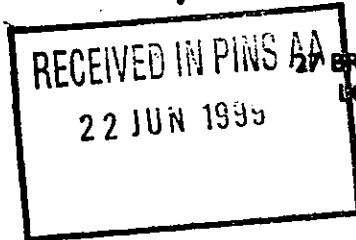


1101



Appeal reference No K5600/A/99/1022704



BRUNSWICK GARDENS
LONDON W8 4AW
071-229 6995

June 20th 1999

Dear Sir,

Our family has lived in Brunswick Gardens for fifty years, and I am a member of Campden Hill tennis club, which fills such a vital place in the local community, as the only affordable club to ordinary families, apart from encouraging and helping young players, especially those with talent - Also enabling local schools to provide tennis lessons for their pupils - all this would not be possible, unless the club retains its present form -

Apart from the club, we as residents are at present having the greatest difficulty with parking, as there are not nearly enough residents bays - The traffic congestion is horrific at times, all round the Campden Hill

1102



Kensington Church Street area - This scheme if it is allowed will really finish off this area and be disastrous in so many ways -

Do please reject the developers -

Yours sincerely

Joan Hicks (Dus)

1103

RECEIVED IN PINS AA
22 JUN 1999

5 Airlie Gardens
London W8 7AJ

20th June, 1999

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

Dear Sir,

**Thames Water Development Plan
Appeal Ref No K5600/A/99/1022706**

I am writing to urge you to reject the appeal referred to above. The proposed development would have a serious negative impact on the area in respect of the factors outlined herebelow.

- The development would lead to a significant reduction of open space. This is obvious from the need to put the tennis courts on two levels. In addition, the layout of the development is such that almost all the open space will be inside the development, ie largely behind high apartment blocks and rows of terraced houses. The loss of feeling of open space for residents of the area will therefore be considerably more pronounced than the footprint of the development would suggest.
- The number of residential units in the proposed development is very high. Their impact on traffic, noise and pollution will be significant. Traffic on Campden Hill Road has worsened considerably since the conversion of student housing in Observatory Gardens into residential units. Traffic heading towards Kensington High Street often backs up as far back as Holland Street and traffic heading towards Notting Hill backs up beyond Aubrey Walk. The rumoured conversion of the King's College site into residential units can only aggravate the situation further.

1104



- The mass of the proposed development will dominate the houses and St. George's Church on Aubrey Walk and therefore significantly alter the character and appearance of this conservation area. Aubrey Walk's undeniable charm will be lost. I do not believe that Water Tower House has any architectural merit but this is not a reason to replace it with another massive block of dubious design. While Thames Water may argue that the proposed development has a mass inferior to the mass of Kensington Heights, I do not see the logic of duplicating an error made some time ago.

In view of the above, I urge you to reject the appeal and confirm the status of the site as an open area. Thames Water should be instructed to remove its obsolete and/or dangerous structures and restore the site to the condition it was in when Thames Water, as a public utility, took it over.

Yours sincerely,

Shafic J. Ali

1105

RECEIVED IN PINS AA

22 JUN 1999

5 Airlie Gardens
London W8 7AJ

20th June, 1999

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

Dear Sir,

**Thames Water Development Plan
Appeal Ref No K5600/A/99/1022706**

As a strong opponent of the above development plan, I am writing once again to raise my objections, for a number of reasons.

One concern is that such a large development will inevitably bring more vehicular traffic and pollution to Campden Hill Road and its surrounds. In recent years traffic on the Road has increased considerably and at key points during the day it is backed up from Notting Hill and from Hornton Street. The noise and the pollution are distressing in equal measure. Should the Thames Water Development go ahead, followed by the proposed King's College development, also on Campden Hill Road, there could be peak times when the road will be virtually impassable.

The development plan is proposed for key open space land which, as I understand it, was officially designated such many years ago. The preservation of this space is vital to the character of the area. Its loss would considerably undermine a key conservation site.

1106



Although certain cosmetic alterations have been made to the size of the proposed development, following objections from local residents, its mass still remains out of proportion to what the area can comfortably accommodate. While no one is keen to preserve Water Tower House, replacing it with a massive new structure is hardly a solution.

As a long term resident of the area, I urge that our needs and concerns be taken into account.

Yours sincerely,


Maureen Ali

1107

~~1107~~

From: ANTHONY BELL, 21 Jameson Street,
London. W8 7SH
Tel. 0171-229 0901

RECEIVED IN PINS AA
22 JUN 1999

June 20TH 1999

Dear Sir

Appeal ref No:- K 5600/A/99/1022704

As a resident at the above address,
(only five minutes walk from Campden Hill Reservoir)
for over thirty years and as a member
of Campden Hill Lawn Tennis Club for sixteen
years I am writing to recommend rejection
of the appeal by Thames Water/Berkeley Homes
to develop the Campden Hill Reservoir site.

I maintain that the development of
this site would result in a significant loss of open
space and would harm the appearance of a part
of the Kensington Conservation Area. It would also
certainly generate a greater density of traffic and
pedestrian activity which is already at a very
high level and which is causing serious traffic
jams and parking problems.

It is for these reasons that I would
like to recommend the rejection of this appeal.
Yours faithfully Anthony Bell

1108



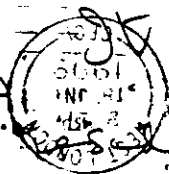
Mrs Methven, 49 Hillgate Place, London W8 01-727 5682

CAMPDEN HILL RESERVOIR DEVELOPMENT

Dear Inspector

Please continue to oppose the above application for planning, or to appeal or to

do all that you deem fit, to keep the amenities as they are. I am sure that you will be successful in this regard. Yours faithfully, Mrs Methven



St George's Church
Aubrey Walk
LONDON W8 7H

1109



21st June 1999

Mr D Shoreland
The Planning Inspectorate
Room 1003
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

RECEIVED BY PLANNING SERVICES.							
EX DIR	HDC	N	C	SN	SE	ENF	AO ACK
31		22 JUN 1999					
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Dear Mr Shoreland,

Campden Hill Reservoirs Development

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

On behalf of St George's Church I enclose a statement submitted as an objection to the plans under consideration in the above Appeal.

I should like to read this statement to the Inquiry. I will be on holiday with my family from 30th July 1999 until 15th August.

Yours sincerely,

Angela Lascelles
Mrs Angela Lascelles

Enc.

✓ c.c. Mr D Taylor
Royal Borough of Kensington & Chelsea

Mr T Blaney
Messrs Lawrence Graham

1110

624

ST JAMES HOMES/THAMES WATER DEVELOPMENT APPEAL 20.07.99

STATEMENT SUBMITTED ON BEHALF OF ST GEORGE'S CHURCH,
AUBREY WALK

This statement is submitted by Mrs A M Lascelles. I am a deputy church - warden for the Parish of Kensington, with responsibility for St George's Church. My family live at 6 Aubrey Road. My children were baptised at St George's and we have worshipped there for 22 years.

1. Introduction

When examining a street plan of London and spotting a church, it may be tempting to view it as an historic building, perhaps of architectural merit, but in planning terms, a monument with a small, declining congregation.

St George's Church in Aubrey Walk does not fall into that category – it is a living and growing House of God. In the last five years it has been extensively reordered and refurbished which has led to significant increases in numbers attending for worship and to growing use of the facilities by secular groups who are using the Community Centre established at the back of the Church, nearest to the road. Particular attention has been given to the exterior of this listed building. This phase of the redevelopment was completed late in 1998.

