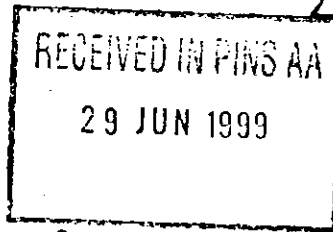


22 BEDFORD GARDENS
LONDON W8 7EH
TELEPHONE 071-727 1560
FAX 071-243 0338

1163

28/6/99



Dear Sir,

Campton Hills Reservoirs Development
K5600/A99/1022704

I write to urge you to reject this appeal on the grounds that the proposed development:

- a) would result in a loss of amenities and open space
- b) would generate extra traffic on already crowded roads in the area, including in Bedford Gardens.
- c) is inappropriate in a conservation area.
- b) would be too dense and relate poorly to its surroundings.

Yours faithfully

R Brown

Mr. R. Brown

Inspector, DETR
Rm 1003 T/Mgate House
Haulton Street
BRISTOL BS2 9DJ

11 AUBREY WALK,
LONDON UK W8 7JH.

TEL: 0171 351-4143

FAX: 017

1164

RECEIVED IN PINS AA
- 2 JUL 1999

02 JUL 1999

28 June 1999

10/03

The Planning Inspectorate (Room 103)
Tollgate House,
Houlton Street
Bristol
BS2 9DJ

Dear Mr Taylor

DETR's Ref App/k5600/a/99/1022704

Thames Water Reservoir & Water Tower House, 97 Campden Hill Road W8
Permission is sought for the Development of 19 Houses and 48 Apartments plus 12 Tennis Courts, Basement Car Parking and New Access Points for Pedestrians and Vehicles by Thames Water Board.

I wish to place on record my objection to the above development which I note are now trying to add an additional 7 apartments to the previous number of 41, The reasons for my objections are as follows;

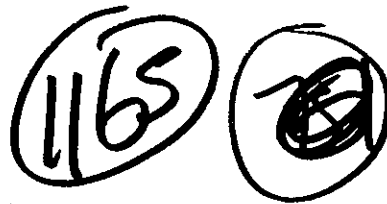
Resident Parking.

There is insufficient official resident parking bays in the area, some days it can take up to 30 minutes to locate an available parking bay (let alone a meter) which can be as far away as a 10 - 15 minute walk to my home. The problem is further exacerbated by the users of the tennis club using their RBKC parking permits to park in the bays dedicated to the home owners in the area.

The effect of the proposed new development will further exacerbate the problem as all the new residents (although having parking facilities in the proposed new building) will have RBKC parking permits as will a percentage of their visitors and any new local users of the tennis club.

Traffic.

Aubrey Walk, Aubrey Road, Hillsleigh Road and Campden Hill Square can not handle the increase in traffic, not only is it rightly used by local residents, it is constantly abused by motorists taking a shortcut from Campden Hill Road to Holland Road in order to avoid the banked up cars from the traffic lights at the bottom of Campden Hill Road. This traffic often stretches back to Aubrey Walk and beyond.



I have stated in my earlier letter, due to the narrowness of the roads, cars can only travel in a single file in any one direction. As a consequence, cars need to reverse (if possible) to allow oncoming vehicles to pass. This often leads to a battle of wills and results in a great deal of congestion and frustration. Further, it is inconceivable that the roads can accommodate the use by articulated lorries let alone the influx of traffic generated by the new development.

Noise / Grime Dust Pollution.

I am concerned by the comment made to me by one member of the Thames water board 08/12/98 that the proposed development **will be a 2 year living hell for residents.**

My bedroom backs onto the rear of the development and looks directly onto the existing tennis courts. My rear party wall shared with the Thames Water Reservoir site is less than "5 metres" from the existing tennis courts. I am concerned that the amount of noise will affect my health and rights to privacy not to mention my right to the occasional lie in. In addition I am concerned that I will not be able to open my bedroom windows because of the level of dust and grime & noise that will be generated.

Rights of Light.

Any alteration to the height of the existing tennis courts will affect my rights of light and view.

St James Homes Scheme Proposal - Brochure.

Page 5.

The tennis club and block of 3 flats are duly noted on the plan, however the plans omits to clearly identify my property that shares the adjoining party wall to the tennis club and the rear party wall with Thames Water Reservoir Site. It can therefore be misconstrued that my home is part of the tennis club and not the separate freehold entity that it is.

I wish to make the above point as it is common knowledge that the new lease arrangements granted to the tennis club prohibits the club from opposing the development.

Page 7.

None of the properties illustrated on page 7 are on Aubrey Walk, therefore it does not reflect it's character.



Page 8.

The uniformity of the houses is not in keeping with the character of Aubrey Walk, Hillsleigh Road, Campden Hill Square.

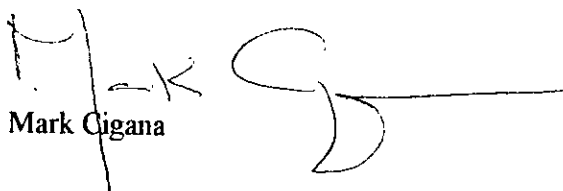
The rear of the houses proposed on the Aubrey Walk Elevation is not in keeping with the character of the area.

The "White" lower portion of the buildings will look extremely shabby and dirty very quickly due to the effects of the environments being on a main road. For your reference, a classic example can be found on a similar style building on the corner of St Luke's Road and Tavistock W11. Which after only 2 years evidences the foregoing.

The square proposed is misleading as it is 'too small' to be a square

I look forward to hearing from you.

Yours faithfully,


Mark Cigana

9a AUBREY ROAD
LONDON W8 7JJ

0171 727 6580

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~~1167~~

RECEIVED IN PINS AA

- 2 JUL 1999

28th June, 1999

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

Dear Sir,

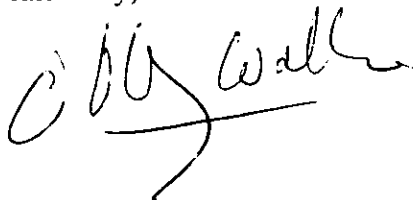
Appeal Reference No. K5600/A/99/1022704

I write to express my disgust and disbelief at the planning appeal for the proposed development of so much housing, flats, etc. on the Thames Water Reservoirs' site.

Fear of the development was the final nail in the coffin which made me decide to sell my house in Aubrey Road. I am 71 and do not want the next few years of my life disrupted by the appalling traffic congestion that these proposals would bring. It is bad enough in Aubrey Road when one house is being refurbished or rebuilt.

I will continue to help to fight tooth and nail against the proposed development as, no doubt, will the new owners of my house.

