

25 Campden Hill Square
London W8 7JY
0171 727 9486

04/31-3

① ACK - O&T
② DT

RECEIVED BY PLANNING SERVICES

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70						31 MAR 1999
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9160

M French Esq.
Planning and Conservation
RBKC
Town Hall
Hornton Street
London W8 7NX

Tuesday, 30 March 1999

Dear Mr French,

Reference: Thames Water reservoir site, Campden Hill. London W 8.

I have been advised that St James homes Limited have now revised their original planning application for redevelopment of the above site.

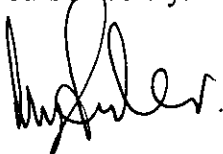
Without wishing to appear to have knowledge that I do not have these revisions that they have submitted appear to me to be merely cosmetic and therefore my original objections both as the priest in charge of this part of the Parish of Kensington and as a resident of the area still stand and I wish these to be considered when you're planning committee meets to discuss this scheme.

Whilst recognising the commercial realities of the redevelopment of this site there are other considerations concerning the environment which must be considered.

It seems to me that the council must think very carefully before agreeing to any plan put forward to redevelop this site given the environmental impact that this will have on the area.

This of course disregards the issues of whether the council is correct in even considering this development in an area, which is both a conservation area, and an area designated as an open space.

Yours sincerely,



Reverend M G Fuller.

com

Maebly → ST
961

GERALDINE VDK THOMAS
17 CAMPDEN HILL SQUARE
LONDON W8 7JY
Tel: 0171 221 7401
Fax: 0171 229 0576
email:GFMTHOMAS@compuserve.com

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
62 - 6 APR 1999							
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Mr. David Stabb
Inspector of Historic Buildings
Kensington and South London Team
English Heritage
23, Savile Row
London W1X

31 March 1999 -

Dear Mr. Stabb,

This letter concerns the Thames Water /St. James's Group development of the Thames Tower House and reservoir site on Campden Hill Road.

I have now had the opportunity to see the 'revised' plans at Thames Water House and feel it is imperative to vehemently protest what threatens to be an act of vandalism on the otherwise architecturally unassuming but sympathetic character of this primarily Georgian conservation area. While this may suggest that I am in principal adverse to the concept of a high density development in an area that is already overbuilt it is most specifically with the scale and architectural features of the buildings, which are entirely incongruent with the environment, that I am concerned.

In view of the architectural insensitivity and blatantly over-scaled proportions of the proposed development it has occurred to me that the current plans have been submitted with the sole purpose of presenting a scheme which, given the conservation area requirement that buildings **make a positive contribution**, would meet with prima facie rejection thus allowing the developers to present an even more aggressive but not legally objectionable scheme at the time of appeal.

I have seen your letter in which you set out objections from the point of view of the English Heritage Historic Buildings inspectorate, which I notice have been responded to with the most minimal of adjustments being made by the St. James developers. As far as I can see this constitutes a change in alignment of the block of flats facing Aubrey walk and the removal of half a house, the loss of which is substituted by the addition of flats.

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In my opinion the revised scheme remains unacceptable due to several reasons, the overriding one being the oversized scale of the development. Both the grandiose concept and the sheer pomposity of the proposed buildings are objectionable not least because they make a mockery of the surrounding buildings which are reduced to looking like caricature Georgian and Victorian architectural models. I have noticed this recent trend for developing 'neo-Georgian' housing on a scale that is inappropriate and unbalanced, but whereas this may (just) be workable for Kensington High Street, it is fundamentally ill-considered and in this area totally jars with the human size scale of the neighbouring buildings.

Below are my main observations of where the scheme fails to meet the most basic requirements of a development that in any way will contribute rather than detract from an existing neighbourhood.

- **Site** - In being at the crest of Campden Hill the proposed site for the development does not lend itself to a high density scheme as the resulting effect will be that of a bunker-like mass which will render the rise of the hill top-heavy and dwarf the architectural merit of surrounding buildings. In addition to density, because of the elevated position of the site, the height of the individual buildings should not exceed two stories as this will alter the visibility of the skyline so that all sense of light and openness will be lost. The current elevation of Water Tower House already extends beyond this ideal but is currently made acceptable by the fact that its height is contrasted by surrounding open land. If the surrounding development is allowed to rise to the approximate level of the current height of Water Tower House, the skyline of the highest point in Kensington will be severely compromised and sacrificed to what amounts to architectural in-fill.
- **Impact on the surrounding buildings**- Currently the scale and architectural style of the surrounding buildings presents as a coherent and unassuming neighbourhood in which houses of a certain character and charm, even if of divergent architectural merit, coexist in a harmonious and balanced relationship to each other. In being one of the few enclaves in London that has thus far escaped development overkill it has been preserved as a small but architecturally relatively intact area in which the many listed buildings adhere to a human scale. The imposition of a high density and architecturally bombastic and greedy development would alter this area irrevocably. The buildings on Aubrey Walk, St. George's Church as well as the buildings occupying the eastern slopes of Campden Hill would look out of place, dwarfed and de-contextualised when overshadowed by the pretentious grandeur of this development.
- **Failings of the individual buildings**- The original design submitted for the block of flats on the corner of Aubrey walk and Campden Hill Road is risible not only because of its menacing size but particularly in its evocation of