2. Objection

The Church Committee at St George's opposes this planned development for two main reasons, which are summarised here but expanded below. Firstly, we believe that **the exterior of the Church, in its historic setting**, in the unique tranquility of Aubrey Walk opposite a bank of mature trees, plays an important role in raising the awareness of by passers to this listed building. This setting should be preserved. The proposed development would involve the destruction of the bank of trees and its replacement with an overbearing building.

Our second main objection **concerns the entrance to the development which is directly opposite us**. The traffic is already dense here at peak times and the extra commotion that would occur on our doorstep from this development would limit access to our doors, cause increased parking difficulties for our visitors, especially for large vehicles attending funerals and weddings, and cause dangers for the estimated two thirds of visitors who come by foot. These include several disabled people in wheelchairs and a large number of children.



Both these factors concern our one basic mission – to attract a larger congregation to our facilities which try to meet their various needs in a secure environment.

3 Religious Worship

Before the redevelopment of the Church, which began in 1995, there was a small, though loyal, congregation which averaged about 40 per week. Most attended the main services at 10 am on Sundays, but some came to the services at midday on Wednesdays and 8am on Sundays. There were 3 services per week and the Church was usually locked and empty at other times. The position of the Priest-in-Charge was a part time post.

Since the appointment of the Reverend Michael Fuller, the number of services has been increased to twenty two per week. Morning and evening prayer are said daily at 8am and 6pm (peak travelling times) and there are six weekday services of Holy Communion and two on Sundays. There are now also midweek lunchtime Bible Study meetings, instruction courses, confirmation courses and, later in the year, a weekly prayer group is planned.

The position of the Priest-in-Charge has recently become full time to provide for these sharply growing trends.

The number of communicants in 1998 increased by 28% from 4,600 to 5,900 (Source: Parish of Kensington Annual Report for 1998) - this was approximately three times higher than five years previously. In addition to the communicants, there are growing numbers of children attending church, averaging twenty five per week recently, and two Sunday Schools to accommodate them. Several of the congregation attend in wheelchairs. We are extremely concerned about the increased dangers of accidents involving children, invalids and elderly people outside the Church. **The siting of the proposed entrance to the development poses a serious risk to our vulnerable visitors.**

4 Refurbishment Facts

A local appeal was launched at the end of 1993. This raised in total nearly £200,000 from individuals, mainly the congregation, but also from non church going households who recognised the need for community facilities in this area, and accepted the likely increase in activity near the Church because they wished to support local causes. In addition, we received grants of £20,000 from the National Lottery and £10,000 from Campden Charities. Other significant but smaller grants were donated from five other charities.

1112



The interior of the Church was reordered. The worship space was reduced and refurbished, and the back area was converted into a large meeting area – available for groups/lectures/social activities/music/instruction – and offices were created above, along with further community space. Cloakrooms and a kitchen were also constructed. Total expenditure exceeded £600,000 and was incurred in 3 phases between 1995 and 1998.

We sold St George's Hall, in Kensington Place, to finance the major part of the development. This hall had been let to the Council of RBK&C for some years, who used it to provide a luncheon club for the elderly in the area. The Council discontinued this facility in the early part of this decade and it has been the intention of St George's to replace it in the Community Area, which would be directly opposite the entrance to the new development if it were allowed to proceed.

5 Use of Community Centre

This has been steadily building up since the facilities were completed late in 1998. We have had to date public meetings (including one for Thames Water), concerts, children's parties, a supper for 85, receptions after funerals, weddings and christenings, local residents' groups annual meetings, PCC meetings. Recent enquiries for the space have included health and fitness classes and music classes.

The upstairs offices have recently been leased to a charity, Learning for Life, who have regular office workers and a growing number of visitors. We have agreed to let them hold trustees' meetings there.

Another area of the church, furthest from the road, has just been refurbished as an extra meeting room for groups.

6 Local Environment and Setting of the Church

A major part of our expenditure has been on the exterior facing Aubrey Walk, where we have also benefitted from a £1,000 grant from RBK&C. We know that a well kept and attractive exterior, good noticeboards and visible markers such as our St George's flag, point people towards our inner environment, which has received so much recent investment, of spirituality and neighbourliness. We have tried at St George's to love God and our neighbours. So far the local community has responded to both with enthusiasm but we predict that what we have experienced so far is only the beginning. We must object to the proposed development which threatens this growth.

1113



Our principal objections to the development concern the siting of the entrance and the destruction of the setting of our listed building by the removal of the bank of trees opposite us. We think these proposals threaten the growth of our congregation.

7. Conclusions

We are extremely concerned that the proposed development will:

- cause difficulties for the estimated one third of our congregation who travel by car
- pose dangers for the estimated two thirds who travel by foot, including large numbers of children and some in wheelchairs. There are no safe crossing places on any of the roads near the Church.
- obscure our visibility and dramatically impinge on the access to the Church for our visitors
- cause difficulties for hearses, wedding vehicles etc. We have already had problems during the construction of the shaft
- discourage casual visitors to the Church by desecrating the conserved tranquility of Aubrey Walk. At our end of the road, removal of the bank would destroy the tranquility.
- we share the very serious concerns of our neighbours about the increased traffic and noise.
- damage the work we have done by the pollution caused by both the building work and the increased traffic and commotion in an area already very densely occupied.

We write this to record our concerns and to give you information about the increasing activity around St George's Church following our programme of investment, of which you may otherwise be unaware.

1114



RECEIVED IN PINS AA
22 JUN 1999

36 Bedford Gardens
London W8 7EH
0171-727 4810

21 June 1999

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

Dear Sirs

Ref: DPS/DCC/PP/99/00733. DETR's Reference: App/K5600//A/99/1022704

I am writing with reference to Town and Country Planning Act, 1990 Notice of a Planning Appeal relating to: Former Thames Water Reservoir and Water Tower House, 97 Campden Hill Road, W8.

The proposed development is in an exceptionally attractive part of Kensington characterised by narrow streets, small houses and greenery. The development would partially destroy a valuable open space and is of a size which is quite out of proportion to its location. The character of this part of the Borough would be forever damaged by the increased traffic flow.

I am writing to request, therefore, that the Planning Inspectorate rejects the application.

Yours faithfully

Roderick Collins

LORD MARK FITZALAN HOWARD OBE
13 CAMPDEN HILL SQUARE
LONDON W8 7LB
TEL. 0171 727 0996
FAX. 0171 727 0492

RECEIVED IN PINS AA
22 JUN 1999

115

~~115~~

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

21st June 1999

Dear Sir,

Campden Hill Reservoirs Development
Appeal Reference Number K5600/A/99/1022704

I understand that the RBKC Planning Services Committee has unanimously rejected the plans put forward by Thames Water to develop the above site - however I gather there is now to be an appeal.

I am writing to emphasise once again my strong feelings that this decision should not be overruled.

I have lived at the above address since 1966 and can therefore claim to speak with experience concerning the benefits of the reservoir being part of the Kensington Conservation Area. To permit development would create an unacceptably increased level of cars and greatly threaten the attractive setting of St. George's Church.

As a member of the Campden Hill Tennis Club I believe it is in its best interests to preserve the Club with its present amenities rather than those proposed by the Developers.

As a long-term resident in London, I cherish those parts of the city which prove peace and harmony and surely the proposals, as put forward, will be to the detriment of all that so many of us admire.

Yours faithfully,

Mark Fitzalan Howard

Mark Fitzalan Howard

TARQUIN OLIVIER

40 Lexham Gardens

London W8 5JE

Tel: 0171-370 5257

Fax: 0171-370 2822

RECEIVED IN PINS AA

22 JUN 1999

1116

618

21 June 1999

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

Dear Sir

Appeal re Campden Hill
K 5600/A/99/1022704

I first became a Kensington resident in Queensdale Row 35 years ago, and here in Lexham Gardens 17 years ago when I joined the Campden Hill Lawn Tennis Club. So I appeal as a member of the Club but more especially as a fairly long term resident for the retention of the Thames Water reservoir surface as protected open space and to retain the Club in its present form.

