

1057


~~507~~

We urge you to endorse that
wise decision and reject any appeal.

The noise, increased traffic and
pollution are a very real consequence of the
intended development. It would ruin the
character and appearance of this area, especially
the setting of St George's church. It is
an application that would not serve the area
in any positive aspect if granted, merely
alter its atmosphere and setting for the
worse.

We invite you to dismiss the
appeal and endorse the committee's
reasoned judgment.

Yours faithfully,


Kerim and Tania Fuad
(MR + MRS KERIM FUAD)

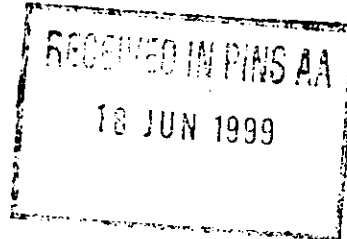
8 AUBREY WALK
LONDON W8 7JG
Tel/Fax: 0171-727 7942

1058

1058

15 June 1999 ✓

The Inspector
DETR
Room 003
Tollgate House
Houlton Street
Bristol BS2 9DJ



Dear Inspector

Campden Hill Reservoirs Redevelopment - Appeal
Ref:K5600/A/99/1022704

I write to oppose the revised development application. This is an aggressive application for high density development in a conservation area, and shows no significant change from its predecessor. It proposes

- A gated ghetto development which excludes local inhabitants
- 200 bedrooms in 62 new dwellings, a 40% increase for the contiguous area of Aubrey Walk, Aubrey Road, Hillsleigh Road and Campden Hill Square
- 90 more resident vehicles debouching on 15ft wide Aubrey Walk
- removal of light, trees, greenery and open space in a conservation area
- **no benefit at all for local residents** from what the *Evening Standard* describes as a "£120 million venture" by Thames Water.

Our position is well expressed by the following:

M.J. French, Executive Director Planning and Conservation, RBK&C.

"This is a relatively small site, clearly identified for use for public open space.....the policies set out in ...the UDP are robust enough for the Council to resist any commercial development of the site." (letter 5.3.97)

The site "...provides an important contribution to the character and appearance of the Conservation Area as a result of its generally open character, and its trees and vegetation. The site is located within a primarily residential area, and provides a significant contribution to the levels of amenity currently enjoyed by those who live in and visit the nearby area." (letter 23.1.98)

Harold Pinter, Author and local resident.

"There has been open ground on the site for hundreds of years opposite which are a series of exquisite cottages and a church. Thames Water is selling off this property for vast profit to themselves and their shareholders and at the destruction of the neighbourhood." (Standard, 10.5.99)

Yours sincerely

Anthony Whyatt

1059

RECEIVED IN PINS AA
21 JUN 1999

[Handwritten signature]

FROM LADY ANTONIA FRASER PINTER

52 Campden Hill Square London W8 7JR

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol
BS2 9DJ

15 June 1999

Dear Sir

APPEAL REFERENCE NUMBER K5600/A/99/1022704

I wish to ask to you in the strongest possible terms to reject this Appeal by Thames Water/Berkeley Homes. The reasons which caused the RBKC Planning Services Committee originally to reject the application seem to be absolutely excellent ones. A densely developed site that relates poorly to its surroundings is not at all what is needed in this historic residential area. Already vehicular activity has reached unacceptable levels at certain times of day and I can see no prospect of the new development helping that. In fact it would make it significantly worse. The existing open space is part of the amenity of the area and not at all well served by the new plans.

Yours faithfully

Antonina Fraser Pinter

51 Kensington Heights
Campden Hill Road
London W8 7BD

15 June 1999

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

Dear Sir/Madam:

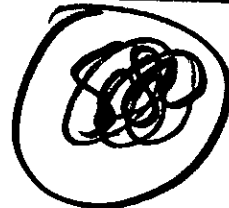
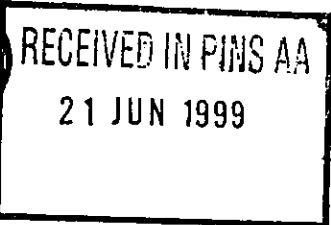
Re: Former Thames Water Reservoir and Water Tower House,
97 Campden Hill Road, London W8

Refer DETR ref: App/K5600/A/99/1022704 of 10/ 06/99.

I occupy a flat in Kensington Heights which is my London residence. I strenuously object to the development proposal for the following reasons;

- 1) the proposed development is too large and intensive to fit with the neighbourhood
- 2) Campden Hill has a unique village quality which will be damaged by the addition of a tenement building
- 3) the existing 12 tennis courts are an outdoor recreational facility which contribute immensely to the open space of the area
- 4) the reservoir top is occupied by tennis court which are in daily use; it is emphatically not a brownfield site as alleged by the developers
- 5) the proposed development will seriously add to traffic congestion and noise on Campden Hill Road
- 6) the development will remove trees which contribute to the area
- 7) the development will seriously block light to much of the neighbouring area

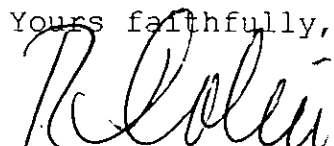
1060



1061

I think no one is seriously against development of the Water Tower House and Pump House but that should be the extent of development. The open air tennis courts should be left in place for recreation and open space.

Yours faithfully,



R. M. Dobie (Mrs.)



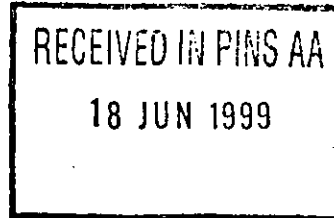
63 Bedford Gardens
London W8 7EF

Tel: 0171 727 5295

Fax: 0171 221 3865

~~5002~~
1062

The Inspector
DETR, Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ



June 16, 1999

Dear Sirs,

Appeal reference number K5600/A/99/1022704
CAMPDEN HILL RESERVOIRS DEVELOPMENT

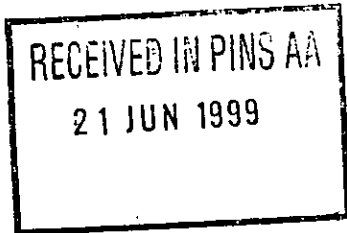
I refer to the above proposed development for which I understand that planning permission has been rejected unanimously by the RBKC Planning Services Committee but that the developers are proposing to appeal against this rejection.