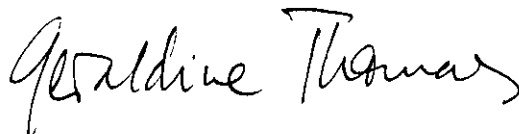
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ponderous 'Third Reich' concepts. I note that this has met with considerable criticism and a new substitute design has been incorporated in the revised plans. In proposing a design better suited to retail premises on Oxford Street it is quite evident that this has been submitted so as to steer the detractors of the 'Speer' monument back to the original plan. The block of flats facing St. George's Church also are lacking in any architecturally sympathetic merit. Their stucco and brick facades behind which lumpy and heavily proportioned spaces rise are a mere parody of the buildings they are pretending to harmonise with. The 20 townhouses are particularly objectionable because they are four story buildings with Mansard-type roofs with dormer windows and tall chimneys. Their looming presence is all too discernible in the scale model on view at Thames Water Tower House and their reality will be even more dominant, in particular as they will occupy most of the open sky visible from Campden Hill Road and the adjoining area. Furthermore their solid barrack like formation, separated by the slightest of concessions to open space is unimaginative, greedy and military in concept.

I feel very strongly that the Council has an obligation to safeguard the unique character of this neighbourhood, and the conservation ethos which has thus far protected it, for the millennium rather than bow to pressure from Thames Water and St. James. Failing to do so will result in an act of vandalism masquerading as 'development' that will only benefit the shareholders of both these companies.

Yours sincerely,



Geraldine VDK Thomas

c.c. MJ French Esq.

11, Campden Hill Square
London W8 7LB
0171-727 3309

placelab → DT

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(R)

~~scribble~~

✓ 04/7/94

31 March 1999

Dear Mr. French.

Thames Water Reservoir Site, Campden Hill Road/Aubrey Walk

I understand that St. James Homes Ltd. Has submitted a revised planning application for the above site. I further understand that the modifications do not significantly diminish the impact on the local residents, in particular insofar as increased traffic is concerned.

I would be grateful, therefore, if you would note my objection to the proposals

Yours sincerely

Leopold de Rothschild

Leopold de Rothschild

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

RECEIVED BY PLANNING SERVICES							
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111		06 APR 1999					
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Walters Farm
Three Leg Cross
Ticehurst
East Sussex TN5 7LU

01580 200347

31st March 1999

① ACK-OBJ
② DT

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~~965~~

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

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Dear Sir,

**FORMER THAMES WATER RESERVOIR & WATER TOWER HOUSE
97 CAMPDEN HILL ROAD LONDON W8**

I refer to my letter dated 11th February 1999 setting out my objections to the above application as the owner of no. 6 Aubrey Walk W8.

As it appears that the Applicants are still proceeding with their application for planning consent, I wish to consider further the question of loss of light to the terrace of properties forming nos. 2 - 6 Aubrey Walk which matter is of very considerable concern to me as the owner of no. 6.

Could you please let me have your comments on this particular issue.

Yours faithfully,



P D STORK

MR AND MRS C E TACK
3 CAMPDEN HILL SQUARE
LONDON
W8 7LB
TEL: 0171 243 3143
FAX: 0171 229 3520

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p Laeh dog → DT
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31 March 1999

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

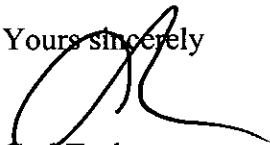
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Dear Mr French

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

I enclose a copy of a letter submitted to you by my neighbour, Hamish Watson, with which I concur entirely. In particular, I am concerned with the clear and adverse impact which this development will have on the traffic, congestion and overall quality of life in the surrounding neighbourhood. Please register my opposition to the proposed Thames Water development site (as revised).

Yours sincerely



Carl Tack

Enc

One Aubrey Road
London W8 7JJ

plachdoy → DT

Telephone: 0171-792-9836 Fax: 0171-792-9837

Handwritten notes: "967" in a circle, "R" in a circle, and "79" in a circle.

M. J. French
Director of Planning
RBK&C
The Town Hall
Hornton Street
London W8 7JJ

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Thames Water Redevelopment of Campden Hill

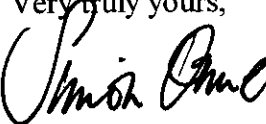
Dear Sir,

I understand that Thames Water has amended its application for planning permission to redevelop the reservoirs on the top of Campden Hill.

These amendments do not include a change to the proposal that the entrance both to the construction site and the eventual development be in Aubrey Walk.

I wrote to you on December 17, 1998 and I write again now to express my fundamental opposition to this aspect of Thames Water's proposal: Aubrey Walk is self-evidently inappropriate as an access for such a significant development. It is dangerous enough as it is, being used as a rat-run from Campden Hill Road to Holland Park Avenue. How it would be in the wake of a development of the contemplated scale doesn't bear thinking about.

The answer is to insist that Thames Water comes to terms with the owner of the tower block on Campden Hill Road which is, I understand, otherwise a very satisfactory alternative.