Even before becoming a member I used to enjoy watching the players from the roof of a friend Rayne Kruger in Anli's Gardens.

The traffic between Holland Park Avenue and Kensington High Street is already cluttered and any further increase in dense residential property would shatter the already frail balance of the present lovely character of this landmark part of Kensington.

1117



be significantly affected if surrounded by a new housing estate for well off car drivers. It is at present a peaceful restful church offering a respite from the busy thoroughfare of Campden Hill Road. The Conservation area will be blighted by such a development.

The open space on the hill top offers fresh air and vistas of open sky to all of us who live locally as well as to visitors.

We realise housing is needed but these houses are not for local families who are homeless. They are intended as a profitable unsuitable and traffic generating expensive estate.

Please make our feelings known to the enquiry

Yours faithfully

Jill de Castella (Mrs)

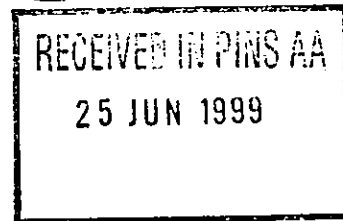
JILL CHOLMONDELEY & NICK PICKERING

78 Campden Street
London W8 7EN
Tel: 0171 792 0812
106016.3574@compuserve.com

1118

(1118)

21st June 1999 ✓



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

Dear Sir

RE: K5600/A/99/1022704

With regard to the above appeal concerning the Thames Water/Berkeley Homes development on Campden Hill, we would like to add our voices to those objecting to the scheme.

The site in question is situated in the Kensington Conservation Area and as such the proposal for a development should not even have got this far. While home owning residents are compelled to uphold and respect the Conservation status of the area with regard to any small change they wish to make to the exterior of their homes, it seems quite extraordinary that an entire new development should even be considered. We see the status of a conservation area as similar to that of an SSSI: there is something on the site which needs help in its battle for survival. In this instance, there is plenty in need of such help.

Open space in any city is an asset, which should be treasured beyond economic opportunity and Campden Hill is no exception. Aubrey Walk and the roads running off it are unique for their charm and appearance. They provide an atmosphere of calm in a very busy area, a highly suitable setting for St George's Church and an excellent intermediate zone between Holland Park and the noise and fumes of Holland Park Avenue. The regular siting of foxes on the streets round here provides a clear demonstration of the effectiveness of such a buffer zone.

Any new development in this area would overwhelm the existing housing, bring increased traffic and thereby destroy its unique character. We are all suffering from the 'trendification' of Notting Hill which has already brought visitors from outside the area searching for parking while they visit the plethora of new restaurants. New housing will bring traffic to a standstill – new residents and their commercial and social visitors.

We urge you to reject this appeal.

Yours faithfully

Jill Cholmondeley
Nick Pickering

29 Argyll Road
London W8 7DA

RECEIVED IN PINS AA
24 JUN 1999

1119



21st June 1999

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

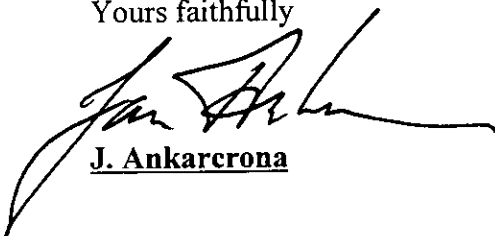
Dear Sir

Appeal Reference No: K5600/A/99/1022704 – Campden Hill

I am writing to support most vividly the rejection of the appeal in the above matter.

All previous arguments for rejection still stand, and the local community would not in any way benefit from the scheme being allowed to proceed.

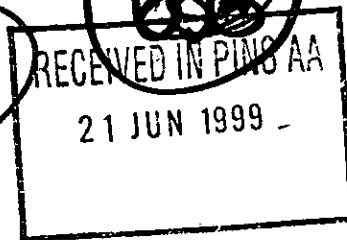
Yours faithfully


J. Ankarcrona

24 Bedford Gardens.
London W8

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

1120



Dear Sir

Appeal reference nos. K5600/A/99/1022704

We write with regard to the Thames Water / Berkeley Homes planning application to develop the Campden Hill Reservoirs site which was rejected by the Royal Borough of Kensington and Chelsea.

As a nearby resident we are most opposed to this scheme believing as we do that it would

- result in an overly dense scheme that reflects little of the surrounding character of this conservation area

- generate a significant and unacceptable high level of vehicular and pedestrian traffic.

We would therefore urge you to reject the appeal.

Yours faithfully

S. T. Down

Susan Jones

Susan Jones

(112)

(62)

CAMPDEN HILL RESERVOIRS DEVELOPMENT

RECEIVED IN PINS AA
24 JUN 1999

21 June 1999

Dear Sir,

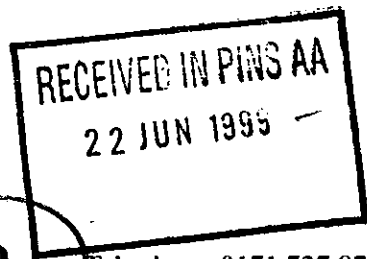
I wish to lodge my objection
to the development at Campden Hill,
Notting Hill Gate, London W8.

The development is inappropriate as it
will develop greater levels of traffic in
an already very congested area. It will
have ^{an} adverse effect on the ^{St. George's} Church and
the density of the development is inappropriate to
the surrounding area. The area will become
densely developed and ruin the surrounding area.

Yours sincerely, M. S. Stanbury
M. S. STANBURY.

Garry Atkins
Specialist in Early English
and Continental Pottery

107 Kensington Church Street
London W8 7LN



Telephone 0171 727 8737
Fax 0171 792 9010



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

Dear Sir,

DETR's Reference: App/K5600/A/99/1022704

We live towards the top of Kensington Place; Aubrey Walk is very important to us as it is now with the open sky, the light and the sun and the trees. Walking across into Aubrey Walk is like entering the country. It lies in a s.s.westerley position to Kensington Place. The existing tennis courts are a delight, whilst I am unable to play due to whiplash I take my grandchildren there for coaching and I enjoy sitting in the open space provided. Aubrey Walk itself is a delightful little street which we probably appreciate as much as anyone as we do not have a country retreat, so this is home for us and we are very happy here having a small shop in Kensington Church Street.

I have studied the drawings and papers at the Town Hall, and I have looked at the models shown at Water Tower Building and I am convinced that there is no way in which this application for the proposed buildings would provide anything other than distress and inconvenience to all existing local residents.

DENSITY OF THE BUILDINGS

Nineteen four storey Houses with servants quarters and Forty Three Flats is excessive to say the least, and are not in keeping with this area, most of all not in sympathy with the houses and St. George's Church in Aubrey Walk. Moreover the sheer height of the buildings would not only destroy the charm of Aubrey Walk but would deprive the residents of all their sun and a great deal of natural light.

1123



DETR's Reference: App/K5600/A/99/1022704

The applicant's claim that another "Garden Square" will be created is not appropriate as the Square will be strictly for the residents of the proposed Houses and Flats.

The area is not appropriate for such a huge development of such density and of such 'posh' houses which would be totally out of character to the surrounding buildings. The nearest comparable houses are down in the Phillimore Estate, but the developers of those houses did not build them on top of the hill. The houses and the majority of the flats are very large and would no doubt be extremely expensive. The entire project smacks of 'lots of money' to be made by the applicants and 'much distress caused to the local residents.' The period of building works does not bear thinking about.

