

From: Jane Calver

49 Peel Street, London W8 7PA
0171-727 8598
(+ 44 171 727 8598)

April 22 1999

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

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

Dear Mr French

Former Thames Reservoir and Water Tower House
97 Campden Hill Road W8
Redevelopment to provide nineteen houses and forty-three apartments plus
twelve tennis courts, etc

I object very strongly to the above proposals as I believe they will hugely
increase parking and traffic problems and destroy the character of the area.

Yours sincerely

Jane Calver

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16		27 APR 1999							
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From Dame Anne Mueller DCB

46 Kensington Heights
Campden Hill Road
London W8 7BD

Tel: 0171 727 4780 Fax: 0171 792 8490

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Your reference DPS/DCC/PP/00733/DT

Dear Mr French

Proposed Redevelopment of Campden Hill Reservoirs Site

I refer to your further letter of 16 April about this proposed development.

As stated in my letter of today's date in reply to yours of 14 April, this proposed development is intrinsically objectionable because of the negative impact its sheer bulk, scale and intensity will have on this Conservation Area, including the loss of valued open space. I trust that the Council will reject it.

Yours sincerely

Anne Mueller

ANNE MUELLER

RECEIVED BY PLANNING SERVICES							
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40 Kensington Heights
Campden Hill Road
LONDON
W8 7BD

23 April 1999

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

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

Dear Mr French,

Proposed re-development at 97 Campden Hill Road

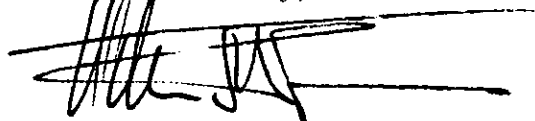
Thank you for your letter of 16 April 1999. I have now had the opportunity to view the revised plans for the re-development, of the Thames Water reservoir and Water Tower House, at 97 Campden Hill Road.

Sadly, the new plans contain only cosmetic alterations, and fail to address my previous concern (qv letter of 1 December 1998) over the excessive height of all the buildings to the rear of Kensington Heights. This is particularly unfortunate as this development proposal represents a loss of much valued open space in a conservation area.

Interestingly, the planning proposals purport to add a new square to London, after the style of Campden Hill Square. This is clearly nonsense, as one can walk around Campden Hill Square and the new square will be off-limits to those not resident in the development.

To conclude, the development proposals are of clear benefit to Thames Water shareholders and the members of the tennis club, to whom Thames Water have made a fantastic offer (nb. members of this club that are resident locally seem totally against the plans) of a new (and sure to be more exclusive) club. I trust, however, that the legitimate interests of residents will prevail, and that you will REJECT the Thames Water/St James's Homes plans.

Yours sincerely,



William J H Spears.

Jack Goldhill FRICS

Chartered Surveyor

85 Kensington Heights
Campden Hill Road
London W8 7BD

Tel: 0171 727 4326

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23 April 1999

M J French FRICS
Executive Director
Planning and Conservation
The Royal Bourough of Kensington & Chelsea
The Town Hall
Horton Street
London W8 7NX

Ref: DPS/DCC/PP/99/00733/DT

Dear Sir

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

In reply to your letter dated 16th April 1999, in which you request comments for or against the proposed scheme, I would refer you to my letter to you dated 10th December 1998, in which I voiced my strong objections to the scheme, which I believe is totally inappropriate and unacceptable.

The reasons are set out in my letter, a copy of which I enclose herewith.

The minor modifications the proposed developers have made do nothing to mitigate the informed general opinion that the suggested development should, and hopefully will, never be permitted - its sole benefit being to augment the coffers of the Thames Water Board.

Yours faithfully

Jack Goldhill FRICS

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Kensington Heights (Flat 50)
Campden Hill Road
London W 8 7BD

1002

London, 24 April 1999

By Hand

Mr. M.J. French, Executive Director, Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W 8 7NX

RECEIVED BY PLANNING SERVICES
27 APR 1999
GMS

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Dear Sir,

Re: Thames Water Reservoir & Water House - Your ref. DPS/DCC/PP/99/00733/DT

In reply to your letter dated 16 April 1999, we hereby object to the captioned scheme. Whereas the captioned development is identical to the one proposed in your letter dated 24 November 1998 under your reference number DPS/DCC/DT/TP/98/2126, the reasons for our objection are the same as the ones detailed in our letter dated 11 December 1998 (copy enclosed) sent in response to your letter of 24 November 1998.

We would also like to object to the confusing approach taken by the borough in sending two consecutive letters, one under reference number DPS/DCC/DT/TP/98/2126 dated 14 April 1999, and the other under reference number DPS/DCC/PP/99/00733/DT dated 16 April 1999. For recipients it may not be immediately obvious that each letter deserves its own response, even if the letters appear to be for different aspects of the same development. We cannot help but wonder why the borough has acted in this manner. For the avoidance of doubt, the borough should advise recipients of the 14 and 16 April letters that a response is due for each letter.

In any event, we sincerely hope borough officials will reject the application and instead promote the initiative set out in our letter of 11 December 1998 in the public interest. We look forward to your response.

Yours faithfully,

A. Ladjevardi

M.S. Ladjevardi

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

Encls.

cc: Councillor A. Whitfield, Chairman, Community Safety Sub-Committee

Kensington Heights (Flat 50)
Campden Hill Road
London W 8 7BD

London, 11 December 1998

By Hand

Mr. M.J. French, Executive Director, Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W 8 7NX

1003
~~1003~~

Dear Sir,

Re: Thames Water Reservoir & Water House - Your ref. DPS/DCC/DT/TP/98/2126

Referring to your letter dated 24 November 1998, we are against the scheme to develop the site for the following reasons:

First, any net addition to the housing units will increase traffic congestion and pollution (exhaust fumes, emergency vehicle sirens, noise, chimney smoke, among others) in the neighbourhood. The plans showing large trees on the development are unrealistic; the subterranean garage-ways will not allow trees to take root properly. This valuable open space should be preserved to protect London from further "urbanisation."

Second, there are empty houses on Campden Hill Road; why is there a need to build more homes? Replacing the Thames Water depot and the 18 flats in Water Tower House with a building to include 41 flats will increase capacity by 23 flats, resulting in even more empty homes in this part of the borough.

Third, and most important of all, as you are aware, residents have been urged to comment on the new strategy to reduce borough crime and disorder, in accordance with the Crime and Disorder Act 1998. As reported in the local press (cf. item in The Notting Hill and Bayswater Independent, 19 November 1998, enclosed), the recent audit of crimes in the borough in 1997/98 showed that 13% of offenders were under 18, and that 38% were under 25.

We believe that the tennis courts on the reservoir site can contribute to the reduction of crime by giving school children -- especially from disadvantaged schools in our area -- a chance to play tennis, which, with qualified supervision, instills discipline, enhances teamwork, and encourages healthy competition in sports. For now, the public courts in the borough are small in number: for example, there are only four in Holland Park. There are a few outside our borough, in Hyde Park, usually fully booked by local residents.

If the current twelve outdoor tennis courts on the reservoir were to be expanded to include several indoor courts under the outdoor courts, then the schools in our borough can accommodate a reasonable number of children to play tennis on weekdays. Similar arrangements between schools and swimming pools are already well-established in our area. Such a social initiative will be welcomed by residents. The borough should not miss this opportunity to decide in favour of the community as a whole.

We sincerely hope borough officials will reject the application to develop the site and instead promote the foregoing initiative in the public interest. We look forward to your response.

Yours faithfully,

Alice Whitfield

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

M.S. Ladjevardi

Encls.

cc: Councillor Alice Whitfield, Chairman, Community Safety Sub-Committee

1054

~~1054~~

The local - Notting Hill & Bayswater - INDEPENDENT - November 19th 1998.

Fighting crime and disorder in the Royal Borough

RESIDENTS ARE being urged to give views on crime and disorder in the Royal Borough as a part radical new strategy to tackle the problem.

This move has been prompted by recent legislation - the Crime and Disorder Act 1998 - which requires local authorities, the police and key agencies to work together with the community to reduce crime. The ultimate aim is to secure a safer community and a real improvement in the quality of life for local people.