Very truly yours,


Simon P. Orme

12 Hillsleigh Road
London W8 7LE

(R)

✓
C/L
2/4

1st April 1999 -

plach dog → DT

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

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~~300~~

Dear Sir

Re: Thames Water Reservoir Site, Campden Hill Road/Aubrey Walk

I understand that revised plans have been put forward by St James Homes Ltd for the above site and having been made aware of the details, I feel I must write yet again to protest in the strongest possible terms. The revised proposals will still increase and aggravate the traffic and parking problems in the area and destroy the character of Aubrey Walk

Yours faithfully

Mrs Jill Hurdman

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R

R.B. OF K & C
HORNTON STREET
LONDON W8 7NX

K. C. MELLER
50 CAMPDEN HILL SQUARE
LONDON W8 7JR

[Handwritten signature]

6.4.99

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9-4*

Dear Sir / Madam,

REFERENCE ; THAMES WATER RESEVOIR SITE / CAMPDEN HILL ROAD

I have looked at the revised plans relating to this application and I would like to lodge my objection to the continued insistence of the developers to dramatically over-develop this site.

I object specifically to the number of dwellings proposed by them. I note that there has been no reduction of the 62 houses and flats from their last application.

This sort of density of development, predominantly in an area of terraced houses, is totally unacceptable to all of the residents, as is witnessed by the number of written objections received by the council to date.

Further, the proposal of having the entrance to the development on Aubrey Walk is madness. The extra traffic that will be generated in a small street like Aubrey Walk is certain to cause increased congestion that will result in a very dangerous intersection being created at the junction of Campden Hill Road. This aspect of the application seems absurd when there is every possibility of having the entrance located on Campden Hill Road.

I urge the council to reject this latest revision of their application and insist on further substantial reduction of scale of this development as well as altering the point of entry for access to the site.

Yours sincerely,

K. C. Meller

K. C. Meller.

Planning & Conservation
Royal Borough of Kensington & Chelsea
Attn. Mr. F. [unclear]

June 20 Aubrey Rd

W8 7JJ (R)

6th April 99

RECEIVED BY PLANNING SERVICES					
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970		210		73	
07 APR 1999					

Dear Sirs

Thames Water Reservoir Site
Campden Hill Road/Aubrey Walk.

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→ ST

I wrote to you last year objecting to the application by St. James Homes Ltd for development on this site. I felt that the scale of the main block was disproportionate to its surroundings and that vehicular access should be restricted to Campden Hill Road.

I note that the revised application currently tabled has somewhat reduced the scale of the main block. However, as I understand it, vehicular access is still intended to give on to Aubrey Walk. I continue to feel that this will unacceptably increase traffic on the surrounding residential streets and that vehicular access should be restricted to Campden Hill Road, which is a thoroughfare.

Yours faithfully
John [unclear]
ST AHEARNE

✓
Cly
8.4

Plachoby → DT

49 CAMPDEN HILL SQUARE
LONDON W8 7JR

TEL: 071-727 0342

971 (R)

7 April

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EX DIR	HDC	N		SW	SE	ENF	AP	ACK	
- 9 APR 1999 30									
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Dear Mr French

Re: Thames Water Reservoir Site, Campden Hill Rd/Anbury Rd.

I am writing to object to the revised planning application from St James Homes Ltd for the above site. This application remains in direct conflict with the borough's UDP. In an already over-density populated area

The preservation of open space is
doubtly important; the increase in
traffic & demands on parking will
be intolerable.

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I do hope that the Council will
be up to withstanding the pressure
of a great water co. (which should
confine its activities to supply
clean water & to removing waste)

Yours

W. L. Russell

placelab → DT

ESSEX HOUSE
17 HILLSLEIGH ROAD
LONDON W8 7LE

973 CM 9-4

(R)
(BA)

7th April 1999

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
(28)		- 9 APR 1999					
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Dear Mr French

Re: Thames Water Reservoir Site, Campden Hill Road

I write further to my previous letter of 29th January in which I expressed the opposition of Mrs Mulford and myself to the development plan for which Thames Water and St. James Homes Ltd are seeking approval from the Kensington & Chelsea Council. I understand that St. James Homes Ltd have recently submitted a revised planning application for the site which includes several minor amendments to their previous plans.

I need not summarise in this letter the minor amendments I refer to above because I presume they are already familiar to you. The purpose of this letter is to make sure that you and members of the Kensington & Chelsea Council understand that the amendments, taken as a whole, do not represent any serious attempt to make the original proposed plan more feasible or acceptable. In fact the same six points I made in my letter of 29th January (copy attached) still apply.

It is now clear to us that no serious effort is being made by you or your department to take account of the legitimate and widespread objections of tax paying residents in the area immediately surrounding this site. The timing of new submissions (the Christmas period last year and now Easter this year) clearly demonstrates that we are faced with a "good faith" problem on the part of our responsible local government authorities. You know full well that hundreds have objected to this plan and you must also know that common sense would conclude that the presently amended plan, or any plan approximately like it, is entirely out of character with the neighbourhood; will increase density beyond reasonable levels, will add immeasurably to traffic congestion and parking problems; will introduce a lengthy period of construction noise, dirt and congested streets; and, in the end, will reduce property values in the immediate vicinity.