Yours faithfully,



O.F. WALLER

44 Aubrey Walk
London W8 7JG
Tel. 0171 221 3494

1168

RECEIVED IN PINS AA
- 1 JUL 1999



28.6.99

The Inspector
DETR
Room1003
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL FOR NON DETERMINATION ON THE FORMER THAMES
RESERVOIR AND WATER TOWER HOUSE LONDON W8.**

I am writing to express my concern about the planning application being appealed by Thames Water and Berkeley Homes on Campden Hill and Aubrey Walk. This land should be developed but the site deserves a much more interesting scheme than this. Approval of this application would repeat the mistakes of the past, the development next door and the development opposite were, implemented under similar circumstances.

1. The proposal will result in significant loss of open space, in a highly developed urban area. This is not a typical brownfield site, the site has looked much as it does now for over a century, mostly open space. The adjacent block serves as a reminder of Thames Water's last development efforts. The developers seem to have taken the area of Public Open Space into account in the calculation of habitable rooms per hectare, not the current developed area which gives an unrealistic answer.

2. The character of Aubrey Walk is its diversity, it is a mosaic of different styles and heights of buildings, using different materials and of different ages, its overall appearance is an ordinary but eclectic street scene. This is much loved by residents, good enough to be a popular tourist walk and interesting enough to be in a conservation area. This environment does not mix with the long slab block proposed in this development with its repetitious fenestration and detailing.

The open aspect of the street will change dramatically with the new block with its steeply pitched roof into an enclosed alley with dramatically reduced sunlight levels.

1169



The amount of development along the road frontage of Aubrey Walk needs to be governed by design not density.

3. St George's Church and the adjoining houses are quite literally a piece of old Kensington and any development taking place opposite should be severely restrained, the proposal is massive.

4. The developers wish to create an enclosed private development with gates and guards, this is completely out of character with the 'village neighbourhood' and secured gated private property cannot reasonably be considered public open space.

I hope that the Inspector will be able to take our views into account and reject this appeal.

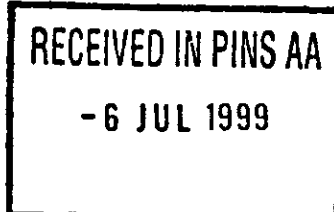
Yours faithfully

Richard Whitehorn

Richard Whitehorn

1179 ~~1179~~

D. L. Gabitass
37 Kensington Place
London W8 7PR
Tel: (0171) 727 4011
Fax: (0171) 727 8053



June 28, 1999

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

Appeal Reference Number K5600/A/99/1022704

Dear Sir,

When I walk up Kensington Place to my house, I see St. George's Church at the top of the hill. I see a bank of greenery and trees with larger trees in the distance along Aubrey Walk. It is a view that gives great pleasure and it is worth preserving.

The Thames Water/ Berkeley Homes development will destroy that bank of greenery, flatten the site and build a dense, gated (exclusive) luxury development. It will not be in character with its surroundings. It will bring a large number of cars owned by the new residents plus the extra traffic from the re-sited, refurbished Tennis Club courts with its 'in use all year' indoor courts. The area is already heavily populated. Traffic is at saturation point and parking is at a premium. The owners of cars in this proposed large development will drive everywhere and will be entitled to a permit allowing them to park anywhere in the borough. In-built off-street parking just makes it easier for those residents to own car(s) in comfort in Central London. They will not be users of public transport. Those of us living here will have to live with the consequences in terms of yet more traffic congestion.

As this is a Conservation Area, the arrival of a large development in a nondescript architectural style (as an example see the large St Mary Abbots Site (gated) in Marloes road south of Kensington High Street) will be another blot on the landscape. In pursuit of conservation, the open space Tennis courts should be left as they are. The trees and greenery and wrought iron fencing on the south side of Aubrey Walk should be preserved. It would be marvelous to see a garden square with traditional wrought iron fencing, trees, shrubs, paths and seating created on the site of a demolished and not lamented Water Tower House. This would preserve the last open aspect on Campden Hill. It would offer the kind of amenity cherished all over London. Wherever possible trees should be added not removed.

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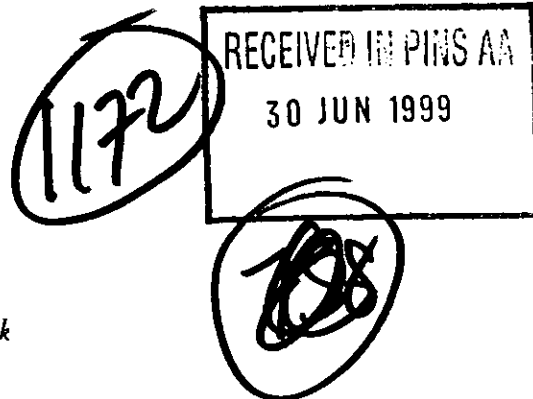
I write as a long term resident, active in the community, which I value. Five years ago my husband and I gave up our car in a small but at times seemingly vain attempt towards improving our local environment and removing at least one vehicle from the streets of Kensington. We walk everywhere, use public transport and taxis, and for our small effort to reduce traffic would appreciate the support of the Department of Environment, Transport and Regions in defending our neighbours and us against a large, inappropriate building development at the top of our road which will add congestion to an already congested area.

Yours sincerely,

D.R. Habitas

63 Peel Street
London
W8 7PA

Tel: (0171) 221 6121
E-mail: is@iwemyss.freemove.co.uk



28 June 1999

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

Dear Mr French

Campden Hill Thames Water development
Appeal no: K5600/A/99/1022704

I am writing to recommend rejection of the appeal against the refusal of planning permission for the above development.

My reasons for objecting to this development are in particular:

1. The massive increase in housing and population density in the area, with the corresponding significant decrease in open space
2. Destruction of the special character of this area, especially the setting to St George's Church and the buildings of Aubrey Walk. The tennis club, as existing, is a valuable addition to this character
3. The increased pressure on parking and traffic in the area.
4. The many breaches of the Unitary Development Plan for the area
5. The failure to provide affordable housing

If this appeal is granted, the unique character of this area which draws so many residents will be lost for ever. We have already escaped this once with the Diana Garden, and now it is being threatened again through another route.

Yours sincerely,

Isabella Wemyss

173

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26 PEMBROKE SQUARE
LONDON W8 6PB
0171-937 0976

RECEIVED IN PINS AA
- 2 JUL 1999

Appraisal Ref. K 5600/A/99/1022 704

28th June 1999

Dear Sir

As I have said in my previous letters, as a Member of the Campden Hill Tennis Club I think the reservoirs surface should be protected as an open space and retain the Club in its present form. I think Kensington has far too many new housing developments and there is no need for another.

Yours faithfully,
Dennis

174 (200)

JOY AND BASIL RAYBURN

21 Uxbridge Street London W8 7TD

29 June 1999

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

RECEIVED IN PINS AA
- 1 JUL 1999

Dear Sir

Re: Appeal Ref No K5600/A/99/1022704

I would like to appeal most strongly against the development of the Campden Hill Reservoirs site.