The strategy is due to start in April 1999 and a Community Safety Programme Board (CSPB) consisting of representatives from the Council, the Police, the Probation Service and the Health Authority has already been

set up and has produced an audit of the current crime and disorder situation. 28,396 crimes were recorded by Kensington Police in Kensington & Chelsea in 1997/98 and the audit analysed all valuable crime and disorder information and identified the following five areas as possible priorities for the new Crime and Disorder Strategy:

- Street crime and domestic burglary. Concentrate anti-crime efforts on known 'hotspots'.
- Drug offences and drug related crime. Drugs, including alcohol were factors in some of the crimes featured in the audit.
- Victims of crime. Particular attention for under-reported crimes and repeat victims.
- Young offenders. The audit

found that 13% of offenders were under 18 and 38% under 25. A pilot Youth Offending Team has already been set up in Kensington & Chelsea.

● Crime and disorder locations: Focus on identified areas such as Fulham Road and Golborne, Earl's Court and Avondale wards which are most prone to crime and disorder.

Chairman of the Council's Community Safety Sub-Committee, Councillor Alick Whitfield said; "If we are to find solutions for local problems we now urgently need input from local people. Before we start to plan a safer environment it is vital that we know residents' views and fears about crime and disorder. We need to know about their priorities and what they are prepared to play."

* Alick

The Notting Hill and Bayswater Independent, 19 November 1998

* Alick Whitfield.

Tel: 071 - 792 9839

31 Kensington Heights
81-89 Campden Hill Road
London W8 7BD

✓ 07
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1005
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AT

24 April 1999

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



For attention of Mr. M.S. French
Executive Director Planning
& Conservation.

Dear Sir,
Your letter DPS/DCC/PP/99/00433
/DI.
Former Thames Water Reservoir
and Water Tower House
94 Campden Hill Rd, W8.

The objections set out in
our letter to you dated
9 December 1998 to proposed
development on the above
site are still applicable
to the proposals contained
in your letter dated
16 April 1999 reference
as given above.

~~SA PANTON~~
SA PANTON

SA PANTON (NR)

DPS/DCC/PP/99/06733/DT

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~~scribble~~

25th April '99

I am writing to object to the revised Thames Water plan for the Water Tower and Reservoir area in Campden Hill Rd.

The Victorian Pumping Station & Reservoir date from the 1840's and I believe it should be possible to incorporate them in any scheme as they will be of historical significance to generations to come. They are important local sites.

I am most concerned about the increase in traffic that this development would bring. Campden Hill Rd is already over subscribed as a 'rat route' and it is very difficult now to turn left or right out of Kensington Place - what would be like when the proposed development takes place.

I am so sad that so often these days developers

spoil green areas of our lovely
Borough. (1007)

Please refuse permission for
this development to take place and
leave that site as green and
peaceful and Victorian as it
is today. Thank you - ~~(scribble)~~

Caroline Culme - Seymour

(Mrs C. E. P. CULME - SEYMOUR)
Householder of 28 Kensington Place)

Telephone 0171-727 7451

23 Kensington Heights
Campden Hill Road
London W8 7BD

(R)

① ACK - OBJ
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26th April, 1999.

(scribble)

Dear Mr. French,

Your Reference DPS/DCC/PP/99/00733/DT
THAMES WATER RESERVOIR AND WATER TOWER
HOUSE

I received your notices of 14th and 16th April, and in spite of the minor reduction in the number of dwellings, I can only repeat what I wrote to you on 3rd December 1998 and to Mr. Taylor on 5th April 1999.

As mentioned already, the suggestion that the site is a brownfield one (as opposed to an open space) and the remarks of the developers that "the traffic flows will not be significantly greater" would seem to contribute to our objections from these flats.

Yours sincerely,

Madeleine Marx

(Madeleine Marx)

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

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FROM LADY ANTONIA FRASER PINTER

52 Campden Hill Square London W8 7JR

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① ACK-OBJ
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Mr M J French
Executive Director
Planning and Conservation
The Town Hall
Hornton Street
London
W8 7NX

26 April 1999

Dear Mr French

YOUR REF DPS/DCC/PP/99/00733/DT

I object strongly to the Thames Water Development proposal now in front of the Kensington & Chelsea council. This is a historic area whose character depends not only on the houses but also the comparative lack of traffic and the whole environment. The proposed development would ruin all of these things and it would be a destruction which could never be put right in the future. I repeat my strong objection.

Yours sincerely

Antonia Fraser Pinter

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M.J. French Esq
 Executive Director
 Planning & Conservation
 R.B.K.C.
 The Town Hall
 Hornton Street
 London W8 7NX
 Your Ref: DPS/DCC/DT/TP/98/2126
 & DPS/DCC/PP/99/00733/DT

Mr M.P. & Mrs S.S. Taylor
 Flat 7 Aubrey Walk
 Campden Hill, Kensington
 London W8 7JH
 26/4/99

① ACK-OBJ and ② DT

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Dear Sir,

RE: FORMER THAMES WATER RESERVOIR & WATER TOWER HOUSE
 97 CAMPDEN HILL ROAD W8.

Thank you for your letters of the 14th & 16th April 1999 in connection with the above and the revised drawings as submitted by Selwood Planning.

We have already objected very strongly in our previous letter of 24th November 1998 and it still stands.

Although we live in a block of Flats 3,5 & 7, the applicants have simply ignored us as "non residents". Therefore, why are we getting rough treatment from Thames Water although the planning consent has still not been granted! We have appointed solicitor to act on our behalf but we still fail to understand why do the developers want our block of 3 flats and make us homeless! The new development is going to destroy the village like atmosphere which is unique in central London. The acquisition of small plot of Land which holds six Tennis Courts, is it worth re-developing, thus destroying the open space which we all enjoy!

We the residents are all dead against the development and we all hope and pray that the re-development never takes place. Now all we need is the Planning Committee's support and thus rejecting their application.


Yours Faithfully,

M.P. Taylor

M.P. & S.S. Taylor

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③		27 APR 1999							
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14 Aubrey Walk
Kensington
London W8 7JG
Telephone 0171.229.9155
Fax. 0171.565.0815

1012


M.J.French, Esq.,
FRICS, DipTP, MRTPI Cert B
Planning Department
Royal Borough of Kensington &
Chelsea
Kensington Town Hall,
Hornton Street
London W8

April 29, 1999

Dear Mr. French,

Ref DPS/DCC/PP/99/00733/DT
Proposed Redevelopment in Aubrey Walk

I am writing to express my objection to the revised development plans for the site of the former Thames Water reservoirs and Water Tower House, submitted by Selwood Planning. These do nothing to address my serious concerns which I have already outlined. I enclose a copy of my letter of of December 15, 1998.

The most recent plans show some minor adjustments in design, but they have in no way affected the real problem; this is a massive development, whose scale and density is wholly inappropriate for this location. Such a development would ruin this little corner of Kensington.

The proposed blocks of flats would dwarf the street both because of height and length.

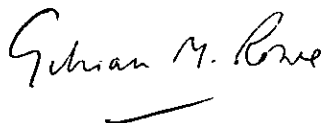
The houses in the square are too high. We have prescriptive rights to light and it is not explained why we should lose sunlight.

The house at the north end of the west terrace has been replaced by flats, facing Aubrey Walk. These are two storeys high but they stretch right to the Tennis Club thus filling an existing gap with buildings. They have crept nearer Aubrey Walk than the house originally proposed.

The increased traffic resulting from such a huge increase in dwellings and the extended use of the CHLTC would put an intolerable strain on the local streets. I do not accept the findings of the traffic survey submitted by the developers. Their projections are wholly misleading, and the survey draws totally unrealistic conclusions about the volume of traffic likely to be generated by high class properties with multiple car ownership.

My principal objection to this development remains. Both density and scale are inappropriate. The proposals do not accord with the borough's own planning policy and I urge the planning committee to turn down the application.