INCREASED TRAFFIC

Little thought would appear to have been given to this very serious matter. Aubrey Walk has four points of entrance, Aubrey Road and Hillsleigh Road both of which are narrow streets with charming houses, they both lead into Campden Hill Square, and Campden Hill Gardens, again a residential street and not a wide street. The fourth gives access from Campden Hill Road into Aubrey Walk and this is already used far too much by motorists taking a short cut down to Holland Park Avenue. Aubrey Walk and Kensington Place form a 'staggered' cross roads. It is a dangerous crossing both for motorists and pedestrians, and again Kensington Place is used as a short cut to avoid the traffic lights and queues in Kensington Church Street, as is Peel Street for those wishing to go to Kensington Church Street from Campden Hill Road, and the same short cuts are taken using Campden Street and Bedford Gardens. It must be assumed that people buying such expensive properties as are being applied for by the developers will have a minimum of two cars per household and for the larger flats. The increase in traffic would be both unacceptable and dangerous; and impossible during the construction of such a development.

The children from Holland Park School use all these little streets four times a day during school term time. In the morning to go to school, at mid-day

Page Three/

DETR's Reference: App/K5600/A/99/1022704

1124



when they go down to Notting Hill Gate for lunch and return to school, and at the end of the day when they go home. In addition there is Fox's School near to the bottom of Kensington Place for younger children which is why 'sleeping policemen' are in place to slow the cars down, to no effect I may say. There are families living in all these streets with young children.

State of the Arts Tennis Courts

Again these are not in keeping with the area and I think that the applicants design for these is very unattractive and rather daunting for would be players.

Yours faithfully

Julie Atkins
43 Kensington Place
London W8 7PR

Please acknowledge receipt of this communication. Thankyou.

23 KENSINGTON PLACE
LONDON W8 7PT
Tel 0171 229 7508
22.6.1999

1125

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

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51 23 JUN 1999							
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Dear Mr French

Campden Hill Reservoir and draft list of UDP development sites.

I understand that in the proposed draft alterations to the UDP the Thames Water reservoir site at Campden Hill has been included as a possible site for development.

I believe it should be deleted.

If the Inspector at the Appeal Hearings allows the St James's development then inclusion in the revised UDP will be meaningless.

If the Inspector refuses the St James's application then I still believe that for two reasons it would be wrong to include this site.

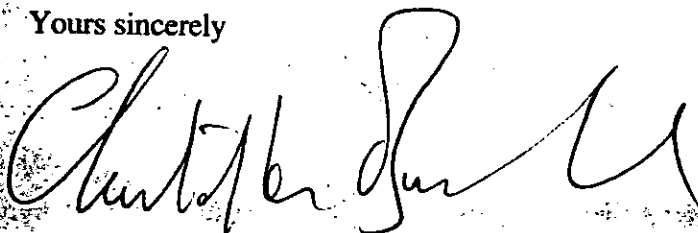
1. The first reason given for recommending refusal to the Planning Committee stated that "The proposed redevelopment would result in the loss of a significant amount of open space on this site, reducing the value of this site as a visual amenity to be enjoyed by residents of nearby property." Reason 3 refers to "the existing site provides a valuable contribution to the character and appearance and residential amenity of this part of the Conservation area."

These are points of principle and not just comments on the current St James's application. It would appear inconsistent for the Council to argue one case to the Inspector next month while advocating what appears to be the contrary view in the revised UDP.

2. To admit that this sensitive site could be used for development might well be seen as influencing the Inquiry, giving the Inspector grounds for believing that the Council's objections are not strong and that a few minor modifications would suit most parties.

I would therefore ask that the Campden Hill site be withdrawn immediately from the designated list of Royal Borough sites scheduled for development in the revised UDP. I would certainly hope that this can be done before the Appeal Hearings begin.

Yours sincerely



Cllr Christopher Buckmaster

1126

23 KENSINGTON PLACE
LONDON W8 7PT
Tel 0171 229 7508
22.6.1999

RECEIVED BY PLANNING SERVICES							
✓	HDC	✓	✓	SW	SE	ENF	AD ACK
23 JUN 1999							
✓	NO	REC	ARL	FWD PLN	CON DES	FEEES	

Mr C A Thompson
c/o Mr D Shorland
The Planning Inspectorate
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

ref APP/K5600/E/99/1016054
APP/K5600/A/99/1022704

Dear Mr Thompson

**Town and Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990
Appeals by St James's Homes Ltd on site at Former Thames Water Reservoir,
Campden Hill Road, London W8**

I would like to confirm that I wish to speak at the above Appeals.

The points that I wish to raise include:-

- The effect on Holland Park School, of which I am a Governor, of the dominant and over-bearing form of the proposed development, in particular to the listed building, Thorpe Lodge.
- The impact increased vehicular traffic will have on the two schools in the area. Holland Park School has just under 1500 pupils and adjoins the proposed development, while Fox School, which is a primary school with just under 300 children, is about 200 metres away.
- The further breach of the recommended guidelines of the National Playing Fields Association on the amount of open space dedicated to sport, related to the local population. The NPFA guidelines were referred to in the Royal Borough's Draft Sports strategy, approved by Youth and Continuing Education Committee earlier this month, which inter alia seeks no diminution of the already few open sports areas in the Borough.

My formal statement of case will be forwarded shortly.

Yours sincerely

Cllr Christopher Buckmaster
cc RBKC and Trevor Blaney

PP/99/0733.

① Arch ② Copy Helen

2/2/99

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

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1127

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2/2/99
10

June 22, 1999

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

Dear Mr French,

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

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

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

Yours faithfully,

Brenda Maddox
Brenda Maddox

22 June 1999

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

1/28

~~1/28~~

RECEIVED IN PINS AA
24 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 £600,000 returning the building to its original appearance. For details please see our web site <http://www.stgeorgescampdenhill.freeserve.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

e-mail robert@robert-wright.com

93 Peel Street London W8 7PB

① Huh ② Copy Eden ③ SD

PP/99/0733

1128



IMPERIAL COLLEGE OF SCIENCE, TECHNOLOGY AND MEDICINE

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	PA	SE	ENF	AG	AC
25 JUN 1999							
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DEPARTMENT OF CHEMISTRY
 South Kensington, London SW7 2AZ
 Telephone: 0171-594-5768
 Facsimile: 0171-594-5800

C. W. Rees, CBE FRS
 Emeritus Professor

~~1128~~

RA
2799
M

22 June, 1999.

Dear Mr. French,

Ref. DPS/DCC/DT/TP/98/2126

I understand that the developers of the above plan will appeal against the Council's rejection of their scheme so I am repeating my objections and hope that you will again note them.

Nineteen townhouses and forty-eight flats, with associated roads, drive-ways etc. will fundamentally change this enclave. Firstly, the greater density of population will increase road traffic, pollution, and noise, three factors which are critical in assessing the quality of life in any area; Kensington residents measure them carefully. Secondly, this

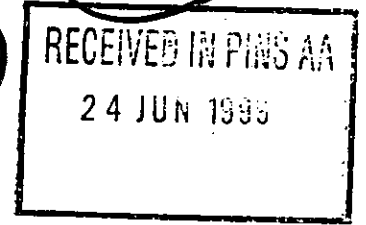
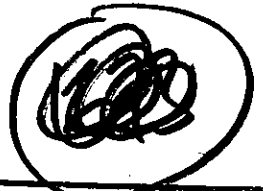
THE KENSINGTON SOCIETY

PATRON - HIS ROYAL HIGHNESS THE DUKE OF GLOUCESTER, G.C.V.O.

