.

17. If affordable housing is not provided as part of the proposed development, such a failure could justify the refusal of planning permission (as advised in Circular 6/98).
18. The seventeen units of housing proposed for the Aubrey Walk block, earmarked for affordable housing, would constitute 33% of the net addition to the dwelling stock proposed for the site.
19. The percentage amount of all housing proposed for the site as being affordable is considered acceptable.
20. In the event that, for any reason, affordable housing provision could not be achieved on this site, then 22 off-site units would be likely to be acceptable (subject to quality, location etc)
21. The provision of seventeen units of affordable housing on this site will not call the viability of the redevelopment proposal as a whole into question.
22. The residential density figure, for the residential development site, is agreed as being 342 h.r.h (calculated upon an area of 11041.67 sq.m and 378 habitable rooms)
23. The proposals do not conflict with Policies STRAT 2, STRAT 14, or H2.
24. The mix of unit sizes proposed for the site (Policy H19) is acceptable.

**Campden Hill Road block**

25. The redevelopment of the present Water Tower House site is to be encouraged, as long as the result preserves or enhances the character and appearance of this part of the Conservation Area.

**Traffic generation**

26. The existing flats generate a maximum of 5 vehicle movements in both the morning and evening peaks.
27. Using information from surveys carried out in May 1999, it has been agreed that the existing tennis club generates an average 10 vehicle movements per hour, up to a maximum of 35 movements in the busiest hour at weekends. On weekdays the flows range from an average of 7 up to a maximum of 25.
28. The existing reservoir and ancillary facilities can be expected to generate up to 19 additional trips in peak hours.
29. Based on worst case trip generation rates, the proposed houses and flats could generate a maximum of 23 vehicular movements in the morning peak hour and 29 in the evening peak hour.

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30. At weekends the proposed tennis club could be expected to generate up to an average of 5 and a maximum of 18 trips per hour in "poor" weather. On weekdays an average an average of up to 4 and maximum of up to 13 trips per hour could be generated.
31. The maximum vehicular activity associated with the proposed tennis courts would be likely to be no higher than the present peak
32. Following consideration of the submitted Traffic Impact Analysis (TIA) and negotiations relating to detailed points contained therein, the Council raise no technical traffic objection in relation to these proposals.

#### **Parking**

33. The 88 car parking spaces currently proposed (as shown on drawing 100A) satisfy the parking requirements laid down in the Unitary Development Plan.
34. The appellants have also produced drawing 100B for consideration at the Public Inquiry, showing 93 spaces which provide a ratio of 1:1 spaces for the affordable housing units. The Council has no objection to this revised drawing being considered at the Inquiry. It is agreed that this slightly increased provision is also acceptable under UDP Policies, although it is noted that this provision exceeds the UDP requirement of 0.66 spaces per unit of affordable housing.

#### **Privacy**

35. The appeal proposals would not result in a loss of privacy to any nearby residential property that would be of a sufficient degree to justify a refusal of planning permission. As such, there is no conflict with Policy CD30.

#### **Trees**

36. The submitted Tree Protection Method Statement, (Revision A dated 2/2/99) is in accordance with BS:5837.

#### **Unitary Development Plan Policies**

37. The Policies identified in the Reasons For Refusal recommended by the Council, namely STRAT 1, STRAT 5, STRAT6, STRAT35, CD21, CD25, CD48, CD51, CD52, CD53, CD61, H11, and H22 and draft alterations to H22, are agreed as relevant Policies in consideration of the appeal proposals.
38. Other relevant Policies are STRAT2, STRAT 14, STRAT 15, CD24, CD28, CD29, CD30, CD32, CD34, CD35, CD43, H19, H28, LR7, TR39.
39. The relevant drawings depicting the development forming the subject of this Public Inquiry are P099, P100A, P101A, P102A, P103A, P104A, P105A, P106A, P107A, P108A, P109A, P110A, P111A, P112A, P113B, 8809/3, 8809/4, 8809/5, 9029/3, 9029/4, 9132/1, 9132/2, 9132/4, 9132/5, 9132/6. Although the drawing 100A is formally before the Inquiry, no objection is raised to consideration of drawing 100B.

## CONDITIONS

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The following Conditions (no.s 1-15) have been proposed by the Council, and are not objected to by the appellants, for application to any Planning Permission or Conservation Area Consent in the event of the subject appeals being allowed. The Council and the appellants reserve the right to recommend that this list is added to, or amended, or items deleted, in response to issues discussed at the public inquiry

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

*Reason* As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.

2. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

- (a) the materials to be used on the external faces of the building(s)
- (b) the slate(s) to be used as the external roofing materials for all buildings other than the Campden Hill Road block
- (c) the use and treatment of the open land within the site including hard and soft landscaping the tennis court surfacing
- (d) any proposed walls, fences, or railings
- (e) details of windows and window frames
- (f) the provision of access for people with disabilities
- (g) the extent and position of accommodation for the loading and unloading of vehicles
- (h) the provision to be made for the storage and disposal of refuse
- (i) Extent and provision of cycle parking
- (j) Ramp gradient and access controls to the basement car park
- (k) details of the floodlight positions and fittings, and the cowling to the floodlights

*Reason* - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory.

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3. Any of the building(s) hereby permitted shall not be occupied until that building is completed in accordance with the approved drawings Number(s) .....  
*Reason - To ensure that the development is implemented in accordance with the application and does not cause any detriment to the amenity of the area.*
  
4. All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation.  
*Reason - To protect the amenity of the area.*
  
5. Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site.  
*Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area.*
  
6. No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority.  
*Reason - To safeguard the tree, and preserve its contribution to the amenity of the area.*
  
7. No dwelling shall be occupied until the appropriate car parking space(s) for that dwelling, shown on the drawings hereby approved, has been provided, and the spaces shall be permanently retained for use in connection with the residential use of the dwellings and for no other purpose.  
*Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area.*
  
8. At least one car parking space (or garage) shall be provided for each of the dwellings within the development prior to its occupation, with at least 0.66 spaces provided for each unit of affordable housing, and these spaces shall thereafter be permanently retained solely for the residential purposes of the dwellings.  
*Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies for traffic restraint.*

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9. **Before the dwellings hereby approved are occupied insulation to prevent the transmission of excessive airborne and impact noise shall be installed between each of the adjoining units in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority, and the insulation shall be installed only in accordance with the details so approved and shall be so maintained.**

*Reason - To safeguard the amenity of neighbouring premises.*

10. **Details of the means of ventilation to the premises shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences, and the use shall take place only with the ventilation so approved in operation.**

*Reason - To safeguard the amenity of neighbouring property.*

11. **The buildings hereby approved for the gardens of the West terrace shall only be used to provide ancillary accommodation to the houses of the West terrace, and shall not be used as separate dwellings.**

*Reason - These buildings would constitute sub-standard dwellings if separately occupied*

12. **No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed.**

*Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area.*

13. **The roof slope(s) of the building(s) hereby permitted, with the exception of the Campden Hill Road block, shall be clad in natural slates, and so maintained.**

*Reason - To preserve the character or appearance of the Conservation Area / To protect the character and appearance of the building which is statutorily Listed.*

14. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority.**

*Reason - To ensure a satisfactory standard of external appearance.*

15. **Notwithstanding their inclusion upon drawing no.s P101A, and P102A otherwise approved, entrance gates to the development shall not be erected, and access to the public areas of the residential development area shall not otherwise be restricted.**

*Reason - To ensure that the residential development hereby approved provides a contribution to the local residential community, and maintains the existing character of the surrounding residential area.*



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The following three Conditions are proposed by the Royal Borough of Kensington & Chelsea, but at the time of writing have not been agreed by the Campden Hill Lawn Tennis Club.

16. **The tennis club premises hereby permitted shall not operate between the hours of 23.00 and 06.30 the following day, and members or their guests must not be on the premises other than between 06.30 and 23.00 each day. Unless otherwise approved in advance, in writing, by the Executive Director, Planning & Conservation, there shall be no more than 10 exceptional days in any one calendar year upon which members or their guests may remain on the premises until 24.00 midnight.**

*Reason - To protect the residential amenity of the area*

17. **The floodlights to the tennis courts hereby approved shall not operate before the hour of 07.00, or after the hour of 22.00, on any day.**

*Reason - To protect the residential amenity of the area*

18. **A maximum of 150 persons shall be on the tennis club premises at any one time, apart from Annual General Meetings or Exceptional General Meetings when up to 250 persons may be present.**

*Reason - To limit the vehicular and pedestrian activity that might be associated with the premises and to safeguard the residential amenity of the area*

Copy from mltg

DT's copy!

*Draft - Without Prejudice.....*

**ROYAL BOROUGH OF KENSINGTON &  
CHELSEA**

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**CAMPDEN HILL RESERVOIRS**

**STATEMENT OF COMMON GROUNDS AGREED BY  
APPELLANTS AND ROYAL BOROUGH OF KENSINGTON &  
CHELSEA**

This statement is prepared in advance of the Public Inquiry scheduled to commence on July 20<sup>th</sup> 1999 in respect of the above site.

This document comprises a list of brief statements, primarily factual, that can be taken as common ground between the appellants, St. James's Homes, and the Royal Borough of Kensington & Chelsea. They should not be taken as common ground accepted by any other parties.

**The following statements are agreed.**

Drawings (inc 100s)

**Site Area**

1. The site covers an area of 1.56 [K&C] 1.591 [K&C] 1.6 [BM] 1.66 [Bob.S] hectares

**Archaeology**

2. The site does not have archaeological potential and there is no further need to consider archaeology on the site.

**Nature Conservation**

3. The site does not have any nature conservation importance.

**Existing Site**

4. The site, as a matter of fact, is a developed site that contains large built structures.

5. All indications are that the site should be considered redundant as far as use to provide water reservoir facilities is concerned, with such use unlikely to recur.

**Listed buildings**

6. Any impact upon the setting of the following Listed buildings is a relevant consideration in determining these applications:

Aubrey House, Aubrey Walk  
St. George's Church, 2-6 and 15-19 Aubrey Walk  
Thorpe Lodge  
West House, 118 Campden Hill Road

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**Open Space**

- 7. Approximately 81% of the present site area either is, or has the appearance of being, open space.
- 8. Approximately 30% of this amount would be lost under the appeal proposals, if the definition of open space described in paragraph 4.25 of the Committee Report is followed (excluding private gardens).

**Sports facilities**

- 9. The proposal does not involve any reduction in the size, or range, of the sports (tennis) facilities offered on this site.

**Housing**

- ✓ 10. The surrounding area is primarily residential in character and function.
- 11. The principle of using the site to provide housing, sports facilities in the form of a tennis club, and open space, are not disputed. The provision of a mix of these land uses ~~on the site~~ is supported by government guidance and by Policies in the Unitary Development Plan. ↓
- ✓ 12. The proposals, if approved, would result in a net addition of 49 residential units on this site.
- 13. The size of the site, and number of units proposed, is sufficient to trigger a requirement for the provision of affordable housing. Government guidance and the Policies of the Royal Borough encourage the provision of affordable housing as part of the proposed development of this site. Circular 6/98
- 14. If affordable housing is not provided as part of the proposed development, such a failure could justify the refusal of planning permission. Circular 6/98
- ✓ 15. The seventeen units of housing proposed for the Aubrey Walk block, earmarked for affordable housing, would constitute 35% of the net addition to the dwelling stock proposed for the site.
- ✓ 16. The percentage amount of all housing proposed for the site as being affordable is considered acceptable.
- ✓ 17. The provision of seventeen units of affordable housing on this site will not call the viability of the redevelopment proposal as a whole into question. ← 21 units (?) = maybe 40%  
IF

**Character of the area**

- 18. Whilst there is quite an eclectic mix of architectural styles and building forms in the surrounding area, the character of Aubrey Walk can be identified as one of relatively small, domestic scale, whilst Campden Hill Road contains many much larger mid-twentieth century buildings of a coarser scale, built before their sites were designated part of the Kensington Conservation Area.

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Campden Hill Road block

19. The redevelopment of the present Water Tower House site is to be encouraged, as long as the result provides a positive contribution to the character and appearance of this part of the Conservation Area.

Traffic generation

*a maximum*

20. The existing flats generate ~~approximately~~ 5 vehicle movements in both the morning and evening peaks.

21. The existing tennis club generates an average 10 vehicle movements per hour, up to a maximum of 35 movements in the busiest hour *on at weekends. On weekdays the flows range from an average of 7 up to*

22. The existing reservoir and ancillary facilities can be expected to generate up to 19 additional trips in peak hours. *a max of 25*

23. The proposed houses and flats are ~~likely~~ *could* to generate some ~~23~~ *a maximum* vehicular movements in the morning peak hour and ~~29~~ in the evening peak hour.

24. *At weekends* The proposed tennis club could be expected to generate up to 18 additional trips per hour in poor weather. *At weekends an average of 5 and up to a max. of 13*

25. The maximum vehicular activity associated with the proposed tennis courts would be likely to be no higher than the present peak *13*

Parking *100A shows 88 space*

26. The ~~93~~ [88?] car parking spaces currently proposed satisfy the parking requirements laid down in the Unitary Development Plan. *The Council has no objection to the inquiry considering substitute*

Daylight

*drawing 100B, which depicts 93 spaces which is also acceptable under UDP Policies*

27. The worst affected residential units are two flats within the North elevation of Kensington Heights. The worst affected room would be the eastmost first floor room, a bedroom, which would receive 58% of its existing daylight. The second most affected is a living room/bedroom at first floor level which would receive 62.41% of its existing daylight as a result of the proposed development. In both of these cases, the loss of daylight would clearly be material.

Trees

28. The submitted Tree Protection Method Statement, (Revision A dated 2/2/99) is in accordance with BS:5837.

Unitary Development Plan Policies

29. The Policies identified in the Reasons For Refusal recommended by the Council, namely STRAT 1, STRAT 5, STRAT6, STRAT35, CD21, CD25, CD48, CD51, CD52, CD53, CD61, H11, and H22 and draft alterations to H22, are agreed as relevant Policies in consideration of the appeal proposals.

30. Other relevant Policies are STRAT2, STRAT 14, STRAT 15, CD24, CD28, CD29, CD30, CD32, CD34, CD35, H19, H28, LR7, TR39.

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31? *Is there any descriptive material in the CAPS that the appellants do not agree with?*

*Can we agree that the advice given in the CAPS is not a point of difference between us?*

32...? *More common grounds.....?*

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**CONDITIONS**

The following Conditions have been proposed by the Council, and are not objected to by the appellants, for application to any Planning Permission or Conservation Area Consent in the event of the subject appeals being allowed. The Council and the appellants reserve the right to recommend that this list is added to, or amended, or items deleted, in response to issues discussed at the public inquiry

- 1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

*Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.*

- 2. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

- (a) the materials to be used on the external faces of the building(s)
- (b) the slate(s) to be used as the external roofing material *(with exception of C/M)*
- (c) the use and treatment of any part of the site not proposed to be covered by buildings, including the tennis court surfacing
- (d) the treatment of the open land within the site including hard and soft landscaping
- (e) any proposed walls, fences, or railings
- (f) the provision of access for people with disabilities
- (g) the extent and position of accommodation for the loading and unloading of vehicles
- (h) the provision to be made for the storage and disposal of refuse
- (i) details of the floodlight positions and fittings, and the cowling to the floodlights

- (j) Details of windows and window frames  
*(k) extent + position of cycle parking*

*Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory.*

- (l) *ramp gradient and access to the basement car park*

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that bldg  
the building to be  
occupied

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A

3. The building(s) hereby permitted shall not be occupied until completed in accordance with the approved drawings Number(s) .....  
Reason - To ensure that the development is implemented in accordance with the application and does not cause any detriment to the amenity of the area.

4. All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation.  
Reason - To protect the amenity of the area.

5. Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site.  
Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area.

6. No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority.  
Reason - To safeguard the tree, and preserve its contribution to the amenity of the area.

7. ~~The whole of the car parking space shown on the drawings hereby approved shall be provided before the dwellings are occupied and the spaces shall be permanently retained for use in connection with the residential use of the dwellings and for no other purpose.~~  
No dwelling shall be occupied until parking spaces are provided for each dwelling.  
Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area.

8. At least one car parking space shall be provided for each of the dwellings within the development prior to its occupation, with 0.6 spaces provided for each unit of affordable housing, and these spaces shall thereafter be permanently retained solely for the residential purposes of the dwellings.  
Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies for traffic restraint.

+ disabled parking

or garage at least

9. No process shall be carried out, or machinery installed, pursuant to this permission so as to cause detriment to the amenity of adjacent property, or of the immediate area, by reason of noise, vibration, smell, smoke, soot, ash, grit, or electrical interference.

list of Cs to be rec. by LPA

854

~~854~~

Reason - To safeguard the amenity of neighbouring property and the immediate area.

10. The tennis club premises hereby permitted shall not operate between the hours of ~~23.00~~ and ~~08.00~~ the following day, and members or their guests must not be on the premises other than between ~~07.00~~ and ~~23.00~~ each day,

11-00

Reason - To protect the residential amenity of the area 11-00

Other than days unless otherwise approved in writing by the P&C

11. The floodlights to the tennis courts hereby approved shall not operate before the hour of 08.00, or after the hour of 22.00, on any day.

Reason - To protect the residential amenity of the area

Max no. of 150 people on the premises

12. Before the dwellings hereby approved are occupied insulation to prevent the transmission of excessive airborne and impact noise shall be installed between each of the adjoining units in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority, and the insulation shall be installed only in accordance with the details so approved and shall be so maintained.

Reason - To safeguard the amenity of neighbouring premises.

13. Details of the means of ventilation to the premises shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences, and the use shall take place only with the ventilation so approved in operation.

Reason - To safeguard the amenity of neighbouring property.

14. The buildings hereby approved for the gardens of the West terrace shall only be used to provide ancillary accommodation to the houses of the West terrace, and shall not be used as separate dwellings.

Reason - These buildings would constitute sub-standard dwellings if separately occupied

15. No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed.

Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area.

with exception of CRK building

16. The roof slope(s) of the building(s)/extension hereby permitted shall be clad in natural slates, and so maintained.

Reason - To preserve the character or appearance of the Conservation Area / To protect the character and appearance of the building which is statutorily Listed.

17. No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority.

Reason - To ensure a satisfactory standard of external appearance.

Condition extracting gables . . .