Yours sincerely



35 Kensington Heights
81-89 Campden Hill Road
London W8 7BD

Tel/Fax: 0171 727 3718

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

29th April 1999

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Dear Sirs

Planning Application for redevelopment of Thames Water Reservoir & Water Tower House - 97 Campden Hill Road W8

I refer to your letters dated 14th April and 16th April 1999 informing me of the revised planning application for the above development. I wish to advise you that I continue to object to the above planning application for the same reasons as I set out in detail in my letter of 6th December 1998.

The proposed revisions to the development will not in any significant way reduce the major negative consequences to which I referred, particularly in relation to much increased road traffic, lack of sufficient street parking, and road safety concerns in Campden Hill Road which is already becoming a very congested "cut-through".

Thank you for your kind attention.

Yours faithfully
David Pollock

David Pollock

① Ah ② DT

TP/98/2126

(R)

14 Aubrey Walk
Kensington
London W8 7JG
Telephone 0171.229.9155
Fax. 0171.565.0815

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M.J.French, Esq.,
FRICS, DipTP, MRTPI Cert B
Planning Department
Royal Borough of Kensington &
Chelsea
Kensington Town Hall,
Hornton Street
London W8


April 29, 1999

Dear Mr. French,

Ref DPS/DCC/PP/99/00733/DT
Proposed Redevelopment in Aubrey Walk

I am writing to object to the revised development plans. I refer you to my two previous letters of December 16, 1998 and also to my wife's letter of even date which set out in detail the reasons for my objections.

Yours sincerely

Clive J. Rowe


12 Aubrey Walk
London
W8 7JG

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Mr. Philip Hughes
Policy Team Leader
Department of Planning and Conservation
RBKC
Room 331
The Town Hall
Hornton Street
W8 7NX

3 May 1999

Dear Mr Hughes

Campden Hill Reservoirs Site/New Draft List of Major Development Sites

Further to our telephone conversation yesterday, I enclose a copy of my recent letter to Mr. French commenting on the inclusion of the Campden Hill Reservoirs site in the draft list of major development sites.

There will be intense local concern at the disclosure that the site is included in the new list.

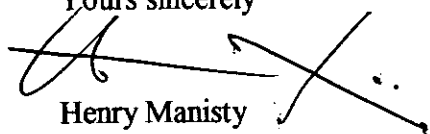
As you know, Mr. French and Mr Taylor have retained a leading planning QC to advise on the Council's position in relation to the Application by St. James Homes to develop the site for residential purposes. We understand that the Q.C has confirmed the advice already taken by local residents from a planning barrister and solicitor. All of these have concluded that the majority of the site is comprised of open space used for sporting purposes whose development would contravene both the UDP and central government policy.

It is inconsistent , as well as alarming, for the site to figure in a new list of major development site. Clearly, the site cannot at the same time be both a development site **and** a protected open space.

I do urge you to end this uncertainty by removing the site from your list.

With thanks and best wishes

Yours sincerely


Henry Manisty

cc Clls Buckmaster and Freeman, CHRA, local residents.

TP/98/2126 (R)

18a Campden Hill Gardens
LONDON W8 7AY

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4th May, 1999

M.J. FRENCH, Executive Director
Planning and Conservation
RBKC
The Town Hall
Hornton Street
London W8 7NX

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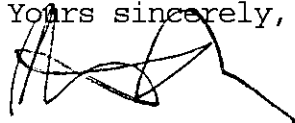
Dear Mr. French,

Your ref: DPS/DCC/PP/99/00733/DT
TOWN & COUNTRY PLANNING ACT 1990
FORMER THAMES WATER RESERVOIR & WATER TOWER HOUSE, 97 CAMPDEN HILL ROAD, W.8.

Further to your letter of 16th April, I note that the applicant has seen fit to submit revised plans. The clear indication is that the proposed development is unacceptable to public opinion. This "tinkering" is no more than an attempt to palliate the groundswell of opposition to the proposed development in its entirety.

Having inspected the new plans, it is clear to me that, sadly, the proposal remains substantially unchanged and my objections therefore remain unchanged as detailed in my last letter.

It would set a wonderful example for planning departments throughout the country if this application were refused for the right reasons and good sense and public opinion seen to triumph over corporate greed.

Yours sincerely,


EDWARD RATNAM

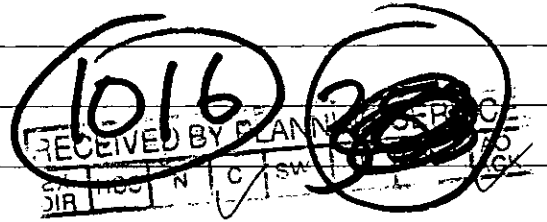
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London 6/5/99 -

Planning & Consultation
The Town Hall

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Horton Street London W8 7NX

54 10 MAY 1999

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ATT. N. J. French Fries TP MRTPI

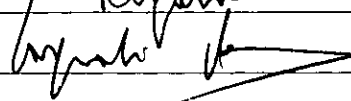
Ref: your letter DPS/DCC/PP/99/00733/DT //

dated 16/4/99

Former Thames Water Reservoir and Water Tower House

97 CAMDEN HILL Road W8

I refer to your letter in subject and I would like to make my representation on the basis that the area is already congested and the new development will have a detrimental impact on traffic, access and parking.

Regards


1017

DAGUATI PIETRO

61 KENSINGTON HEIGHTS

CAMPDEN HILL ROAD - W8 7BD

PP/99/00733 -

① Ash

② DS

1018
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~~368~~

Oliver Quick
Flat 42
17 Airlie Gardens
London W8 7AN

06.05.99

Your reference: DPS/DCC/PP/99/0073/DT

RECEIVED BY PLANNING SERVICES							
EX GIR	HDC	N	Z	SW	SE	ENF	AD ACC
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Former Thames Water Reservoir

Dear Sirs

I am writing in response to the planning application above.

I understand that there have now been some minor changes to the proposal, which I will not comment on. Rather, I would like to emphasize my strong objection to the whole concept of developing the open space currently used as tennis courts.

It seems to me that such a development is entirely indefensible, and will inflict irreparable damage on the local area. When open space is at such a premium, how is it possible to approve the destruction of it in this manner? Open space is never created in London, only eroded. Unless we make a stand, the city environment will simply continue to deteriorate and we will have totally failed not only ourselves, but, especially, future generations. The profit motives of private companies are legitimate but are not overriding.

In specific response to the matters which you tell me may be taken into account:

- It will radically change the character of the area in an entirely detrimental way
- It will affect my privacy and quality of life
- It will permanently damage the environment and infringe upon the connected areas of green space centered on Holland Park, and used by all forms of wildlife
- It will seriously increase traffic congestion and associated problems. Campden Hill Road is already overused and dangerous; a development on this scale will tip it over the edge and affect the entire local area.

Overall I cannot understand how a proposal like this can be accepted. The redevelopment of existing buildings to increase their density must be questionable. How can we even consider the loss of open space?

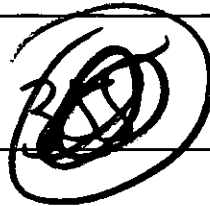
Yours faithfully

Oliver Quick

DT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Robert J. Freeman,
12 Pitt Street,
LONDON, W8 4NY.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

07 May 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Freeman,

Thames Water Site

I write with reference to your letter of 13 April and whilst I do understand your concern with regard to the implications of the draft PPG3 and its effect upon the proposed development of the above site, I do have to be guided by legal advice. However, whilst the PPG may be formally adopted by the date of the Inquiry, there are certainly some parts of it which do assist the Council in considering the application. No doubt it will be used by the appellants, but I do not think it provides any overwhelming argument to allow development on what is essentially valuable open space within the urban area.

Yours sincerely,

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

c.c. Councillor Christopher Buckmaster
Councillor David Campion - Chairman, Planning and Conservation Committee.

TP/98/2126

① Adh ② ST ③ R

RECEIVED BY PLANNING SERVICE

Victoria Road Area Residents Association

EX DIR	HDC	N	C	SW	SE	ENF	AP PICK
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all 10 MAY 1999

Please reply to

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES
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14 Albert Place, W8 5PD

~~1020~~ 11-5
1020

7th May 1999

M.J. French
Director Planning Services
RBK & C.