As a longstanding resident of this area of Kensington (38 years), I should like to confirm most vehemently my opposition to the proposed scheme which in my view would have numerous unsatisfactory features. These include: 1. damage to the character and appearance of a part of the Kensington Conservation Area; 2. a significant loss of existing open space; 3. the development of a site which would be completely out-of-keeping with its surroundings; 4. damage to the environment of St George's Church; 5. a considerable increase in traffic and pedestrian activity; 6. a failure to provide housing at reasonable prices.

I understand that one of the developers would be Thames Water who, I believe, are now under foreign ownership. In my view, if this is so, this would make the proposal even more objectionable as I feel strongly that such matters should conform to the wishes of the residents of the area concerned and not directed by institutions who have no reason to consider the UK national interest.

Yours faithfully,


P J R. Spira



46 AUBREY WALK · LONDON W8 7JG
0171-792 0553

1063 ~~1063~~

Wednesday 16th June 1999.

Dear Sir.

Ref. DPS/D ce/PP/99/0073.

DETR's Ref. App/k5600/A/99/1022704.

Thames Water Reservoir 97 Campden Hill Road.

I have received notification of the Appeal to be heard before the Inspector on 20/7/99 and am writing to record my objections to the proposed development.

A similar application has already been refused by the Planning Committee of the Royal Borough of Kensington and Chelsea. This refusal was welcomed by the local residents as it reflected the strong views of those who would be affected by the proposed re-development.

My objections are:-

1. The loss of open space currently enjoyed

1064



by all of us who live in close proximity to the site.

2. The increase in traffic in Aubrey Walk which is already used as a 'rat run' during peak periods.

3. The massing and over-development as shown on the applicant's plans will dominate the immediate area.

I trust these points will be drawn to the Inspector's attention.

Yours faithfully

P. K. Knowles.

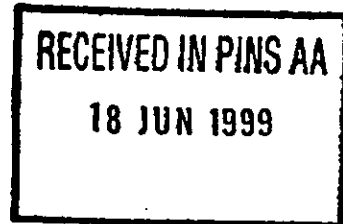
1065

~~1065~~

39, BEDFORD GARDENS,
LONDON W8 7EF
TELEPHONE: 0171-727 4581

16 June 99

The Inspector,
DETR Room 1003
Tougate House
Houlton Street
Bristol BS2 9DT.



Dear Sir.

Appeal Reference no. K5600/A/1022704.

I write to object to the developers
wishing to do so at the Camden Hill
Reservoirs site.

The proposed development would:-

1. Result in a significant loss of existing
open space.
2. Harm the character and appearance
of a part of the Kensington Conservation Area.
3. Resulting in a densely developed site

1066



that relates poorly to its surroundings;

4. Significantly affect the setting of St. George's Church.
5. Generate greater levels of vehicular traffic and pedestrian activity,
6. and failure to provide affordable housing in a London inner city borough. &

Yours faithfully,
Sheila Rowanwell Bennett.
(Mrs)

1067

~~1067~~

Mrs. C. M. BARNE

16 June 1999:

15 JAMESON STREET, LONDON W8 7SH. 0171-727 8870

K 5600/A/99/1022704 Appeal Ref No

Sir,

Once again, I am writing to urge you, as Inspector, to reject the Appeal by Thames Water / Berkeley Homes which I understand that you will hear on Tuesday 20th July.

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24 JUN 1999

As things stand at the moment, the proposed building site is a haven of quiet with a bank of trees on the north side facing St. George's

RECEIVED IN PINS AA
21 JUN 1999

Flat 1 1068
52. Palace Gardens Terrace
London W.8 4RR.

The Inspectors
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9JY.

16th June 1999.

Campden Hill Reservoir Development.

Appeal Ref Number K5600/A/99/102274

Dear Sirs

Campden Hill is a historic area in Kensington and quite unique

The proposed development would be completely detrimental not only to the immediate area proposed for re-building - the destruction of an amenity space rare in an area of dense population - but would be detrimental to surrounding areas as well.

This is a conservation area. Much development has taken place in recent years and every year the building works increase in ambition and size. During construction huge vehicles transporting materials clog up the already heavily congested streets creating noise & disruption in a residential area.

The type of housing proposed is aimed at the very wealthy who only "take" from the area & leave their homes empty for parts of the year. When they are in residence their cars add to traffic, pollution & take up more space.

1069



The otherwise quiet backwater would be changed beyond recognition.

Kensington is a beautiful borough which is being abused and destroyed by huge developments of rather unpleasant buildings pretending to "fit in" with the rest of the housing. They are a pseudo imitation, having little or no intrinsic quality.

This development should not be allowed as it will be a luxury eyesore in what is otherwise a charming - interesting and unique location.

The worst aspect is the proposal to put tennis courts underground - People need as much open space as possible in an urban environment.

Please do not allow this development to take place. The open space is needed in this area which is already overcrowded. The residents around Kensington Church St and Campden Hill Road need to have local spaces to escape into and get away from the traffic. Quiet corners & spaces are essential to the sanity of the real Londoner.

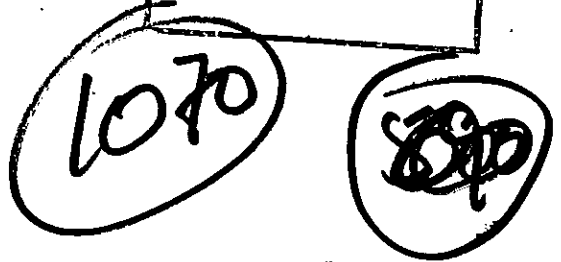
Yours faithfully
Rosemonde M. Nairai.

50 Adam and Eve Mews
Kensington
London W8 6UJ

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

RECEIVED IN PINS AA
21 JUN 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ



16th June 1999

Dear Sir

Appeal reference no: K5600/A/99/1022704
Proposed residential development on property owned by Thames
Water in Aubrey Walk, W8

I am the owner of the freehold of 16 Campden Hill Gardens, W8.