Parking is already a nightmare around this area, and if the extra houses and flats were to be built, traffic volume would increase and it would become even worse. *Thank, they have this parking space*
Please do not let this go ahead, it would greatly harm the area and mean a loss of quality of life. *Basel*

Yours faithfully

[Handwritten Signature]
Joy Rayburn

LISA von CLEMM

2 Drayson Mews
London W8 4LY
Tel: 0171 499 7812
Fax: 0171 491 7977

1175

7/21

RECEIVED IN PINS AA
-5 JUL 1999

30th June 1999

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

Dear Sir

Appeal Ref: K5600/A/99/1022704

I understand that a recent planning application by Thames Water/Berkeley Homes to develop the Campden Hill Reservoir site, has been turned down. I also understand that the applicants are appealing against this decision, hence my letter to you now.

I am, as you can see from my address, a local resident and although not a member of the tennis club, feel very strongly that this development should not be allowed to proceed. Although not against the development for itself – inasmuch as the proposed building would be an improvement on the existing water tower – the added stresses and strains placed upon the indiginous population by introducing significant increases in the number of local residents, would be intolerable. Parking in the area is already difficult and would be made more so, through traffic will pose an increased risk to local health, we will be losing open space which is in such short supply and losing a valuable open-air recreational resource.

I hope that you will see fit to turn down the appeal by Thames Water/Berkeley Homes.

Yours faithfully



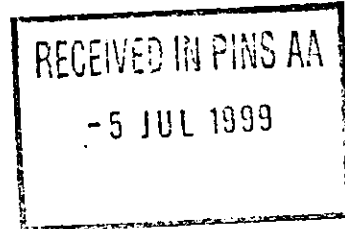
Lisa von Clemm

1176 482

89 Peel Street, London W8 7PB
Tel & Fax: 0171-229 4311

30. vi. 99.

The Inspector
DETR, Room 1003
Tollgate House
Houston Street
Bristol BS2 '92J



Dear Sir

re: Appeal Ref No. K 5600/A/99/1022704

I am writing to add my objection to the proposed development of the Camden Hill Reservoir site.

While recognising that some redevelopment is necessary - there is an unattractive block of offices and some derelict buildings on the site - the scale and density of the Berkeley Homes plan is out of proportion and will be detrimental to the area.

I feel there is a flaw in the way the population density index (or whatever the correct terminology is) is applied, as the planners seem to consider it in isolation

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(783)

for a particular site whereas it
should be looked at in relation to
the surrounding area to have any
realistic meaning.

Yours faithfully

(Mrs) J. P. Cohen

1178

2/2/99

12 Aubrey Walk
Kensington
London
W8 7JG

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

1 July 1999

Dear Mr Thompson,

Thames Water Reservoir Site/ RefAPP/K5600/A/99/1022704

I am writing to ask you if you would dismiss the two Appeals relating to:

- (1) the Planning Application; and
- (2) conservation area consent for partial demolition of the engine house and covered reservoirs.

Introduction

12 Aubrey Walk is located on the north side of Aubrey Walk and faces onto the courts of the Campden Hill Lawn Tennis Club. It is one of the houses in what "The Conservation Area Proposals Statement" describes as a "crisp Arts and Crafts Terrace." (p 23).

I was born and baptised on Campden Hill, brought up here, and have lived in several addresses on Campden Hill. My parents and grandparents also lived on Campden Hill. I think I can claim to know the area "like the back of my hand". I can recall the post-war demolitions on Campden Hill that made way for the RBKC complex off Hornton Street and for Holland Park School. I can also recall the demolitions of two reservoirs in this vicinity to make way for the Melbourne House block of flats off Kensington Place (to the east of Campden Hill Road), and for the Kensington Heights flats (to the west of Campden Hill Road.)

With the exception of the 1960s and 1970's apartment blocks to its east (facing onto Campden Hill Road), the area comprised by the Thames Water site and its immediate surroundings, has remained largely unchanged for more than a century. The last two remaining great houses of Campden Hill, Thorpe Lodge and Aubrey House, are its direct neighbours. To the east, and directly overlooking the site from Campden Hill Road, is the important listed Norman Shaw "West House".

On entering Aubrey Walk, the former carriageway to Aubrey House, you encounter an unspoiled backwater of considerable charm, with small mews-like streets, some on steep slopes, leading into the elegant Campden Hill Square. This backwater contains many listed structures. As the Appellant's former architect volunteered at a public presentation of earlier plans for the site at Kensington Town Hall, Aubrey Walk, has the feel of "a country lane". It leads to Aubrey House, which has itself been described as "a country house in London". The green screen of trees and bushes on the south side of Aubrey Walk, directly facing the listed St George's Church and its three listed Georgian terraced neighbours, make a particularly powerful contribution to this rural impression. The largely unenclosed south side to the road, in a borough where terraces on one side of a street generally face terraces on the other with some monotony, adds to this rural character, as do the open views of the tennis courts from properties overlooking the reservoirs.

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The site, on the top of Campden Hill, is also one of the highest points in London, only slightly below Hampstead Heath, and therefore has the capacity to dominate the surrounding conservation area, for good or for ill.

The survival of one of the oldest open air tennis clubs in London, in premises and surroundings that have changed little since Victorian times, is an extraordinary piece of good fortune.

Aubrey Walk is included in guided walks arranged for tourists visiting London. It is notable that two firms organising these walks took the effort to write in to protest at the damage that would be caused by the proposed development. These testimonials seem to me to represent the most powerful objective support for the care that must be taken to preserve the character and charm of this backwater.

The reason why I moved here is that I regard Aubrey Walk as the most attractive road on Campden Hill. That is based on 50 years of experience of the area. I do hope that at some point in the Inquiry you will be able to visit some of the buildings surrounding the site to appreciate at first hand the points that I and other residents are trying to make.

My wife, children and I are also members of the Campden Hill Lawn Tennis Club.

(3) The Impact of the proposed development on the Conservation Area and on the Settings of listed buildings.

In essence, I believe that the proposed development integrates very poorly to its immediate surroundings and does nothing at all to foster a sense of community. One issue is bulk and over-density. Another is of architectural monotony in a neighbourhood typified by an eclectic mix of styles and sizes which together achieve informality and personal scale. A third is the loss of a (historic) working environment in a neighbourhood that is now almost entirely residential. A fourth is the destruction of the greenery that provides its rural character. A fifth is the destruction of the lay out of the Victorian tennis club and its replacement with a modern club with an entirely different character and causing greater disruption to the local community. The sixth is the destruction of outstanding views from the buildings that surround the site.

It may be helpful to divide the site into distinct sections and comment on each in turn.