Your Ref PP/99/00733'

Dear Sir,

Camden Hill Waterworks Development

This association has inspected the revised plans & although there may have been one or two minor modifications, the proposal is still grossly excessive for this important site.

Yours faithfully

Anne Woodward-Fisher

① PC + CB ② Copy to C Verne

③ Copy Gillian Palmer SP

④ DT

Sellwood Planning

8th May 1999

Ref: RMS/StJ/CAM/99093

102
[scribble]

Chartered Town Planners
Chartered Surveyors

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

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

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

FAO : D Taylor

FAX & POST

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11 MAY 1999						42			
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Dear Sir

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

Thank you for your letter of the 23rd April 1999 concerning the issue of the entrance gates to the proposed development.

I have taken advice from my clients on the point and can respond a follows;

1. The intention is that there would be two pedestrian gates into the square and a pedestrian entrance to one side of the vehicular access. During the hours of daylight it is proposed that these gates would be left open. This would allow free access into any of the open areas of the site by members of the public. However, during the hours of darkness it is proposed that for security reasons the gates would be locked. Obviously residents of the development would have keys to the pedestrian gates.
2. The gates are regarded as essential at the vehicular access since it is the concern of both my clients and your Council that unauthorised parking does not occur within the site. The security provided by the gates will ensure that only vehicles with a right to enter the site gain access. This will assist in the aim of keeping the square a largely vehicle free environment.
3. The vehicular gates will have an entry phone which is linked to the 24 hour management presence on site.
4. Service vehicles will be able to gain access by using the entry phone system.

1022

5. The system will be set up so that emergency vehicles can override the entry phone and gain uninterrupted access to the site.

I trust this clarifies the proposed arrangements, however, if you have any queries please give me a call.

Yours faithfully

Pauline Denmark

A circular stamp containing a handwritten signature, likely of Pauline Denmark, which is somewhat obscured by scribbles.

FP. R M Sellwood

45 Gordon Place London W8 4JF
tel: (44) 171 937 9953 fax: (44) 171 937 9700

1023

① ACK-08J
② DT

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EX DIR	INC	C	SW	SE	ENF	AO
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25 MAY 1999

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APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES
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Mr M J French
Executive Director
Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

10 May 1999

Dear Mr French

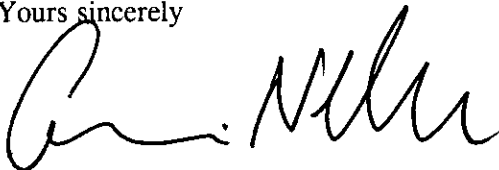
Thames Water Reservoir and Water Tower House

I wish again to object to the planning application for the above site notwithstanding that minor revisions have been made.

My principal objection is that the proposed development is a "gated" community which contributes nothing to the local environment.

Secondly the architecture is "pastiche Georgian" and of very little merit and extremely poorly configured.

Yours sincerely



Gideon Nellen

A/lets/ Thames water

TP/99/0733 ① Adh ② DT



The Royal Borough of Kensington and Chelsea Department of Planning Services

(Handwritten initials)

To: M.J. French
Director of Planning Services

✓ 04 14-5 **1024**

Dept. 705,
The Town Hall,
Hornton Street,
London, W8 7NX.

Ref.: DPS/TP/99/00733

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address <u>THAMES WATER RESERVOIR</u> <u>etc</u> <u>WS</u>	Nature of Proposal <u>RE-DEVELOPMENT</u>
--	---

I have inspected the planning application and drawing(s) for the above property and have

NO-OBJECTION / OBJECTION * **

to the submitted proposal

Comment

We object to the new application (and to the revisions to the earlier application) on the same grounds as have been set out in the letter to the Executive Director from the Camden Hill Residents Association and on the additional grounds set out in our objections to the original application. The principal objections are on the grounds of overdevelopment, loss of open space, traffic generation and the "ghetto" form of the development as a gated enclosure, and the detrimental effect on the character of the conservation area.

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EX	HDC	N	SW	SE	ENF	AD
DTR						ACK

Name: <u>KENSINGTON SOCIETY</u>	7B 14 MAY 1999
Full Address: <u>24 CORE PLACE</u> <u>W8 6AA</u>	
Date: <u>13/5/99</u>	Signed: <u>Robert Vigaris</u> Chairman

EX	IO	REC	ARB	FWD	CON	FEES
DTR				PLN	DES	

* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.

Any additional comments may be set down on the back of this form.

** Delete where applicable.

✓ 25-5

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① ACK-085
② DT

②
~~1025~~

7 AUBREY ROAD
HOLLAND PARK
LONDON W8 7JJ

Tel. No. (0171) 221-8085

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81				24 MAY 1999			
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M. J. French
Planning & Conservation
The Town Hall
Thornton Street
W.8. 7NX.

19th May 1999.

Dear Mr. French,

re: Planning application for development of former Thames Water Reservoir & Water Tower House.

I am writing to object to the revised proposal for the development of the former Thames Water Reservoir in Aubrey Walk and Water Tower House, 99, Campden Hill Road.

There are several aspects to the development which I believe to be wrong or totally inappropriate and which will have a very negative impact on the area.

To begin with, my main objection to the development is the overall number of units proposed for the site, which I believe to be far greater than that which the area can sustain. The site itself is one of the few remaining open spaces in Kensington and every

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endeavour should be made to retain it as such, creating a living lung and tranquil haven from the increasingly suffocating surrounding environment. The sheer density of the proposal is deplorable. How can Campden Hill sustain such development with all the obvious demands & increases in traffic, congestion and associated services?

Secondly, the arrangement of the site plan itself has serious shortcomings. To have access to the site from Aubrey Walk is an extremely serious defect. As a resident of Aubrey Road I find that the approach to Campden Hill Road from Aubrey Walk can be difficult at the best of times, especially near the junction with Hillsteigh Road. If the main access from the development is allowed to be onto Aubrey Walk, this will ensure permanent chaos, and the fairly peaceful refuge of St. George's Church will be shattered by the constant flow (or congestion!) from the development.

Thirdly, having studied the drawings as an architect, I believe the actual scale of the buildings on Aubrey Walk to be massively out of proportion with the modest scale of the existing neighbouring buildings, and the design itself of the units does not offer any of the interest and

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diversity which characterises the area. I would agree that the existing Water Tower House on the corner of Aubrey Walk with Campden Hill Road is of no consequent architectural merit, but a sensitive and more original design solution ought to be met here.

It is obvious to all what a terrible mistake was made in allowing Kensington Heights to be built - an oppressive design on a scale totally alien to the area. The new proposals for the Thames Water Reservoir & Water Tower House are on a similar scale to Kensington Heights. We should learn from our previous errors and not compound them.

Yours sincerely,

Maria Spynou.

Application references: DPS/DCC/DT JTP/98/2126
DPS/DCC/PP 199/00733/DT

RECEIVED BY PLANNING SERVICE
EX DIR | HDC | N | SW | SE | ENF | AD
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ONE HILLSLEIGH ROAD
LONDON W8 7LE

TEL. 01-221 8515

24 MAY 1999 97

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20 May 1999

ACK-ORJ
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Dear Mr. French,

I am writing again to you to oppose the revised plans for the development on the Campden Hill Reservoir Site.

In my previous letter to you I cited the many reasons I was against the building of houses and apartments on the reservoir site. As a long time resident of Hillsleigh Road, I am extremely concerned by the scale of the proposal and its effects on the character and appearance of the area, and also the ensuing traffic, access and parking problems.

The revised plans really do not address my most basic concerns. There simply is not the access to the site which one would think is of vital importance. There is already too much traffic using the narrow lane called Hillsleigh Road and the access from Campden Hill Road is just as difficult. Providing parking underground just doesn't solve the access problem.

Building on a site which is officially

designated as "public open space" will destroy the character and appearance of the area. Open spaces means open space not the construction of buildings.