I am very concerned at the proposal to construct 67 housing units on the property which, in my opinion, would represent a highly insensitive and gross over-development of the site. In addition to the resultant housing congestion in this attractive and unspoilt Conservation Area neighbourhood, I should like to object to the proposed development on the grounds that it would add significantly to the existing traffic congestion on Campden Hill (particularly at the approach of Campden Hill Road to the traffic lights at Notting Hill Gate) and, in addition, (despite the proposal to incorporate basement parking into the development) it would place intolerable strains on the already overstretched parking facilities available to residents in the immediate area.

I would urge rejection of the Appeal.

Yours faithfully

A handwritten signature in cursive script, which reads 'Ian Hendriks'.

Ian Hendriks

56 BEDFORD GARDENS
LONDON W8 7EH
0171-727 4809

RECEIVED IN PINS AA

21 JUN 1999

1071

16 June 99

~~1071~~

The Inspector
DETR. Room 1003
Tollgate House
Houlton St.
Bristol BS2 9DJ

Jean Xi

Campton Hill Reservoir Development
Ref. K 5600/A/99/1022704

In connection with the Appeal to be heard on 20th July regarding the above proposed development, my wife and I wish to record our objection on the grounds that it would:

- Result in considerably increased traffic and parking difficulties
- Create an over densely developed site in place of an open space
- Be out of keeping with the identity of the Kexington Conservation Scheme.

Yours faithfully

Malcolm McLeod
MALCOLM McLEOD

and Jane McLeod.

1072

RECEIVED IN PINS AA
21 JUN 1999

34, Peel Street

London

WB 7PD

16th June 1999

REF: K5600/A/99/1022704

Dear Inspector,

I am writing to object to the proposed development of the Campden Hill Reservoirs.

The negative consequence of this development would be of fundamental harm to the character and appearance of the Kensington Conservation Area.

The Campden Hill area is already severely congested and overcrowded, yet you are considering exacerbating the problem which will destroy the quality of life for the large population already living in this area.

The proposal appears to be yet another development by bullying building companies wishing to make money at the expense of the area and with little or no regard to the surrounding population.

I implore you to reject the proposal on the realistic grounds that it will result in:

1. The loss of existing open space.
2. Harm the character and appearance of the Conservation Area.
3. Result in a densely developed site that relates poorly to its surroundings.
4. Generate levels of vehicular activity that the area will find impossible to accommodate.

This area is cherished by all of the community and should be kept that way.

Yours faithfully,

Simon Tallis

1073

RECEIVED IN PINS AA
21 JUN 1999

SRS

16 Hillgate Street
London W8 7SR

16th June 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

Ref: K5600/A/99/1022704

Dear Sir,

I am writing to say how pleased we were to hear that the Campden Hill Reservoirs Development had been rejected by the RBKC Planning Services Committee. I gather there is to be an appeal to the Department of the Environment and I would like to express my family's hope that this appeal will also be rejected.

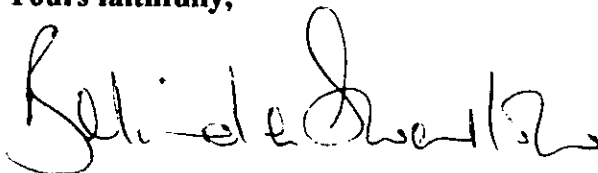
The Campden Hill area in which we live is very busy and the Campden Hill Road is already constantly congested. Additional housing on the kind of scale proposed will result in considerably more traffic and exacerbate the almost impossible parking problems that we have in this area.

I am a weekday member of the Campden Hill Tennis Club, which with its current number of courts provides a healthy activity for so many residents and is used by local schools. The reduction in the number of courts will curtail much of this activity and remove a green and open space in this already heavily polluted city.

Aubrey Walk and it's environs is an attractive and characterful area which it would be very sad to spoil without even the excuse of providing affordable housing.

We strongly recommend the rejection of this appeal.

Yours faithfully,



Belinda Swallow

10724

~~10724~~

22 PALACE GARDENS TERRACE
KENSINGTON
LONDON W8 4RP
TEL: 0171 727 9340
FAX: 0171 221 5945

RECEIVED IN PINS AA
19 JUN 1999

Ref K5600/A/99/1022704

Camden Hill Development

Dear Sir,

I am writing to object to the proposed development by Thames Water/Berkley Homes. Our area has a serious parking and traffic problem and I think that this densely developed proposal will cause more problems for residents, harm the character of the conservation area and bring no benefit other than to the developer.

Please register my

1075



objection at the appeal
and we support the Inspector
recommending rejection of the
appeal.

Yours faithfully,

Jeremy White

JEREMY N. WHITE

17 JUNE 99

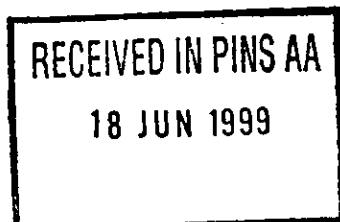
1076

996

33, Bedford Gardens
London W.8.7EF

17th June 1999

The Inspector
DETR
Room 1003,
Tollgate House
Houlton Street
BRISTOL BS2 9DJ



Dear Sir

Appeal Ref K5600/A/99/1022704
Campden Hill Reservoir Development

I am writing to you to press for a rejection of the appeal to be brought by Thames Water/Berkeley Homes against the rejection of their planning application by the Kensington and Chelsea Council Planning Services Committee

I am concerned at the potential loss of open space in an area already tightly packed resulting in an area that would relate poorly to the existing developed area and rather than enhancing the setting of St Georges Church would rather diminish the impact of this unusual and interesting church. In this area there is already a shortage of affordable housing leading to an imbalance in the population and a shortage of children and young people. Kensington already has an imbalance in its numbers of elderly people. Whatever their arguments about traffic levels the nature of housing envisaged and the increased number of dwellings would certainly increase car use and parking problems in an area where the streets are very narrow and can barely sustain present levels of traffic.

In view of the proposed development of the Queen Elizabeth College site further south down Campden Hill Road the traffic increase on this cut through to Kensington High Street would be unsustainable.

Please reject the appeal from Thames Water/Berkeley Homes and preserve a quiet corner of Kensington.