(i) Section of Site from Campden Hill Road to Hillsleigh Road

(a) Water Tower House

Local residents have always regarded the 1960's part residential/part office block called "Water Tower House" as a planning mistake.

The building was constructed on land previously occupied by two structures : the water tower and a house provided by the former Metropolitan Water Board for its district foreman. This house was located at the corner of Campden Hill Road and Aubrey Walk, facing into Aubrey Walk. In scale and character, the District Foreman's House was in harmony with its surroundings in Aubrey Walk and with the Victorian cottages further to the west on the north side of Aubrey Walk.

In my view, the now-demolished District Foreman's House (of which several photographs are preserved at the local history section of Kensington Public Library) remains a valid reference point for any redevelopment of this section of the site, much preferable to the criticised Water Tower House that replaced it. There is an opportunity now to correct a planning error made in the 1960s.

Unfortunately, the Appellant's proposed apartment block at this corner section of the site would result in even greater bulk and height than Water Tower House. Indeed, the bulk and height of the block

1180



approximates Kensington Heights which is viewed locally as far too overbearing for its surroundings. Because of this, most residents would in fact prefer the less imposing Water Tower House to remain in place rather than being replaced by a structure of even greater size and bulk.

Sympathetic development at this section of the site could also improve the setting of "West House" which has suffered from facing two of the most unattractive apartment block developments on Campden Hill. I doubt whether the implications for West House of the new block that would face it have been considered sufficiently carefully.

In summary, at the entrance to Aubrey Walk I would like to recreate the character and scale that was destroyed when the District Foreman's House was demolished and replaced by Water Tower House. I would not support replacing one planning mistake with another-and larger-one.

(b) The Engine House.

The former engine house is an early Victorian structure, built in 1857, and earlier in date than the two remaining reservoirs. The engine house is the last survivor of the first waterworks development to the west of Campden Hill Road, of which the other two main features, the water tower and the first reservoir, have been demolished. Its earlier creation than the two surviving reservoirs, and its greater historic interest and importance, do not seem to have been well appreciated. Externally, its single storey section survives intact. The engine house can best be viewed from the south side (although this view is obscured temporarily by the conveyor belt being used to remove spoil from the shaft now being excavated in the yard of the engine house). Even though the engine house is not listed, and a certificate of immunity from listing has been issued, it remains an attractive, unusual and historic feature of the conservation area which local residents would like to see preserved. It is the last surviving habitable structure of what were once extensive water operations for a large area of London.

If refurbished, the engine house would make attractive offices. I have noted that another redundant Victorian engine house was recently placed on the market by Thames Water in Highgate. It attracted considerable interest and was sold despite requiring major restoration.

I understand that the issuance of a certificate of immunity from listing is not relevant to the guidelines set out in PPG15 for determining applications for demolition of unlisted buildings in conservation areas. Taking into account paragraphs 4.26 and 4.27 of PPG 15, it is difficult to see any justification for the demolition of this early Victorian structure.

I would support the retention of a working environment in Aubrey Walk. The retention of the engine house for office use would ensure this. The interaction of social and economic units makes a positive contribution to creating a local community rather than a local dormitory. I believe that retaining some employment on site is an important element in preserving the character of this section of the conservation area.

The development proposals include the removal of the thick--in summer almost impenetrable--green screen of trees and shrubs that faces the Church and its adjacent terrace and which is the defining feature of the setting of these listed structures. The limited tree replacement contemplated is not an adequate substitute for what will have been lost. Furthermore, in a particularly insensitive move, the Appellants have located the single vehicle entry point to the developed site directly opposite the front of the church. This would degrade the setting still further (as well as causing disruption to the activities of the church).

Finally, the Appellant's proposal to locate apartment blocks at this section of the street is out of character with the small listed terraced housing opposite. A more appropriate model would be the Victorian cottages on the south side of Aubrey Walk further to the west, or the now demolished District Foreman's House.

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PLA

(ii) Middle Section of Site (the eastern, formerly middle, reservoir)

The Appellant's proposals for this section of the site consist in the replacement of a large amount of existing open space with very high terraced housing around a cigar shaped rectangle that the Appellants describe as a "square".

The loss of open space of this size in a borough that has so little open space-particularly when compared to other London boroughs- is a very serious objection to the Appellant's proposals. Furthermore, the loss of this particular open space would have a huge negative impact on the existing attractive views from properties such as mine overlooking the tennis courts. From its first and higher floors, my house has uninterrupted views south over the tennis courts to the house and the trees of Thorpe Lodge.

The tall south terrace of housing would tower over the listed Thorpe Lodge causing further damage to its setting which has already been affected by the height of Airlie Gardens and the proximity of Kensington Heights. The new terrace would succeed in completing the destruction of its setting.

Following the addition of a further unit to the northern end of the western terrace-to compensate for the removal of one house on the south terrace- the western terrace has moved unacceptably close to the existing houses on the north side of Aubrey Walk

In summary, it is my view that this rare area of open space is precious and should be preserved in full.

(iii) Western area (the western reservoir)

The external appearance of this section will not change and seems, therefore, unobjectionable in terms of visual impact. However, the increased use of the Tennis Club that would follow from it becoming an all-weather club will generate increased noise, traffic, parking and other disturbances from the Club. Evening playing will become more frequent with use made both of outdoor floodlit courts (as now) plus the 6 undercover courts. There has already been a recent increase in evening social activities at the Club generating noise from departing members in the period after the club bar is closed at 23.00. That will increase with the presence of more club members playing tennis in the evenings. The increased volume of undercover space will increase the space available for social events.

I regret local residents would "treat with a pinch of salt" any undertaking accepted by the Club purporting to regulate social or other activities. The reason for this is because the Club has never attempted to enforce with any seriousness the no parking restrictions in Aubrey Walk. Even members of the Club Committee and its staff ignore this restriction which is advertised on a small sign at the bottom of the steps leading up to the Club entrance. Furthermore, the existing floodlighting is regularly left switched on after the permitted hour.

(4) Impact of the Development on the use of the Highway

At peak periods, Campden Hill Road is close to saturation with long tailbacks from its exit into Notting Hill Gate. At these times and others, there can also be severe congestion in the section of Aubrey Walk between Campden Hill Road and Hillsleigh Road which is a regular "rat run" used by taxis, parents on the school run with children and others.

Residents believe that access to a developed site should be from Campden Hill Road and not from Aubrey Walk. The Appellants should be encouraged to reach agreement on shared use of the existing vehicle access between Kensington Heights and Water Tower House which is rarely used at present. Furthermore, the vehicle access proposed for the development has been moved further west along Aubrey Walk than the existing vehicle access point which is directly behind Water Tower House. It would now be opposite St.