Appeal by St James Homes Ltd:  
Land at Campden Hill Reservoir  
(APP/K5600/E/99/1016054 and A/99/1022704)



Joint Statement of Agreed and Disagreed Matters

The Site

1. Agreed site area:

- ✓ (a) Application site 1.541h
- ✓ (b) Site for density calculation 1.637h
- ✓ (c) Residential site 1.008h
- ✓ (d) Residential site for density calculation 1.104h
- ✓ (e) Tennis court area 0.533h

✓ 2. Reservoir Dimensions

- (a) Roof area 0.876h
- (b) Floor to ceiling height 7.84m
- (c) Cubic capacity 66,728m<sup>3</sup>
- (d) Height of reservoir roof from prevailing ground level. 3 to 4 metres

3. The Local Area

- (a) Primarily residential
- (b) Good access to public transport
  - (i) Notting Hill Gate (600m)
  - (ii) Holland Park (500m)
  - (iii) High Street Kensington (900m)

856

~~856~~

**Principle of Development**

1. The principle of residential is accepted on this site. The Council is seeking a mix of housing, affordable housing, tennis courts and open space (as outlined in the draft Alterations). The unresolved issue is the quantum and disposition of these uses.

combine with main

2. The overall layout – comprising two blocks and a square of houses with a landscaped central space is, in principle, an appropriate basic plan for the site (Committee Report 4.63). The unresolved issue is the exact arrangement and detail.

??

**Open and Recreational Space**

X 1. The site is not public open space.

✓ 2. The site has a recreational role but the scheme addresses this so there is no conflict with UDP policies LR1 to LR7.

✓? 3. The 1992 Open Space Survey has not been the subject of public consultation and is not Supplementary Planning Guidance.

**Housing**

✓ 1. The proposal is not in conflict with UDP housing policies STRAT 2, STRAT 14 and H2.

✓ 2. The mix of housing (Policy H19) is acceptable.

✓ 3. Disabled access (H28) is agreed.

✓ 4. Noise (CD43 and CD35) is agreed.

7 re-word 5. Privacy (CD30) is agreed.

6. Daylight and Sunlight are agreed (CD28/29)

7. If the gates are deleted, this is agreed.

8. Density (H10 and H11) is not agreed.

**Affordable Housing**

1. It is agreed that the relevant policy is H22.  
2. The number of on site units (17) is agreed.  
3. The mix and size of the affordable units is agreed.

NHAT ✓  
NHAT ✓  
NHAT ✓

857  
draft and proposed alterations to H22  
~~857~~

**Trees & Landscape**

1. The landscape proposals and means of tree protection are agreed.

**Traffic, Parking and Refuse**

1. The TIA is accepted.  
2. The parking provision is agreed.  
3. The means of access is agreed.  
4. The additional traffic resulting from the creation of indoor tennis courts is agreed as being in the range of .....to .....per hour.  
~~5. The refuse arrangements are agreed.~~

✓

**Conservation**

1. The impact on the character and appearance of the Conservation Area is not agreed. The relevant policies are STRAT 1, 5, 6 and 35 as well as CD21, 25, 48, 51, 52, 53 and 61.

Following consideration of the TIA and negotiations relating to the detailed points contained therein, the Council raise no technical matter obj

~~858~~  
858

**CAMPDEN HILL CONSULTATION**

**PERIOD 10-12 and 18-19 December 1998**

Invitations sent 5000  
 Visitors 324 6.5% \*  
 Comments made 66 1.3% \*  
 \* = % of 5000

**Summary of responses**

Supported scheme	Number	Percentage
Supported or indicated no preference BUT concerned about	25	37.9%
Objected to scheme due to	14	21.2%
traffic	3	4.5%
too little parking on site	6	9.1%
design of building	4	6.1%
No comment or misc.	7	10.6%
change of local character	7	10.6%
<b>TOTAL</b>	<b>66</b>	<b>100.0%</b>

# YOUR LETTERS

London Newspaper Group  
Newspaper House  
Winslow Road  
HammerSmith W6 9SF

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 25 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. Water companies are expected to deliver water at reasonable prices without being subsidised from fortuitous property developments. Up to now public utilities have argued strenuously to their regulators that non-utility profits should be ignored in determining the rates they can charge.

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 Grieve, the Deputy Assistant Commissioner who heads the racial and violent crime task force, to address a public meeting and explain the wide range of changes being introduced in the Metropolitan Police Service to eradicate this scourge. Any resident who thinks the police are racist, or who has yet to be convinced the reforms will bring



### An artist's impression of the proposed development

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

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

### 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? ... About their special

### 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 Telcott 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.

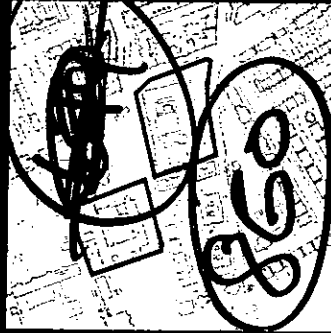
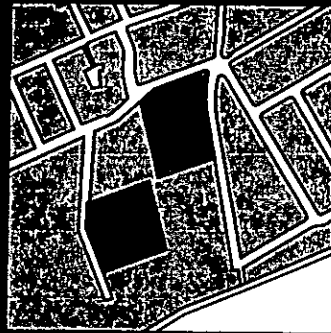
#### ANTIQUES

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 Kensington Park Road, Notting Hill, is holding an informal talk on Life, the Universe and Abundance on Sunday at 7pm. Wendy Hawkes and Rev Mark Harpreese will be starting off the talk. Admission free.

**KING'S COLLEGE,  
Camptoden Hill  
and Camptoden Hill Road, W8**



THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

**Planning Brief, June 1997**  
**The Royal Borough of Kensington and Chelsea**

**PLANNING BRIEF**

as adopted June 1997

**King's College, Campden Hill  
and Campden Hill Road, W8**

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RECEIVED IN PINS AA  
24 JUN 1998

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# 1. INTRODUCTION

## BACKGROUND

- 1.1 This planning brief describes the development opportunities on the King's College sites on Campden Hill and Campden Hill Road, London, W8. Development opportunities are likely to arise through the vacation of premises by King's College, University of London.
- 1.2 Situated between Campden Hill, Campden Hill Road and Duchess of Bedford's Walk, these two sites cover a large and important area of Kensington. Their development will impact on the character and appearance of the area and on the way land is used by residents, workers and visitors. The development and associated activity may have an impact outside its immediate area.
- 1.3 The key aim of this brief is to ensure the best use of land, to promote urban design quality and to co-ordinate individual development schemes. The brief also provides guidance in the development process for present and future residents, site owners and prospective development interests, the wider public, and Council Members and Officers. It should be read together with the approved Conservation Area Proposal Statement (CAPS) for the Kensington Conservation Area, within which the brief sites are located.
- 1.4 The brief has been prepared following extensive consultation with the public and with contributions from a range of interests. It was approved for adoption by the Council on 30 June 1997 and will form a material consideration in deciding planning applications for development on these sites. Essentially, it elaborates and interprets the Council's adopted Unitary Development Plan policies, proposals and standards (see Section 4) as they apply to individual sites, balances conflicts, and takes on board recent

government guidance. It describes the parameters required for a successful planning application to ensure that proper consideration is given to the sites, their context, existing policy, the views of the public, skilled advice and to environmental impact. A discussion of the brief's implementation is included.

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**THE SITES**

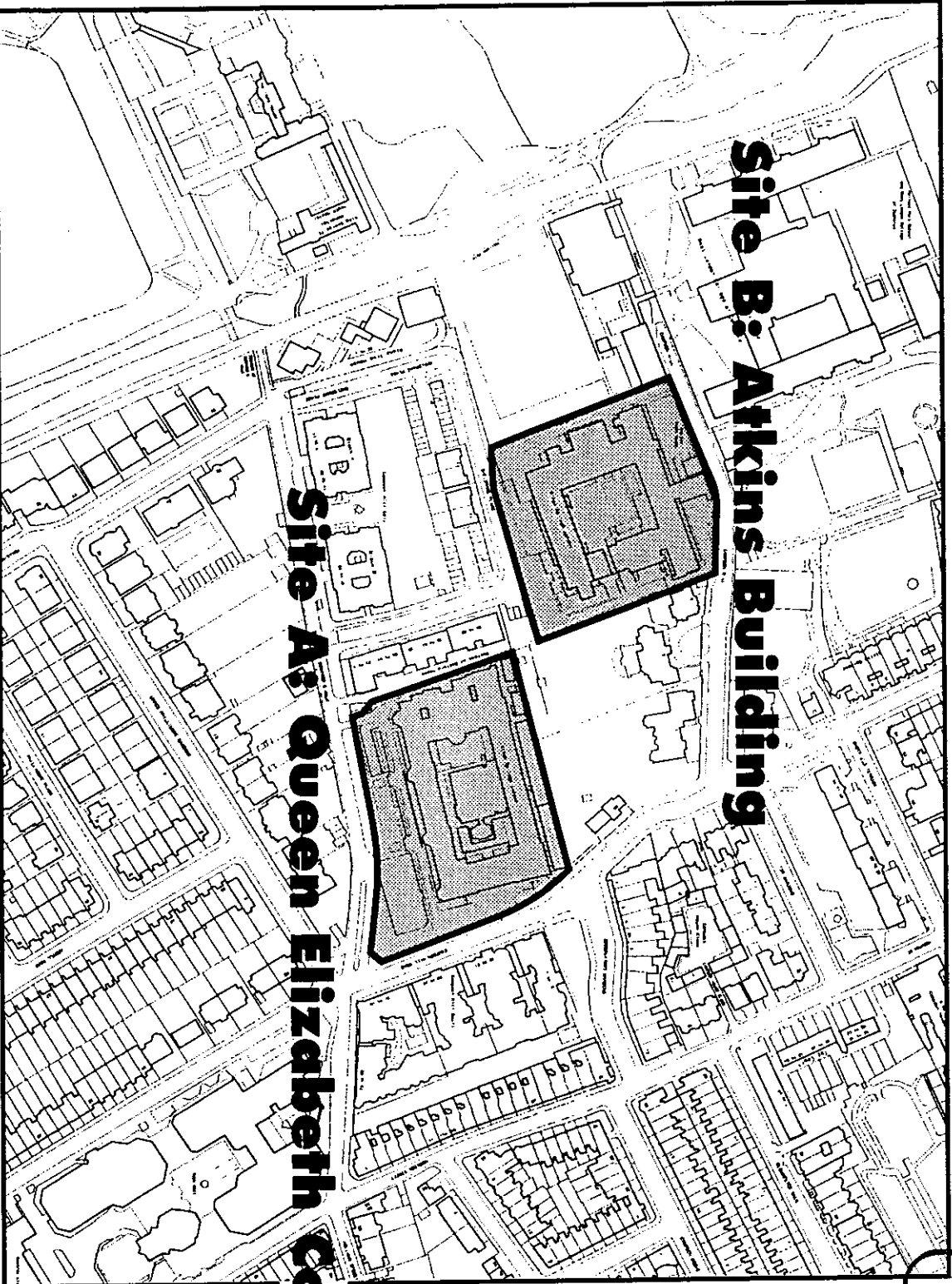
1.5 The sites are shown in Figure 1. The area of the Campden Hill Road site (Site A), housing Queen Elizabeth College, is approximately 9,850 sq.m. (106,000 sq.ft.) The area of the Campden Hill site (Site B), housing the Atkins Building, is approximately 8,600 sq.m. (92,500 sq.ft.).

Handwritten text "Site A" enclosed in a hand-drawn oval.

Handwritten text "Site B" enclosed in a hand-drawn oval.

1.6 The total gross floorspace on Site A is approximately 15,700 sq.m. (169,000 sq.ft.) and on Site B 16,400 sq.m. (176,500 sq.ft.).

**Figure 1: The Sites**



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SUMMARY OF APPROPRIATE LAND USES

1.7 The sites may offer the opportunity for primarily residential development, and as such should make a contribution to the supply of affordable housing within the Royal Borough.

1.8 The original Queen Elizabeth College building within Site A is listed grade II. While the most appropriate use of this listed building is educational use, other uses which preserve the special architectural and historic character of the building will be considered. There may be scope for a sensitive residential conversion. Some of the rooms within the college are of architectural and historic interest, and any new use will be expected to preserve them as existing. It may be possible to use some of these rooms for a use which is compatible with a residential use.

1.9 Alternatively a mixed development involving residential use and an institutional use (within the existing Use Class (D1) non-residential institutions or within Use Class (C2) residential institutions) may be considered if the combined scheme were to respect the listed building and character of the area. Intensification of the existing D1 use is not considered appropriate.

1.10 There is scope for demolition on Site B offering redevelopment opportunities for residential purposes, subject to no institutional / educational user coming forward to refurbish the existing purpose built institutional accommodation.

1.11 More detailed information and cross references to relevant policies of the UDP are set out in the subsequent section *Detailed Planning Requirements and Guidance*.

1.12

Supporting information is contained within *Survey and Appraisal, Site Attributes and Constraints* which serves as background material to the brief. This sets out a summary of the key aspects of analytical work that has preceded the more prescriptive elements of this brief. It should be read in conjunction with this main body of the brief.

Handwritten circled numbers '866' and a scribble.

## 2. DETAILED PLANNING REQUIREMENTS AND GUIDANCE

### KEY LAND USE REQUIREMENTS

- 2.1 The sites may offer the opportunity for primarily residential development, and as such should make a contribution to the supply of affordable housing within the Royal Borough.
- 2.2 The original Queen Elizabeth College building within Site A is listed grade II. While the most appropriate use of this listed building is educational use, other uses which preserve the special architectural and historic character of the building will be considered. There may be scope for a sensitive residential conversion. Some of the rooms within the college are of architectural and historic interest, and any new use will be expected to preserve them as existing. It may be possible to use some of these rooms for a use which is compatible with a residential use.
- 2.3 Alternatively a mixed development involving residential use and an institutional use (within the existing Use Class (D1) non-residential institutions or within Use Class (C2) residential institutions) may be considered if the combined scheme were to respect the listed building and character of the area. Intensification of the existing D1 use is not considered appropriate.
- 2.4 There is scope for demolition on Site B offering redevelopment opportunities for residential purposes, subject to no institutional / educational user coming forward to refurbish the existing purpose built institutional accommodation.
- 2.5 Residential development should include a range of units sizes, provision of larger family sized units (three or more habitable rooms) and smaller units (one or two habitable rooms) (H118). Provision of units suitable for occupation by families will be welcomed; such units should have direct access to open space.
- 2.6 Given the size of both sites, it is considered that they should make a positive contribution to provision of affordable housing in the Borough. However, it is acknowledged that on site housing provision may not be easily achievable due to Site A being a Grade II listed building which the Council is anxious to retain, and Site B having a number of townscape requirements. Consequently it may be that the Council would give favourable consideration to off site provisions for affordable housing in line with its expressed policies.
- 2.7 On Site B residential densities above 350 h/ha (habitable rooms per hectare) will only be considered suitable (H112) if justified in townscape terms.
- 2.8 Communal or private garden space should be provided (LR13). On Site A there are opportunities for provision of open space offered by the demolition of later additions and extensions in the central courtyard and northern edge of the site. On Site B, in addition to provision of communal or private garden space, there should also be adequate space between buildings to ensure privacy and avoid overlooking.
- 2.9 Careful consideration must be given to preserving and enhancing the setting of the listed building on Site A.

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BBB

- 2.10 Consideration could be given to the provision of social and community facilities, including a medical surgery and nursery care facilities.
- 2.11 The majority of trees on site should be retained and new areas of planting will be sought (CD32, CD72, CD73). Street tree planting will be encouraged, in particular on Campden Hill adjacent to Site B.
- 2.12 Improvements to the footways immediately adjacent the brief sites will be welcomed. Such improvements should be to an accessible standard, that is, which allows for ease of movement by wheelchair users.
- 2.13 Any provision of affordable housing on Site B or elsewhere should include a proportion of housing built to mobility and wheelchair access standards and developers should seek early discussion with registered housing associations and the Council's Directorate of Housing and Strategic Development.
- 2.14 Any development proposals and the associated development and construction process needs to have special regard to protecting the amenity of local residents and should not detract from the residential character of surrounding areas.  
**Access and Parking**
- 2.15 The Council will require one off-street parking space per private residential unit. A standard of 75% provision will be acceptable for any affordable housing. Parking for non-residential development will be considered on the merits of the particular scheme. The Council will seek to rationalise and reduce existing parking provision on the sites in accordance with UDP policy TR41. Regard should also be had to provision of
- 2.16 disabled persons' parking bays and the associated standards of the UDP. Basement car parking may be considered appropriate depending on means of access (TR46).
- 2.17 Vehicular access for Site A, should ideally be from the Duchess of Bedford's Walk. Applicants should propose arrangements from Duchess of Bedford's Walk having due regard to sight lines, narrowness, the presence of established trees and residents parking. Provision of access from Campden Hill via Site B should also be investigated. The existing access / egress on Campden Hill Road may have to be retained, in addition to an arrangement onto Duchess of Bedford's Walk.
- 2.18 Improvements to pedestrian and cycle links will be encouraged, and provision of cycle parking welcomed (TR27).
- 2.19 The area cannot support significant additional trip generating activity and access is only possible from local and district roads. Uses which generate a high number of trips will increase the problems of an already congested area, generate demand for on-street parking and will be resisted.
- 2.20 Car parking should not be visually prominent from public areas, and should not detract from the setting of the listed building. As such, only very limited surface parking is likely to be acceptable in design terms along the garden frontage. The scope for basement parking will need to be explored, although clearly this should not prejudice the special architectural or historic interest of the listed building.
- 2.21 The access gates and the boundary walls along the Campden Hill Road frontage of Site A are important architectural elements which are listed and must be retained.