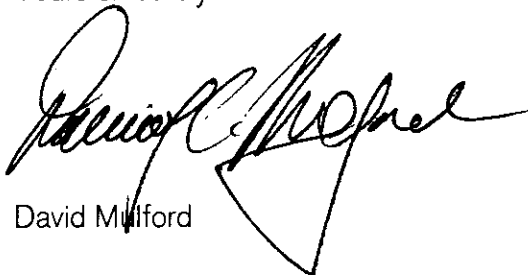
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I would like particularly to underline our concerns about the destruction of listed open space, which in this case is represented and I believe officially recognised in present government policies. We cannot see how putting tennis courts underground and building structures on what used to be open space falls within the spirit or the letter of those policies. We are particularly disturbed to learn that efforts have been made by proponents of the plan to gain the support of the tennis club and its members by incorporating in the plan additional tennis court facilities underground. I believe it is only fair to point out that many tennis club members do not live in the immediate vicinity of the site and therefore should not carry the same weight as those of us who actually own property close by and will suffer all the consequences I mention above.

It is also difficult to understand why there is no apparent dialogue between yourself and representatives of our neighbourhood. I understand a proposal for a meeting with a number of local objectors has been made by Mr Hamish Watson. I understand that Thames Water and St. James Homes Ltd have essentially unlimited access to the Planning Department and its officers. This seems entirely unfair and I would like to suggest that you address this unequal situation.

In closing I would like to make one point that can easily be substantiated if you or one of your colleagues would spend a few hours on a weekday morning or afternoon on Hillsleigh Road. They could witness the traffic problems we already experience due to the fact that both Hillsleigh Road and Aubrey Walk are heavily used as a "short cut" by drivers wishing to move to and from Holland Park Avenue and Campden Hill Road without passing through the traffic lights at Campden Hill Road and Notting Hill Gate. They will also see that the open gate at the top of Hillsleigh Road into the Thames Water yard is already an open eyesore and is used for working vehicles of all kinds. If the present plan, or anything like it, is approved we are fearful to think of the heavy traffic, noise and congestion that will dominate Hillsleigh Road where it meets Aubrey Walk and enters the Thames Water yard. Apparently, up to now, your traffic studies do not have the least idea what to look for when it comes to the kinds of problems that will prove a major harassment to residents in the immediate vicinity of the proposed development site.

Yours sincerely



David Milford

10 CAMPDEN HILL SQUARE
LONDON W8 7LB
071-727 6877

Machobj - JOT
(R)

7th April 1999

*CA
8-4*

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Mr M. French,
Executive Director Planning and Conservation
Royal Borough of Kensington and Chelsea.
The Town Hall,
Hornton Street
London W8 XXXX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACH
- 8 APR 1999							
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APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French,

Application to develop Thames Water site in Aubrey Walk.

On 27th Jan. 1999 we wrote to you strongly opposing the application to develop the above site.

We consider that the newly revised proposals are only a very marginally modification and take no account of the very considerable opposition of local residents.

Our objections remain as strong as in our previous letter.

We again urge the Council to consider their obligations towards conservation and to reject these plans.

Yours Sincerely,

Patricia Diggory

Patricia Diggory,

Peter Diggory

Peter Diggory

Copy to:-
Councillor Mrs Ian Hanham C.B.E.
Leader of the Council,
Royal Borough of Kensington & Chelsea.

Mr J French,
Planning & Casework,
RBK & C,
Town Hall,
Hornton St, W8 7AX

Maachoo DT

4, Abbey Walk,
London W8 7JG

RECEIVED BY PLANNING SERVICES							
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229 8066 (R)
M
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Dear Mr French,

I am writing to express my displeasure at the revised planning application that St. James has recently submitted for the development of the Thomas Water Complex Hill site. The revised plans do not address / solve the issues that I addressed in my letters to you of 1/3/99 and 10/12/98. My concerns remain:

1, Overcrowding, traffic and parking problems.

The recent works carried out in Abbey Walk caused the complete unsuitability of this road for heavy goods vehicles. It was impossible to find a parking space close to one's property, which is difficult for expectant mothers like myself, families and the elderly. The vehicles themselves caused severe vibration in my home.

2, Invasion of privacy of Abbey Walk residents due to close proximity of the site

I could not escape the noise from the works being carried out over the last 2 months and do not see the need for a block of flats to be put at such close proximity to Abbey Walk and our house. It is imperative that

We do not lose the bank of trees opposite nos 2-6 Aubrey Walk. Without the bank of trees we would be overlooked by Kensington Heights as it is. I am surprised (incidentally) that you would consider allowing the construction of more flats so close to those of Kensington Heights, which surely was allowed to be built on the grounds that there was a large open space behind.

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We have already had numerous incidences whereby Thames Water's current contractors have failed to comply with agreed working practices. I strongly urge you to reject any future plans that Thames Water may have to put new housing on their Campden Hill site.