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George's Church. That not only brings additional traffic further west down Aubrey Walk but will cause contention with the now active programme of services and other events at St. George's. The location of the vehicle access at that point seems particularly ill judged. As far as I can judge, no assessment has been made of the disruption that would be caused to this revitalised church (or even acknowledgement made in traffic and other studies of the recent increase in its activities).

The tennis club already generates considerable traffic and parking problems in Aubrey Walk. As stated above, the Club does not attempt to enforce the no parking restriction that is supposed to apply to a section of Aubrey Walk. An all-weather club, with no off-street parking of its own, will intensify these problems due to the increased use of the Club's facilities. This increased usage will clash with the already increased usage of St. George's Church, a factor, as suggested above, which seems to have been ignored by the Appellants. This is not a slumbering Church but an untypically active one.

(5) Affordable Housing

Water Tower House and the existing small modern block of flats on the south side of Aubrey Walk are tenanted by many employees and ex-employees of Thames Water and therefore, in a non-technical sense, already provide "affordable housing".

The demolition of these blocks and the relocation of their tenants elsewhere would, without the provision of affordable housing on site, result in unfortunate "social cleansing" in an area already dominated by high earners. In my view, the Appellant must be required to provide affordable housing on site, if for no other reason than to compensate for the removal of the tenants of the flats that would be demolished.

In a recent article in a local newspaper, the Appellant's have described their proposed housing development as creating a new "Millionaires Row" with the provision of lifts and every conceivable trapping of luxury. One has to wonder whether provision of this kind of housing should be accorded greater priority than the protection of existing affordable accommodation in an area that already has so little.

I hope that this letter is useful and also that you may perhaps be able to visit this house to admire the wonderful views onto the site.

Yours sincerely

Henry Manisty

118

~~118~~

This JOY PURITZ
149E Holland Rd
London W14 8AS
3. 7. 99

The Inspector

DETR

Room 1003, Tollgate House

Houlton Street

BRISTOL BS2 9DJ

RECEIVED IN PINS AA

- 6 JUL 1999

Dear Sir,

Camden Hill Reservoirs Development

Appeal ref. no. K5600/A/99/1022704

As a former resident ^{of Tubrey Walk}, at present, regular
attender of St George's Church, Camden Hill,
I appeal to you not to find favour with
the above development, that is, not as
it stands at present. I believe that as
it stands it is far too dense a development
for such a small street. I also think the
buildings planned should not be so tall.

It would be a pity to lose the green slope
& trees opposite the church. The area opposite
nos. 12-16 Tubrey Walk, which is so unsight-
ly with the walled-in yard & the ugly flats
(nos 3-7), could well be redeveloped, in my
opinion (I lived for 28 years at no. 16).

Could you not limit the redevelopment

1184

to that area, also ensuring that the buildings aren't built too high?

I would be most grateful if you would consider this.

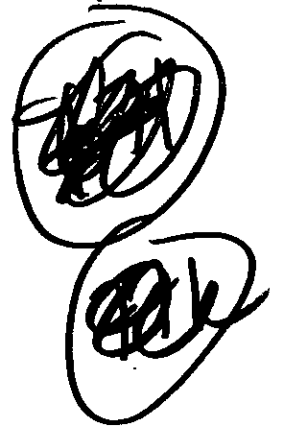
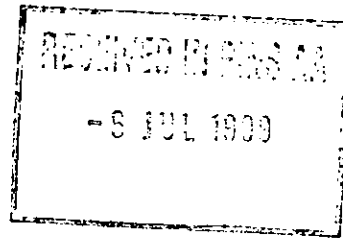
yours truly,
R. Pasik

A handwritten signature, possibly "R. Pasik", enclosed in a hand-drawn circle.

43 Hillgate Place,
London W8 7SS.

4 July 1999.

1185



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

Dear Sir,

Re: Appeal Reference no. K5600/A/99/1022704

Camden Hills Reservoir site

As a resident in the area, and the owner of two flats in Kensington Place W8, I would like to object to the proposed development of the Camden Hills Reservoir site.

I would urge you to reject the Appeal by the developer.

The proposed development would:

- Generate greater levels of vehicular traffic
- Significantly affect the setting of St. George's Church
- Result in significant loss of open space.

Yours faithfully,

Dr. W. H. Chong.

West-House FLAT 3 and 4
118, Campden Hill Road
London W8 7AR
Tel. 0171 727 90 25

1186
1483

[Handwritten signature]
5 July, 1999

RECEIVED IN PINS AA
12 JUL 1999

12 JUL 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

Ref: App/K5600/A/99/1022704

Dear Sirs

We were appalled to learn of your plan to extend the development opposite West-House by more than two metres to the south. This will adversely affect the light and the views to our apartment. (No 3)

We have already written to Mr. French, concerning the height of the proposed replacement to Water Tower House (which we consider to high), and we urge you to reject this further encroachment.
Yours sincerely,

Paul and Margaret Dufrien

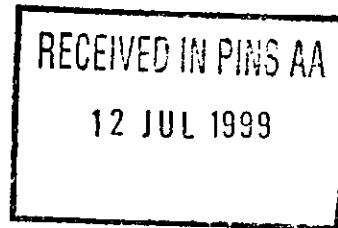
Margaret Dufrien
Paul Dufrien

DR. P.B. JENSEN
FLAT 7
118 CAMPDEN HILL ROAD
LONDON W8 7AR

1187



July 5th. 1999



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

Your ref: App/K5600/A/99/1022704

Dear Sirs,

We have just learnt that the planning for the replacement building for Water Tower House includes an extension of 2.3 metres further southward than the present building.

My flat faces Water Tower House, and any extension southward would restrict my view.

The value of my flat is related to the fact that it is in a listed Norman Shaw building, with the view to the west being an important feature. Any encroachment on my view would have a deleterious effect on the property, both aesthetically and financially.

We request that you consider these factors and reject the planned extension.

Yours faithfully,

P.B. Jensen.

copy: M.J. French
Planning Director
Borough of Kensington & Chelsea

1188

~~700~~

RECEIVED IN PINS /
76 JUL 1999

2 West House
118 Campden Hill Road
London
W8 7AR
Telephone 0171-727 4752

10/03

5 7 99

The Planning Inspectorate
11 Colindale Avenue
Hendon, Middlesex
Bucks. HA5 2NS

6 JUL 1999

RJ App / 155001
A / 99 / 1032704

Dear Sirs

I was distressed to learn
the developer of the site opposite
West House has now reduced the
gap between Hensington Heights
& the next door building, thus
reducing the light on to this
building. We have always
enjoyed this gap up to the
tennis courts with no obstructions.

1189

775

We are as you know, a listed building, & have over the years suffered so much encroachment, this additional blocking of light when every inch of light matters is the final straw.

I urge you to stop this additional encroachment.