Yours truly

Alison Unvala

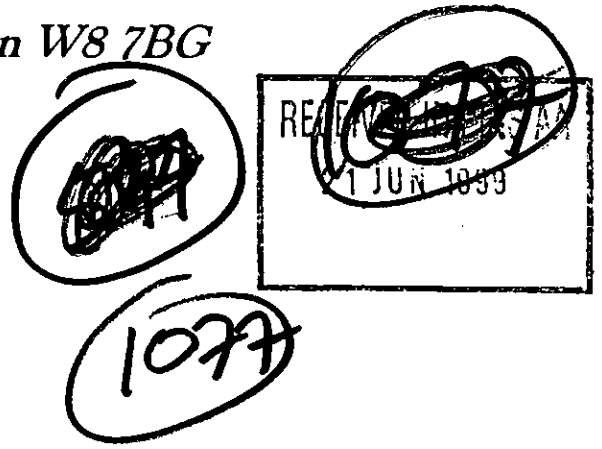
(Mrs A. UNVALA)

Hearing 20th July 1999.

20 Argyll Road, London W8 7BG

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

17th June 1999



Dear Sirs

Re: Redevelopment of Campden Hill Reservoirs; Your Ref. K5600/A/99/1022704.

I wish to protest strongly against the proposed redevelopment of the Campden Hill Reservoirs by Thames Water and Berkeley Homes.

The little open space left in the Borough has already been encroached upon elsewhere and this development would result in the loss of a substantial area of open space with the loss of tennis facilities to the Campden Hill Lawn Tennis Club.

Campden Hill represents one of the remaining "havens" in the Borough where relatively little redevelopment damage has been done; the proposed development of flats and "town" houses will damage the unique architectural fabric and character of the area. This development will destroy the fine Victorian pumping station, the water tower house and the bank of trees opposite St. George's Church as well as blighting this noble Victorian church.

This high density urban development will also result in more traffic on Campden Hill Road and the surrounding streets with, no doubt, increased pressure on parking by shops elsewhere in the Borough - for example, in Argyll Road by Safeway's on Kensington High Street. If the redevelopment of the Kings College site were also allowed to go ahead we would see an intolerable increase in traffic in an area already suffering from considerable discomfort caused by vehicle noise and exhaust pollution.

Rather than allow the redevelopment as private housing, simply to enrich Thames Water and Berkeley Homes, the Council should see how it might assist in the development of the area as a Public asset for the recreation of the residents of the Borough.

The timing of this enquiry is not helpful to local residents as it is when most of them will be on holiday so unable to attend the enquiry - I trust this is not a deliberate ploy on behalf of Berkeley Homes in order to minimise the opposition to this wholly unconscionable planning application.

As the Inspector, I ask on behalf of the local residents that you decline this planning application for the better good of this Borough.

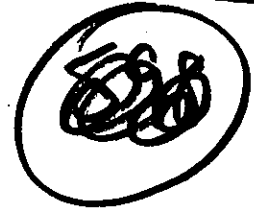
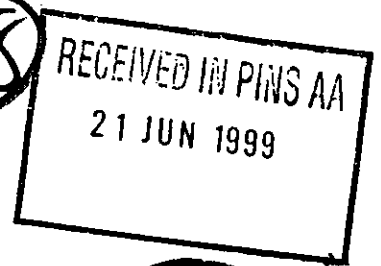
Yours faithfully

A handwritten signature in black ink, appearing to read 'Gavin M. Morris', is written over the typed name.

Gavin M. Morris

Naomi and Peter Tate
9 Airlie Gardens
London W8 7AJ

1078



The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol
BS2 9DJ

17/06/1999

Dear Sir,

We are writing to strongly urge that you turn down the appeal regarding the proposed Thames Valley/Berkely Homes development on the Campden Hill Reservoir site.

As 15 year residents of Airlie Gardens, which is one block from the site, we are certain that this proposed development will over-congest the area and make it very difficult for those of us who already live here. The burden on parking and traffic in particular will become untenable. As it is, it is sometimes impossible to find parking within the surrounding blocks which is very frustrating as we pay a considerable sum for Residents Parking. The additional numbers would make this situation unendurable, and that is beside the loss of space and change of character to the area.

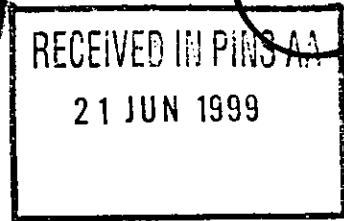
We hope that you will not let us down on the appeal.

Many thanks

Peter Tate
Mr and Mrs Peter Tate

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

1079



17th June 1999

Dear Sir

**PROPOSED DEVELOPMENT FOR CAMPDEN HILL RESERVOIRS SITE
Appeal Reference K5600/A/99/1022704**

I am writing to express my strong objection - and that of the rest of my family - to the proposed development for the Reservoirs Site on Campden Hill.

We were delighted that the Borough Council rejected the scheme and sincerely hope that the appeal will be rejected too. I spent some time inspecting the public display on the proposals which confirmed all my fears. Quite apart from density, traffic, loss of open space - both existing and potential - I was appalled by the enclosed nature of the scheme with no relationship to the local community.

There is a real opportunity here to convert a disused public utility into a major amenity area yet with enough suitable building to give a reasonable financial return to the owner of the site and to the developer.

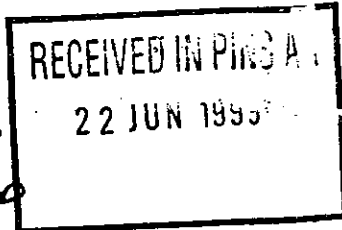
Yours faithfully

R J M Sutherland

1080

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The Inspector
DETR
Room 1003
Tollgate House
Houlton St
Bristol BS29DS



de Castella
13 Jameson Street
London W8 7SH
0171-221-2445

17th June, 1999

Dear Sir, KS600/A/99/1022704
Camden Hill Reservoirs Development

I am writing to object to the proposed development in Camden Hill. I visited the display of the proposed buildings and was unhappy to see this open space built up with expensive houses & facilities for even more cars in the area.