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*[Handwritten signature]*

**PRINCIPLES FOR DEVELOPMENT - SITE A**

- 2.21 Development proposals within Site A must protect the special architectural and historic character of the listed Queen Elizabeth College building. A sympathetic conversion to residential use is likely to be acceptable in principle, subject to detailed design considerations. Demolition of modern buildings within the site which currently harm the setting of the listed building would be welcomed, (as illustrated in Figure 2).
- 2.22 The listed college building is of special interest because of its design and the contribution that it makes to the local townscape. The continuous use of the building as a college is of historic interest, and this use has clearly influenced the plan form and design of the building.
- 2.23 **Most of the original building fabric, and rooms within the building, contributes to the special character of the listed building, and as such must be preserved and protected.**
- 2.24 All original elevation details are likely to fall within this category, including doors, windows, brickwork, rainwater goods, original floor to ceiling heights, architectural detailing including cornices and string courses.
- 2.25 Within the building there are several rooms with imposing proportions and important architectural detailing. These are of special interest and such rooms must be preserved and protected. Important rooms include the Old Refectory Hall, the West Common Room, the Queen Elizabeth Bar Room, the Council Room, the first and second floor libraries, and the suite of rooms associated with the Principal's office and previously used living quarters. Additionally, some of the traditional lecture theatres within the northern wing include good proportions and interesting joinery fixtures. Other important spaces include entrance halls, stairwells and some corridors.
- 2.26 Most of the original architectural features and detailing within the building are of some special interest and should be preserved and protected, and these include staircases with their balusters and hand-rails, cornices, skirting boards and other joinery.
- 2.27 **There are some parts of the building which are less sensitive, and here some alterations to the fabric may be considered acceptable if they do not harm the special architectural and historic character of the building.**
- 2.28 Within the upper floors of the southern and western wings there may be scope to alter the plan form between stairwells, where rooms within the halls of residence exist. Similarly, several of the laboratories, offices and teaching rooms are of less special interest, especially within the northern wing, and their plan form could be amended.
- 2.29 **There are some areas where demolition of unsympathetic recent development, and remedial work, will be welcomed.**
- 2.30 The building within the inner court yard probably dates from the 1960's. It detracts from the setting of the listed building and as such its demolition would be welcomed. Demolition of the modern single storey buildings, to the north of the site, would also be welcomed and these areas should be landscaped to improve the setting of the listed building.
- 2.31 There is scope to redesign the recent third floor fenestration upon the northern wing, and to remove extract flues within the inner court-yard. Generally where original features, such as timber sash

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windows, have been inappropriately replaced, their reinstatement will be encouraged.

2.32

The current vehicle parking arrangement at surface level within the curtilage of the listed building, detracts from the setting of the building, and this could be rationalised and improved.

(See the appendices for a more detailed appraisal of the listed building).

#### **Landscaping and the Creation of a New Public Space**

2.33

Development proposals within Site A must include a comprehensive landscaping plan, and should address the opportunity of creating more open landscape at the south eastern corner of the site.

2.34

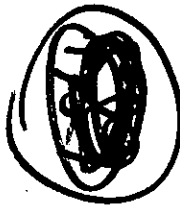
Development proposals for Site A provide an opportunity to improve the relationship between the south eastern corner of the site with the prominent traffic node where Campden Hill Road, the Duchess of Bedford's Walk, Upper Phillimore Gardens and Holland Street meet. There is specific policy within the Kensington Conservation Area Proposals Statement which relates to this traffic node and its surroundings (paragraph E8 within the section on Environmental Improvements). This calls for a rationalisation of the road layout and for a visual enhancement.

2.35

If the boundary of Site A were set further back from the Duchess of Bedford's Walk, the pavement could be widened and a new public open space created. A high quality design in this area which incorporated better signage, seating, landscaping, and possibly a work of art or other focal point, would be welcomed.

2.36

The college grounds fronting the Duchess of Bedford's Walk are currently in a poor state. The existing fencing is not in a good state of



repair and it acts as a visual barrier between the gardens and the public streets. It would improve the setting of the listed building, and the appearance of the local townscape, if the gardens were more visible from public areas. Replacement of the fencing with appropriately designed railings could promote this visibility.

2.37

Any new landscaping scheme will be required to create an appropriate setting for the listed building.





Figure 1. a & b. AUBREY WALK. Georgian Terrace & St George's Church.



Figure 1c. AUBREY WALK. Green bank (veiling the Pumping Station) opposite the Georgian Terrace & St George's Church. (Green bank & Pumping Station to be replaced by large block of flats, taller than the Georgian Terrace under the proposed scheme.)

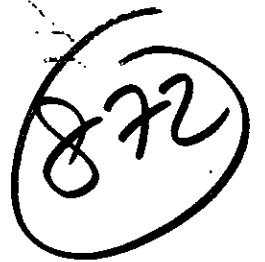


Figure 1 c & d

View of AUBREY WALK





The Georgian Terrace.

Figure 2 a & b. AUBREY WALK.





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Figure 3 a & b. VIEWS DOWN AUBREY WALK

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LONDON COUNTY COUNCIL  
Aubrey House  
stands on the site of  
Kensington Wells  
an early 18th century spa  
Former residents include  
SIR  
EDWARD LLOYD RICHARD  
1st Earl Grosvenor  
LADY MARY COKE diarist  
PETER and  
CLEMENTIA TAYLOR  
philanthropists  
WILLIAM  
CLEVERLY ALEXANDER  
art lover

Figure 4 a-c. AUBREY WALK. Aubrey House.





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~~876~~

Figure 4 View of AUBREY WALK  
d.e  
Two views  
from Aubrey House,  
looking up towards  
The Church.





Figure 5a. AUBREY WALK. The Arts & Crafts Terrace, which would be dwarfed by huge town houses opposite.



Figure 5b. View down AUBREY WALK (no's 18-24) showing mixture of architectural styles. (towards Aubrey House)



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Figure 6a. HILLSLEIGH ROAD which leads into AUBREY WALK.  
This is a very narrow (and picturesque) street.





Figure 7a. AUBREY WALK.

Detail of the Erith Terrace.

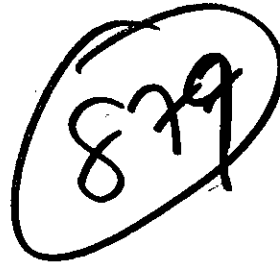


Figure 7b. View down AUBREY ROAD, a narrow road feeding into AUBREY WALK.



Figure 8a. AUBREY WALK, towards Aubrey House.

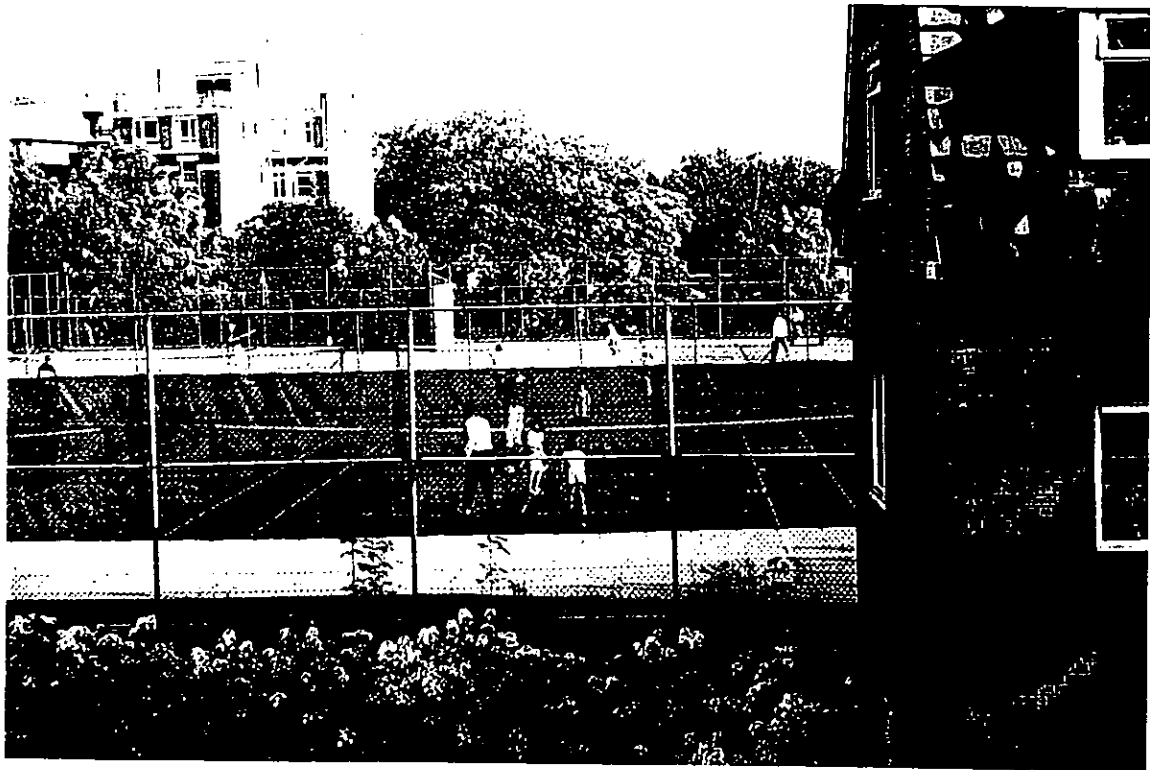


Figure 8b. AUBREY WALK. The outdoor tennis courts under threat, viewed from 16 Aubrey Walk.



Figure 9a KENSINGTON HEIGHTS & WATER TOWER HOUSE,  
Campden Hill Road.



Figure 9b WATER TOWER HOUSE (Campden Hill Road)  
& 25 CAMPDEN HILL GARDENS, corner  
of Aubrey Walk/ Campden Hill Road.

Figure 9a. CAMPDEN HILL ROAD, showing

Kensington Heights,

looming over Water Tower House.



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Figure 9b. 25 Campden Hill Gardens.

This would face the huge block of flats  
destined as the replacement for Water  
Tower House on the corner of Aubrey  
Walk/ Campden Hill Road.





Figure 10a. KENSINGTON HEIGHTS (Campden Hill Road) seen from Peel Street.



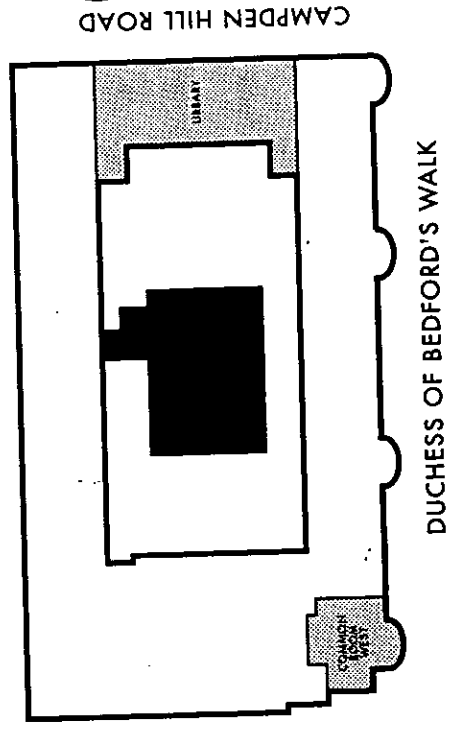
Figure 10b PEEL STREET looking towards KENSINGTON HEIGHTS  
10b

# Figure 2. Queen Elizabeth College

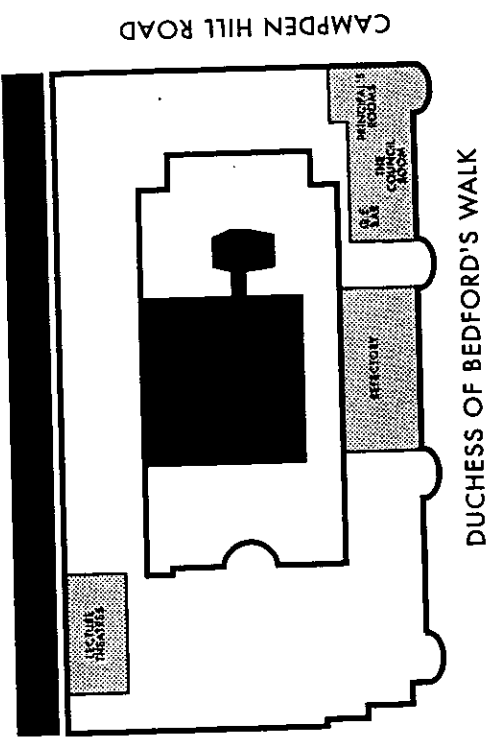


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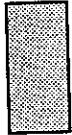

**FIRST FLOOR PLAN**



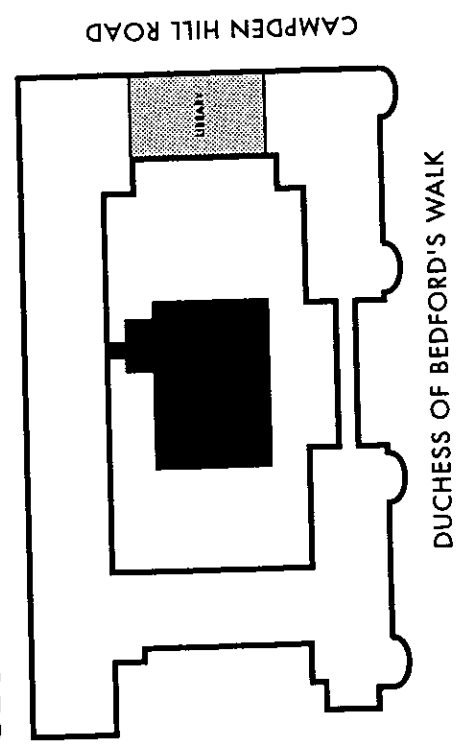
**GROUND FLOOR PLAN**



**KEY**

-  ROOMS OF PARTICULARLY SPECIAL INTEREST
-  BUILDINGS WHICH HARM THE SETTING OF THE LISTED BUILDING

**SECOND FLOOR PLAN**





**PRINCIPLES FOR DEVELOPMENT - SITE B**

**Building Heights, Building Line and Orientation**

2.42 Any development along the southern boundary of the site should be oriented so that frontages face south towards Sheldrake Place. This will ensure that attractive elevations are viewed from Sheldrake Place and from the Duchess of Bedford's Walk. A building line in this area should be set well back (by at least 15 metres) from the southern boundary of the site to protect boundary trees and the amenity of residents on Sheldrake Place. As new buildings along the southern boundary would cast shadows within the site, the height of new development here should be considerably lower than that fronting Campden Hill. New buildings should generally not exceed three stories in height in this area.

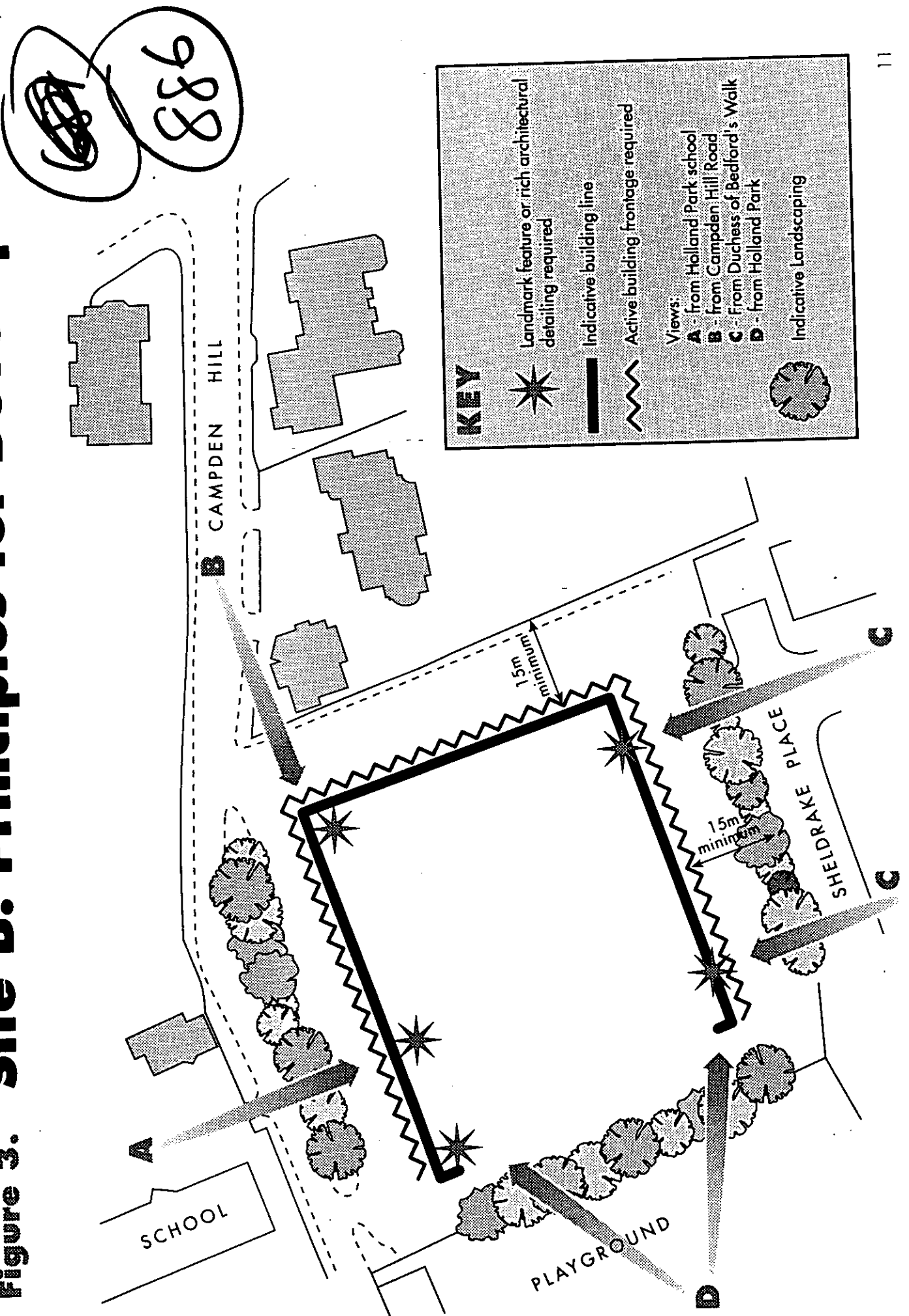
2.38 New buildings within Site B should be orientated so that frontages face onto public areas and routes, while rear elevations face inner private areas.

2.39 Along the frontage with Campden Hill the height of new development could rise up to five stories in part, but the scale of new development should be broken up to ensure that new buildings do not appear too bulky and to assist in the creation of an interesting sky line. The taller parts of new buildings could be used to emphasise the curve in Campden Hill and the corners of the new development, to add interest into the street scene.

2.40 The building line of new development upon Campden Hill should be set back behind the present main line of the existing Atkins Building. This set back will improve legibility from Campden Hill Road towards Holland Park School and the park. A landscaping scheme will be required for the area between the building line and the highway, and this should reflect the informal landscape quality of the area. Car parking should not be allowed to dominate this space and encouragement will be given to basement parking.