Yours faithfully,
Elizabeth Royle

(Miss E. ROYLE)

Flat 5
WEST HOUSE
118 Campden Hill Road
London W8 7AR

1190

7/5/99

July 5 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

Ref: App/K5600/A/99/1022704

Dear Sirs,

We have already written to Mr. French concerning the height of the building in Campden Hill Road proposed as replacement for Water Tower House. We think that the building is much too high.

We now learn that the plans of the developer involve its extension southwards by 2.3 metres, effectively reducing the gap between it and Kensington Heights by this distance. This will directly affect the light reaching this building over and above the reduction caused by the proposed additional height. It will also affect the view to the west which this building has always enjoyed.

West House is a listed Norman Shaw building. When Water Tower House was built it was sited so as to leave a sufficiently wide gap in front of West House for the latter's features to be appreciated from the west. We are already crowded by Kensington Heights and certainly do not need further encroachments.

We urge you to reject this extension.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

Mrs. T. Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French
Planning Director

~~1191~~ 1191

J.D.B. Miller-Stirling
118 Campden Hill Road
LONDON
W8 7AR
Tel: 0171-727 2976

Herewith copy
of letter to the
Planning Inspectorate
today

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
- 8 JUL 1999 (45)									
IS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

J.D.B. Miller-Stirling
5 July 1999

1192
~~708~~

Flat 5
WEST HOUSE
118 Campden Hill Road
London W8 7AR

July 5 1999

RECEIVED IN PINS AA
-7 JUL 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

10/03

Ref: App/K5600/A/99/1022704

Dear Sirs,

We have already written to Mr. French concerning the height of the building in Campden Hill Road proposed as replacement for Water Tower House. We think that the building is much too high.

We now learn that the plans of the developer involve its extension southwards by 2.3 metres, effectively reducing the gap between it and Kensington Heights by this distance. This will directly affect the light reaching this building over and above the reduction caused by the proposed additional height. It will also affect the view to the west which this building has always enjoyed.

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We urge you to reject this extension.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

Nessa Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French
Planning Director

72 BEDFORD GARDENS
LONDON W8 7EH
ENGLAND

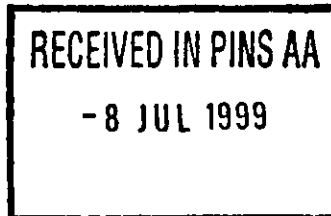
1193



TEL: ++44 171 727 7136
FAX: ++44 171 229 1715

5 July 1999

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



Dear Sirs,

Re: Appeal Ref no. K5600/A/99/1022704

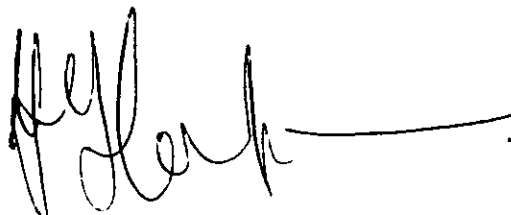
We understand that there is currently an application by the Thames Water/Berkley Homes to develop the Campden Hill Reservoir site. As a resident in the area for many years we were given the opportunity to study the plans submitted and found these lacking in consideration of local conditions. We have already written to the KBKC with our strong objection to the plans for such high intensity development to take place in this area. The RBKC have refused permission for the development and as a result the application is going to appeal. For the records we consider the detractions to the development as being :-

- result in the loss of existing open space
- designs out of character with this part of the Kensington conservation area
- high density accommodation
- outlook and setting of the local church is affected
- generation of even higher car and pedestrian activity in an already congested area.

We understand that Thames Water/Berkley Homes are taking their application to appeal which will be heard on the 20 July. With this letter we ask you to note our objections to this development.

Yours faithfully,

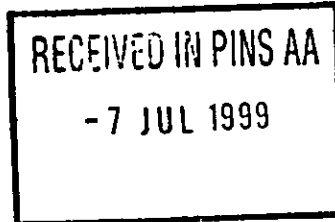
I. Hoffmann



1194

17 Brunswick Gardens
Kensington
London W8 4AS
Tel: 0171.727.9953
5th July 1999

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



Dear Inspector,

Re: Appeal Reference No K 5600/A/99/1022704

My wife and I are appalled that the Thames Water 'Fat Cat' Directors and their equally avaricious property developers St James Homes should have the effrontery to appeal against the unanimous refusal of Kensington & Chelsea Councillors to grant planning permission for the hugely controversial reservoir development in Holland Park.

Nearly 400 local residents and organisations have already vehemently expressed their opposition to the proposed scheme and we would wish to add our strong opposition for these reasons in brief:-

- (i) The proposed development plans which we have studied very closely are entirely out of place for this part of the Kensington Conservation Area - in that the resulting buildings would be far too dominant for the location.

A great deal of thought and foresight have in our experience to be given to the effect such a dominant and excessive number of dwellings would have on this unique part of London.

I am enclosing a cutting of the London Evening Standard on Monday 21st June 1999 for I submit that it is highly pertinent to the Thames Water proposed development.

The planning rules and guidelines drawn up by the Kensington & Chelsea Borough aim to provide what is best for all London, not simply what is desirable for a few people who can afford millions of pounds for a London town house or luxury flat - and which will greatly enrich property speculators.

- (ii) On the Committee of the local Residents' Association, I hold the 'portfolio' for Traffic & Parking Issues and I am in constant touch with their worries & views on such vital day to day matters affecting their environment.

.../2.

1195

~~1195~~

(ii) continued

We have nearly 400 members belonging to our Association and without exception I am told by those who approach me on the proposed Thames Water Development, that they greatly fear and object to the large increase in traffic and pressure on parking space, both of which are extremely acute in and around the Campden Hill Reservoir area.

(iii) My wife and I regularly worship at St George's Church both on Sundays and occasionally mid-week. A good deal of money and a huge amount of effort have in recent years been voluntarily put into the refurbishment of this very well attended church which is now a living 'beacon' for Christians in the community.

The proposed Thames Water Reservoir development would overwhelm indeed would 'swamp' the setting of our church.

There is an argument for taking down the very poorly constructed and unattractive building which was built by Thames Water and until recently has housed Thames Water employees & offices and perhaps utilising a certain amount of open space adjoining it. But such should surely be devoted to providing smaller buildings in character with those other houses in the neighbourhood and thereby not adversely affect the amenities and environment of the current local community.

But on the current gross development plans put forward by Thames Water/St James Homes, I do earnestly beg you to reject in toto their Appeal.

Yours truly,

Huw Thomas.

Huw Thomas.