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I am also a member of the Campden Hill Lawn Tennis Club. I was present at one of the initial meetings at the club to inform the members of the developer's plans for the redevelopment. The members were unanimous in their opposition to any development; everyone agreed that any development on the site would destroy the atmosphere the club has enjoyed for years. This view was met with the threat that the club would be closed down altogether by Thames Water. It was the threat of the club's closure, not approval of the plans which encouraged some members to "support" the planning application. This, to me, is a most underhand way to rally support and quite disgraceful.

In summary, as a mother of two children, a long-standing resident of Hillsleigh Road and as a member of the Campden Hill Lawn + Tennis Club, I plead with you to oppose the plans to develop the former Thames Water reservoir.

I thank you in advance for looking seriously, objectively and environmentally at this most serious local concern.

Yours sincerely, Susan Singer

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

21 May 1999

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

Dear Mr. French

Campden Hill Reservoirs Redevelopment - Revised Proposals

Ref:DPS/DCC/DT/TP/98/2126 (DPS/DCC/PP/99/00733/DT)

I write to oppose the revised development application. This aggressive application for high density development in a conservation area 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 area
- 120 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.**

I recognise that you wish "to resist any commercial development on this site" as you stated so clearly in your March 1997 letter to the Campden Hill Residents Association, and that you and Councillor Campion must be subject to considerable pressure from Thames Water on what the *Standard* describes as a "£120 million venture". Our support for your joint resistance 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

cc Councillor David Campion

① ACK-OBJ
② DT
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2 MAY 1999

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13 Rodem House

12/13 Rembridge Crescent W11 3DY

23 KENSINGTON PLACE
LONDON W8 7PT
Tel 0171 229 7508
21.5.1999

① ACK-OBJ
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③ B
1031
~~1031~~

✓ CM 25/5

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

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25 MAY 1999							90
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Dear Mr French

Campden Hill Reservoir - St James's Properties Application
Ref TP/98/2126 and PP/99/00733

I would like to repeat my objection to the proposed Planning Application by St James's Properties, as subsequently revised and resubmitted. The new submission in no way alters my previous objections, as none of the unacceptable features have been adequately addressed.

I will not repeat all of the objections, which have so ably been presented by so many people with the detailed references to specific clauses in the UDP etc. but I would particularly stress the contributions made by George Law in his letters of 16.12.98 and 13.5.99 as well as the submissions presented by Olswang dated 18.1.99 and Hereward Philpott dated 28.1.99, as worthy of consideration, amongst many.

The points I would choose to emphasise are classified below.

Open Space

The argument for retention of the little open space in this borough should be robustly stated. When the local residents asked for a Planning Brief on this important site this was rejected by you, in your letter dated 5.3.97, and quoted by George Law in his letter of 16.5.99. You stated then that there was adequate protection for this important open space. Nothing should have changed since.

It has been suggested in the Developers' submission that this is a brownfield or previously developed site, with the implication that this should enable it to be recycled for residential development. The draft PPG 3, which admittedly is still open for consultation, cannot be ignored and should be seen as a clear indicator of Government thinking. Annex B excludes certain types of land from the definition of "previously developed" land and it states:-

" Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), or has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment."

This might have been written with this particular site in mind.

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Nor can "previous development" destroy the reality of the existing open space. It is current use and the evidence of ones own eyes that determines open space not what might lie beneath the surface. Previously developed quarries, which are now used for recreational boating activity, and indeed green fields over redundant coal mines would by the definition claimed by the developers not be open space.

This particular open space is neither neglected, unused nor derelict and these are the descriptions which might more naturally be used when considering residential development on large inner city sites of previously developed land.

Sellwood Planning, in their letter dated 19.3.99, produce arguments for development which lack credibility. Under the Reservoirs Act 1975 Thames Water has an obligation to decommission redundant reservoirs, either by making them safe or through demolition. To argue from this that this application should therefore be approved is a non sequitur. To submit further that because the reservoir has an artificial surface this reduces the validity of open space flies in the face of reality. Would the argument that it is not an open space be less valid if, by historical accident, lawn rather than hard tennis courts had been constructed?

I would also like to underline the point made by George Law, his letter of 13.5.99, that this particular tennis club forms part of an unbroken, continuous, open space in central Kensington comprising Holland Park, the garden of Aubrey House and the present Campden Hill Tennis Club. We should not chip away at this valuable and essential asset.

Finally PPG 17 on Sports and Recreation quotes, with approval in Table A, the minimum recommendations of the National Playing Fields Association for open space for sporting facilities, namely 2.43 hectares per 1000 of population. In this Borough this should require a minimum of 365 hectares. The NPFA definition specifically excludes indoor sporting space, such as is proposed for 6 of the courts.

According to the Environmental Services Department of the Royal Borough the space we currently have for sports and for play, which is publically owned, is 15.34 hectares. If one were to double this amount for private ownership (which most persons would find unjustifiable) then Kensington and Chelsea has presently less than 10% of the recommended minimum open space for sports. Thus any proposed reduction should be refused.

Affordable Housing

Earlier this year RBKC adopted a sequential procedure to be applied for affordable housing on developments of this size. The proposal by Sellwood Planning in their letter of 19.3.99 is for a "cascade" approach, which completely fails to satisfy the Council's recently agreed policy.

This failure should be set in context by appreciating that this application, if approved, would see the removal of an existing 20 affordable housing units on the site.

Density

George Law's letter of 13.5.99 comprehensively makes the case for refusing this application on these grounds. None of the three exceptions, which might permit development to this density, apply.

Traffic

I understand that the Council has now received the privately commissioned Report from the respected firm of consultants, Buchanans, which effectively highlights some of the flaws in the Traffic Impact Assessment submitted by the Developers. I would only stress that the Developers' own TIA begins from the wrong premise when it starts with the assumption, not of existing traffic flows, but from an estimate as to what they might be today if the site reverted

1033 2

to commercial use, which itself would require planning consent.

The TIA also was taken at a time, during the school holidays, which minimised the existing traffic problems in this area and which this development, if allowed, would exacerbate. This is in an area where the Borough has one important primary school and its largest secondary school.

Environment

The application understandably is short on the effect of removing the existing green bank with its trees and shrubs. At present this creates a most remarkable rural aspect in the centre of our urban borough. Its destruction cannot be said either to preserve or to enhance the conservation area. It does precisely the opposite.

The recent decision on Regina v St Edmundsbury Council, judged on April 13, although determined on a fine point of law, nevertheless highlights the increasing importance and necessity for an environmental assessment in developments of this nature. It is my understanding that this is a requirement today for all large development projects. For this to have meaning a large development project must be seen in relation to its neighbourhood. What might be large on a major new industrial scheme in some parts of the country would clearly be inappropriate for a small and intensely developed borough such as RBKC. What criteria are we proposing to adopt for requiring an environmental assessment?

Any decision, on what is one of the largest development applications in this borough, if approved without such an assessment could give grounds for subsequent review. In this new minefield I believe the Royal Borough must tread with very great care.

Yours sincerely



Cllr Christopher Buckmaster

cc Cllrs Robert Freeman, David Campion and Barry Phelps

51 KENSINGTON HEIGHTS
CAMPDEN HILL ROAD
LONDON W.8. U.K.
TEL: 727 7234

1034

① ACK - OBJ
② DT



21 MAY 1999
PLANNING AND CONSERVATION

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EX DIR	HDC	N	C	SW	SE	ENF	AS ACK		
24 MAY 1999							16		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

RBK + C
TOWN HALL
THORNTON ST
LONDON W8

✓ UM/S
25/5

ATTN: MR. M.J. FRENCH, EXEC. DIRECTOR


RE: THAMES WATER RESERVOIR + WATER TOWER HOUSE

REFER TO YOUR LETTER DPS/DCC/PP/00733/DT
DATED 16/04/99.

I STRONGLY OBJECT TO THE PROPOSED
DEVELOPMENT ON THE GROUNDS DETAILED
IN MY LETTER DATED 07.02.99.

PLS. EXCUSE MY LATE RESPONSE DUE
TO MY ABSENCE FROM LONDON UNTIL
YESTERDAY.

YOURS FAITHFULLY


R.M. GOBIE (MRS)

23 KENSINGTON PLACE
LONDON W8 7PT
Tel 0171 229 7508
21.5.1999

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204

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

COPY

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25 MAY 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French

Campden Hill Reservoir - St James's Properties Application
Ref TP/98/2126 and PP/99/00733

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This might have been written with this particular site in mind.