President - Sir John Drummond, C.B.E.
Vice Presidents - The Rt. Hon. The Earl of Snowdon, G.C.V.O.
Mrs. Gay Christiansen
Hon. Secretary - Mrs. Ethne Rudd
15 Kensington Square, London W8 5HH
Tel: 0171 376 1111 Fax: 0171 937 1203

24 COPE PLACE
LONDON W8 6AA

22-06-99



To: The Planning Inspectorate
Room 1003, Tskgate House,
BRISTOL BS2 9DJ

Your ref: App/K 5600/A/99/1022704

Thames Water Reservoir and Water Tower House
97 Cambden Hill Road, LONDON, W8.

This Society is the principal residents' association representing residents throughout the Royal Borough of Kensington and Chelsea, excluding that part known as Chelsea.

We submitted to the Royal Borough Council two brief sets of objections to the applications for planning permission. We have now had the advantage of reading the Report by the Executive Director of the Planning and Conservation Department to the Planning Services Committee dated 08/06/1999.

We agree with, and support, the entire contents of that Report.

Also, as stated in paragraph 6.8 of that Report, we consider that a relevant factor is the proposed re-development of the King's College site, ^{in Cambden Hill Road} in view of the fact that a planning brief has already been approved and issued by the Royal Borough Council for this site. We enclose a copy of this planning brief and submit that it should be taken into account in the present appeal.

Robert V. J. Vignars

ROBERT VIGARS

81 BEDFORD GARDENS, LONDON, W8 7EQ.
K5600/A/99/10 22704

Appeal Ref.

Dear Inspector —

I am writing to reject
encourage you to reject
the appeal of the Camden
hill development. It is
important to keep London
precious + traffic free,
pollution

1/31

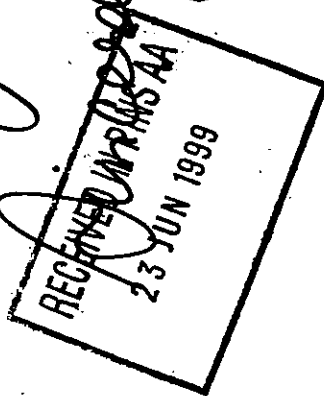


1132



true to its original character
and not to overpopularate
an already popular area.

Thank you.



Philip Betzner

1133



RECEIVED IN PINS AA

23 JUN 1999

*2 Upper Phillimore Gardens
Kensington W8 7HA
Telephone 0171-937 2754
Fax 0171-795 6679*

22 June, 1999

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

Dear Sir

Appeal: K5600/A/99/1022704
Thames Water Site
Campden Hill Road and Aubrey Walk W8

I am writing to object to the proposals submitted by Thames Water for the redevelopment of the above site. The grounds of our objection are as follows:

- (1) The proposed new building, which would replace Water Tower House, would significantly exceed the height of neighbouring buildings in Aubrey Walk and on the East side of Campden Hill Road and would therefore be contrary to CD31 of the Council's Unitary Development Plan ("UDP").
- (2) The proposals for the new apartment block and terraced houses would appear to be in the category of higher or very high residential development. As the apartments and houses appear to be designed for families with children and/or small households, the proposals would appear to be contrary to H10, H11 and H12 of the UDP. It would be a densely developed site that would relate poorly to the surroundings and harm the character and appearance of this part of the Kensington Conservation Area.

1134



- 2 -

- (3) The proposed development, with access and egress in Aubrey Walk, which at the Eastern end is at present only wide enough for single lane traffic, would significantly increase congestion in Aubrey Walk and also significantly increase congestion in Campden Hill Road and Holland Park Avenue, both of which are already seriously congested, particularly at peak times. In considering the significance of the increase in congestion in Campden Hill Road, account should be taken of the potential effect on traffic volume of the likely residential development of the King's College site. It also appears likely that the increase in the number of vehicles which would seek to enter Campden Hill Road from Aubrey Walk, particularly if wishing to travel South, and in the number of vehicles seeking to enter Aubrey Walk from Campden Hill road, particularly if approaching from the North, would be likely to result in a significant decrease in safety. The proposed development would therefore appear to be contrary to TR39 of the UDP. It would also appear to be contrary to TR14(d) of the UDP.
- (4) I believe that the proposals provide for one off-street parking space per residential unit. Given the likely high value of the residential units and the increasing number of 2-car families, such provision would appear to be inadequate and contrary to TR46 of the UDP. As the parking is proposed to be underground, increased provision would appear not to be unacceptable in townscape terms.
- (5) It appears possible that, in order to relieve the potential traffic congestion in Aubrey Walk, the "effective" carriage way might be widened, particularly at the Eastern end, by removing some of the existing on-street residents' parking spaces. This would be contrary to TR48 of the UDP.
- (6) The proposed development would result in a significant loss of existing open space which would be contrary to LR1 of the UDP as well as LR7 of the UDP.

I do hope that, in the light of the above and the great weight of objection to the scheme, you will turn down this appeal for the proposed development.

Yours faithfully

Stephen D Moss

Copy Helen D

PI/99/0733

65 Portland Road, London W11 4LQ

① Ach
1135

K
Q
2.7.99
M

22/6/99

M J French Esq
Planning and Conservaton
The Town Hall
Hornton Street
London W8 7NX

Dear Mr French,

re Former Thames Water Reservoir and Water Tower House

Please note my objections to the above planning application before a Public Inquiry...

The Campden Hill and abutting Hillgate Village areas are characterised by narrow streets and Georgian and Victorian houses. Aubrey Walk is, at the moment, particularly charming with its church, mews houses and historic Aubrey House estate. To blight this area with a large development right on top of the hill seems wrong. Campden Hill Heights and the modern blocks on Notting Hill are surely enough.

The infrastructure of this area, particularly with regard to traffic flow and parking considerations is fragile. I do not believe that the Campden Hill area can support such a development. It is difficult enough to negotiate in a car at present. The lights at the junction of Notting Hill and Campden Hill Road are constantly backed up at present and as you probably know it is almost impossible to find a parking space between Aubrey Walk and Kensington High Street. I have also heard a whisper that the Queen Elizabeth College may well be closed and developed... Russell Road has countless new apartments. What possible benefit is it to the borough to develop an area such as Campden Hill? Is the long term strategy to build on all available open spaces? We need light and air and trees as well as roofs over our heads.

Please let us try to maintain a balance in Kensington and Chelsea, and particularly in the Holland Park area which is one of the most beautiful areas in the borough.

Yours sincerely,

Angela Cheyne

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23 JUN 1999									
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~~1136~~

28 KENSINGTON PLACE
LONDON W8 7PR
0171 727 8182

RECEIVED IN PINS AA

23 JUN 1995

Dear Sir

DETR's Ref: App K 5600/A/1022704

I am writing to object to the above planning application.

I have lived on Campden Hill for over 20 years now and am saddened at the prospect of possibly losing yet more open sky and a feeling of 'countryside' to an expensive and unnecessary development.

The traffic on Campden Hill Rd is already very busy and fast moving and the exit from my street into Campden Hill Rd is increasingly dangerous. A new cluster of residential housing can only increase the volume of traffic and make the environment

1137

here less 'friendly'.

In a busy area such as Nottinghill it is a blessing to find such an old and charming site as the old reservoir and its environs and I should be very sad if you were to allow this application to go through.