The traffic in Camden Hill is often at a standstill at busy times as it is, and the pollution caused seems to be much worse in the last 2 or 3 years. This I noticed on returning to live in this area after some time.

The character of Kensington has been largely retained and the thriving Church of St Georges in Camden Hill will

POOR QUALITY
ORIGINAL

108



RECEIVED IN PINS 10
23 JUN 1999

Palace Gardens Terrace
London W8 4RP
071-727 4856

18 June 1999

Dear Sir/Madam
re Camden Hill Reservoirs
Development

I am writing to object
to the proposed development of
this site. It is such a beautiful
and tranquil area it would
undoubtedly be blighted by
this project. Also I cannot believe
that the narrow roads around
here could deal with the
increased traffic. Please do
not allow this to go through.

YTL 001 09

1082

and the the previous area
of open space

Sincerely

Philip + Geneva Burke

POOR QUALITY
ORIGINAL

18 June 1999

The Inspector
DETR Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

RECEIVED IN PINS AA

21 JUN 1999

1083

~~1083~~

Dear Sir,

re. Thames Water/Berkeley Homes on Campden Hill W 8

I am writing to lodge an objection to the revised massive development proposed on Campden Hill. It would result in a considerable loss of existing open space and harm the character and appearance of part of the Kensington Conservation Area. The loss of the 18 tennis courts for nearly two years is distressing particularly as six will never be replaced. Many family members are concerned at the loss of their courts and recreation facilities. This open space is in the conservation area and should be sacrosanct and left for the members to continue with their tennis uninterrupted.

The huge density development proposed will be a disaster. It relates poorly with its surroundings in Aubrey Walk and significantly affects the setting of St. George's Church at the top of the hill and facing the sight.

Another great concern is the traffic problem. There will be a greater volume of traffic congestion on Campden Hill. At the moment it is very difficult for me to drive from Kensington Place into Campden Hill as traffic comes so quickly up the hill and it is difficult to see without driving well into the road. With a huge influx of traffic from a large number of new residents, the service people visiting the development plus visitors to those homes it will be impossible and so unfair for the present residents of this lovely unspoilt neighbourhood.

I have lived in Kensington Place for 21 years and traffic has increased greatly over the years and resident parking places become more difficult to find and for a lady late at night quite disturbing when one has to walk a long way to her house from the nearest parking slot!!!

Resident parking places along Aubrey Walk and Campden Hill will be closed during any building works and this will add to our anxiety.

The proposed development fails to provide much needed affordable housing!!!

I find it extremely upsetting that such a large high volume project could be allowed in a Conservation Area as I have to obtain permission when I wish to prune my own trees!!!

Yours faithfully,

P J Pearce

P J Pearce (Mrs)

RECEIVED IN PINS AA
21 JUN 1999

One Aubrey Road
London W8 7JJ

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

1084
1002

June 18, 1999

The Inspector
Department of Environment, Transport and Regions
Room 1003, Tollgate House
Houlton Street
Bristol BS2 9DJ

Thames Water Redevelopment of Campden Hill
Appeal Reference K5600/A/99/1022704

Dear Sir,

I understand that Thames Water is appealing against the refusal of planning permission to redevelop the reservoirs on the top of Campden Hill.

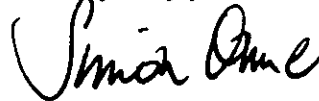
I recognise that, while unwelcome, some form of redevelopment of the reservoirs may be inevitable; but the scale and form that the development takes must reflect essential local issues.

The proposal provides that the entrance both to the construction site and the eventual development be in Aubrey Walk.

I wrote to the Planning Inspector and I write to you now to express my fundamental opposition, in particular, to these access arrangements: 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

1084

RECEIVED IN PINS AA
21 JUN 1999

38 Campden Street
London W8 7ET

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol
BS2 9DJ

18 June 1999

Dear Sir

Your Ref: K5600/A/99/1022704 - Campden Hill Reservoirs, London W8

I understand that on 20 July 1999 you will be hearing an Appeal by Thames Water and Berkeley Homes against the unanimous rejection by the RBKC Planning Services Committee of the Thames Water/Berkeley Homes application to develop the reservoir site.

As a local resident, I urge you to reject the appeal. The Planning Services Committee and the Planning Department of the Local Authority got it absolutely right - what the property developers propose would destroy what little open space remains in a densely built-up area, cause intense local traffic congestion and noise, badly affect the setting of a number of key listed buildings, as well as driving a coach-and-horses through the local council's important Unitary Development Plan. Despite the property developers' claim that this will be a "community asset", the development will not provide affordable housing.

I should add that I would not be personally affected by the development as I live some distance from the site, but like the overwhelming majority of local residents, I think it vital that planning authorities protect from the activities of large-scale property developers what few important open or historic sites remain in the area and for that reason I urge you to reject the developers' appeal.

Yours faithfully

James Harman

RECEIVED IN PINS AA
21 JUN 1999

Basement Flat 1
28a Gordon Place
London W8 4JE
Tel. 0171-938 2482



18th June 1999
Ref: K5600/A/99/1022704

1085



Campden Hill Reservoirs Development

Dear Sir,

I am writing in support of my fellow residents who are against the proposed development of the Thames Water site on Campden Hill, W8. Such a move would result in a significant loss of existing open space which is a rarity in London nowadays. The development would materially affect the character and appearance of a part of the Kensington Conservation Area to its detriment.

I beg you to take account of all the opposition to the proposed development of this site in the Appeal, so that the status quo is maintained for future generations to enjoy. This is a commercially motivated development with no thought for the environment in a conservation area, and I hope that you will reject the Appeal.

Yours faithfully,

P. C. Barclay.

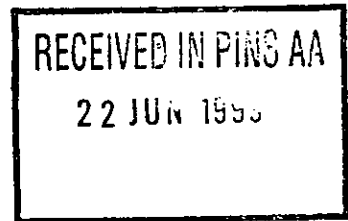
Church. Any loss of open space is to be deplored & this would severely harm the character of a Conservation Area, bringing in yet more traffic & people, not to mention severe disruption & pollution during the building operations. St. George's Church recently refurbished would suffer & there would be added road danger for Sunday School children. I urge you to reject this appeal. C. H. Barne

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~~1086~~

55, Kensington Place
London W8 7PR
- 19th June 1999.