Yours sincerely,

Marie Lang

① ACK-OBS
② DT

1. Campden Hill Sq (R)

London W8 7LB.

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✓ 5-4

RECEIVED BY BANKING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
15 APR 1999									
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CON DES FEES									

Dear Mr. French,

I write regarding the Thames Waterboard site on Campden Hill.

I have seen the new plans & think that having the Exit Entrance onto Auckney walk would be a disaster. There are going to be long queues of cars waiting to get into Campden Hill Rd. They will stretch down Hillsleigh Road as well as Auckney walk. These little streets are overloaded with traffic anyway as many people use them - together with Campden Hill Sq - as a short cut from Holland Park Avenue.

Much care has to be taken over the safety of the children from Holland Park School who swarm over this area at 8.30am, at lunch time & at 3.30pm. They also use the short cut to Holland Park Avenue. These pupils have to be at

979 ~~979~~

risk with an even greater increase in traffic.

This leads me to my most important point which is that The Thames Water Reservoir Site should be bought out of public funds as playing fields for the many hundreds of children of Holland Park School. At present they have none.

I look forward to your reply.

Yours sincerely

Mrs. Percy Scott

2 Aubrey Walk,
London, W8 7JG
Telephone & Fax 0171 727 6787

(Scribble) (R) (980)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
12		14 APR 1999		9			
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Michael French Esq., FRICS.
Executive Director Planning & Conservation,
Royal Borough Kensington & Chelsea
The Town Hall,
Horton Street,
W.8.

12/04/99

Dear Mr French,

Thames Water Development

I have now been to inspect the alterations which St James's Homes have made to their development plans for the Thames Water site. These alterations appear to be more or less cosmetic, and do not address the major objections expressed by residents. In particular I am amazed to see that it is still their intention to build a block of flats along the south side of Aubrey Walk, in front of the present pumping station.

These flats, if they were given planning permission by the RBKC, would replace a most unusual bank and stretch of green hedge, which lends character and charm to this old village street of Kensington. And which forms an ideal screen for any open space behind it; is a suitable setting for the listed church and terrace of listed houses opposite; and forms an attractive approach to the historic Aubrey House.

On Friday 15th May 1998 Mr Stuart Turner of the Ecology Centre, Holland Park called at Aubrey Walk, at my suggestion, to inspect the bank of trees, and to give his opinion of its value to the community.

He thought it probable that there had once been a privet hedge at the top of the bank by the Thames Water Pumping Station. Traces of this privet hedge are still there. The fact that this hedge has not been properly maintained has resulted in an area approximately 60 metres long, of naturally developed and largely self-sown trees and shrubs. These trees Sycamore and Ash, and a large old Silver Birch are all now coming into leaf, and stand 25 - 30 ft high at the top of a bank approximately 12ft high. These, together with the bank containing various species of ivy, privet, wild roses and a magnificent evergreen viburnum, form an ideal habitat for wild life and nesting birds. Bird song is continuous. In the opinion of Mr Turner this is a rare and valuable asset in this urban conservation area. It is much appreciated, not only by residents, but by the tennis players on their way to the Tennis Club, and all the many dog walkers and visitors to the Walk. I believe that if this were in the country it would be protected, and that it is even more vital to protect such a scarce resource in an urban area.

2002 981

People who want to level this stretch of bank in order to build blocks of flats right up to the road have been heard to say "The trees are only self-seeded". This does not make them any less valuable. All ancient forests are self-sown and are protected. No permission was needed from the Forestry Commission. **Indeed the Landscape proposals prepared for the Developers by Broadway Malyan Landscape at 7.04 states "The block of self-seeded vegetation to the north of the existing Pump House are not individually of great value, but collectively form a block of greenery which softens the street frontage and screens views into the site . . . These will be lost in the new development."** (A few shrubs may be planted instead) Again, in their Landscape Proposals in detail - 8.00 Broadway Malyan state: " **The landscape proposals have three main objectives: To provide a substantial green boundary to the development. . .**"

This unique bank already provides a green boundary as well as shade and character to Aubrey Walk. Together with the Turkish Hazel Trees (Nos 8, 9 & 10) planted by the Council in the pavement immediately in front of the bank, they form a natural and suitable setting for the listed Church and listed houses opposite. **Please do not allow it to be destroyed.** I urge members of the Planning Committee, to come and see it for themselves, or at least to look at the photographs of the road as it is and compare that with the plans for redevelopment. Profit must not be the only consideration in this Conservation Area.

Yours faithfully,



Lady Neill.

cc. C. Colwell Esq,
Cllr Christopher Buckmaster.
Cllr Ahern
Cllr Freeman
G. Searle Esq,
David Stabb Esq.

2 Aubrey Walk,
London, W8 7JG
Telephone & Fax 0171 727 6787



Michael French Esq., FRICS.
Executive Director Planning & Conservation,
Royal Borough Kensington & Chelsea
The Town Hall,
Horton Street,
W.8.



12/04/99

Dear Mr French,

Thames Water Development

I have now been to inspect the alterations which St James's Homes have made to their development plans for the Thames Water site. These alterations appear to be more or less cosmetic, and do not address the major objections expressed by residents. In particular I am amazed to see that it is still their intention to build a block of flats along the south side of Aubrey Walk, in front of the present pumping station.