1036



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Earlier this year RBKC adopted a sequential procedure to be applied for affordable housing on developments of this size. The proposal by Sellwood Planning in their letter of 19.3.99 is for a "cascade" approach, which completely fails to satisfy the Council's recently agreed policy.

This failure should be set in context by appreciating that this application, if approved, would see the removal of an existing 20 affordable housing units on the site.

Density

George Law's letter of 13.5.99 comprehensively makes the case for refusing this application on these grounds. None of the three exceptions, which might permit development to this density, apply.

Traffic

I understand that the Council has now received the privately commissioned Report from the respected firm of consultants, Buchanans, which effectively highlights some of the flaws in the Traffic Impact Assessment submitted by the Developers. I would only stress that the Developers' own TIA begins from the wrong premise when it starts with the assumption, not of existing traffic flows, but from an estimate as to what they might be today if the site reverted

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to commercial use, which itself would require planning consent.

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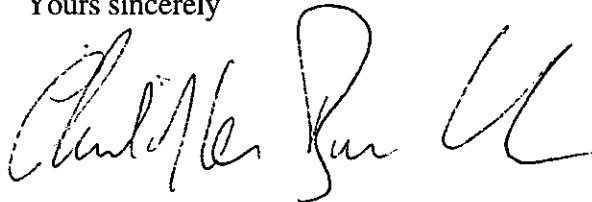
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Yours sincerely




Cllr Christopher Buckmaster

cc Cllrs Robert Freeman, David Campion and Barry Phelps

99/0733-

48 Aubrey Walk
London W8 7JG
0171 727 3304

1038

① Ark
② DT


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

✓
OM
26-5

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	ARK		
26 MAY 1999									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

22 May 1999 ✓

Dear Sir

Re: PLANNING APPLICATION FOR FORMER THAMES WATER RESERVOIR & WATER TOWER HOUSE CAMPDEN HILL ROAD

Thank you for your letter of 14 April about the above and revised drawings received and your letter of 16 April as another application.

We once again express our concerns about this new intensive residential development on the disused reservoir site at the summit of Campden Hill.

The most serious aspect is the problem of even more congestion by placing the entrance to this large development in Aubrey Walk. This is a very narrow street and already a hazard for cars travelling through it, as Thames Water is aware with all the problems we have been having with work on the water main.

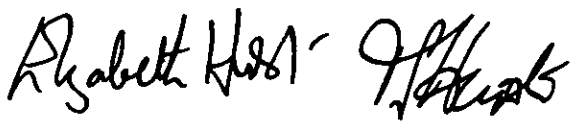
Although garages are planned underneath this development, there will not be sufficient residential parking space for all residents. Most of these dwellings will have multiple car owners and there will be even more required to cope with the sports complex with undercover tennis courts.

When six open air tennis courts are replaced by houses, even though the number is said to be less, a large bank of trees will be destroyed opposite St George's Church. Further loss of character to a largely unspoilt neighbourhood will be the large block of flat facing onto Aubrey Walk, even though they have been slightly reduced. together with an even larger block of flats on Campden Hill Road and oversize town houses. All unsuitable for the surrounding area and against what was considered to be of primary concern in the Unitary Plan - that is OPEN SPACE.

This is also a private development which is to be gated which is completely out of character with one of London's more attractive and historical areas.

We wish the Council to be aware of our objections to the revised planning application and the second application for the same site.

Yours faithfully



Elizabeth and Timothy Hurst

24th May 1999 ✓

Ref: RMS/StJ/CAM/99102

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

FAO : D Taylor

① PC
② DT
1039/372

✓
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25/9

SP Sellwood
Planning

Chartered Town Planners
Chartered Surveyors

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

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

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

80

Dear Sir

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

Further to our recent telephone conversation I can confirm the following;

- (a) the motor mechanism for the vehicular gates will be located below ground level and therefore out of sight.
- (b) The existing flats at 3/5 Aubrey Walk have three bedrooms.

I understand from Trevor Blaney at Lawrence Graham that we are having some difficulty in arranging a meeting to discuss the S106. As you know, the Inspector at the pre Inquiry meeting will wish to see positive signs that the parties are getting together to reduce as many areas of disagreement as possible. In this context it would be regrettable if the Appellants were forced to advise the Inspector that your Council is unwilling to meet to discuss the S106.

I look forward to hearing from you with an early date for the meeting.

Yours faithfully

R M Sellwood

cc. M Simms
T Blaney

Flat 4
22 Campden Hill Gardens
London
W8 7AZ

✓ 25-5

① ACK-OBJ
② DT

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENE	AO ACK
25 MAY 1999							
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(A)

Dear Mr French,

I am writing to protest once more about the proposed redevelopment of the Thames Water site, 50 yards away from my residence.

It seems that very little regard has been made to initial objections. The fact remains that the current area is one of natural tranquility, and the proposed scale of the development is extremely detrimental to this. I understand that a slight change has been made to the number of houses to be built, although the developer failed to state in their letter to me how many houses will not be built, suggesting that the number is so small as to make no real difference.

I further understand that the Council has specifically restricted the number of parking places to be built at the residence. I already have great difficulty finding a parking space. The proposed parking provisions are simply inadequate – a significant number of the flats will have two occupants, with a car each. I would further point out that there will be a number of overnight visitors (boy/girlfriends for example), on a regular basis. This will further exacerbate the acute lack of parking spaces. I simply cannot understand why the council not only fails to demand, but actually refuses to permit more underground parking to be built.

I would further like to point out that, although the tennis club is in favour of the development, they do not live 50 yards away, and are inevitably unduly influenced by what I understand is an offer of substantial free construction work. The tennis club members are transient stakeholders in this context, and their views should thus receive significantly less consideration than those who are affected by the development for more than several hours a week.

I call on you once again to act with proper regard to residents' desires to protect the natural beauty by limiting the scale of the development, and to significantly increase the proportion of parking provisions at a development reduced in size.

I specifically request that you write back as a matter of urgency, especially in response to the parking matters raised above. With respect, a simple acknowledgement of receipt will not be satisfactory.

I look forward to hearing from you in the immediate future.

Yours sincerely

Simon Shepherd

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Switchboard: 0171-937-5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

Councillor Christopher Buckmaster,
23 Kensington Place,
LONDON, W8 7PT.

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

26 May 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Buckmaster,

Campden Hill Reservoir

Thank you for your letter of 21 May setting out your comprehensive objections on the current planning application for the development of the above site. I would inform you that the application will be considered at the Planning Services Committee on 8 June, and I would also assure you that your objections, together with others which I have received, will be reported to the Members before any decision is taken.

Yours sincerely,

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

c.c. Councillor Robert Freeman
Councillor David Campion - Chairman, Planning and Conservation Committee
Councillor Barry Phelps - Vice Chairman, Planning and Conservation Committee

Phil!

March 20 - DT

KENSINGTON HEIGHTS RESIDENTS ASSOCIATION

Kensington Heights
91/95 Campden Hill Road
London W8 7BD

10/2

RECEIVED BY PLANNING SERVICES							
EX DIP	HDC			SW	SE	ENF	AD ACK
[Signature]				4 JUN 1999		73	
APPROS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Philip Hughes Esq., Policy Team Leader,
Department of Planning and Conservation,
Royal Borough of Kensington and Chelsea,
Room 331, The Town Hall,
Hornton Street,
London W8 7NX.

3rd June 1999.

Dear Mr Hughes,

Re: Campden Hill Reservoirs Site/New Draft List of Major Development Sites.

With reference to the above as a consequence of the disclosures in relation to the Thames Water/St. James's Homes planning applications our attention has been drawn to the draft UDP schedule of major development sites which appears to include the above.

If this is the case, we must express our deep concern and overwhelming objection to this proposal. Without wanting to be presumptuous, according to the advice given to us by both a planning barrister and solicitor as this site comprises of open space used for sporting purposes any development would be a contravention of both the UDP, current and future central government policy.