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



Dear Sir, I strongly objected to the Thames Water development on the Campden Hill reservoir site, and was pleased to see that the Kensington & Chelsea planning committee has rejected the proposed plans.

I hope you will also oppose the plans and prevent the developers from ruining what is now a pleasant and uncrowded part of central London.

Yours sincerely,
Queenie P. Godwin
(MRS. Q. P. GODWIN)

PP/99/0733 DAch ②

DT

4/15
21/6

P. Ack. Copy to D05/agent.

52 Campden Hill Square London W8 7JR

21/6

1087

18 June, 1999

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
21 JUN 1999						13	
PLANNING	CONSERVATION	DESIGN	ENVIRONMENT	ARCHITECTURE	LANDSCAPE	RECREATION	TRANSPORT

Dear Mr French,

I would like to register the strongest possible objection to the Thames Water development before the Public Enquiry.

The proposed development – in terms of inevitable major traffic congestion, aggravated parking problems, increased pollution, damage to the environment -- would, in my view, represent an act of serious social vandalism which can only undermine the unique character of this neighbourhood.

Yours sincerely,

Harold Pinter

Harold Pinter

HERESA BERGNE

The Inspector
DETR
Room 1003
Tollgate House
Hounthorn Street
BRISTOL
BS2 9DJ

20/6/99

Dear Sir or Madam

I am writing to register my objection to the plans of the proposed development by Thomas Wates and Berkeley Homes for the Camden Hill Redwoods site.

I understand that the RBBK Planning Services Committee are considering an appeal against their decision not to give permission for this proposal to go ahead. I strongly urge you to hold to your original decision.

Yours faithfully

Theresa Bergne

1088

RECEIVED IN PINS AA

24 JUN 1999



Appeal Ref No: K5600/A/99/1022704

1089



32 Campden Hill Gardens
London W8 7AZ
21st June 1999

The Planning Inspectorate
(Room 1003)

Tollgate House
Houlton Street
BRISTOL

BS2 9D)

Ref: App/KS600/A/99/102704

RECEIVED IN PINS AA

25 JUN 1999

Dear Sirs,

Planning appeal relating to former Thames Water site
97 Campden Hill Road.

As owner of no 32 Campden Hill Gardens, W8, I fully endorse the Royal Borough's rejection of the proposed development plan.

The site is served by narrow roads to which it is not possible to make any improvements. The development is on a scale that is totally inappropriate to the immediate surroundings and shows little regard to the aims of the designation of this part of the Conservation area, and in no way is acceptable because it devalues the scale of the historic buildings in Aubrey Walk and the surrounding area, including Campden Hill Square.

1090



I am also concerned that the open space will be lost.

I would like to draw the inspector's attention to the sympathetically designed development at Observatory Gardens where considerable care was taken to maintain scale and visual aspects in keeping with existing buildings in the surrounding area.

There is a need for low cost housing in Central London and this development does not attempt to address this problem.

Finally, in view of the Government's commitment to achieving a reduction of car dependency, I would urge the Inspector to consider the appropriateness of allowing for any significant car parking on site.

Yours faithfully

A. E. Albert

27 ARGYLL ROAD
LONDON W8 7DA
0171-937 4844

RECEIVED IN PINS AA
24 JUN 1999

1091

~~1091~~

21 June, 1999 ✓

The Inspector
DETR
Room 1003 Tollgate House
Houlston Street
Bristol BS2 9DJ

Dear Sir,

APPEAL REF NO. K5600/A/99/1022704

Must every corner of London be developed even though it may comply with
current density regulations?

Yours faithfully,

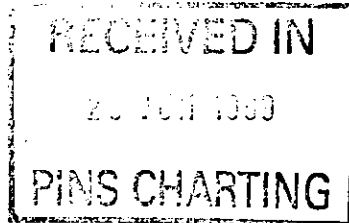
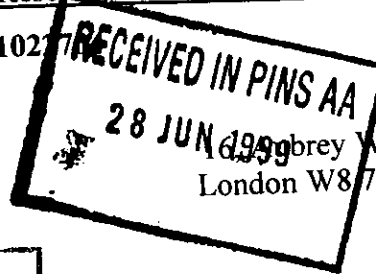
J. Hickman

JOHN HICKMAN FRICS.

Proposed Development for the Thames Water Reservoir Site on Campden Hill.

Ref APP/K5600/A/99/1027

Christopher A. Thompson, RIBA MRTPI,
The Planning Inspectorate,
Room 12/02 West,
Tollgate House,
Houlton Street,
Bristol BS2 9DJ



21. 6. 99.

Dear Mr Thompson,

I should like to express my strong objection to the development proposed by Thames Water/ St James' Homes for the decommissioned reservoir site on the top of Campden Hill. The plans submitted by the developers seem to be totally inappropriate for the site for the following reasons :

1. **Loss of open space, moreover of open space currently used for recreation purposes protected by RBKC's own UDP.**

In this densely crowded part of central London, the twelve open-air tennis courts belonging to Campden Hill Lawn Tennis Club represent a vital green lung, rightly cherished by both the tennis club members and local residents alike. Under the current plan, half of the open-air courts would be lost, to be replaced by indoor courts which would be a poor substitute. The tennis club currently provides a marvellous outdoor facility for local children, including the following schools :

1. Fox Primary School
2. Glendower
3. Lady Eden's

Under the current arrangement, two outdoor courts are reserved for the use of children, and, as the mother of two young tennis-players (aged 13 and 5) I can honestly say that this facility is of enormous benefit. The courts currently reserved for children are among those that will be axed in the development plan. It is my great fear that when

the outdoor courts are severely reduced, during the summer months, the (low fee paying) junior members and their guests will not have such ready access to these sought-after courts. Campden Hill Lawn Tennis Club is hugely attractive to young players precisely because of the outdoor facilities. Many parents feel happy to allow young teenagers to visit the club unaccompanied as it provides a secure environment in which to allow them a measure of independence, making it an invaluable asset to this part of Kensington.