Yours faithfully

Mrs Caroline Culme - Seymour

A Aubrey Waltz
London W8 7JG
23rd June 1999

RECEIVED IN PINS AA
24 JUN 1999

1138

The Inspector
DETR
Room 1003
Tollgate House
Haulton street
Bristol BS2 9DJ

Ref: App / K5600 / A / 99 / 10 22704

Dear Inspector,

I am writing to express my concerns about the Thames Water proposed development of their Campden Hill site. I would like to make the following points

- 1/ The area already has a high density of housing.
- 2/ The Thames Water site is a rare open space on the hill.
- 3/ Parking and traffic congestion is already a problem.
- 4/ The proposed development would overlook my property, reduce my privacy and ruin any present views of trees and open space in front of my house.
- 5/ The development would harm the charm of this part of the conservation area.

I hope the democratic process of the review will respond to the strong objections the local residents have.

Thank you for taking this view into account,

1139

~~708~~

Development of Campden Hill Reservoir Site Ref. APP/K5600/A/99/1022704

RECEIVED IN
30 JUN 1999
PINS CHARTING

Cothill House,
Cothill,
Nr Abingdon,
OXON OX13 6JL.

RECEIVED IN PINS AA
30 JUN 1999

23. 6. 99.

Dear Mr Thompson,

I am at boarding school but I usually live at 16 Aubrey Walk on Campden Hill. Our house faces the tennis courts over the old reservoir.

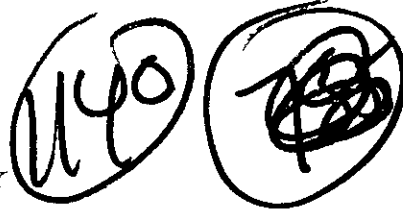
I wanted to ask you not to approve the plan to take away some of the outdoor tennis courts. I have enjoyed playing on these courts in the open air for some years and would not like to see them swapped for indoor courts. That would completely spoil them for me and for others like me who prefer to play in the fresh air.

Yours sincerely,

A. Monnas.

Peter Monnas.

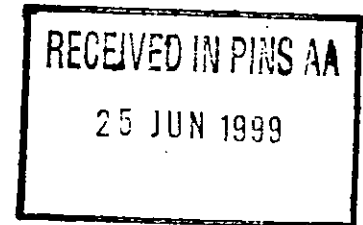
1 Aubrey Road
London W8 7JJ



1003

24 June, 1999

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



Re Appeal K5600/A/99/1022704

Dear Inspector,

It is 8:24 on a Thursday morning in June. I have loaded my octogenarian mother with bags into the car to drive her to Victoria Station to catch the train. We back out of the drive and head up Aubrey Road and down Aubrey Walk- two cars are approaching from the East, so I squeeze tight against the railings of an Aubrey Walk house (about six inches away from the window of the house itself) and wait for them to ease slowly by me. One driver gives me a friendly nod and wave, the other snarls impatiently and revs his engine. I then proceed to the junction of Hillsleigh Road and wait while one car coming up Hillsleigh has to back up and revise his turn to accommodate someone coming west from Campden Hill Road who wants to turn down Hillsleigh Road.

All very friendly, and very time consuming on a quiet Thursday morning in a quiet Kensington backwater. And I ask myself how friendly this will all be when the new residents of 48 new flats and 19 5-bedroom townhouses are also trying to negotiate these few single lane roads to get their kids to school, to get their parents to the train station...

It is hard to believe that any rational planning authority can allow so many additional cars to be dependent on the same few little roads for access. Not to mention how impossible the parking will become. Yes the new development proposes to offer underground car parking, but every new resident generates potential visitors, builders, repairmen, deliverymen- all with vehicles that must be parked. Even now the poor window washer or dishwasher repair man regularly see their wages disappear as the dreaded traffic warden issues another ticket- is it their fault there are so few public parking meters available? I've had builders refuse to come do work unless I can provide parking space.

And a new indoor tennis facility? Where do these people park? The current open-air club tends to attract fair weather players, mostly locals who tend to walk in fair weather and not play in foul. As a keen tennis club member, I would much prefer to have the current open space preserved, and the tennis club left in its present form.

I urge you to consider those of us who live in this area and reject the current development plan on the grounds that it represents far too large a population increase in this already densely populated area.

Yours sincerely,

Handwritten signature of Mrs. C. Orme.

Mrs. C. Orme

RECEIVED IN PINS AA
30 JUN 1999

Heriot Water,
Heriot,
(Nr Edinburgh),
Midlothian,
Scotland

1199
RECEIVED IN
30 JUN 1999
PINS CHARTING

~~1199~~

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

24 June 1999

Thames Water Reservoir Site, Campden Hill, Ref APP/K5600/A/99/1022704

Dear Mr Thompson,

As you can see from my address I live mainly in Scotland (although I do have a flat in London), but I hope that this does not preclude me from raising valid objections to the unsuitable development planned for the decommissioned reservoir on Campden Hill.

I frequently visit Aubrey Walk as I have a small but demanding goddaughter there. Whenever I have fought my way through the traffic jams of Kensington High Street and through the congestion of Campden Hill Road to arrive (late again!) on her doorstep, I am always struck by the quiet beauty of this small backwater. For a visitor who lives in the country, to be able to find, at the end of a densely populated route, this small oasis of rural tranquillity is an enormous relief. Please do not fill the green bank and other grassy gaps with the dreary lumps of masonry which I have seen on the plans. This small part of Campden Hill has an intimate feel, it is full of good friends and neighbours who babysit for each other, walk each others' dogs and look after elderly residents living alone. The imposition of a sprawling urban estate on the reservoir site will threaten the very intimacy that seems to make this neighbourhood tick. Central London **needs** small quirky spaces like Aubrey Walk, **please help to preserve it for future generations by refusing planning permission to the developers.**

Yours sincerely,



Harriet Bowes-Lyon (Mrs)

Development of Thames Water Reservoir, Campden Hill
Ref. APP/K5600/A/99/1022704

Christopher Thompson
The Planning Inspectorate
Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

40, Bennett House,,
Page Street
London SW1

1142

RECEIVED IN
25 JUN 1999
PINS CHARTING

[Handwritten signature]

24. 6. 99.

Dear Mr Thompson,

As a frequent visitor to Kensington, I would like to say how horrified I am by the plans to develop the Thames Water site on the top of Campden Hill. The reservoir sits in a remarkably unspoilt backwater whose character should be preserved (especially in a Conservation Area) at all costs. The plans would remove some of the prettiest features of Aubrey Walk (I am thinking of the trees and the wild part opposite the church as you enter the street from Campden Hill Road). The buildings in the plans which I was shown look too big for the site and such a big development must cause even more traffic congestion in that area. Lastly, it seems a shame to lose any of the outdoor tennis courts as I know from friends living in the area how much they are appreciated. I thought that outdoor playing fields were sacrosanct under the present government ?

Please, please reject this scheme.

Yours sincerely,

Joaquina Vinas

Joaquina Vinas.

RECEIVED IN PINS AA
25 JUN 1999

76 Campden St

RECEIVED IN PINS AA

29 JUN 1999

Stam W8 7 ED
24 June 99

Dear Sir,

Ref. K5600/A/99/1022704

Campden Hill Res. Dev.

I am writing to ask you to reject the above appeal at your meeting in July.

The harm which will be generated to the character and appearance of the park by the Cons. area will be immense. The area just cannot support such a density populated scheme. Campden Hill Road is not a wide street, & even now you have Searit, and even now the traffic build up is very heavy ~~at~~ only at rush hours. With all the additional housing,

Campden Hill Res. Dev. will suffer horrendously. I hope to hear news of the appeal.