We, therefore would ask you to remove this site from your proposed list and once and for all clearly indicate to the world at large that it is a protected open space.

With kindest regards and best wishes

Yours sincerely

G. A. Gluck
Chairman.

✓
6/4/99

c.c. M. J. French Esq., Director of Planning and Conservation RBK&C.

Oliver Quick
Flat 42
17 Airlie Gardens
London W8 7AN

1043

~~1043~~

06.06.99

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

RECEIVED IN PINS AA
- 6 JUL 1999

Your reference: K5600/A/99/1022704

Former Thames Water Reservoir - Campden Hill, London W8

Dear Sirs

I am writing, as a resident of the area, in response to the appeal against the decision to reject the planning application above.

I would like to emphasize my strong objection to the whole concept of developing the open space currently used as tennis courts, and to the nature of the proposed development. I entirely support the decision of the Council to reject the application and am surprised that Thames Water and their developers are trying to ignore the views of both the local planners and the local population. The open space of the tennis courts is an amenity which I enjoy and which is intrinsic to the nature of the surrounding area.

Local objections are not just a case of automatic conservatism or 'Nimby-ism'. In my case the development would probably significantly raise the value of my property. However it must be opposed because it would be highly detrimental to both the social and environmental fabric of the area and it fails to deliver any compensating benefits.

It seems to me that such a development is entirely indefensible, and will inflict irreparable damage on the local area. When open space is at such a premium, how is it possible to approve the destruction of it in this manner? Open space is never created in London, only eroded. Unless we make a stand, the city environment will simply continue to deteriorate and we will have totally failed not only ourselves, but, especially, future generations. The profit motives of private companies are legitimate but are not overriding.

Furthermore, if some development were to be allowed, what is the justification for providing further 'locked-gate' ghettos which offer no integration with the surrounding community, and no attempt

P. Ack
Copy to DOE/agent
HJ
2/16

28 Campden Hill Square
London
W8 7JY

DT.
1044
DT

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

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	EMP	ACK
5	15 JUN 1999						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

14 June 1999

Dear Mr French

I wrote to you on 17 December 1998 regarding the planned development by Thames Water on the top of Campden Hill and was both delighted and relieved to learn that RBKC Planning Committee had recently rejected the scheme, but less delighted to learn that predictably Thames Water/Berkeley Homes were taking it to Appeal.

Firstly may I thank you sincerely for your efforts on behalf of the residents but just go on to reiterate my concerns, shared I am sure by everyone locally:

1. any scheme will genuinely harm the whole character of the conservation area; and
2. it will, I believe, create huge traffic problems with the increased density. The recent closing of a number of roads by Thames Water have highlighted this more graphically than any unsubstantiated claims could ever have done. The planned access to the site will prove unworkable in my opinion.

Please may I add my plea that you use every endeavour to reject the existing plan and ideally leave the existing site untouched. Failing that, a much more sympathetic scheme with substantially reduced density and one far better thought out is a minimum necessity. Preferably it should be one discussed with local residents with much more sensitivity, and an altogether better recognition of the horrendous consequences, than any shown to date by Thames Water and Berkeley Homes.

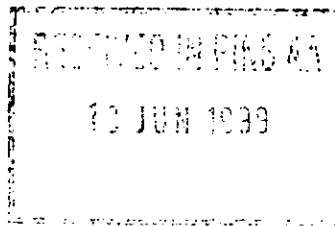
Again I am most grateful to you and the Committee for recognising the serious concerns of everyone living in the surrounding area and for your efforts on our behalf.

Yours sincerely

D C Macpherson

38 Kensington Place London W8 7PR

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



1045 (circled) (circled)

14 June 1999

Dear Sir Appeal ref no K5600/A/99/1022704

I write as a householder on Campden Hill, London W 8. who lives close to the proposed development of Water Tower House and the Thames Water reservoir site there, which will be coming before you on Appeal on July 20th.

The top of Campden Hill should be one of the best features of this part of London, but it has already suffered from some brash and crude development in the 1970s. The treatment of this site is a chance to go some way to redeem mistakes made in the past, and to bolster the neighbourhood's status as a conservation area.

It is vital that the open space here is not significantly eroded, and that no development is allowed that will result in too great a density, or which is insensitive to its surrounds. There are some distinguished buildings nearby such as St George's Church, Aubrey House and the terraces of Campden Hill Square, and their setting should be respected. Water Tower House is a hideous building and no one will be sad to see it go, but the deeply debased 'developers' Georgian' style proposed for the new buildings here is equally to be deplored.

Traffic problems in Campden Hill Road, and in gaining access to it, are already such that it is vital any step that might add to flows or dangers - either here or as a result of likely development of the London University site further south - should be scrutinized with the greatest care.

Together, these seem to me pressing reasons why you should find against the Developers in this particular appeal.

Yours faithfully

R T A Hudson

R T A Hudson

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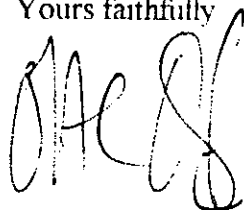
to provide for a balanced society. It is ironic that it is planned to build next to Holland Park School, with its rich historical associations with social integration.

My specific response to the proposed plans is that:

- It will radically change the character of the area in an entirely detrimental way
- It will affect my privacy and quality of life
- It removes an amenity which I currently enjoy (even though I am not a tennis club member)
- It will permanently damage the environment and infringe upon the connected areas of green space centered on Holland Park, and used by all forms of wildlife
- It will seriously increase traffic congestion and associated problems. Campden Hill Road is already overused and dangerous; a development on this scale will tip it over the edge and affect the entire local area.
- The proposed architectural design is insensitive and totally out of keeping with the area. This is particularly inexcusable when the local area offers examples of good quality modern design (ie the east side of Campden Hill Rd) as well as more traditional styles.
- The setting of St Georges church will be detrimentally affected.

Overall I cannot understand how a proposal like this can be accepted. The redevelopment of existing buildings to increase their density must be questionable. How can we even consider the loss of open space?

Yours faithfully



Oliver Quick

38, Bedford Gardens, London W8.

0171-792-1229

1047

15.6.99

~~1047~~

The Inspector

DETR

Room 1003

Tollgate House

Houlton Street

Bristol BS2 9DT.

Appeal ref: K5600/A/99/1022704

RECEIVED IN PINS AA

23 JUN 1999

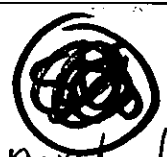
Dear Sir,

Re: Campden Hill Reservoir Site

I am writing to you regarding the appeal on the above site.

Until last year we were residents of 2, Aubrey Walk, a house directly fronting the proposed site. Because my wife suffers from asthma and we were very concerned at the amount of activity that might be permitted on the site, we felt obliged to sell our home and move to a neighbouring street.

Like many other local residents we feel strongly that the present proposals are completely unacceptable and we were delighted that the Council shared this view. Aubrey Walk is a remarkable back-water with its church at one end, the grand Aubrey house at the other and a fascinating mix of small houses in between. With its banks of trees



and open aspect it almost has a rural feel to it. No wonder it is included in a Conservation Area where as I understand it, any development will only be permitted if it 'preserves and enhances' the area. Nothing in the proposal does so. Indeed, the developers propose demolishing the existing tennis club (which I believe pre-dates Wimbledon) replacing it with yet another modern tennis facility, and also demolishing the old pump house which apart from being a reasonable example of Victorian industrial architecture, is the remaining link with the past use of the site. The developers proposals ignore the fact that the site lies in a Conservation Area and that it currently provides a historic link with the past as well as a wonderful open-air facility for local school children and residents. I believe it is the sixteenth largest open space in the borough.

Whilst living in Aubrey Walk it was very noticeable that the street was being used as a 'rat run' by people wishing to avoid the traffic lights at the Junction of Campden Hill Road and Notting Hill Gate. As Aubrey Walk is very narrow and really only wide enough for one car to pass at a time (assuming the residents parking bays were occupied) we witnessed

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~~1099~~

several crashes and a number of ~~parking~~ 'incidents'.