The river wild

ARCHITECTURALLY speaking, Montevetro, Lord Rogers's huge glass block of luxury flats on the riverfront in Battersea, might well be an interesting and attractive building. It has won many awards, and our own expert, Rowan Moore, finds it a strikingly original piece of design. However, even many of its admirers agree it is entirely out of place, is far too dominant for its Thames-side location, and should never have been built. Its planning history illustrates clearly that London has missed some essential checks and balances in the absence for so many years of a strategic planning authority. Wandsworth Councillors wanted an impressive building, designed by a famous architect, on the site of the old Chelsea Flour Mill. The development was given approval with no thought to the effect such a dominant building would have on London's riverside as a whole and despite the fact that the designs drove a coach and horses through its own newly established — and theoretically legally binding — planning rules. No riverfront building should have exceeded six storeys. Montevetro rises to 20 storeys. There ought not to have been more than 140 car parking spaces allotted for an apartment block of that size: it has more than 170 spaces. It remains unclear why John Gummer, Environment Secretary when planning permission was given following a public inquiry in 1995, overruled his own guidelines when he approved the scheme. One vital issue facing the London Mayor will be future riverside development — he will have to decide what is best for all of London, not simply what is desirable for a few people who can afford up to £5 million for a penthouse with a view. But that is a year away. In the meantime, until we have a Mayor, no individual local council should be permitted to make any major planning decision that could irrevocably change London's riverfront.

LONDON
EVENING STANDARD EDITORIAL

21st June 1999

1196



1197

[Handwritten initials]

5 VENNOR HOUSE
47 BOURNE STREET
LONDON SW1W 8UR
0171-730 0504

RECEIVED IN PINS AA
- 7 JUL 1999

5th July, 1999.

Dear Sir,

I understand that Thames Water / Berkeley Homes intend to press on with their application to ruin Campden Hill. I find this surprising in view of the strength of the opposition to the plan, I do not see how they can go against the wishes of the whole neighbourhood.

However they must have hopes of success founded on something. I therefore write to say that the opposition has in no way weakened to the plan.

In many affairs in life a money motive can be discerned on close inspection. I very much hope that the greed of persons who hope for compensation in this matter will not be given weight it should not be. This is an environmental issue of great importance not a matter for a few individuals to trouser as much as they can.

Yours sincerely,

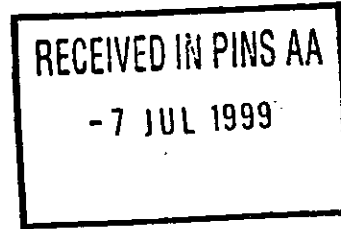
John Lynington

VISCOUNTESS LYNINGTON

16 AUBREY WALK,
LONDON W8 7JG



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



5th July, 1999

Dear Sir,

Development of Campden Hill Reservoirs
Appeal Ref. No: K5600/A/99/1022704

I am writing to express my objection to the proposed development of the Campden Hill Reservoirs by Thames Water. My chief grounds for objection are:

- The density of the proposed development. This development would result in many times the existing number of residents currently in Aubrey Walk overlooking and accessing the road.
- Reduction of light resulting from the tall buildings proposed opposite where I live, along with the loss of view of the open tennis courts.
- Token consultation by Thames Water with the residents about the size and design of the development. Our views were heard, and then completely ignored.
- The increased traffic in Aubrey Walk, and adjoining roads, resulting from the size of the development, its proposed access onto Aubrey Walk, and the re-development of the Tennis Club. Unrealistic estimates of the post-development traffic have been provided by the developers, which do not properly reflect the likely number of cars operated by the new, affluent occupants, the traffic generated by their guests and visitors, and the increased traffic resulting from the Tennis Club's development, including night time traffic by members using the proposed,

1199



new indoor courts. Furthermore, the "base level" of traffic, against which the developers sought to contrast the expected post development level, was artificially high. I believe the risk of injury in this family neighbourhood with narrow streets, caused by cars after the development is unacceptably high, and predictable.

- Completely inadequate provision of parking facilities will again, inevitably, result in acute problems for the surrounding neighbourhood.
- The fact that the design of the development is completely out of character with the existing area. This point has already independently been made to the Council by English Heritage.
- The destruction of a residential conservation area of almost rural charm, peace and quiet in the middle of Kensington.
- The despoiling of the setting of listed buildings, including the Church opposite the bank of trees.

I hope and believe that the Appeal Hearing in considering this development will have in mind:

- The overwhelming opinion of those residents who have already written as individuals to RBK&C.
- The pollution, congestion and safety consequences of the resulting traffic increase.
- The role of the DETR in conserving outstanding features and communities in London.

As residents, we were very heartened by the way that our Council, in line with their Unitary Development Policy, responded to our clear, and reasoned, views, and rejected this attempt by commercial interests, motivated by the prospects of a windfall gain, to ride roughshod over the wishes of a small community. Given the grounds for objection detailed in this letter, I very much hope the DETR will support this example of a Council responding to the wishes of its residents, and reject the appeal.

Yours sincerely,

Alexander Monnas

1200

~~scribble~~

DR. P.B. JENSEN
FLAT 7
118 CAMPDEN HILL ROAD
LONDON W8 7AR

July 5th. 1999

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

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
12 JUL 1999							5		
PLN	IO	REC	ARB	FWD PLN	CON DES	FEES			

Your ref: App/K5600/A/99/1022704

Dear Sirs,

We have just learnt that the planning for the replacement building for Water Tower House includes an extension of 2.3 metres further southward than the present building.

My flat faces Water Tower House, and any extension southward would restrict my view.

The value of my flat is related to the fact that it is in a listed Norman Shaw building, with the view to the west being an important feature. Any encroachment on my view would have a deleterious effect on the property, both aesthetically and financially.

We request that you consider these factors and reject the planned extension.

Yours faithfully,

P.B. Jensen.

X copy: M.J. French
Planning Director
Borough of Kensington & Chelsea

1201

~~copy~~

72 BEDFORD GARDENS
LONDON W8 7EH
ENGLAND

TEL: ++44 171 727 7136
FAX: ++44 171 229 1715

MR M.J. FRENCH
KBKC

5 July 1999

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

RECEIVED BY PLANNING SERVICES										
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK			
00		2 JUL 1999								
ISS	IC	REC	ARE	FWD PLN	CON DES	FEES				

Dear Sirs,

Re: Appeal Ref no. K5600/A/99/1022704

We understand that there is currently an application by the Thames Water/Berkley Homes to develop the Campden Hill Reservoir site. As a resident in the area for many years we were given the opportunity to study the plans submitted and found these lacking in consideration of local conditions. We have already written to the KBKC with our strong objection to the plans for such high intensity development to take place in this area. The RBKC have refused permission for the development and as a result the application is going to appeal. For the records we consider the detractors to the development as being :-

- result in the loss of existing open space
- designs out of character with this part of the Kensington conservation area
- high density accommodation
- outlook and setting of the local church is affected
- generation of even higher car and pedestrian activity in an already congested area.