These flats, if they were given planning permission by the RBKC, would replace a most unusual bank and stretch of green hedge, which lends character and charm to this old village street of Kensington. And which forms an ideal screen for any open space behind it; is a suitable setting for the listed church and terrace of listed houses opposite; and forms an attractive approach to the historic Aubrey House.

On Friday 15th May 1998 Mr Stuart Turner of the Ecology Centre, Holland Park called at Aubrey Walk, at my suggestion, to inspect the bank of trees, and to give his opinion of its value to the community.

He thought it probable that there had once been a privet hedge at the top of the bank by the Thames Water Pumping Station. Traces of this privet hedge are still there. The fact that this hedge has not been properly maintained has resulted in an area approximately 60 metres long, of naturally developed and largely self-sown trees and shrubs. These trees Sycamore and Ash, and a large old Silver Birch are all now coming into leaf, and stand 25 - 30 ft high at the top of a bank approximately 12ft high. These, together with the bank containing various species of ivy, privet, wild roses and a magnificent evergreen vibernum, form an ideal habitat for wild life and nesting birds. Bird song is continuous. In the opinion of Mr Turner this is a rare and valuable asset in this urban conservation area. It is much appreciated, not only by residents, but by the tennis players on their way to the Tennis Club, and all the many dog walkers and visitors to the Walk. I believe that if this were in the country it would be protected, and that it is even more vital to protect such a scarce resource in an urban area.

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People who want to level this stretch of bank in order to build blocks of flats right up to the road have been heard to say "The trees are only self-seeded" . . . This does not make them any less valuable. All ancient forests are self-sown and are protected. No permission was needed from the Forestry Commission. **Indeed the Landscape proposals prepared for the Developers by Broadway Malyan Landscape at 7.04 states "The block of self-seeded vegetation to the north of the existing Pump House are not individually of great value, but collectively form a block of greenery which softens the street frontage and screens views into the site . . . These will be lost in the new development."** (A few shrubs may be planted instead) Again, in their Landscape Proposals in detail - 8.00 Broadway Malyan state: **" The landscape proposals have three main objectives: To provide a substantial green boundary to the development. . ."**

This unique bank already provides a green boundary as well as shade and character to Aubrey Walk. Together with the Turkish Hazel Trees (Nos 8, 9 & 10) planted by the Council in the pavement immediately in front of the bank, they form a natural and suitable setting for the listed Church and listed houses opposite. **Please do not allow it to be destroyed.** I urge members of the Planning Committee, to come and see it for themselves, or at least to look at the photographs of the road as it is and compare that with the plans for redevelopment. Profit must not be the only consideration in this Conservation Area.

Yours faithfully,



Lady Neill.

cc. C. Colwell Esq,
Cllr Christopher Buckmaster.
Cllr Ahern
Cllr Freeman
G. Searle Esq,
David Stabb Esq.



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View of Aubrey Walk (September)
On the left are the railings of Water Tower House, and
beyond that the pumping station concealed by an attractive
riot of greenery



View down Aubrey Walk (September)
taken outside 25 Campden Hill Gardens

72 PALACE GARDENS TERRACE
LONDON W8 4RR
0171-229 9920



13th April 1999

Our Ref: JARRF/PC

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

Dear Mr French

THAMES WATER RESERVOIR SITE, CAMPDEN HILL ROAD/AUBREY WALK

I have now had an opportunity of looking at the proposed plans for the re-development of the above site by St James Homes Limited. As a local resident I am extremely concerned that the density of the proposed development, which includes a large block of flats and a considerable number of 5 bedroom houses, will destroy the character and the amenities of the area.

In particular, the proposal to replace the existing open air tennis courts, which are a very attractive feature of Kensington, with something that looks more like a bunker or prison, will be a considerable reduction in the visual appearance of the area and amenities.

As is generally known the Borough of Kensington & Chelsea is very short on open space for the use of residents and loss of such a number of tennis courts and the intensification of development/traffic/parking can do nothing but reduce the quality of life in the neighbourhood.

Whilst I quite understand that some development of this site is to be expected I feel very strongly that the density proposed is far too high for this quiet residential part of the borough.

I do hope that the revised application will be refused by the Council and a more modest proposal put forward.

With kind regards.

Yours sincerely



JARR FRENCH

① Ach

② JJ

③ R

Kensington Court Residents Association

20 Kensington Court Gardens, London W8 5QF

Mr. M.J. French

19th April 1999

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

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Dear Mr. French,

FORMER THAMES WATER RESERVOIR AND WATER TOWER HOUSE,
97 CAMPDEN HILL ROAD, W.8
Your Ref. DPS/DCC/DT/TP/98/2126 (99-0733)

I have spent a morning going over the revised plans for this major development which interests all of us, as residents of Kensington, not merely the local residents directly affected.

The revised plans offer little real improvement over the previous ones. I register my general objection to a scheme which is excessive in bulk and density, and which deprives the area of an important space (whether green or brown is immaterial), and threatens local amenity.