The proposed development will obviously increase the problem not only because of the substantial element of residential accommodation but also because of the increased use (and membership?) of the tennis club. At the moment local residents accept the additional parking problems during the popular summer months but clearly the new club could be open very late and would certainly be extensively used throughout the year.

Finally, I hope that you will include in your deliberations the fact that the Kings College Site in Compton Hill Road is likely to be developed in the near future, after the college vacates at the end of this year, and this will again have a substantial impact on the amount of traffic using this street.

I very much hope it will be possible to preserve this idiosyncratic corner of the borough and not allow it to become just another London Street.

Yours faithfully, T. C. O'Rourke.

RECEIVED IN PINS AA
24 JUN 1999

Donald Cameron
17 Hillgate Street
London W8 7SP
Tel (0171) 727-1145

1050



19 Jun 1999

L. S.,

Thames Water Plumb, Kanjif-

Appl Ref K5600/A/99/1022704

I would like to object to the above scheme for the following reasons:

- 1) new dwellings are being created, it will cause congestion
- 2) loss of open space
- 3) destruction of village character, particularly the impact on St. George's Church.
- 4) Noise and nuisance.

Yours faithfully,

L. S.

Ref. K5600/A/99/1022704

ONE HILLSLEIGH ROAD
LONDON W8 7LE
TEL. 01-221 8515

RECEIVED IN PINS AA
22 JUN 1999



1051

15 June 1999

Dear Sir,

I am writing to recommend rejection of the appeal made by the re-developers of the former Thames Water Reservoir and Water Tower House.

As a long-time resident of Hillsleigh Road and mother of two children, I am extremely concerned by the scale of the redevelopment proposal and its effects on the character and appearance of the area and the ensuing traffic, access and parking problems.

The revised plans do not address even my most basic concerns. There simply is not the access to the site which one would think is of vital importance. There is already too much traffic using the narrow lane called Hillsleigh Road and the access from Campden Hill Road is just as difficult. Providing parking underground just doesn't solve the access problem.

Building on a site which is officially designated as "public open space" will destroy the character and appearance of the area. 'open

P.T.O.

space' means open space not the construction of buildings.

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I am also a member of the Campden Hill Tennis Club. I was present at one of the initial meetings at the Club to inform the Club members of the development plans for redevelopment. The members were unanimous in their opposition to any development - everyone agreed that any development on the site would destroy the 'atmosphere' the Club has enjoyed for years. It was only the threat of the Club's closure altogether, not approval of the plans which encouraged some members to 'support' the planning application. This, to me, is an underhand way to rally support and quite disgraceful.

I thank you in advance for looking seriously, objectively and environmentally at this appeal which is of utmost importance to those of us who live in the Campden Hill area.

Yours faithfully,

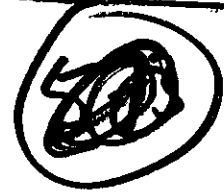
Susan Singer

1 Hillsleigh Road
London W8 7LE

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RECEIVED IN PINS AA

22 JUN 1999



15th June 1999

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

Dear Sir,

Appeal Ref: K5600/A/99/1022704

I am writing today to say how much I look to you and the DETR to add balance to the discussion regarding the potential development at the top of our road.

There are clearly three protagonists involved with very different objectives - Thames Water, the Tennis Club and the Residents. The objectives of these three need to be clearly understood by yourselves in judging the needs of the Kensington area itself:-

1. **Thames Water.** Clearly the Company's main raison d'être is to keep its customer base supplied happily and safely, maximising revenue and profit on an annual basis through the sale of water. From time to time it will have the opportunity to utilise its asset base to create capital gains for its shareholders, and in doing so it must produce the highest returns on capital/assets possible - the highest it can "get away" with.

The current development plans are a very marginal "tweaking" away from what it was told originally that it could not get away with. It maximises the use of the space in a way which is still saleable - ie. you have to have some sense of openness, space and greenery in order to be able to sell the properties at all to third parties.

The plans still do not take into account the needs of Kensington in terms of densities, traffic and parking impact, light and space. To do so would impact on Thames Water's maximisation of return on assets. They do not have to live with the consequences of their development - only with their shareholders. Therefore a lot of improvements you could suggest to make the site less densely occupied, and a "plus" for the borough, rather than a "minus", are being resisted. Their compromises are mere minimal changes which they are trying to lobby and bully through yourselves and the residents in the usual property/corporate way.

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2. **The Tennis Club.** This is an interesting one! As a member of the Club myself, I have watched the initial outcries of the Club when the members thought that the Club would be swept away in the course of development. They then were all against it. Thames Water were smart and they offered a deal to save the Club's life. The Club was smart enough to grab the lifeline offered, and a good deal was brokered for the Club's members - AS MEMBERS. I emphasise the last words because, as you can see from this letter, there is a distinction between those members who will play at the Club and then go home to another part of London (not necessarily K&C) and those who live in the area. The former are grateful to have a Club, and don't care what environment is created in the process. Parking is already difficult for them. Additional traffic, parking and pollution are of little significance to them. Members who are also residents realise that they live in an area more than they play tennis in it, and so think like the category below - No. 3:-

3. **The Residents.** Residents can often be accused of wanting to maintain the status quo. They may be conservative in their tastes, may be over-concerned about local amenities, value and safety of their investment in their houses etc - and, admittedly can therefore be seen, at times, to be a bit of a pain to deal with.....

However, they do have to live in an area 24 hours a day, unlike the previous two categories above, and therefore are very sensitive to the impact of large developments in their area. They will know better than anyone what the current traffic flows are (eg. short-cuts used via Hillsleigh Road or Aubrey to cut out the traffic-lights!). They know how difficult it already is to find a resident's car parking space outside their door - or even in their own street. They know the risks of potential subsidence, given actual experiences prior to development. They know the importance of open space, trees, quality of air etc.

Residents, if they can be reasonably objective, are, therefore, in the best position to understand the damage a bad development can have, and - in fairness - the benefit a good one can have.

The overriding view of local residents here - expressed more or less objectively by different residents - is that this development is damaging, and could be far, far more beneficial. It is damaging because it is attempting to maximise use of space for return on capital reasons. It could produce a much more beneficial asset to the community with less dense use of space, far fewer residences (and therefore cars, people etc), and more public space and greenery. If this cannot be achieved in a way which satisfies Thames Water's returns requirements, it is better for all concerned to forget about the development and leave things as they are.....

And so this leaves us in your and your Department's hands. Of course you have to listen to the views of all three parties above - and add the views of a fourth element, that of the borough and the type of community and life-style it wishes to offer to its residents who pay their rates to live in that area. A balance of view is needed, but as a resident I really believe that we know what can add to the area's desirability and what can damage what it offers today. Residents have a vested interest it is true - but in "quality of life" not "short-term return on assets", and therefore should have a greater share of your Committee's hearing as a result. We will have to live for a long time with the results of your deliberations.

LOSS

I hope, therefore, that those deliberations come to conclusions which are for the long-term "best" for the area in terms of all the issues raised by residents in letters you have already received. It seems objectively clear to me that the current re-design has ignored all the points raised by people who do understand what the impact would be, and who seek some much more dramatic rethinking of the design to make it acceptable from our and the Borough's point of view.

I remain optimistic about the triumph of sensible values and long-term thinking by yourself and your Department.

Yours sincerely

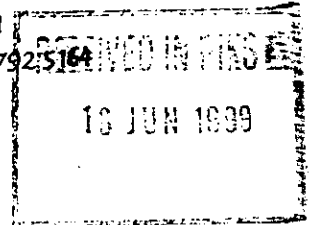


John B. Singer

056

~~58~~

1 Edge Street,
London,
W8 7PN
Tel./Fax 0171-7925164



The planning Inspectorate
Room 1003
Tollgate House
Halter Street
Bristol BS2 9DT

15/6/99

Appeal Ref No: K 5600
102

Dear Sir/Madam,

I am writing on behalf of my wife and I, both of whom are residents in the immediate area affected by the Thames Water planning application at 97 Caspden Hill Road, W.8. We understand that the committee at 1st instance have thankfully rejected the application.

We are not surprised with their decision nor are we that there have been so many objections voiced.