Yours faithfully

Judy Korda

~~727~~

1143

Dr. Ruth O'Hare
41 Connaught Square, London W2 2HL
Telephone: 0171-723 3338 Fax: 0171-402 3342

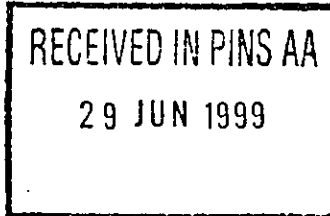
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Ref:Appeal/CHR/ROH/sb

24th June 99

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



Dear Sir

Re: Appeal Ref. K5600/A/99/1022704 (Campden Hill Reservoirs Development London)

I wish to protest about Thames Water/Berkeley Homes' application to develop this site. I have been an NHS General Practitioner in the area for 15 years and live here with my children. I am a member of the outdoor tennis club at Campden Hill and use it regularly throughout the year.

The area is already very congested with traffic and buildings. Every day in my work I see the deleterious effect on the health of local people of this congestion. The Campden Hill Reservoirs site offers a unique open site, which genuinely enhances our quality of life.

The appearance and character of this part of Notting Hill Gate would be permanently damaged by the increase in housing, people and vehicles, which the development would bring.

The new scheme for our tennis club would mean considerable loss of quality of this outdoor space used by over 1,200 members, their guests and their families.

I hope the DETR will uphold the RBCK Planning Services Committee's unanimous rejection of this application for development of the Campden Hill Reservoirs site.

Yours sincerely

Dr Ruth O'Hare MA MRCP

RECEIVED IN PINS AA
25 JUN 1999

4 AUBREY ROAD
LONDON W8 7JJ

1/45

24 June 1999

Dear Sir,

Appeal K5600/A/99/1022704

I write to you to lodge my objection to the proposed redevelopment of the space on Aubrey Walk. I feel most strongly that the density of the new housing problem would make for a very large increase in the amount of traffic and noise in the area. The roads of the Aubrey area are very narrow, with room for only one car, and are blocked

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~~1146~~

often already. The proposal to substantially increase the amount of residents can only worsen this already difficult situation.

Open spaces are important to those of us who live in London and little regard seems to have been paid to maintaining this atmosphere. Finally it would have the merit of a pretty church which helps to create the character of the area.

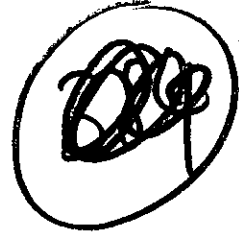
I am sorry to trouble you with this matter but I do feel strongly

Yours faithfully

Dickman Kelly

① Ach ② Copy Helen ③ DT
D.

1147



5/C,
68 Macdonnell Road,
Mid Levels,
Hong Kong

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
29 JUN 1999							
SPES	IO	REC	ARB	FWD PLN	CON DES	FEES	

24/6/99

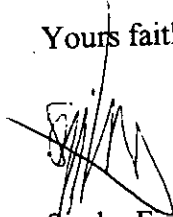
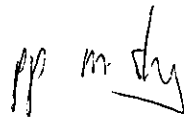
Dear Mr French,

I write in regard to the planning application for the former Thames Water reservoir site at 97 Campden Hill Road, W8, planning ref: DSP/DCC/PP/99/00733/DT. I understand that the application for developing this site has been refused, but the developers, Selwood Planning, are appealing against the decision.

We are the owners of a property at 48 Gloucester Walk, W8. We are currently in Hong Kong on business, meaning that the planning notification did not reach us in time to enable us to express an opinion at the initial planning hearing. However we would like to express our support for the Council's rejection of the application, and express our hope, as long term residents of Kensington and Chelsea, that this decision will not be changed at the appeal hearing.

We believe that such a development will have a seriously adverse affect on the surrounding neighbourhood, in terms of population density, flow of traffic, pressure on existing amenities and resources, and increased pollution (including noise pollution) from both the building works and the completed development. It will make traffic and parking - both of which are already bad in that area - worse, and will therefore change the nature and character of what is a conservation area, as well as having an overspill effect into neighbouring streets. The overall result would be to damage the quality of life in the borough

Yours faithfully,



Sophy Fisher & Michael Sheridan.



26 Melbourne House
50 Kensington Place
London W8 7PW

25th June 1999

RECEIVED IN PINS AA
29 JUN 1999



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

DETR's Reference: App/K5600/A/99/1022704

Dear Sir/Madam

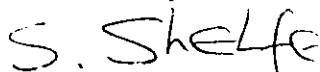
I am writing to object to the development of the former Thames Water Reservoir and Water Tower House, 97 Campden Hill Road, W8.

I overlook the existing Thames Water building and at present my view is not blocked however the construction of this large block of flats (forty eight apartments) will mean that several apartments looks directly into my living room.

Every resident would be inflicted with the noise, dust and all other disturbance associated with major construction for an extensive period of time but the consequences are much more serious. The traffic congestion on Campden Hill Road will be hurrendous (Kensington Place is a one way road - no other exit except Campden Hill). The environment will be destroyed, the bank of trees opposite St. George's Church will be taken away, there will be a loss of open space and the character on the neighbourhood will be annihilated.

Please take into consideration that by allowing this development to go ahead, we are spoiling this area by turning it into a high density neighbourhood.

Yours sincerely



Susan Shelfe
Owner

Please reply to

32 Holland Park Avenue
London W11 3QU

Office Telephone

0171 420 5225

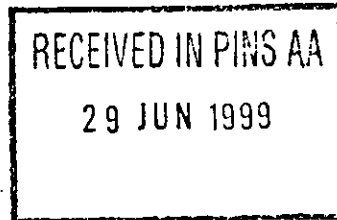
June 26 1999

1199

Hill
Campden
Residents'
Association

Mr C.A Thompson
c/o Mr D Shorland
The Planning Inspectorate
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

ref APP/K5600/E/99/1016054
APP/K5600/A/99/1022704



~~1199~~

Dear Mr Thompson

Town and Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990
Appeals by St James Homes Ltd on site at former Thames Water Reservoir, Campden Hill Road, London W8

On behalf of Campden Hill Residents' Association ("CHRA"), I would like to confirm that I would like to speak at the inquiry. The points I wish to raise include

- the effect on the wider area beyond the immediate site and its neighbouring streets of the proposed development
- in particular the combined effect of the proposed development and the imminent development of the King's College site some 250 metres to the south of the site
- the opportunity the development offers to increase the amount of open space available to the public in what is already a heavily developed borough
- the opposition of the Kensington Society to the proposed development

CHRA's formal statement of case will follow shortly.

Yours sincerely,

Anthony Land
Chairman

A handwritten signature in cursive script, appearing to read "Anthony Land".

cc Lawrence Graham, Herbert Smith, Campden Hill Tennis Club, Cllor C Buckmaster

(with attachment)

Please reply to

1150 798

Campden Hill
Residents'
Association

Statement of Case on behalf of the Campden Hill Residents' Association

1 This statement is produced at the request of the Inspector at the Pre-Inquiry Meeting on June 14 for the interested parties to make their positions clear.

2 The Campden Hill Residents' Association ("CHRA") was formed in 1971. Its object is to "promote and protect the interests of residents within the Campden Hill area...the area bounded on the north by Nortting Hill Gate and Holland Park Avenue, on the west by Holland Walk, on the south by Kensington High Street and on the east by Kensington Church Street". CHRA has 433 member households. It is an unincorporated association which is run by a voluntary and elected Executive Committee.

3 CHRA opposes the appeals for the following reasons

3.1 The area it covers is at the heart of historic Kensington with the Town Hall and the parish church within it. The appeal proposals represent a massive development of a sensitive site on the top of Campden Hill. It therefore affects all residents within the area.

3.2 A planning brief already exists for the redevelopment of the 4.5 acre King's College site, the frontage of which lies on Campden Hill Road some 250 metres to the south of the appeal site. On current planning guidelines (maximum of 140 habitable rooms per acre), the brief implies the creation of over 600 habitable rooms. It is anticipated that detailed planning proposals will be submitted to the Borough Council before the end of 1999. Thus the combined effect of the appeal proposals and the likely proposals for the King's College site - in particular the inevitable generation of increased traffic and pressure on on-road parking - should be considered by the inquiry.