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It is surprising that the Chairman and committee of the Tennis Club are officially backing the development. From my personal acquaintance in the Club (among teachers and members, senior and junior) I do not believe that the small percentage of members who were strongly encouraged to vote for the development are representative of the whole Club. When a vote was taken, a caucus of members was made to feel – under direct pressure from Thames Water - that they had to accept the development scheme with all of its drawbacks, or face extinction. If you care to check, you will see that most of the letters from Club Members in favour of the development written to RBKC Planning Department took the form of a xeroxed specimen letter which Club members were advised to sign by the Tennis Club Committee. **In fact, there is enormous resistance within the Club to the proposed changes and I do not think that this opposing view has been given an adequate voice. The several hundred junior members, for example, have no vote.**

2. Loss of green, semi-rural character of Aubrey Walk and inappropriate architecture of the development, adversely affecting the setting of adjacent listed buildings and impacting on the surrounding streets in a Conservation Area.

Aubrey Walk is outstanding for its semi-rural character, which provides a uniquely appropriate setting for the Grade 1 listed Aubrey House (with its accompanying listed Erith Terrace). There is a marvellous ivy and tree-clad bank, veiling the Victorian pumping station, opposite St George's Church and the charming listed Georgian Terrace (see Figure 1 a-c). This green bank is one of the most important features of Aubrey Walk. Not only does this untamed greenery lend the whole street a rustic charm, offsetting the listed buildings opposite, but it also forms **a vital part of the setting for Aubrey House, one of the architectural gems of the Borough,** greatly

(Fig 1a-c)

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3



enhancing its 'country house in the middle of London' feel as you approach it along Aubrey Walk.

The developers propose to sweep away the green bank together with the pumping station. These will be replaced by a row of uninspiring flats, whose monotonous 'landscaped' frontage will not compensate for the loss of the wild bank. The flats are too tall and will visually overpower the delicate, Georgian terrace opposite, surely removing light from these low-built houses.

Under the proposed scheme, Water Tower House (on the corner of Aubrey Walk/ Campden Hill Road) is to be replaced by a block of flats of monstrous proportions. The design of this red-brick and plate-glass edifice is uncompromisingly stark, no doubt intended to agree with its immediate neighbour, the block of flats on Campden Hill Road, 'Kensington Heights.' Kensington Heights is generally regarded as one of the ugliest buildings on Campden Hill Road and it would surely be a mistake to allow the ruination of this road to continue piecemeal. The proposed block would be bigger than the present Water Tower House, and taller by far than the handsome white building which would face it on Aubrey Walk (25 Campden Hill Gardens). It would be visually overpowering, and its brutally dreary style would form a most unsuitable counterpoint to the mellow charms of Aubrey House at the opposite end of the street.

(Figure 9b)

(Figure 9c)

To erect such a huge building on this important corner will make an undesirable impact upon the whole surrounding area. The architects have adopted the principle of stepping the façade of this corner building down towards Aubrey Walk, but seen from any distance at all, the full height will always impress. One has only to view Kensington Heights from Peel Street (Figure 10) and see the huge block looming over the end of this attractive little street, to appreciate the ineffectiveness of this stepping-down device, and to realise that the new corner block would have a far-reaching visual impact.

Similarly, the town-houses proposed for the centre of Aubrey Walk are outsized in relation to the surrounding buildings both on Aubrey Walk and Airlie Gardens. From the Airlie Garden side, these large houses would adversely affect the setting for the listed Thorpe Lodge. The elevation along Aubrey Walk in the developers' plans

shows that the relative height of the existing, low Clubhouse and the gigantic town-house next to it would create a most uncomfortable juxtaposition. Although on the front of their brochure the developers show an artist's impression of the central close set back from the road amidst green trees, this drawing is misleading. Under the latest plans the Western terrace has moved uncomfortably close to Aubrey Walk. Once again, the 'stepping-down' of the frontage facing Aubrey Walk will not be effective in softening the impression of the sheer bulk of the rest of the square.

Finally, the whole design, composed of vast wedges of uniform structures seems unsuited to the mews-like charm of Aubrey Walk, with (with the glaring exception of the ugly buildings so far erected by Thames Water) its pleasing, motley assortment of small houses. This charm rests largely upon the seemingly random assortment of small houses – the result of many years of 'natural development' - and the presence of some unusually wild green spaces (the tree-clad bank opposite the Georgian Terrace and another patch next to the Tennis Club) fronting the street. These spaces were ominously described by the developers in one meeting as 'missing teeth' but it is precisely the untamed (unspoilt !) spaces which make Aubrey Walk uniquely attractive. **The scheme as envisaged would entirely remove the intimate, rural feel of this street and leave it devoid of its present charm.**

3. Concept of the development unsuitable for the location, providing inadequate facilities and placing an intolerable strain upon the infrastructure.

The whole concept of this development as a vast, densely populated 'estate' is inappropriate to this part of Kensington and would be more suited to a suburban setting. The centrepiece of the scheme, the 'square' of town houses is actually a close, with a thin strip of green down the centre. If you compare (on the aerial plan submitted by the developers.) the ratios of the garden to house density and bulk in existing Campden Hill Square to that of the proposed new 'square' , it is evident that the grotesquely large houses of the new scheme would be ill-served by the little strip of grass allotted to them. This could not function as a square. At the moment, inhabitants of Aubrey Walk and other neighbouring streets enjoy the privilege of access by subscription to Campden Hill Square, where our children can play every day, and can attend Bonfire Night and a Summer Garden Party. In short, Campden

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Hill Square provides a focus for communal activity for the surrounding streets. **The new Close will not provide a local amenity** : the many extra residents from the new town houses and blocks of flats will understandably wish to join Campden Hill Square, placing a further strain on this heavily subscribed garden.



4. Increased traffic.

The first traffic survey submitted by the developers amazingly purported to show that the imposition of hundreds of new residents (with their inevitable guests and visiting tradesmen) would not place an intolerable strain upon the dense local traffic. This survey was of doubtful value because a) it was made during the private school holidays, entirely removing the 'school-run' factor, and at a time when many families were away altogether; b) the level of traffic supposedly normally generated by the existing reservoir was estimated for a functioning reservoir. In fact the site has not been fully operational for some years and, during my residency (16 years) the industrial traffic has been minimal.