2.41 Any development along the eastern flank of the site should be set well back from the eastern boundary (by at least 15 metres) to preserve the amenity of the neighbouring house which is used as an embassy. The natural gradient of the site falls quite steeply from the north to the south. This fall should be used to step down new development from the north to the south to reduce the apparent bulk of new development. The height of new buildings along the eastern flank will be restricted by the need to prevent overlooking and loss of amenity to the neighbouring house.

**Figure 3. Site B. Principles for Development**





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**PRINCIPLES FOR DEVELOPMENT - SITES A & B**

**Townscape and Context**

- 2.43 Within Site A, enhancement of the visually prominent area beside the traffic node at the south eastern corner of the site will benefit the local townscape. The design quality of the college grounds needs to be improved, as does the visual relationship between these grounds and the wider public realm. The demolition of the recent additions which detract from the setting of the listed building would be welcomed.
- 2.44 The eastern part of Campden Hill is characterised by prestigious detached houses within extensive grounds, and by the large gardens at the back of mansion blocks. Mature trees, garden walls and an open aspect still result in an almost semi-rural feel, and this character should be preserved and enhanced through appropriate landscaping within Site B.
- 2.45 The houses and mansion blocks in the area include architecturally rich public elevations, which are usually classically styled. Their detailing reflects a human scale which is an appropriate measurement for new development.
- 2.46 Within Site B new development should be outward looking. It should aim to create a well defined, legible street along Campden Hill and a more prestigious "gateway" into Holland Park.
- 2.47 Public elevations must front public areas to redress the current problem of lack of surveillance upon Campden Hill.
- 2.48 The design of new buildings within Site B should reflect the fact that important views exist into the site from the wider townscape. These views are from Sheldrake Place, Campden Hill, The Duchess of

Bedford's Walk, and from Holland Park. The design of elevations which can be viewed from these areas will be expected to be appropriately detailed.

- 2.49 New development will be expected to meet the high design standards which are applied in the Kensington Conservation Area. High quality contemporary design could be appropriate for Site B, but in any case, design should be rich in detail, use high quality materials, and reflect the human scale.

**Environment and Landscape**

- 2.50 The design, layout and siting of development should facilitate passive solar gain and use of natural daylight. The Council will encourage development incorporating renewable energy sources, reuse of materials and use of materials from sustainable resources, use of other energy conservation measures, and use of environmentally friendly building techniques and means of operation. Robust building forms capable of future reuse, and innovative, contemporary, environmentally conscious design will be encouraged.
- 2.51 Street tree planting will be encouraged. Any developer should instigate early discussion with the Borough's Arboricultural Officer.
- 2.52 Tree planting on site and creation of new green areas of amenity, ecological and environmental value will be sought. New soft landscaping should include a substantial number of local native species of trees and shrubs which provide shelter and food supplies for wildlife. Scope for the provision of an aquatic habitat could be explored. Advice from the Borough Ecology Service should be sought. Existing trees on site are to be protected.

### Safety and Security

2.53 All public spaces and thoroughfares should be designed with actual and perceived safety and security in mind. Providing for public surveillance and self policing should be a key objective of development. In this light, buildings should directly overlook public areas and particularly the entrances to buildings. It is recognised that some mix of uses can promote surveillance by encouraging activity at different times of the day. Whilst an environment that offers interest and variety will be encouraged, recesses and hideaways and the segregation of pedestrian and vehicle routes should be avoided. Attention also needs to be afforded to lighting, particularly of entrances and exits.

2.54 In respect of residential development, surveillance and activity needs to be balanced against the need for privacy and protection against noise nuisance, disturbance, light pollution and other loss of amenity. Reference should be made to the Police Architectural Liaison Manual of Guidance.

### Refuse

2.55 Refuse bins and stores should be sensitively designed within the building envelope and so as not to appear visually obtrusive in the street scene. Stores should preferably be provided for each main entrance where they are easily accessible to the occupiers of the residential units. Due regard should be given to The Council's Code of Practice Refuse Storage and Collection.

2.56 Schemes which incorporate further measures to facilitate good waste management in the form of recycling banks or re-use schemes will be encouraged and should be considered in the early planning of the site.

### Public Art

2.57 Incorporation of works of art as part of development can enhance the visual quality and interests of spaces and buildings and the overall attractiveness of a development both environmentally and financially. The Council supports the aims of the Percent for Art Campaign launched by the Arts Council in 1989 and encourage developers to incorporate works of art within their projects. Ideally this should involve the early involvement of artists and crafts people within the design process. Participation of the local community and local artists in the design process will be welcomed.

2.58 Public Art might include street furniture, elevation and surface treatments, and interesting and innovative building features. Public art will be particularly welcomed in those areas where small informal open spaces are created, and as the foci of views, such as at the south eastern corner of Site A.

## RELATED DEVELOPMENT

2.59 In addition to the above requirements and guidance relating to the main sites addressed by this brief, the Council will seek to secure Planning Obligations under section 106 of the Town and Country Planning Act 1990 in order to mitigate the effects of development on surrounding areas and to secure environmental improvements. In this light developers might wish to consider the following:

- A package of improved pedestrian, cyclist and vehicular access proposals for the area;
- Environmental improvements to public spaces, particularly on the corner of Campden Hill Road and The Duchess of Bedford Walk.

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### 3. PROCEDURES FOR APPLICATIONS AND IMPLEMENTATION

#### INTRODUCTION

3.1 This section sets out the key stages of preparation, procedures of site planning, available sources of advice, and best means of presenting planning and design solutions. The purpose here is to improve the development process and ensure proper consideration of site, context, policy, skilled advice, public consultation and environmental impact. Setting out such a rational process does not deny the importance of creativity and inspiration, even if it does emphasise the problem solving aspects of site planning and design. The key means of implementation of this brief are also discussed in order to give applicants and third parties a clear indication of how the brief is to be applied.

#### ENGAGING SKILLED PLANNERS AND DESIGNERS

3.2 The retention by developers of expert planning, urban design, architectural and landscaping skills at an early stage in the development process is of critical importance in achieving a quality solution. The Council will expect use of these skills and seek the early involvement of, and discussions with, such professionals at an early stage.

#### AREA AND SITE APPRAISAL

3.3 The process of planning and designing a particular development for a site follows an assessment of the physical nature of the site itself. The appendix to this brief sets out some key aspects of analytical work that has preceded the

more prescriptive elements of the brief, but applicants should seek to supplement this by undertaking additional area appraisal themselves.

3.4 In this sense the Council will seek demonstration that applicants have considered in some detail both the nature of the sites and their relationship to the surrounding area. This should encompass appraisal of natural and ecological features, the surrounding townscape and urban space, and the human activities the environment supports. Consultation might be conceived as an important part of area and site appraisal (see paragraph 3.5).

#### PRE-APPLICATION DISCUSSIONS AND EXPERT ADVICE

3.5 This draft brief has been prepared in consultation with other departments of the Council and with inputs from a range of sources of expertise. The adopted brief has been subject to full formal consultation. However, developers themselves can save much abortive planning effort by undertaking pre application discussions with a range of bodies and by seeking advice from Council Officers, English Heritage and from residents associations.

3.6 Further information on appropriate contacts is available from the Council's Planning and Conservation Department.

#### VALUABLE SOURCES OF GUIDANCE

3.7 In addition to the guidance set out in this brief and the policies set out in the Council's UDP, reference should be made to the following publications (see also paragraph 4.3).

- Kensington Conservation Area Proposal Statement, The Royal Borough of Kensington and Chelsea.

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- *Conserving Energy by Design*, 1996, The Royal Borough of Kensington and Chelsea.
- *Access Design Guidance Notes*, 1997, The Royal Borough of Kensington and Chelsea.
- *Refuse Storage and Collection - Code of Practice*, The Royal Borough of Kensington and Chelsea.
- *RBKC Housing Strategy*, 1997/98, The Royal Borough of Kensington and Chelsea.

3.8 Planners, designers and other interested parties might also refer to some of the following practically orientated academic texts, practice oriented studies and lobbyists recommendations. However, these are for information only, and should not be seen to override the content of this brief or other Council policy.

- *Responsive Environments: A Manual for Designers*, Bentley, I. et al (1985)
- *London's Urban Environmental Quality*, LPAC (1993)
- *Making Townscape: A Contextual Approach to Building in an Urban Setting*, Tugnutt and Robinson (1987)
- *Time for Design*, English Partnerships (1996)
- *Sustainable Settlements: A Guide for Planners, Designers and Developers*, Barton H., Davis G. & Guise R. (1995)
- *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, Building Research Establishment (1991)
- *BRE Digest 350: Climate and Site Development* (parts 2 & 3), Building Research Establishment (1990)
- *Police Architectural Liaison - Manual of Guidance*, Home Office Crime Prevention Centre (1987)
- *Designing for Accessibility - An introductory Guide*, Centre For Accessible Environments (1993)
- *Landscape Design Guide, Vols. 1 & 2*, Lisney A. & Fieldhouse K. (1990)
- *The Good Wood Guide*, Friends of the Earth

- *Building Green: A guide to Using Plants on Roofs, Walls and Pavements*, Johnson J. & Newton J. for the London Ecology Unit (1993)
- *Habinteg Design Brief* (1997)
- Queen Elizabeth College - Its History.

**PRESENTATIONAL REQUIREMENTS**

3:9 The presentation of applications is a central part of the process of securing planning permission. Good presentation is particularly important to secure the proper interpretation of plans, particularly by Council members and the general public, and to avoid the hostile reception that badly presented applications can receive. The key requirements are to enable consideration of the thinking and analysis that has gone into site planning, to ensure that the surrounding context is properly considered and that proposals relate to their surroundings. In this light applications for planning permission should be accompanied by:

- Drawings showing the plans and elevations of adjoining and adjacent buildings supplemented as appropriate by perspective drawings. The use of photo montage techniques and computer graphics to provide perspectives from any required angle is to be encouraged.
- A suitable scale portable model of the development also showing the mass of adjoining buildings.
- A short supporting statement of around 1000 words in length with illustrations as appropriate. This should reveal what design appraisal work has been undertaken, how the context has been considered and what principles and philosophy have governed the application.
- Where appropriate, illustrations showing existing examples of similar completed development schemes and designs.
- Details of accessible facilities.

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- Detail and diagrams showing the micro climate of proposals, including daylight and sunlight and its relationship to use of land, and any likely wind tunnel effects.
- Details and diagrams illustrating energy saving measures and other environmentally friendly building techniques. The Council welcomes the use of techniques to assess the environmental qualities of buildings, such as the Building Research Establishment Environmental Assessment Method (BREEAM).
- A survey of existing and proposed parking provision.
- A survey of trees and landscape features and significant wildlife habitats, covering not only the site but also adjacent or overhanging trees and other features.
- Proposed service provision or drainage alterations which may affect trees and other features.
- Measures to protect trees and other landscape features during the construction process.
- A landscape scheme showing details of proposed planting, paving and street furniture as well as features to be retained.
- Where consultation with English Heritage reveals that archaeological remains are known or likely to exist on site, an archaeological field evaluation carried out by a professionally qualified archaeological organisation or archaeologist. The Institute of Field Archaeologists publishes a Directory of Members, which developers may wish to consult.
- A schedule of works to the listed building.
- An assessment of contamination and remediation measures if appropriate.

**IMPLEMENTATION**

3.10 The brief will primarily be implemented via the direct exercise of development control powers. Applications for planning permission, listed building consent and conservation area consent will be assessed against the guidance, expectations

and requirements set out in this brief and the policies and proposals of the UDP.

3.11 In those circumstances where the General Development Order allows certain developments to take place without planning permission, the Council will encourage development to be in accordance with the brief. Similarly, compliance with the brief will be encouraged in respect of those works or changes of use not deemed to be development. Where appropriate the Council will seek to secure Planning Obligations under section 106 of the Town and Country Planning Act 1990.

3.12 The Council views the special provisions for consultation, specialist and expert inputs and advice, area appraisal, and presentation of applications set out above as an important part of the planning and implementation process (see paragraph 3.5).

3.13 Developers should also be aware of the Council's annual Environmental Awards Scheme. The Planning and Conservation Committee makes awards in various categories to schemes it considers set a good example in their inherent quality and respect for, and contribution to, their setting. Larger schemes are covered by national award schemes, such as the Civic Trust's bi-annual scheme; further information on these is available from the Council's Planning and Conservation Department.

**ENGINEERING DURING CONSTRUCTION**

**Statutory Undertakers and Public Utilities**

3.14 The Council will seek liaison with public utility agencies in order to secure suitable location and siting and means of

construction, erection or installation of public utilities and statutory undertakers equipment. In particular it is important to ensure compatibility with the townscape, ensure freedom of mobility for people with special mobility needs and to minimise disturbance to residents and users of roads and pavements (PU5, PU6).

#### **Minimising disturbance and Protecting site features**

3.15 Allowance should be made to ensure that the process of development has minimum effect on local residents and local commercial activities.

3.16 Details are to be submitted of how the development is to be screened during construction in order to protect the amenity of the area. An approved screen is to be erected before development commences and maintained for the duration of building and other operations on site. Similarly, details of any noise and discharge amelioration measures will be required as appropriate and restrictions will be enforced in respect of working hours, noise and dust control.

3.17 No tree on site shall be lopped, topped or felled without the prior approval in writing of the Council. Full particulars of the method by which the trees on site is to be protected during building and other operations on site shall be submitted to and approved in writing by the Council before development commences. The protection so approved shall be provided before development commences and maintained for the duration of building and other operations on site.

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#### **CONTACTS**

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Chris Colwell, Principal Aboricultural Officer, Department of  
Planning and Conservation, Town Hall, Hornton Street, London  
W8 7NX  
Tel: 0171 937 5464 ext. 2763

Bill Mount, Group Leader, Transportation, Directorate of  
Highways and Traffic, Town Hall, Hornton Street, London W8  
7NX  
Tel: 0171 937 5464 ext. 2736

Roger Ashby, Cleansing and Enforcement Manager,  
Directorate of Waste Management, Council Offices, 37  
Pembroke Road, London W8 6PW  
Tel: 0171 341 5191

Dr. Erica Constantine, Borough Ecology Service, Holland Park,  
London, W8 6LU  
Tel.: 0171 471 9802

Gerald Wild, Housing Associations Manager, Housing and  
Strategic Development, Town Hall, Hornton Street, London W8  
7NX  
Tel: 0171 937 5464 ext. 2882

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## 4. BACKGROUND INFORMATION

### 4.1 STATUS OF THE BRIEF

4.1 The brief is consistent with the policies and proposals contained within the Council's Unitary Development Plan (UDP) as adopted August 1995 and by which applications are to be determined in accordance with, unless material considerations indicate otherwise (Town and Country Planning Act 1990, s.54A). Policy CD86 of the UDP addresses the preparation of planning briefs for important potential development sites and states how regard will be had to adopted briefs in considering proposals.

### 4.2

This planning brief thus plays an important role in the overall planning policy hierarchy applicable to this site. However its content is subsidiary to, and should be read in the light of, and in conjunction with, the Council's policies set out in the Unitary Development Plan. To facilitate this, UDP policies are clearly cross referenced from the relevant sections of the brief.

### 4.3

Of additional relevance is the approved Conservation Area Proposal Statements (CAPS) for the Kensington Conservation Area, the setting of which development on the brief sites would effect. The CAPS identifies the characteristics which contribute to the special nature of the conservation area and sets out detailed guidance to interpret and elaborate on the policies in the UDP. Policy CD50 of the UDP seeks the implementation of proposals which have been agreed in CAPS.

### 4.4

Other supplementary planning guidance produced by the Council will also be a material consideration in deciding applications (see paragraph 3.7).

### PLANNING BACKGROUND

4.5 The UDP contains a range of strategic and more detailed local land use policies addressing a range of topics and policies on the design of development and conservation. The overall aim of the UDP is to

"MAINTAIN AND ENHANCE THE CHARACTER AND FUNCTION OF THE ROYAL BOROUGH AS A RESIDENTIAL AREA AND TO ENSURE ITS CONTINUED ROLE WITHIN THE METROPOLITAN AREA AS AN ATTRACTIVE PLACE IN WHICH TO LIVE AND WORK."

Specific policy areas of the UDP include those seeking to protect the residential amenity and character of the Borough, those seeking an increase in residential accommodation and a supply of affordable housing, and those addressing the presumption against large scale business development and the encroachment of inappropriate business activities into residential areas. Thus underlying this brief is a firm aim to protect the residential character of the Borough and a resistance to any change which would damage residential amenity.

### 4.6

Other major policy areas include those seeking to maintain and secure a supply of social and community and leisure facilities throughout the Borough, to maintain healthy shopping centres and secure shop units as part of development schemes, and to resist new hotel development. In terms of conservation and design, policies seek to protect and enhance local character and ensure that development is of a high standard and of townscape value; tighter control is prescribed for development in conservation areas and for historic buildings.

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4.7 The UDP also contains policies seeking development of land and buildings for residential use (H2) and seeking a significant proportion of affordable housing (H22).

**SCHEDULE OF USES**

4.8 The lawful use of the buildings appears to be primarily D1 educational use with a range of other ancillary uses.

Site A

- Educational uses - lecture theatres, teaching rooms, laboratories and libraries
- Administration offices
- Student accommodation, for approximately 230 students (less than 30% of total floorspace)
- 1 residential flat
- Squash court and tennis court
- Other ancillary, including hall, common rooms, kitchens, laundry and medical centre

Site B

- Educational uses
- Ancillary including offices, refectory and students union

**RELEVANT PROPOSALS ON NEIGHBOURING SITES**

4.9 Holland Park School has been granted planning permission for the redevelopment and extension of the existing sports hall, and refurbishment of the existing swimming pool. The scale and siting of the development will be the same as existing.

**SITE OWNERSHIP AND RESTRICTIVE COVENANTS**

4.10 The freehold interest of both the sites is held by King's College.

4.11 This brief is written without information on Title. Interested parties must satisfy themselves regarding precise details of ownership and any restrictions or encumbrances which may effect development or use of the site.

4.12 Prospective purchasers should make themselves aware of any restrictive covenants relating to the use of the site.



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## SUPPORTING INFORMATION

### A: SURVEY AND APPRAISAL, SITE ATTRIBUTES AND CONSTRAINTS

NB. The following sections are for information only and should not be read as part of the main body of the brief.