3.3 The appeal site has been designated 'open space' in the UDP, yet public access to it has been heavily constrained by the continuing operations of Thames Water and the largely private nature of the tennis club. The appeal proposals would remove for ever the opportunity to increase the extent of open access, visual and real, to the site from the three public roads which border it: Campden Hill Road to the east, Aubrey Walk to the north and Airlie Gardens to the south.

4 CHRA will urge the inquiry to reject the appeal proposals.

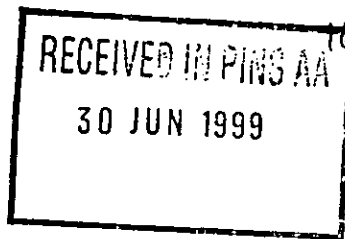
June 26 1999

Anthony Lewis

US1

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June 26th



6 Cornhill Crescent,
London SW5 9QW

Dear Sir,

I was extremely pleased to hear that the RBC Planning Services Committee had rejected the Thames Water / Berkeley Homes Application to develop the Campden Hill Reservoirs.

I gather that there will be an Appeal and I am writing to reiterate my strong objection to the development plans on ~~small~~^{those} grounds. Namely, the sheer number of proposed new homes in an already densely populated area (especially with development plans for Kings College), the extra traffic which will be generated in Campden Hill Road which is enough of a rat run as it is, and the loss of a unique area of open space.

POOR QUALITY
ORIGINAL

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I was also greatly puzzled as to how the developers could call their plans a 'community asset'. How are these new buildings improving the lives of people living in the area?

Yours sincerely,

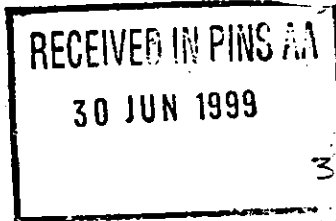
NW. Ryding Cohen

Appeal reference number

K5600/A/99/1022704

POOR QUALITY
ORIGINAL

1153



June 26, 1999

34 Hillgate Place
London W8 7ST

To The Inspector,

I would like to state my objection to the development of the Campden Hill Reservoir and to add my voice among all the other residents in this area who would very much like to see the developer's appeal (ref # K5600/A/99/1022704) rejected by ~~the~~ the Department of Environment, Transport and Regions (DETR) on Tuesday 20th July.

I feel strongly that such a development would seriously

1154



detract from the character of this conservation area and would generate unacceptable volumes of vehicular and pedestrian activity.

We purchased our home here primarily because of Victorian architecture - which has been so vigorously conserved - and because of the relatively low levels of street activity. We feel it is the duty of the DETR to reject this application on behalf of the residents of this area.

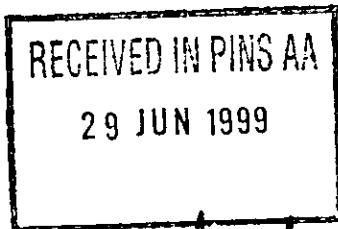
Sincerely,

J. Sara Macintosh

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~~1155~~

St Hilgate Place
London W8



26/6/99

Appeal: K5600/A/99/1022704

To the Inspector

I would request you reject the appeal by Thames Water/Bulky Homes to develop the Campden Hill Reservoirs.

- I am a member of the Tennis Club and believe you should preserve the Reservoir's surface as protected open space, and keep this Club as it is.
- There is already excessive traffic in the area and parking problems - this project will make it worse.

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- It will ruin the character of this beautiful Conservation Area
- It will reduce the open space of the area, which is already limited.

Thankyou for considering my objections

Yours Sincerely
JH

J. H. Macintosh

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~~788~~

16 Airlie Gardens, London W8 7AW Telephone: 0171-229 3545

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

RECEIVED IN PINS AA
29 JUN 1999

26th June 1999

Dear Sir
re. Appeal K5600/A/99/1022704

To support my protest of the proposed above development, I enclose a photograph of the view from my top floor flat. This view would be blocked out by the proposed rows of tall town house terraces.

Apart from this personal loss of unique outlook and the financial loss of a devalued property - my main asset - I am distressed at the proposed destruction of the last remaining landmark of Campden Hill. This is a very peaceful and lovely area and deserves to be preserved.

I very much hope you will agree and reject this Application.

Yours faithfully

Dorrit Epstein
Dorrit Epstein (Mrs.)

~~SECRET~~

(1158)



NEW WILL

ALL REFERENCE TO
MILITARY OPERATIONS
IS PROHIBITED

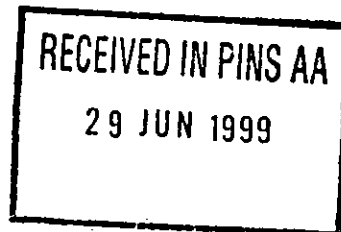
View from front of 16 Airfield CDS. W 37AW INS. D. K. EPSTEIN

1159



18 AUBREY WALK, LONDON W8. 7JG
TELEPHONE: 01-727 4545.

27th June 1999



Dear Inspector,

Appeal ref. no. KS600/A/99/1022704

I am writing, in relation to the above planning appeal, to urge you to reject the present development proposals.

My objection centres on three fundamental points:

- 1) The proposed development would convert what is now largely open space, and an amenity within the RBK+C Conservation Area, into a high density housing estate.
- 2) Traffic congestion is already a problem in Aubrey Walk. Minor accidents, unrecorded because they do not involve personal injury but expensive nonetheless to rectify, are commonplace. In addition, the parking

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situation in Aubrey Walk, the surrounding streets and Campden Hill Square is already overstretched. Given the limited guest parking spaces available in the development plans, and the manner of accessing them, it is inconceivable to me that these high-density proposals will not have a severe detrimental effect on these problems.

3) The proposed development is urban and formal in character. What is virtually unique about Aubrey Walk within the RBK+C is its appearance of a quiet, informal backwater, almost as if stepping into the countryside in the middle of Kensington. This hidden corner is as much a pleasure for visitors to discover as it is for residents who chose to live here. Development on the scale proposed would radically change and damage this environment.

Yours faithfully,

P. J. Brock

(MR. P. J. Brock)

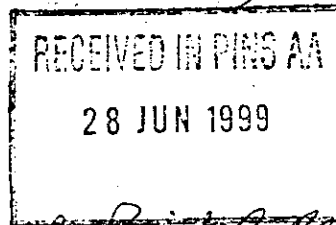
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~~1161~~

12 PALACE GARDENS TERRACE
KENSINGTON
LONDON W 8 4RP
TEL (071) 221 1485

Re Planning Appeal NO. K5600/A/P/99/1022404
Campden Hill Reservoir Development

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



Dear Sir,

I write to ask you to reject
the planning appeal by Thames Water/Berkley
Homes under the above reference number.

I am particularly concerned that the
proposed development would not only
spoil the appearance and general
environment of one of the few remaining
leafy & less overcrowded areas of London
but would also result in a transient
population from various countries who

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~~112~~

only remain here on average for 2-3 years, pushing prices still higher so that they are beyond the reach of most average Londoners for whom homes are indeed sorely needed.

This sort of situation has led to an ever diminishing population of lower and middle-income earners who can simply not compete with the transients whose rents are in many if not most cases paid for by their companies/employers.

The conditions I describe have started to turn West London into an ever growing luxurious ghetto.

Yours faithfully

M. Claire Clery
(MRS. M. CLAIRE CLERY)