Under the current plan, the traffic from the new estate would **all** have only one access point, from Aubrey Walk. This seems utterly ludicrous. Aubrey Walk is obviously far too narrow to cope with extra traffic. To drive my children to school each morning, I am regularly forced to back up or am compelled to mount the pavement several times just getting out of Aubrey Walk. The roads feeding Aubrey Walk, namely Campden Hill Square, Hillsleigh Road and Aubrey Road are also far too narrow to cope with extra cars, so that any attempt to widen Aubrey Walk or introduce traffic-calming measures would not solve the problem of congestion.

The alterations to the Tennis Club, providing indoor courts, would also adversely affect traffic and parking on Campden Hill. At present, there is more traffic in summer than at other times of the year. The Tennis Club forbids members to park in Aubrey Walk, but this has proved completely unenforceable. Local residents put up with the seasonal inconvenience but it would impose an intolerable strain if the problem existed all year round.

Any increase to the traffic on Campden Hill would be undesirable . Campden Hill Road, linking the two arterial routes of Kensington High Street and Holland

Park Avenue, is intolerably clogged up several times a day and could not possibly sustain any more cars.

Health and safety should be a major concern here. Campden Hill Road is a vital pedestrian route for the Fox Primary School and for Holland Park Comprehensive School. Many hundreds of children cross this street every day, some in a woefully reckless manner ! Access from Campden Hill Road to Fox Primary School is perilously close to the junction of Campden Hill Road with Aubrey Walk. Traffic from the new development would directly affect the safety of these schoolchildren.

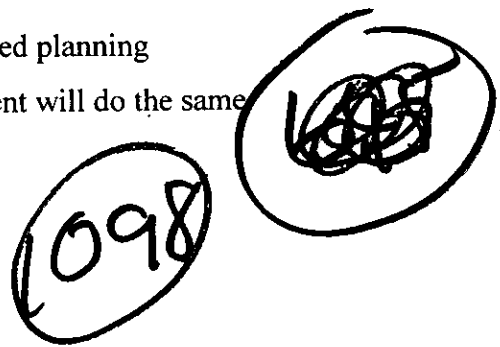
5. Affordable housing – concern for the residents of Water Tower House.

No provision has apparently been made to provide the residents of Water Tower House and of the other block of flats owned by Thames Water in Aubrey Walk with affordable housing on site. These residents of long-standing, who have been good neighbours to us all, are being turfed out of their homes to make way for the development. They are apparently not being offered enough money to buy comparable homes in this neighbourhood. The 'cleansing' of these residents seems to be one of the most reprehensible features of the scheme.

In conclusion, the development proposed by Thames Water/ St James' Homes for the Campden Hill Reservoir site would have a far-reaching detrimental effect upon Campden Hill. First of all, there is the loss of open space, and also the loss of open-air recreational facilities. In terms of architecture, the proposed buildings are visually unsuited to their surroundings and would positively detract from the listed buildings around them. The loss of the wild, semi-rural greenery of Aubrey Walk in favour of a soul-destroying mass of uniform new buildings set amidst suburban landscaping would be an irreversible evil. The addition of so many new residents to Aubrey Walk, bringing so much traffic to this part of Campden Hill cannot be supported by the existing road system, and the increase in traffic would surely have an undesirable impact upon health (pollution) and safety (road accidents). Finally, no provision has been made to re-house on site the many long-term residents who will be unceremoniously ejected to make way for the development.



RBKC Planning Committee has acted wisely in rejecting this flawed planning application, and I only hope that the Department of the Environment will do the same



Yours sincerely,

Lisa Monnas

Lisa Monnas (Mrs)

On the next few pages, you will find my own photographs of Aubrey Walk and of the surrounding streets.

RECEIVED IN PINS AA
22 JUN 1999

Flat 3
44 Brunswick Gdns,
London
W8 4AN

The Inspector
DETR
Room 1003
TSL Gate House
Houlton Street
Bristol BS2 9DJ

1099

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~~1099~~

19th June 1999.

Re: K5600/A/99/1022704

Dear Sir,

I am writing to express my disapproval of the development that has been proposed on the site of the Campden Hill Reservoir.

The area will undoubtedly deteriorate as a consequence if the planned building work goes ahead. We need to protect charming pockets of London such as this. If commercialism always wins, London will become a ghetto.

19 June 1999

The Inspector, DETR
Room 1003, Tollgate House
Houlton Street
Bristol BS2 9DJ

RECEIVED IN PINS AA
22 JUN 1999

Dear Sir

Campden Hill Reservoirs Development K5600/A/99/1022704

I should like to recommend the rejection of the appeal by Thames Water and Berkeley Homes against the decision by the RBK&C Planning Services Committee.

As a resident of this area since 1982, and Secretary of the St George's Church Committee, I visited the recent exhibition by Berkeley Homes and was extremely concerned at the proposed development, which I feel is inappropriate for the area.

I am objecting on the basis that the density of the development will result in a loss of the open space, which provides a much needed "lung" for the heavily congested streets around. My view of the appearance of the apartments in particular was that the developer would merely be replicating the mistakes made in past years, particularly in respect of Kensington Heights.

Traffic levels are already very high indeed. Parking is extremely difficult, not only because of residents' needs but by visitors to the Windsor Castle public house which is very popular throughout the Summer months and to the various businesses and homes in the area. The number of units in the proposed development will clog the streets still further, with each home attracting extra traffic and more cars than can possibly be accommodated.

Whilst few people would object to the loss of Water Tower House, the loss of the tennis club and the open space will significantly alter the setting of St George's Church, on which a rapidly increasing congregation has raised and spent over £410,000 returning the building to its original appearance. For details please see our web site <http://www.stgeorgescampdenhill.freesevice.co.uk/>

Finally, Campden Hill is a mixed area of expensive properties, terraced houses and housing association flats such as in Peel Street. We value this mixed community, and do not want to see the addition of a totally upmarket enclave which fails to provide any affordable homes and does not therefore reflect the nature of the locality.

Yours sincerely



R J Wright

R J Wright
☎ (+44) 020 7221 4399 fax 020 7460 2736
✉ 93 Peel Street London W8 7PB
e-mail robert@robert-wright.com