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## A1. INTRODUCTION

A1.1 This supporting document sets out some key aspects of analytical work relating to the brief sites and surrounding areas, and, where appropriate highlights some key planning and design implications. This has preceded the formulation of the more prescriptive elements outlined in the main body of the brief.

A1.2 Work set out here is an integral part of the brief formulation process. It is made explicit as a public document in order to clarify, expand and justify the Council's guidance, expectations and requirements for the site. It aims to stimulate discussion and facilitate understanding of the issues which set the brief's agenda and from which principles and prescription have been distilled. It provides for more active and informed public response to the brief as a whole and as such is an important aid to consultation.

A1.3 This document also aims to provide all those concerned, including development interests formulating proposals for the sites, Council Members and Officers, with a clear reference point for site planning and design, outlining some important elements of the context to which development is to respond. The objective here is to contribute to the planning and design process in an non adversarial fashion, providing the basis for site solutions in a way that does not stifle the creativity of development professionals.

A1.4 The techniques of analysis employed are not purely descriptive and are such that principles and solutions for the sites can easily be extracted. Like the main body of the brief the principle focus is on broad issues of land use, urban design and environmental concerns; matters of detailed design have been

avoided. The survey does not however profess to be all embracing and development interests will be required to undertake further analysis as part of the process of development of a suitable scheme, and in particular to demonstrate the townscape and environmental compatibility of proposals. Further details of the procedures of site planning and design are set out in Section 3 of the main body of the brief.

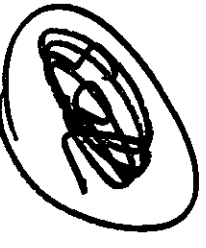
## A2. SURROUNDING LAND USES

- A2.1 The following maps gives a broad indication of surrounding land uses. The sites are located within a primarily residential area.
- A2.2 The area is also characterised by educational uses, in addition to the existing King's College, Holland Park School and the West London College of Commerce are nearby.
- A2.3 Other non-residential uses in the vicinity include a small number of embassies on Campden Hill and Campden Hill Road. The Town Hall is also located close by, on Hornton Street.
- A2.4 The sites are close to Holland Park, with access along Campden Hill and Duchess of Bedford Walk.
- A2.5 High Street Kensington Principal Shopping Centre (not shown on the map) is also relatively close by, at approximately 300 - 600m away, for Sites A and B respectively.

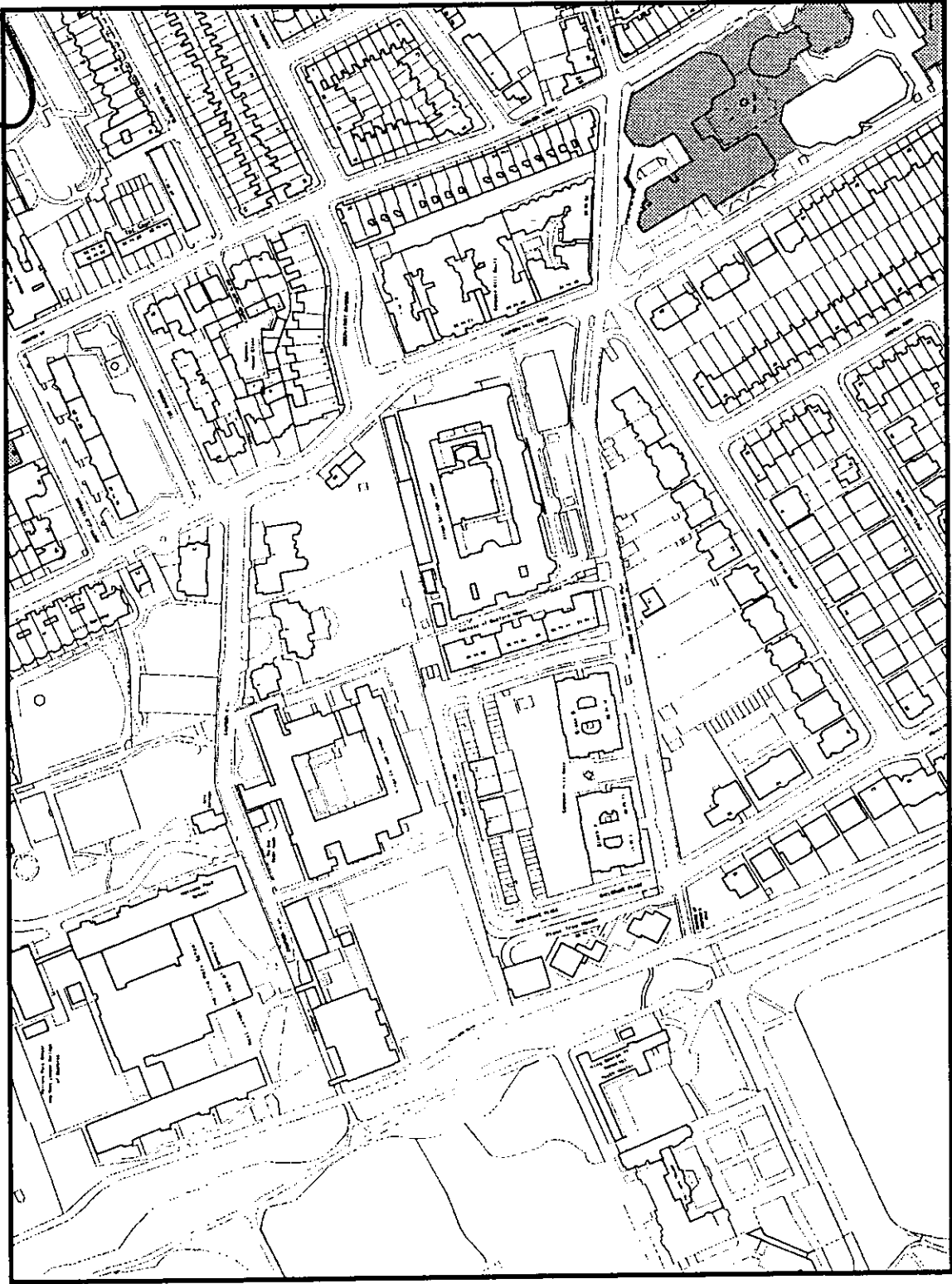
### Some Key Planning and Design Implications:

- The development sites are within a residential area and development needs to have regard to the domestic uses and character.
- Any development proposals and the associated development and construction process needs to have special regard to protecting the amenity of local residents and should not detract from the overall residential character of the area.
- Whilst development should have regard to the high residential densities which characterise the area, residential densities should not be so high as to place excessive pressure on existing facilities.

# B1 - Business Uses



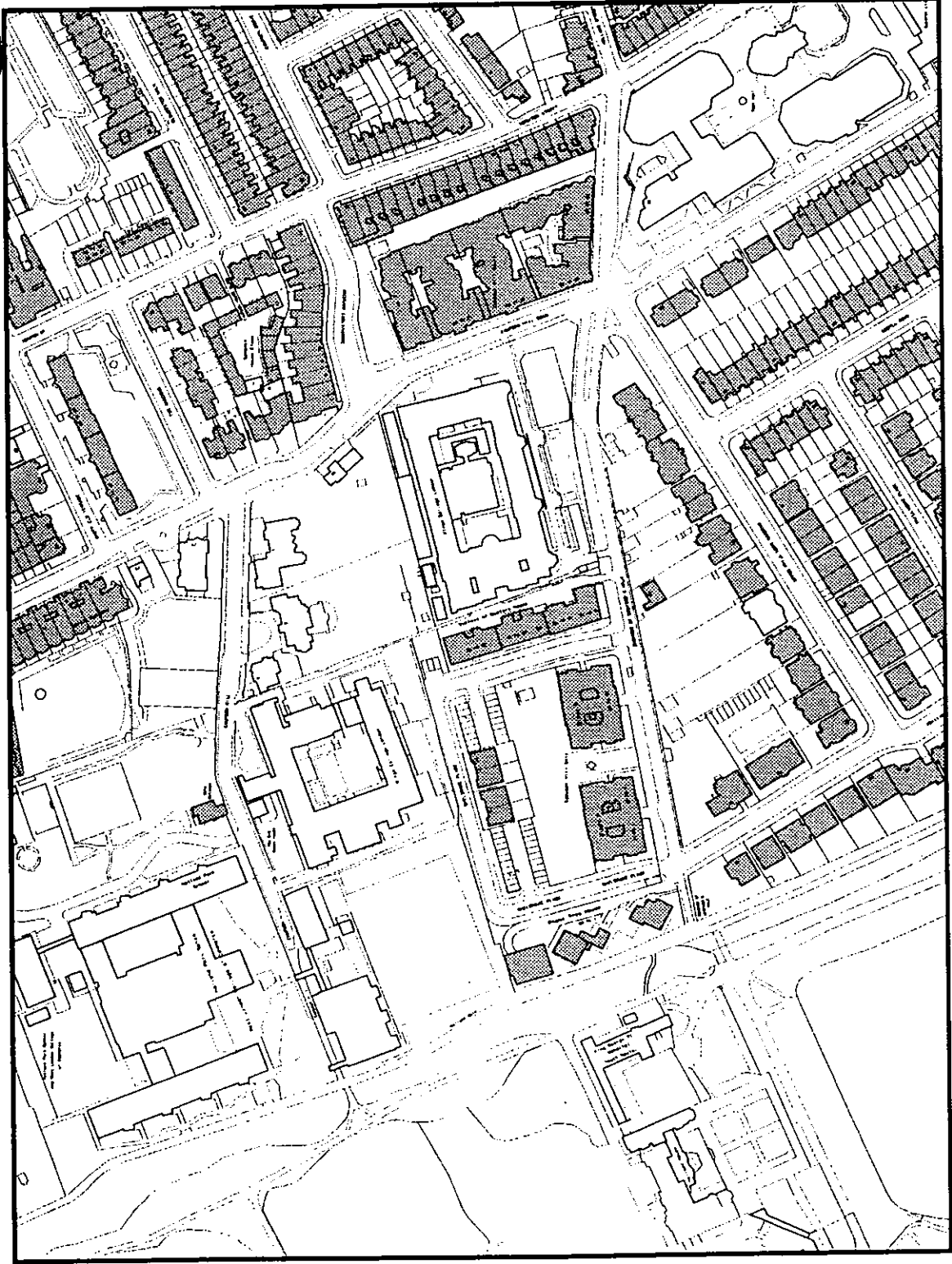
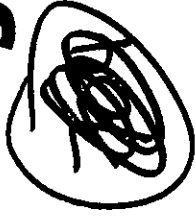
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# C3 - Dwellings

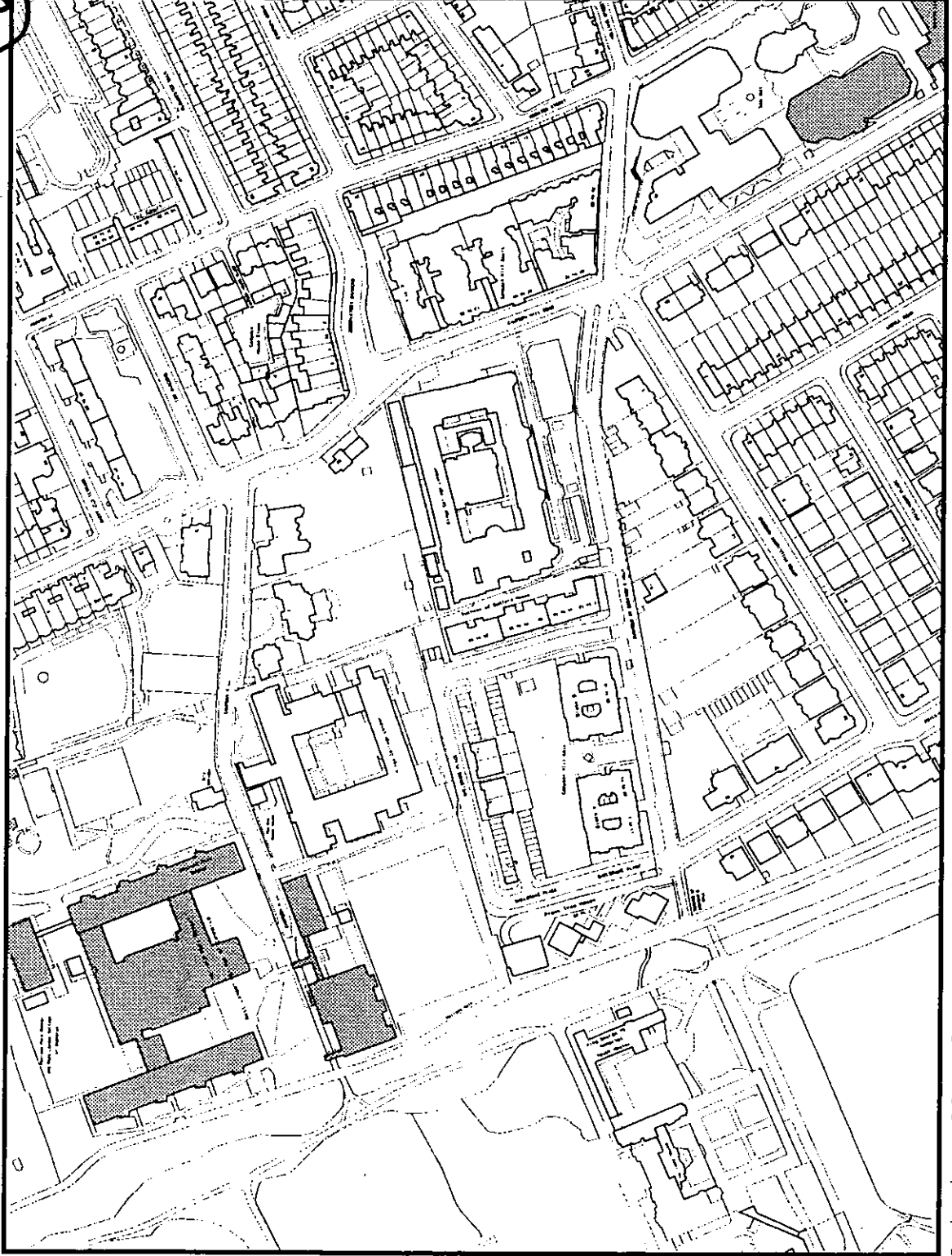
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# D1 - Non-residential Institutions

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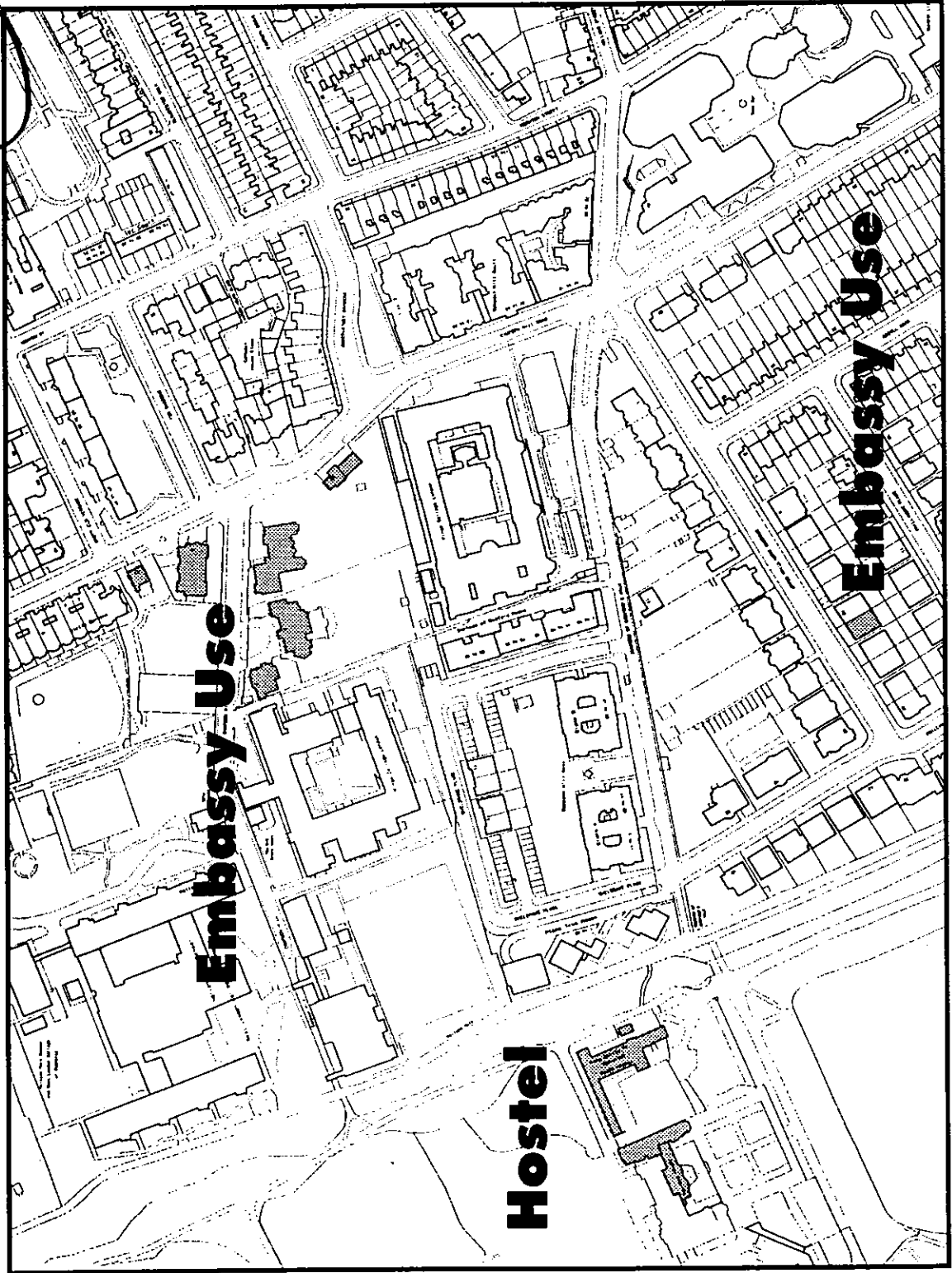
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# Other Uses

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QBS



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### A3. OPEN SPACE AND TREES

of Campden Hill Road and the Duchess of Bedford's Walk; and to create a stronger visual "gateway" to Holland Park.