I agree with the objections, still valid, in Cllr. Buckmaster's letter of 24 November 1998 to Cllr. Campion, and with a letter of 16 December 1998 to Cllr. Phelps from the Chairman of Campden Hill Residents Association, and with Mr. G. Law's letter of 16 December to you. These are very strong arguments.

My main point is that a central open space should at least be left, by eliminating a substantial part of the development. The bulk and density should also be reduced, particularly the height of the block of flats. This would all reduce the traffic/parking problems. You will recall that the preservation of a central green open space was a key condition of the St. Mary Abbot's hospital redevelopment scheme which made it more acceptable.

Yours sincerely,

Sir Ronald Arculus, Chairman
Kensington Court Residents Association

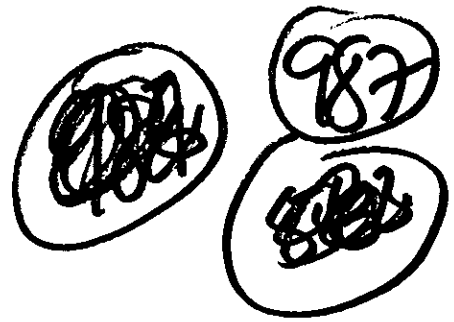
cc. Mrs. E. Rudd, The Kensington Society
20 Kensington Court Gardens

RECEIVED BY PLANNING SERVICES							
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20/4/99

12 PITT STREET
LONDON W8 4NY

Tel: 0171-937 1888
Fax: 0171-937 5567



15 April 1999

Lady Neill
2 Aubrey Walk
London
W8 7JG

Dear Lady Neill

THAMES WATER DEVELOPMENT

Thank you very much for sending me a copy of your interesting letter to Mr French dated 12 April.

I think that the report from Mr Turner is very useful. Do you think that he would be prepared to put this in writing?

Yours sincerely

A handwritten signature in black ink, appearing to read 'R J Freeman', is written below the closing.

Robert J Freeman

From: ANTHONY BELL.

RECEIVED BY PLANNING SERVICES

Jameson Street,
London, W8 7SH
0171-229 0901

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(Handwritten initials)

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April 20th 1999

(Handwritten initials)

Dear Sir,

FORMER THAMES WATER RESERVOIR &
WATER TOWER HOUSE, 97, CAMDEN HILL ROAD, W8.

I note that revised drawings have now been received with regard to the above proposed development.

I am writing to say that I would still like to object to these new proposals (I had already written objecting to the first ones produced) on the grounds that they will still have a huge detrimental effect upon traffic access and parking and, consequently, on the amenity of the area and its general appearance.

Yours faithfully

Anthony Bell

AK
22/4/99
M

50 Adam and Eve Mews
Kensington
London W8 6UJ

Tel: 0171-937 9899
Fax: 0171-937 3713

① ACK - O&J
② DT

R

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~~989~~

Your ref: DPS/DCC/PP/99/00733/DT

Mr M J French
Executive Director
Planning and Conservation
Town Hall
Hornton Street
London W8 7NX

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20th April 1999

Dear Mr French

Former Thames Water Reservoir and Water Tower House
97 Campden Hill Road, W8

Thank you for your letters dated 14th and 16th April 1999.

I am the owner of the freehold of 16 Campden Hill Gardens, W8 but have moved recently to the above address. Please note my change of address.

I note the revised drawings and application which has been submitted by the developers involving the construction of 62 housing units on the site. I should be grateful if you would note my continuing objections to the proposals which remain unchanged from those set out in my letter to you of 15th December 1998.

Yours sincerely

Ian Hendriks

R
Z.K.
h.k. 99

① ACK-ORST
② DT

(R)

5 Airlie Gardens
London W8 7AJ

Handwritten:
R
21499
M

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~~Handwritten scribble~~

M.J. French
Executive Director
Planning and Conservation
R.B.K. & C
The Town Hall
Hornton Street
London W8 7NX

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20th April, 1999

Dear Mr. French,

Application Reference Number DPS/DCC/PP/99/0733/DT

Thank you for your letter of 16th April with regards to the Former Thames Water Reservoir and Water Tower House development.

I appreciate that there has been a slight amendment to the original design. An amendment which I consider to be cosmetic or perhaps, placatory, at best. The fact remains that the development will introduce a substantial new amount of traffic into the area and onto Campden Hill Road in particular.

I understand that the prevailing wisdom is that the new influx of motor vehicles will not have a serious impact on traffic flow or the environment. This is a view I regard with deep scepticism.

I would once again like to express my concern at the negative impact this development will have on the area – an area with an already high population density.

I sincerely hope that the Planning Department will make every effort to consider the views of the Borough's long term residents in opposing this development.

Yours faithfully,

Maureen Ovi

6 Aubrey Road
London W8 7JJ

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Nok
2.4.99
W

① ACK - OR J
② DT
R
~~200~~

20th April 1999

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Mr M J French
Executive Director
Planning and Conservation
RBKC
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
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Dear Mr French

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

I wish to object to the revised plans submitted for the above site. The new proposals are in substance the same as the original. They do not address the very real concerns of local residents and continue to fly in the face of so many key aspects of the Council's Unitary Development Plan.