- A3.1 The diagram opposite shows the supply of public open space in the area surrounding the brief sites and distribution of street trees and trees on site.
- A3.2 Both sites are within easy walking distance of Holland Park, and are not considered to be in an area of open space deficiency. Site B can be clearly seen from within Holland Park and new development should not adversely affect the setting of the park (policy CD13).
- A3.3 There are a number of fine mature trees, particularly in Site A. These impart a distinct character and quality to the street scene and have a beneficial impact on environmental quality in terms of energy, noise and pollution control, climate and wildlife. Along the southern edge of Site B there is a bank of trees which provide a valuable screen to residential properties in Sheldrake Place and the Duchess of Bedford's Walk.

- Consider the design and accessibility of public and private open space.
- Ensure a quality street environment especially for pedestrians and in particular to providing generous pavement widths, quality paving, street furniture and soft landscaping. Potential exists for creation and enhancement of minor public spaces and nodal points, such as at the Junction of Campden Hill Road and Duchess of Bedford's Walk.
- Mature street trees should be retained around Site A, and the planting of additional street trees along Campden Hill, adjacent to Site B, will be encouraged.
- Consider views into Site B from Holland Park, the Duchess of Bedford's Walk, Sheldrake Place and Campden Hill.

#### Some Key Planning and Design Implications

- Tree planting on site and creation of new green areas of amenity, ecological and environmental value are to be encouraged. New opportunities may exist for landscaping on Site A for example, through demolition of recent buildings, as in the central courtyard and removal of some surface car parking.
- Use hard and soft landscaping to give better definition to public streets; to visually reinforce the node at the corner

# open space/ trees

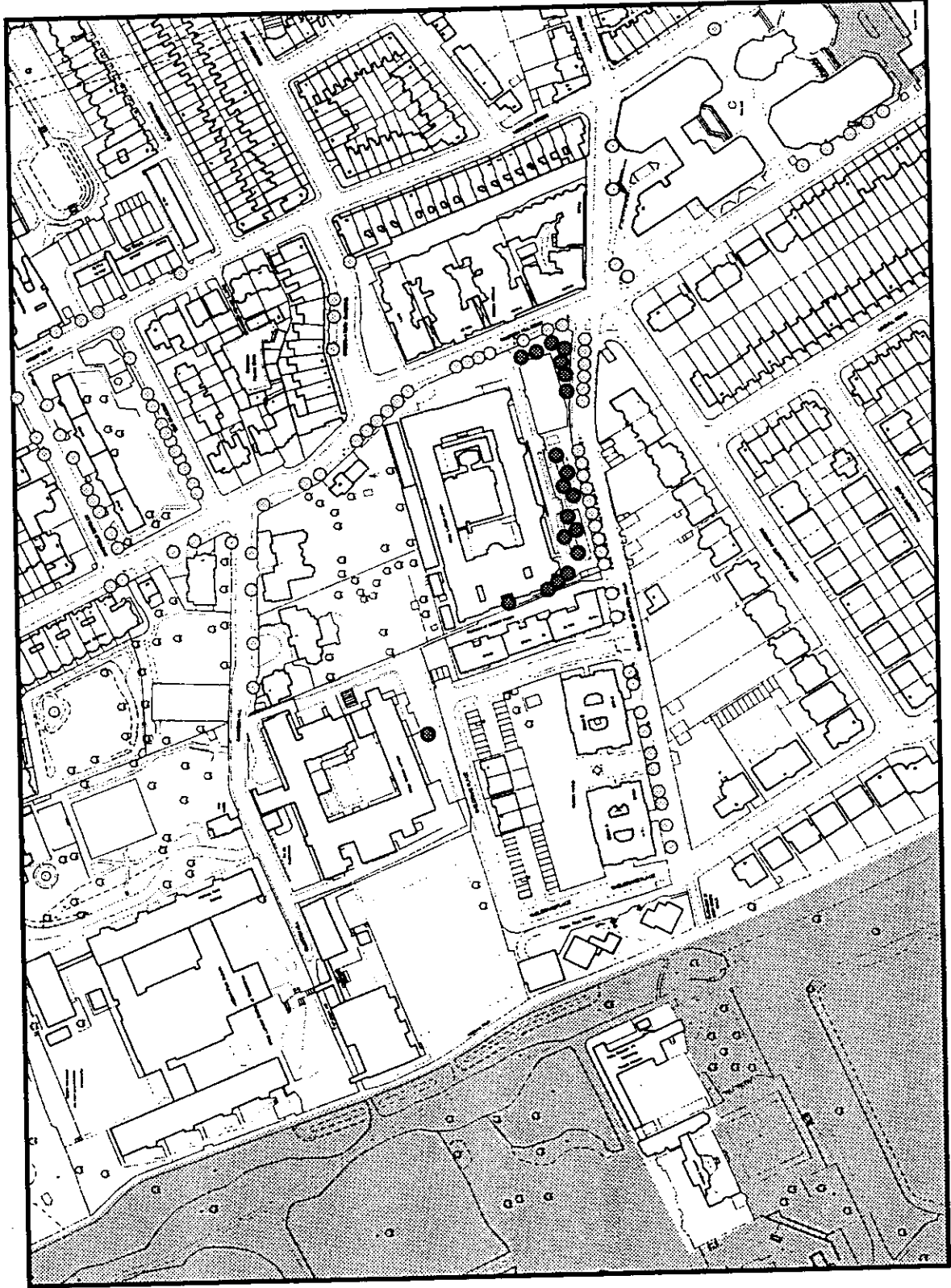
908

Public Open Space



● Trees on site

○ Street Trees



## A4. TRANSPORT AND ACCESSIBILITY

- A4.1 The diagram opposite sets out the key elements of the area's road hierarchy identifying district roads and local roads with current one-way systems.
- A4.2 Despite the lack of buses passing the sites, the Public Transport Accessibility Index is good or medium. This is due to the numbers of buses available on the High Street, which is approximately 400m from Site A and about 600m from Site B, and the location of High Street Kensington Underground Station. Buses in Kensington Church Street are about 300m from Site A and 400m from Site B. Holland Park and Notting Hill Gate stations are under half a mile from the sites.
- A4.3 Regarding vehicular access, Site A has separate access and egress onto Campden Hill Road, and a narrower access / egress in the Duchess of Bedford's Walk. As Campden Hill Road is a district road, ideally access should be from the Duchess of Bedford's Walk. However, sight lines, narrowness, the presence of established trees and residents parking make the achievement of this more difficult. The applicants should propose arrangements from Duchess of Bedford's Walk having due regard to these matters. The existing access / egress on Campden Hill Road may have to be retained, in addition to an arrangement onto Duchess of Bedford's Walk. Site B: This appears straight forward from Campden Hill. The junction sight lines are adequate, although the effective road width is narrowed due to parking provision.
- A4.4 Cycle links to Holland Park, and pedestrian facilities are also identified.





### Some Key Planning and Design Implications

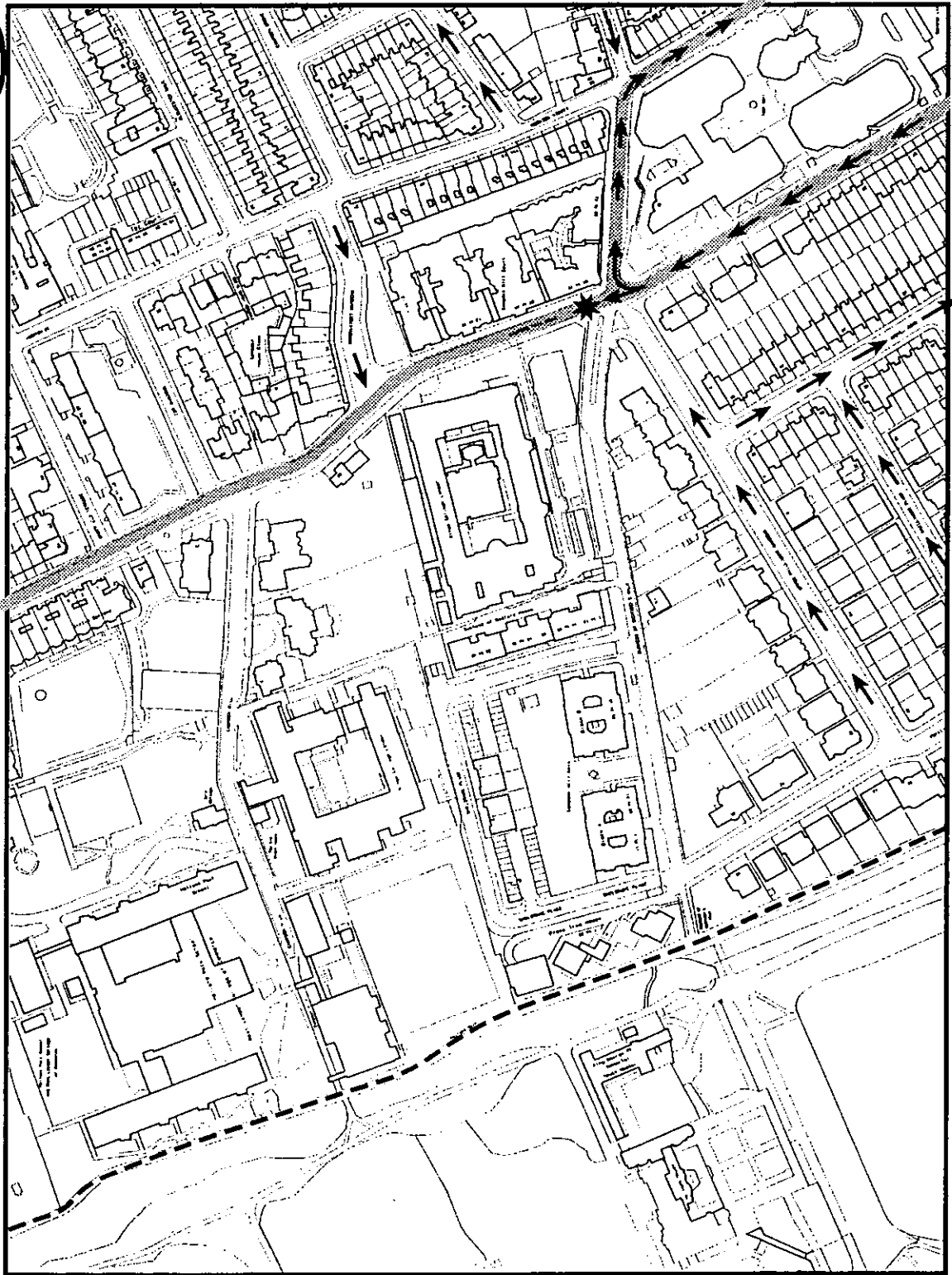
- Access will be from local roads or an already well trafficked district road. This should not be subjected to further high levels of traffic generation, which would increase the problems of an already congested area and generate demand for on-street parking.
- Off-street parking should be provided in association with residential schemes. Parking for non-residential development will be considered on the merits of the particular scheme, within general traffic restraint policies.
- Regard should also be had to provision of disabled persons' parking bays and the associated standards of the UDP.
- Improvements for pedestrian links will be encouraged.
- Improvements to footways immediately adjacent to the brief sites will be welcomed. Such improvements should be to an accessible standard.
- Provision of cycle parking and development of links into the cycle route in Holland Park Walk will be encouraged.

# Transport



910

-  District Roads
-  Roads with One-way Systems
-  Cycle Routes
-  Pedestrian facilities





## A5. HISTORICAL BACKGROUND AND THE LISTED BUILDING

### Historical Development

A5.1 This part of Kensington retained an air of rural seclusion for an unusually long time. This was probably due to the proximity of the mansions of Holland House, Aubrey House (previously Notting Hill House) and Campden House, which must have exerted a stabilising influence on the area. Significant change in the character of the area did not occur until after the Second World War, when Holland Park School was built and the Queen Elizabeth College building was extended.

A5.2 Four Georgian mansions previously occupied the land covered by Site A and Site B. These houses were part of a larger speculative scheme to develop seven houses upon 20 acres of land in 1808. Six of these seven houses have been demolished, but Thorpe Lodge remains to the north of Campden Hill, and is now used as part of Holland Park School.

A5.3 The eastern half of Campden Hill is characterised by prestigious detached houses within extensive grounds, and by the large gardens at the back of mansion blocks. Mature trees, garden walls and an open aspect still result in an almost semi-rural feel. The concentration of embassy buildings reflects the quality of the area.

A5.4 Different architectural styles are represented in this part of Kensington. There are several distinguished mansion blocks and important Victorian terraces with classical detailing, some of which are listed. The college building within Site A is listed grade



II, and is in a neo-Georgian style, and also reflects the "Queen Anne" style to an extent.

A5.5 The birth of the college can be traced to 1878 when a course of lectures for women was given in the Vestry Hall at Kensington. They were so well attended that another building, 5 Observatory Avenue (now 9 Hornton St), was taken as the venue for the lectures in the following year. The continued growth resulted in the King's College Women's Department being inaugurated in 1885, and in new premises being taken at 13 Kensington Square. The college continued to grow, and relocated to Site A, where new buildings were erected to the designs of Adams and Holden in 1914-15.

A5.6 In 1953 the college was granted a Charter of Incorporation as Queen Elizabeth College.

A5.7 The college buildings were damaged during the second world war and part of the east wing had to be rebuilt. The Atkins building and other additions were developed in the post war period to cope with the expansion of the college's curriculum.

(Note: there is a more detailed history and analysis within the Kensington CAPS)

### The Listed Building - General Characteristics

A5.8 The following appraisal is based upon a brief internal survey of the listed college building. As this survey did not include the whole of the listed building, this information should be used for general guidance only, and it will not prejudice consideration of subsequent applications. Developers should be aware that English Heritage may be involved in discussions when

applications for listed building consent and planning permission are received.

A5.9 The plan form of the listed building is in a quadrangle, and to assist in this appraisal the college is divided into four parts, with the southern, eastern, northern and western wings.

A5.10 The principal elevations are to the south, facing the Duchess of Bedford's Walk, and to the east facing Campden Hill Road. The building is finished in red brick with stone dressing, and ranges between one and five stories in height. There are basements but these have not been inspected. A large building was erected within the open inner court area, probably in the 1960's, and more recently single storey buildings have been erected within the curtilage of the listed building to the north, all of these detract from the setting of the listed building.

#### **Southern Wing**

A5.11 A symmetrical elevation is presented onto the Duchess of Bedford's Walk, with two separate blocks linked by a single storey refectory range, under a parapet and steeply pitched roof. This roof contains a walkway between the two blocks. Both blocks include eight bays, and each block includes one ground floor entrance. The blocks are in red brick with stone dressings and are five stories high. There is a dentilled cornice above the third floor, and a parapet wall above the fourth.

A5.12 Both of the ground floor entrances upon the southern elevation provide access to a hall and stairwells. These areas contain original staircases and detailing such as cornices and skirting boards. The staircases include sweeping timber handrails and decorative cast iron balusters with a rosette detailing, a motif found through out the college. On the opposite sides of the halls

are double doors leading into the inner court area. Around these doors are decorative stone architrave's with a crown motif. The western entrance provides access to a lobby area which has an elaborate dentilled cornice and ceiling plaster work which, to an extent, reflects the Art Nouveau style.

A5.13 The Old Refectory Hall is one of the most important spaces within the college. This includes a fine restrained, classical arrangement with fluted Doric columns supporting an entablature and decorative urns. Above this, a dramatic barrel vaulted ceiling spans the hall with defined panels. Within the roof space above the vaulted ceiling runs a narrow passage, providing a pedestrian link between two blocks of the college.

A5.14 The West Common Room, at first floor level, is another important room of fairly grand proportions. This room includes Doric columns supporting an entablature, which runs across a stage area. There is a fine classical fire place which may pre-date the building.

A5.15 The Queen Elizabeth Bar room, on the ground floor, includes fairly grand proportions, and includes a decorative, dentilled cornice.

A5.16 At the eastern corner of this wing, the Council Room at ground floor level, and the suite of rooms originally occupied by the college Principal, are of good proportions and include interesting architectural features such as fire places.

A5.17 Student accommodation exists at the upper levels, which is arranged with small study bedrooms, communal kitchens and bathrooms etc. There is a uniformity in the style of joinery and other simple detailing, and although this is not of great interest, it is worthy of being recorded.

914



**Eastern Wing**

A5.18 The eastern elevation of this wing includes the main ground floor entrance into a hall, which includes fairly elaborate cornices. Corridors off this area access ground floor offices which generally have good quality doors and decorative joinery, it also provides access to staircases which include sweeping timber handrails, and the decorative cast iron balusters with characteristic rosettes.

A5.19 The first floor in this part of the building is clearly defined as the principal floor (piano nobile), and standing behind the tall, side hung sash windows at this level is the main library. This is one of the most important spaces within the college and includes decorative ceiling mouldings and cornices with the rosette motif. The walls include timber panelling and the library furniture is designed in a consistent manner.

A5.20 There is also a library on the second floor, and although this room is less important than the first floor room, it is still of special interest, and includes a simpler decorated ceiling.

**Northern Wing**

A5.21 This part of the building is mainly three stories high, with a basement, and accommodates lecture theatres, laboratories and offices. While much of this part of the building is perhaps of less architectural interest than other parts of the building, some of the lecture theatre rooms are of good proportions and include interesting joinery features. For example, there are bold doorways with panelled doors and decorative architraves. The upper storey of this wing includes unsympathetic recent alterations and fenestration style.

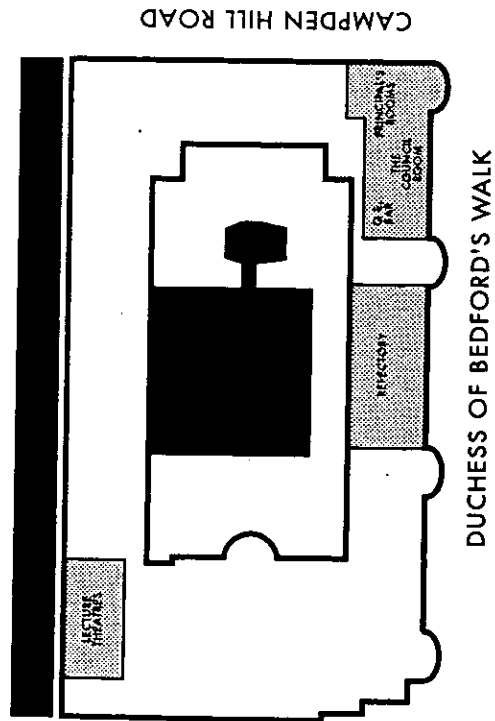
**Western Wing**

A5.22 There is a characteristic, grand entrance from the inner court area into this part of the building, with double, panelled doors, surrounded by a stone architrave. This provides access to a hallway and characteristic staircase with cast iron ballustrading. There appear to be offices and teaching rooms upon the ground and first floors, with student living accommodation upon the three upper floors. Large metal extract flues are attached to the courtyard elevation, which are unsightly and run the height of the building. There also appear to be some unsympathetic replacement windows and balconies upon this elevation.