I fear that the depressing lack of any meaningful concessions to the well-founded and clearly articulated objections to the original plans displays a tigerish resolve on behalf of Thames Water to ensure that naked commercial considerations ride rough shod over all other.

I enclose a copy of my letter of the 23rd December 1998, objecting to the original plans, which needs no updating.

Yours sincerely

Richard Lascelles

30 CAMPDEN HILL SQUARE
LONDON W8 7LJ

0171 727 1602

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Your Ref. 16/4/99 DPS/DCC/PP/99/00733/ST.

21. 4. 99.

Dear Sir,

I write again hopefully to add to your pile of letters objecting to the crazy proposals for the Thames Reservoir dike.

These plans as they stand are totally unsuitable for an area which is already highly developed with very narrow streets - Campden Hill Rd. much used as a N/South cut

and the amount of extra
plus all unseizable assets
all add to the proposals &
plans being drastically
revised -

993

~~100~~

James L. Kelly

B. J. Travers

for H. T. Travers.

50 BEDFORD GARDENS
KENSINGTON
LONDON
W8 7EH

(R)

pl aeh daj -> DT

~~38~~

994

Your ref: DPS/DCC/PP/99/00733/DT

22 April 1999

Mr. M. J. French
Executive Director
Planning and Conservation Department
Royal Borough of Kensington and Chelsea
Town Hall
Horton Street
London W8 7NX

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Dear Mr French,

Re: TOWN AND COUNTRY PLANNING ACT 1990 - PLANNING
APPLICATION FOR DEVELOPMENT OF FORMER THAMES
WATER RESERVOIR AND WATER TOWER HOUSE, 97 CAMDEN
HILL ROAD, W8

Thank you for your recent letter confirming a revised application has now been put to the Council by St. James Homes.

As your records will show, I did write at some length with regard to the original application specifically with regard to Water Tower House and the architectural design of the building itself.

Apart from general concerns regarding the density of population and traffic as a result of such a large development in a residential area, I would also now like to express my concern and objection to the revised building that has been put up to replace Water Tower House.

The second application has now changed from what looked before to be more of a commercial building with no redeeming architectural features to suit the locality, to a glass fronted ultra-modern building which is also completely out of keeping with the area.

I must once again draw your attention to what I believe are two very successful developments that have been completed by Regalian Properties at Observatory Gardens and Edward Square in the immediate vicinity. The Observatory Gardens development was a recreation of period detail and Edward Square was similar, but for housing rather than flats. My request to the council is why cannot the developers be encouraged to

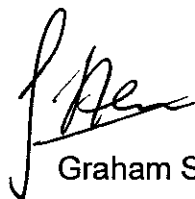
design a building to replace Water Tower House that draws upon the architecture and period detail of the area so that the new building can better blend in with the immediate locality? Although the facade would look to be of the period nature, the inside of the building and the facilities within the building for the flats etc. would of course be totally modern.

995

I look forward to hearing from you with regard to this latest application and would hope that you can influence the matter to ensure that a 'sympathetic' solution can be found.

Regards

Yours sincerely



Graham Stevens



PP/99/0733

① Ark

② JT

DIANA LENNARD

996

~~996~~

8a LADBROKE GROVE
LONDON W11 3BG

0171-727-1919

For the attention of MJ French

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

22nd April 1999

Dear Mr French

Re: Planning Application 97 Campden Hill Road W 8

YOUR REF: DPS/DCC/PP/00733/DT

I am writing to object to the above planning application of 19 houses and 43 apartments together with 12 tennis courts.

Whilst I have no objection to the tennis courts I do have concerns about the number of private residences being proposed. I note that there is underground parking but often people do not use the underground parking preferring to park on the roads outside. For those of us who live in the area and have no option but to park on the road this takes yet more available space away. And there is very little available parking space in this area.

yours sincerely

Diana Lennard

Diana Lennard

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M. J. French

PP/99/0733 ① Ah ② J

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2 KENSINGTON HEIGHTS,
81 89 CAMPDEN HILLS ROAD, VICARS

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

22nd April 1999.

Dear Mr French,

Re: Your Ref: DPS/DCC/PP/99/00733/DT Planning application for development of the former Thames Water Reservoir and Water Tower House.

With reference to the above and further to your letter of the 16.4.99. regarding this planning application as the owner of Flats 2 and 6 my response is as follows:

- 1) This proposed plan for the redevelopment is unacceptable.
- 2) My reasons for its unacceptability remain the same as those outlined in my initial letter of objection dated 3.12.98, your acknowledgement dated 4.12.98, reference DPS/DDC/DT/TP/98/2126. This proposed plan does not address satisfactorily paragraphs a, d and e of that letter.

As mentioned in my previous correspondence exchanges, I sincerely hope that your department and the Council's Planning Services Committee will support the local community's wishes and reject this plan as it stands so that any subsequent proposal incorporates the local community's desire to retain the maximum open space and substantially reduce the size, number and scale of the proposed dwellings.

Yours sincerely

G. A. Gluck.

Handwritten notes:
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23.4.99
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