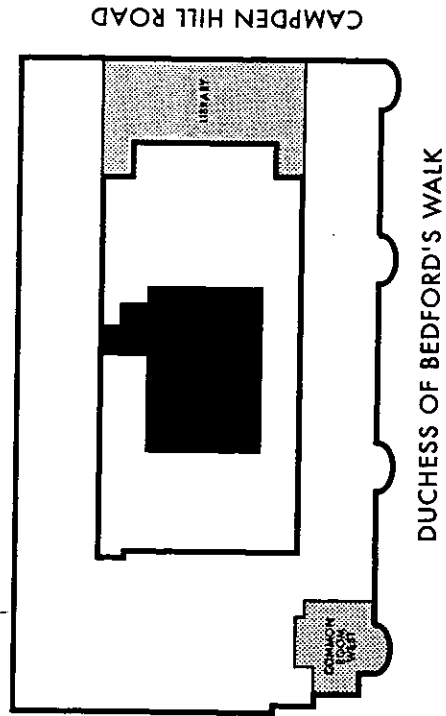
# Queen Elizabeth College

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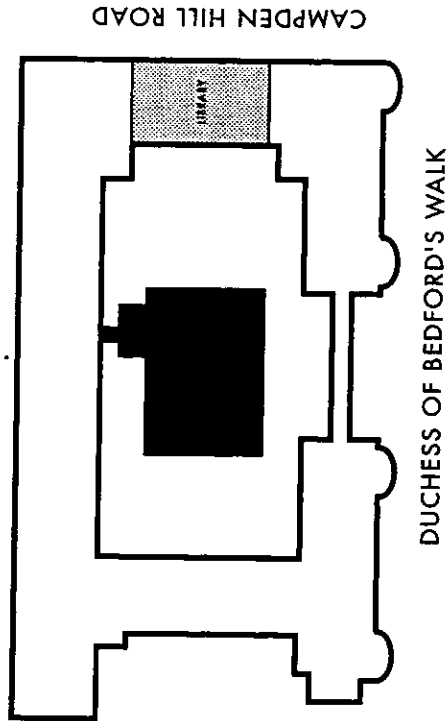
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**KEY**



ROOMS OF PARTICULARLY SPECIAL INTEREST



BUILDINGS WHICH HARM THE SETTING OF THE LISTED BUILDING

976

200

## A6. PERMEABILITY AND THE PUBLIC - PRIVATE INTERFACE

A6.1 Permeability refers to the extent to which an environment allows people a variety of access routes through it. A permeable environment offers choice, a variety of experiences along different routes, and in particular supports pedestrian and possibly cyclist freedom and security of movement. It is an essential feature of a responsive quality urban environment.

A6.2 Site A is a well connected and accessible site. It is accessed directly from Campden Hill Road, which links Kensington High Street (the A315) with Holland Park Avenue (the A40).

A6.3 Site B contains the modern Atkins Building and is less well connected. The most used access to this site appears to be from a narrow footpath from the back of Site A. Site B can also be accessed from Campden Hill, which runs off Campden Hill Road, but this does not appear to be a popular route. This may be due to the arrangement of uses within the college buildings, but may also be because the design and layout of the Atkins Building results in problems with legibility.

A6.4 The Holland Park School, which was developed in the 1950's, has buildings to the north and the west of Site B, and these buildings also present bland elevations onto Campden Hill. The combined effect of the Atkins Building and the school buildings is damaging and results in a neglected public realm, evidenced by the need for security cameras. The proposed redevelopment of the schools leisure complex, and the redevelopment of Site B, provide an opportunity to define a public street and to increase the natural surveillance along Campden Hill.

A6.5 From studying an Ordnance Survey map of the surrounding urban area, the blocks of development are generally of a width and length that is less than 100 metres. This pattern of development results in many short streets, with public elevations facing onto them. This pattern of development generally results in a permeable environment with a safe, well defined public realm. Redevelopment of Site B should aim to reflect this morphology as far as possible.

A6.6 People need to feel comfortable and safe when using public routes and spaces. Most effectively this is through other people being around and through a sense of people's "eyes on the street". As well as this need for public space, there is also a need for private space both within buildings and out side. Private gardens and the rooms within a building which are of a more private use, such as bathrooms, should be located at the rear of development. Buildings need two faces, a back for private activities, and most importantly, an active frontage which faces onto public space, and provides an interface between public and private space.

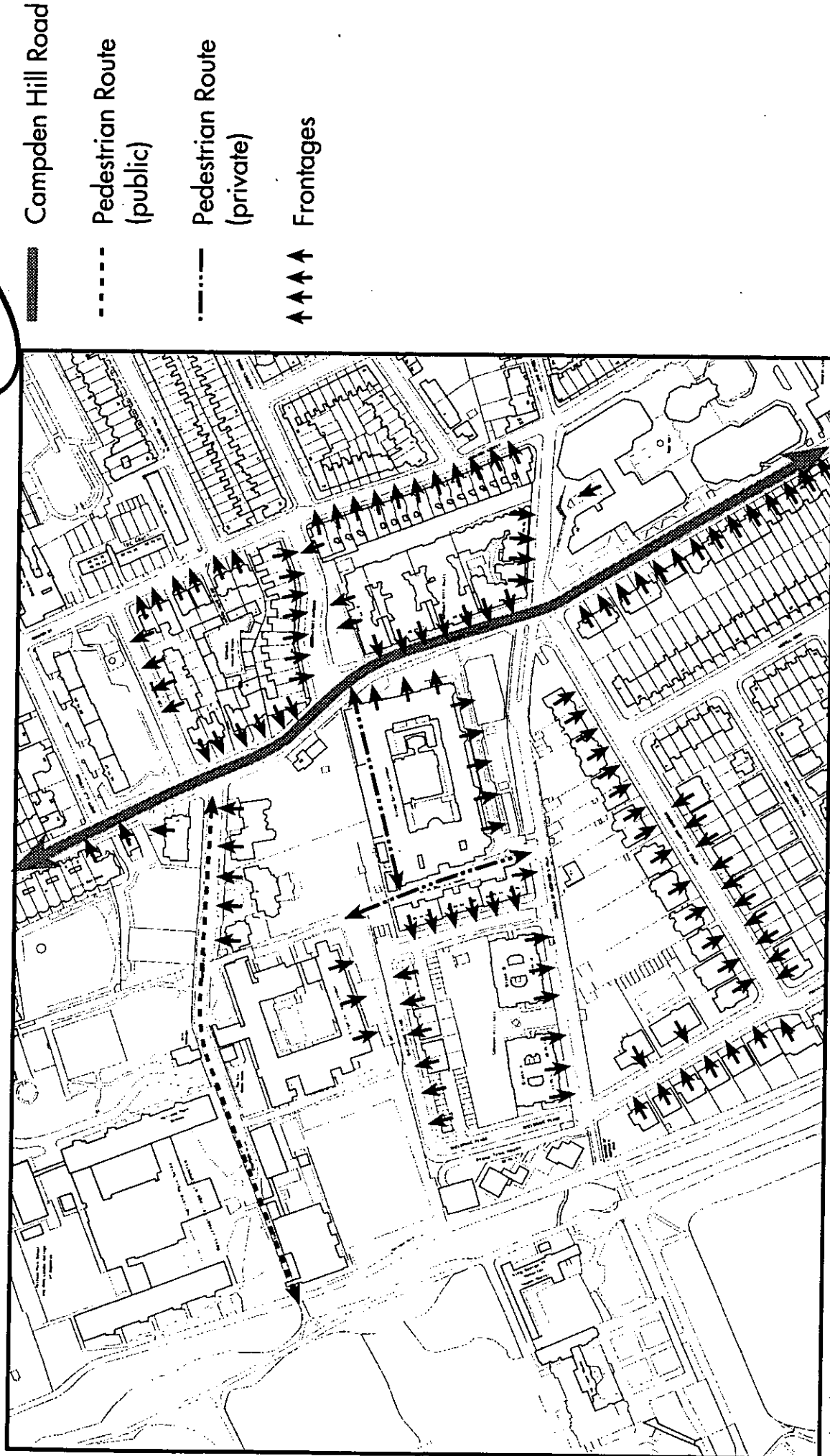
### Some Key Planning and Design Implications

- New development should be outward looking, with active frontages facing onto public space, and there is a special need for surveillance upon Campden Hill.
- The backs of buildings and service areas should face private, inner areas and should not be highly visible from public space.

# Permeability



917



## A7. LEGIBILITY ANALYSIS

A7.1 Legibility refers to the qualities which makes a place readable and navigable, and which enable people to form clear images of an area and to organise its parts into a coherent whole.

A7.2 Legibility is dependent on a range of key physical elements which are able to evoke strong images to an observer, these include:

A7.3 **Nodes** - focal places that people have a sense of entering into, located where paths meet such as at a junction or square. **Landmarks** - points of reference which support way finding and orientation. They can provide a visually satisfying perspective in the townscape and can be of particular value when they are of cultural and historic value. **Views and Vistas** - visual perspectives in the townscape often worthy of protection. Landmarks can provide the focus of a view or vista. The frame and back drop to a view can also be important. **Paths** - the channels along which the user of the environment customarily moves. **Districts** - distinct geographical areas with singular qualities (see also Elements of Local Character). **Edges** - linear elements which form boundaries to different parts of the environment which are either not used as paths or are usually seen from positions where their path nature is obscured.

A7.4 Parts of this structuring system can be used to assist with site planning. For example, the junction of the Duchess of Bedford's Walk, Campden Hill Road and Phillimore Gardens functions as a node and a focal point. The town hall fronts this space and adds to its status and activity. Site A currently has a poorly designed frontage onto this space, with inappropriate fencing, over grown gardens, services and a car park. If the boundary of Site A were

set further back from the Duchess of Bedford's Walk, the pavement could be widened and a new public open space created. Due to the high visibility and status of this area, a rationalisation of signage, seating and hard and soft landscaping would be appropriate.

A7.5 Within Site B part of the Atkins building projects forward of the building line along Campden Hill, visually obscuring both Holland Park School and the entrance to the park, from Campden Hill Road. This may be part of the reason why this route into the park appears to be little used. If the building line were set further back from the road, it would increase the visibility of Holland Park and would aid natural surveillance of this area. Setting the building line back would also present an opportunity for new landscaping.

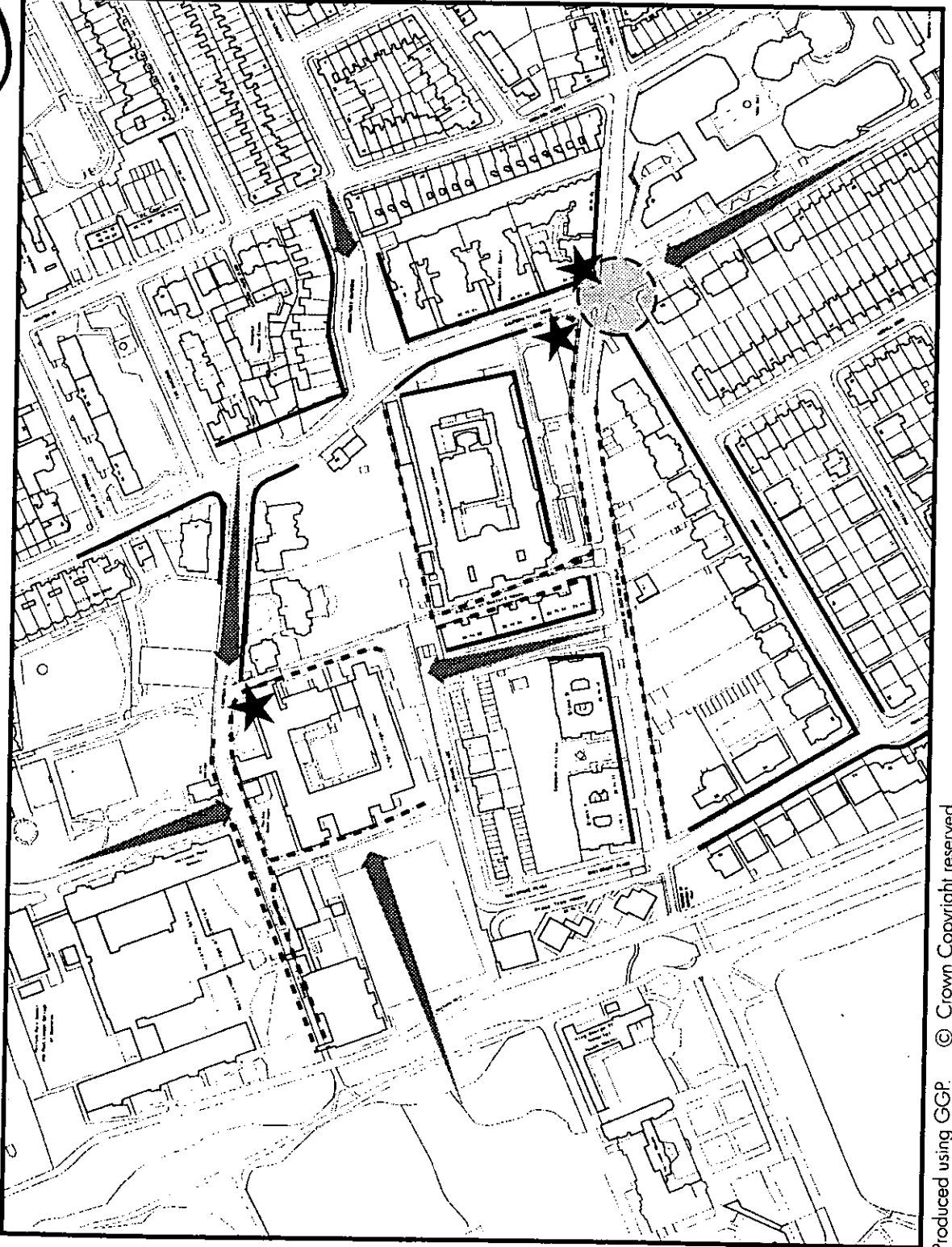
### Some Key Planning and Design Implications.

- Promote legibility along Campden Hill by setting back the building line of the Atkins Building to provide a view of Holland Park from Campden Hill Road.
- New development along the Campden Hill frontage should include architectural elements which act as a landmark when viewed from Campden Hill Road, in order to add interest and incident to the street scene, and to help create a visual "gateway" into Holland Park.
- Consider how hard and soft landscaping within the south eastern corner Site A can enhance and better define the node at the corner of Campden Hill Road and the Duchess of Bedford's Walk; and consider how a well designed example of public art could act as a landmark in this highly visible location.

# Legibility

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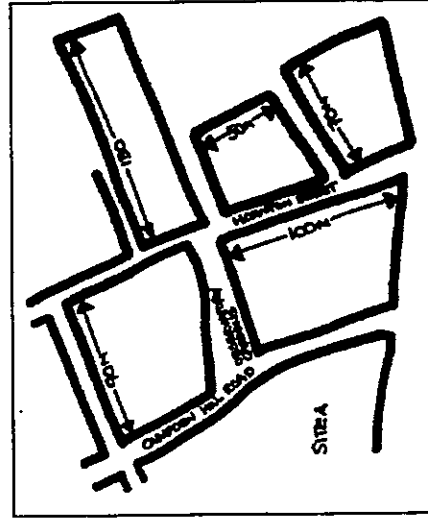
- ★ Landmarks (existing/required)
- Important views
- Node
- Good edges
- - - Poor edges





## A8. ELEMENTS OF LOCAL CHARACTER

A8.1 This section sets out some key design parameters which should be a consideration for any potential development. The aim here is not to be purely descriptive about the surrounding area but to isolate and make explicit the key elements of local character which form the basis of some of the planning and design principles set out in the main body of the brief. Isolating key contextual characteristics should also serve as a useful tool for development and design professionals. Elements of local character should help to inform the planning and design process and form an important basis to the development of design solutions. However, whilst new development should respect and relate to key elements of local character, this is not an inducement for it to mimic its surroundings.



The block structure



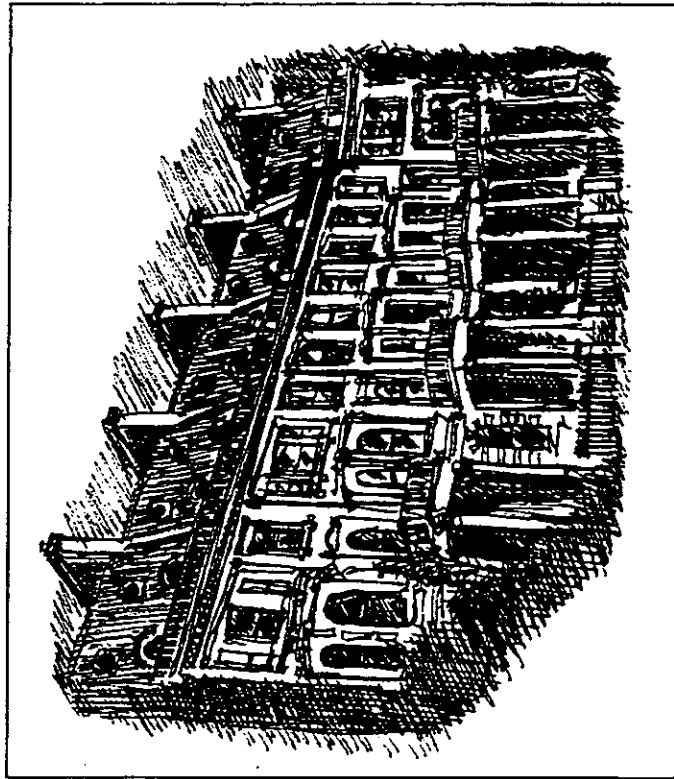
A8.2 The surrounding urban structure in this part of the Kensington Conservation Area consists of blocks which are usually well under 130 metres in length, resulting in fairly short and permeable streets. Buildings within these blocks include well detailed public elevations facing onto streets, while more private rooms and amenity space are situated to the rear, and are visually contained within the blocks. Where Site B and Campden Hill Road break from this morphology, problems result with a poorly defined public realm.

A8.3 The boundaries of both Site A and Site B face onto very different character areas, and new development will need to take account of this difference. The surroundings can perhaps be described as four different character areas.

A8.4 Firstly, to the east of Site B, the context is set by the three houses in use as embassies. These houses are constructed in quality red brick, and include classical architectural detailing, under pitched roofs in Welsh slate. The street frontages are very wide at about 40 metres, and include fairly grand garden walls with gated entrances. These grand houses and their spacious grounds, combined with the mature gardens of Arlie Gardens and the old Thorpe Lodge (now part of Holland Park School), result in an open, leafy character which is an appropriate setting for Holland Park.

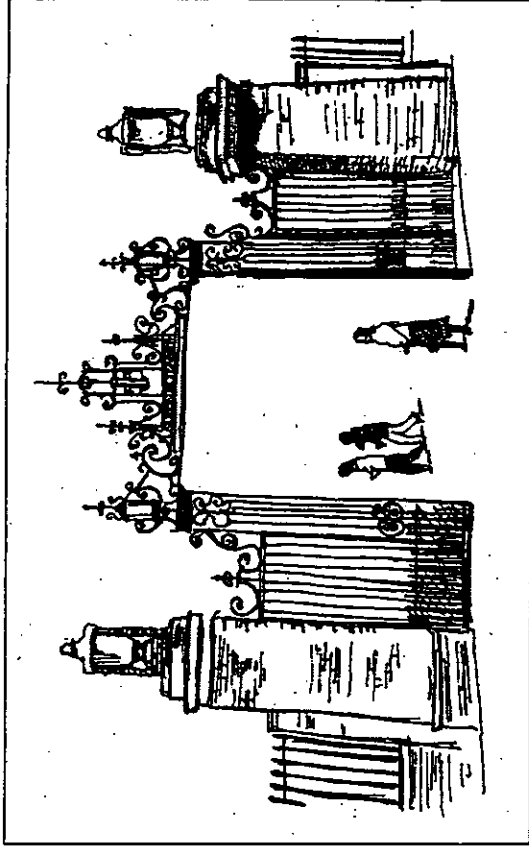
A8.5 Secondly, within view of the southern and eastern boundaries of both sites, the architectural character of the area is strongly influenced by the richly decorated elevations of Observatory Gardens and Campden Hill Court off Campden Hill Road; and by the Duchess of Bedford House and Campden Hill Gate off the Duchess of Bedford's Walk. The continuous frontages of the buildings along Campden Hill Road are broken up by being articulated into units of a narrow width, at about 6m. The

fenestration alignment creates clear rhythms along the street, and tall windows and chimney stacks add to a vertical emphasis. Upon these buildings special architectural treatment is given to public elevations which are visually prominent. For example the tower designed at the corner of the Campden Hill Court building lies within strategic sight-lines, and it acts as a visual landmark. Architectural embellishments such as cast iron railings, gates and balconies are well crafted work which add interest to the street.

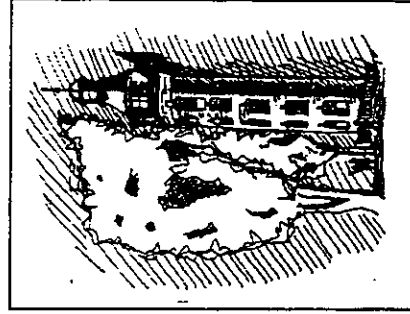


Observatory Gardens

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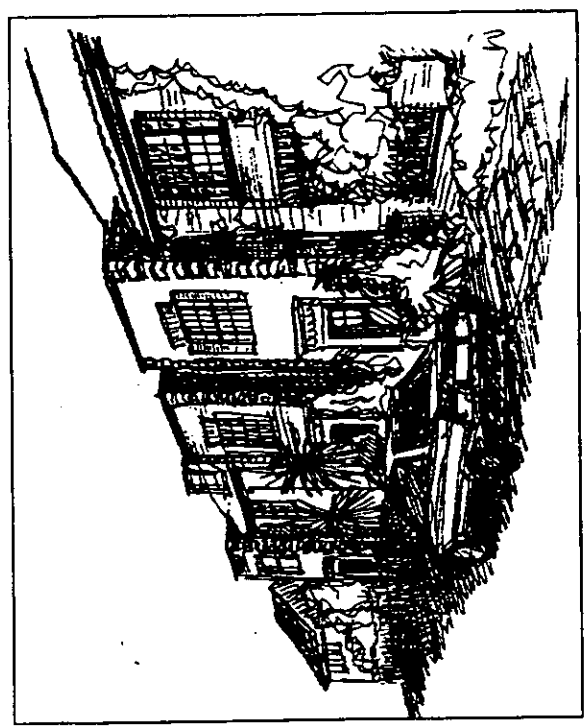
Listed entrance into Site A



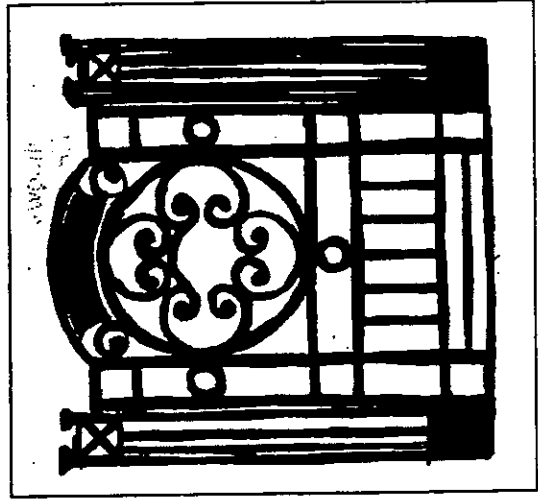
Tower at the corner of Campden Hill Road and Holland Street

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8.6 Thirdly, at the southern boundary of Site B, Sheldrake Place is a short private street with two storey houses. The smaller scale of these buildings will need to be reflected in any development along the southern boundary of Site B.



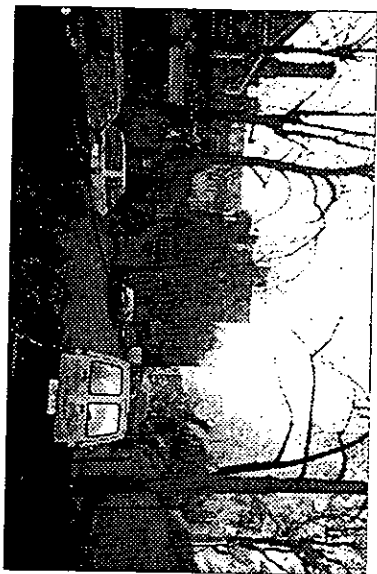
Sheldrake Place



A well designed iron gate into Campden Hill Gate

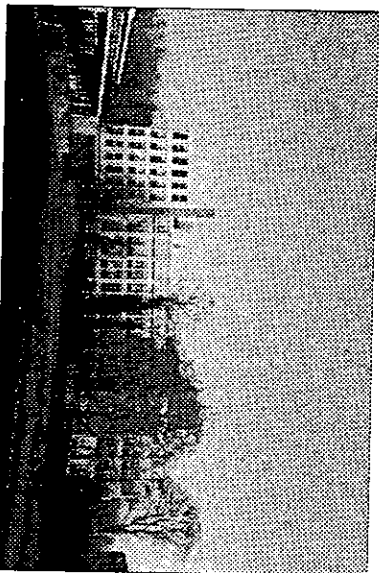
A8.7 Fourthly, to the east of the sites stands the historic landscape of Holland Park, with woodlands and the grade I listed Holland House. The western boundary of Site B is highly visible from Holland Walk with in the park. Redevelopment must create a more appropriate view into Site B from Holland Walk than provided by the existing Atkin's building.

# The Photos



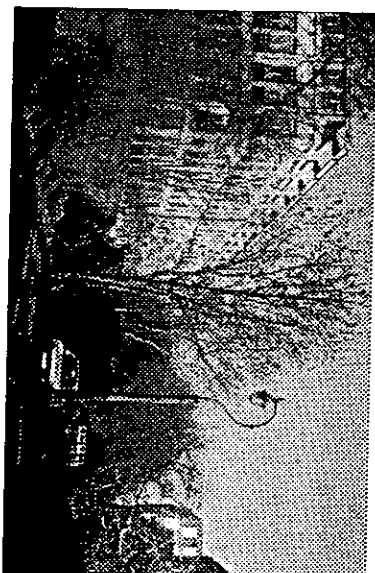
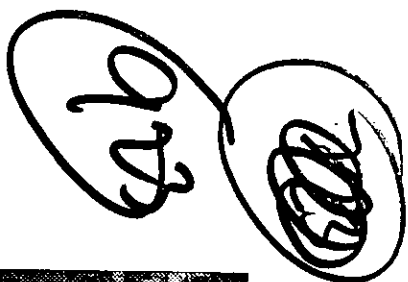
**View from the eastern end of Campden Hill towards the Atkins building.**

While architectural elements which act as a landmark here may be appropriate, the massing of new development needs to be reduced to create a more interesting and subtle skyline.



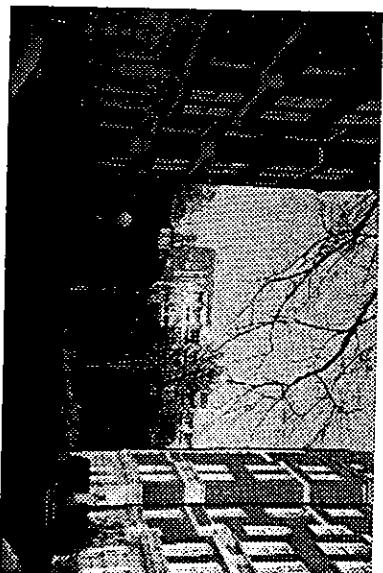
**The Atkins building viewed from Holland Walk, within Holland Park.**

Redevelopment of Site B should ensure that landscaping and appropriately detailed elevations are seen from this walk.



**The Atkins building viewed from Sheldrake Place**

The tall, square profile of the Atkins building is of a dominant scale compared to the two storey houses along Sheldrake Place. New development should be of a more sympathetic scale, it should face the street and be set back from the southern boundary by at least 15 metres.



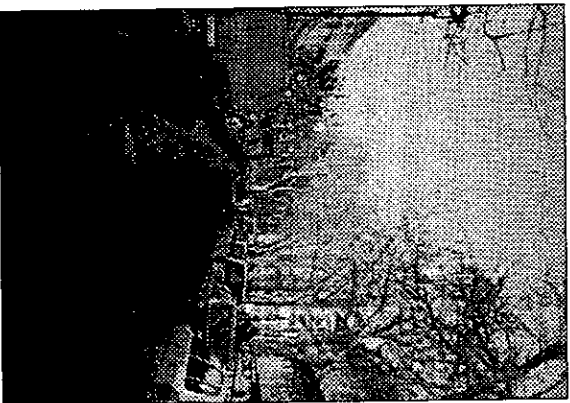
**The Atkins building viewed from the Duchess of Bedford's Walk.**

The square profile and dominant scale of the Atkins building results in a bland skyline at the end of this view.

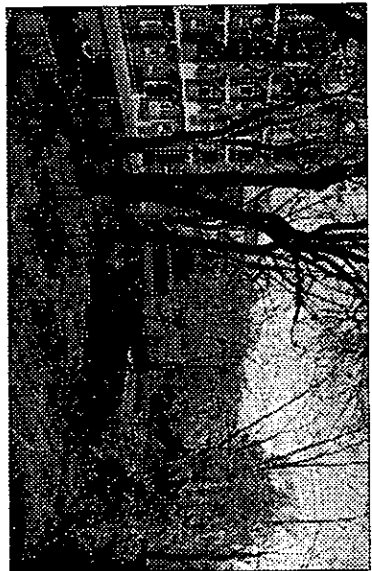
# The Photos

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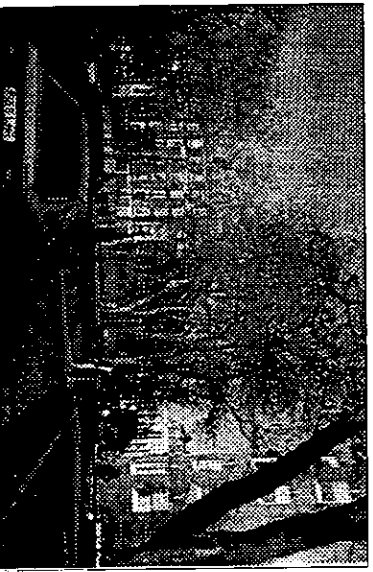
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The Queen Elizabeth College listed building as viewed by those approaching from Kensington High Street. The listed building and the traffic node are visually prominent to those approaching from the High Street.



The gardens within site A fronting the Duchess of Bedford's Walk. The existing gardens are in a poor state. A new landscaping scheme will be required which will improve the setting of the listed building and will contribute more visibly to the surrounding townscape.



Site A as seen from the south, beside the Town Hall. In this area the frontage of site A needs improved hard and soft landscaping to emphasise the importance of the node.



The Old Refectory with the listed Queen Elizabeth College building. This is one of the important rooms which must be preserved as existing.

PP/99/0733

① Ach ② Copy Helen

*Handwritten initials*

9 PITT STREET  
LONDON W8 4NX  
Tel: 0171-937 9750  
Fax: 0171-938 1138  
bmaddox@pitt.demon.co.uk

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*Handwritten notes: R, 1999*

June 22, 1999

RECEIVED BY PLANNING SERVICES									
BY	HDC	N	C	SV	SE	ENF	AO	ACK	
DR									
32		28 JUN 1999							
FEES	IO	REC	ARB	FWD	CON	FEES			
				PLN	DES				

*Handwritten signature/initials in a circle*

From Lady Maddox

J. French  
Executive Director, Planning Services  
Planning and Conservation  
Town Hall  
Hornton Street  
London W8 7NX

Dear Mr French,

My husband Sir John Maddox joins me in gratitude that the planning application for the Thames Water development off Aubrey Walk was refused. We are writing now to say how fervently we hope that this decision will not be overturned on appeal.

Camden Hill is crowded enough. Such a central and valuable spot of open space must not be sacrificed to create more housing, especially not a development of such intrusive size.

Please add our names to your list of those who oppose the Thames Water plan.

Yours faithfully,

*Brenda Maddox*  
Brenda Maddox

# James Stewart Investment Services

RECEIVED IN PINS AA

23 JUN 1999

9 Jameson Street,  
London W8 7SH  
Tel: 44(0)171-221 1206  
Fax: 44(0)171-229 8289

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June 22, 1999

Mr. M. J. French  
Executive Director, Planning & Conservation  
The Tavern Hall,  
Horton Street,  
London W8

The Planning Inspectorate,  
Tollgate House,  
BRISTOL.

Dear Mr. French / Dear Sirs

REF: DPS/DCC/PP/99/00733

In advance of the forthcoming Planning Appeal relating to the former Thames Water Reservoir, I would like to register my strong objections to the scheme.

I am particularly concerned by the likely increase in traffic in the area, spilling around an already congested Campden Hill Road, and by the reduction in a rare and valuable open space which helps to reduce pollution.

The housing scheme (which I have viewed) is out of character with the Kensington natural and hitherto <sup>preserved</sup> themes and atmosphere. A project for my own house was turned down in 1990 for this same reason, being deemed too great an adjustment to the existing lines, in our Street.

I am a member of Campden Hill Tennis Club

VAT No: 707 0841 54

Yours faithfully,  
J. A. Stewart

38 AUBREY WALK  
LONDON W8 7JG  
0171-727 2075

RECEIVED IN PINS AA  
24 JUN 1999

22/6/99

Dear Sir,

DETR Ref App/K5600/A/99/1022704

As a resident of Aubrey Walk from which access will be gained to the proposed houses & flats, I would like to register my strong opposition to the redevelopment of the former Thames Water Reservoir & the plans to build 19 houses & 48 apartments on the site.

Although not classically beautiful, Aubrey Walk has an atmosphere and charm that seems almost rural; when I



am tending the windowboxes at the front of my house at the weekends, the frequent Sunday strollers passing by, never fail to comment on these qualities, or to express their pleasure in finding such a tranquil and delightful little street in the very heart of busy & fashionable Kensington - or should I now say Notting Hill? The characterful & varied houses, the little Gothic church, the trees & shrubs, the covered front areas outside each house - even the pit-pat of tennis balls from the present club - all contribute to a uniquely valuable oasis of calm at the top of Campden Hill, and bring pleasure to far more people than the residents alone.

If the idea of conservation is to be given any significance at all,

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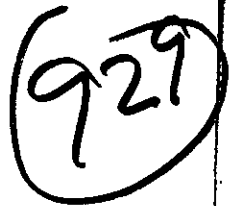
then surely this quiet spot should be preserved to continue its rare contribution to tranquility & repose in a frantic world.

I hope very much that you will help to keep this about, and therefore I urge you most strongly to reject this planning appeal,

Yours very sincerely

Fiona Rowan.

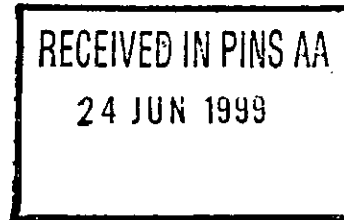
( MRS FIONA ROWAN



5 LAURIE HOUSE 16 AIRLIE GARDENS LONDON W8 7AW

The Inspector  
DETR  
The Planning Inspectorate  
(Room 1003)  
Tollgate House,  
Houlton Street,  
Bristol BS2 9DJ

Q30



22nd June 1999

Dear Sir,

DETR'S s Reference: App/K5600/A/99/102204

As a local resident, I had objected, in writing, to the Thames Water/Berkeley Homes application to develop the Campden Hill Reservoirs site and I have now been informed that the RBKC Planning Services Committee has unanimously rejected this application as the proposed Development would:

- Result in a significant loss of existing open space;
- Harm the character and appearance of a part of the Kensington Conservation Area;
- Result in a densely developed site that relates poorly to its surroundings;
- Significantly affect the setting of St. George's Church;
- Generate greater levels of vehicular and pedestrian activity; and
- Fail to provide affordable housing.

I have also been informed that a Planning Appeal has been made relating to Former Thames Water Reservoir and Water Tower House 97 Campden Hill road, W8, and again I strongly recommend rejection of this Appeal for the reasons mentioned above.

Yours sincerely,

Thérèse Wright