We understand that Thames Water/Berkley Homes are taking their application to appeal which will be heard on the 20 July. With this letter we ask you to note our objections to this development.

Yours faithfully,

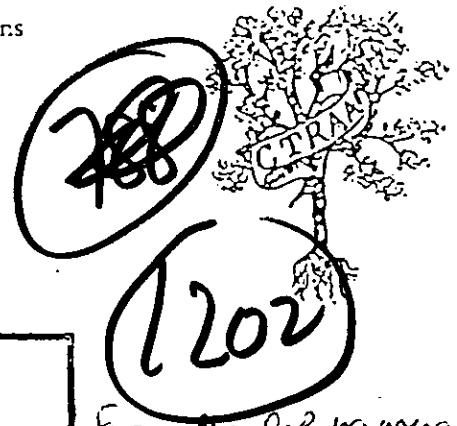
I. Hoffmann

CTRAA

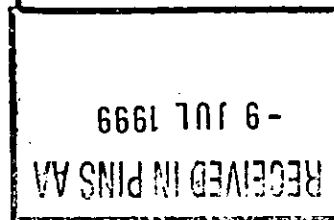
CHERRY TREES RESIDENTS'
AMENITIES ASSOCIATION

39 Brunswick Gardens
Kensington,
London W8 4AW
Tel: 071-727 9736

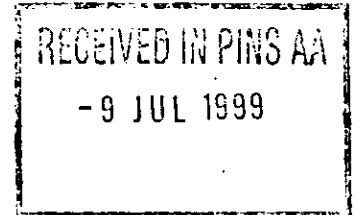
6 vii 99



To the Dept of Environment Inspector
Room 1003, Tollgate House,
Houlton Street, Bristol BS2 9ST



From Mr. O.R.W. WYNNE
Chairman CTRAA



Dear Sir

APPEAL REF K 5600/A/99/1022704.

I speak as Chairman of CTRAA - a 400-member residents association covering the area immediately to the east of Kensington Church Street, including Palace Gardens Terrace, Vicarage Gardens & Gate & Brunswick & Berkeley Squares. Having spoken to 85 of our members in the past couple of weeks, I have to report to you that they are universally horrified at Thames Water's decision to sell their (common) site primarily to St James' Homes the developers to build town houses & luxury flats in currently open space & tennis courts.

Many of our members are also members of the Campden Hill Tennis Club & I have to tell you that, even though the Tennis Club's committee have entered into a deal with St James' Homes, many of their members are absolutely appalled at the changes proposed for their tennis environment. The area is at present open space, & the proposal would obliterate that open space. London needs its lungs, as do all cities, & loss of the fresh air amenity will be a major blow to the whole area.

These luxury homes would bring in train large numbers of cars & lorries, which would clog the area with their fumes & create major additional parking problems for all residents. I urge you therefore to reject Thames Water / St James' Homes appeal against the Council's decision & ask them (or somebody else) to come up with a scheme more sympathetic to the needs of residents who want space & fresh air, not more buildings & pollution. Yours faithfully, *O.R.W. Wynne* (O.R.W. Wynne)



1203

RECEIVED IN PINS AA

- 7 JUL 1999

JOHN MITCHELL AND SON
(PETER MITCHELL)
FINE PAINTINGS

VALUATIONS
RESTORATION

160 · NEW BOND STREET
LONDON · W1Y 9PA
TEL: 0171-493 7567
FAX: 0171-493 5537

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

residence: 10 AUBREY WALK
W8 7JG

The Planning Inspectorate,
Room 1003,
Tollgate House, Houlton Street,
Bristol BS29DJ

Dear Inspector,

In the recent, very successful film entitled 'Notting Hill', the character played by Hugh Grant refers to his home in Notting Hill as 'the village where I live'. This is a common theme, as you know, in the history of a city as vast as London and an integral part of its character.

Here in Aubrey Walk and the surrounding streets, we are simply another village, on the top of Campden Hill. Together with many others, I am opposed to any action that would disregard and so fail to respect the history of this area and the character that has come about through that history. No short term commercial gain should be allowed to violate this simple truth because

1764

~~1764~~

the harm done is irreparable.

Nothing in the developers' presentations has given the slightest comfort to we residents. Aimed at a less caring group of residents in another area of London, perhaps their routine would have been successful as indeed it has been. Here in Aubrey Walk, it has been seen for what it is - a predictable attempt to maximise the profit potential of a site which comes to them free or with an historic, notional cost only. They have followed the usual routine - firstly, ask for a far greater density than they actually hope to achieve, so that if refused, they can make concessions and alterations and still come out with what they really wanted in the first place.

Secondly, they have consistently glossed over the very serious traffic problems that this proposal must create in such singularly unsuitable, narrow streets. Traffic problems would be further aggravated by the plan to create, indoor tennis courts, leading inevitably to increased year round use and thus increased traffic - in a city already clogged with cars and lacking adequate public transport.

In terms of everyday living, I believe the traffic problem to be the paramount reason for refusing this development. Others feel that violation of existing guidelines on open space, conservation, and environment are even more cogent. Yet others feel that the blatantly inappropriate scale of the proposed apartment blocks shows no regard whatsoever for the essential nature of the surrounding

1205

PJM

architecture.

I welcome an independant outsider coming to judge this matter afresh. No one under estimates the gravity and burden of this responsibility. I respectfully submit that you will find the objections so widely expressed in an unprecedented number of letters, to be based on common sense. We are not stuck in the mud reactionaries, nor worried about the values of our properties, nor cranks, but ordinary people trying to protect a way of life and a legacy of history to the benefit of everyone.

The developers are quite rightly pursuing their scheme under the catch all banner of 'maximising shareholders' interests.' Using the authority invested in your office, I urge you to act on behalf of long term considerations and radically to reduce the proposed plans or refuse them altogether for the time being and thus 'maximise the interests of common sense'.

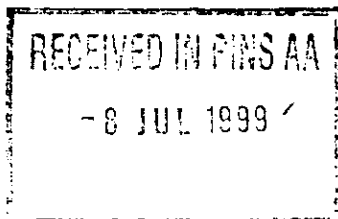
Yours sincerely,

Peter Mitchell
 (P.J. MITCHELL)
 10, AUBREY WALK
 W87JG

1206

792

11 Farmer Street
London
W8 7SN



Dear Sir,

Appeal Ref. No: KS600/A/99/1022704

I am writing to recommend rejection of this appeal.

If the Thames Water/Berkeley Homes proposal goes ahead, the following shall result: significant loss of existing open space; harm to the unique character and appearance of a part of the Kensington Conservation area; a densely populated site relating poorly to its surroundings; an adverse affect on the setting of St. George's Church; greater and intolerable levels of pedestrian and vehicular activity; untenable strain

(1207)

(~~1207~~)

on parking spaces available; failure
to provide affordable housing.

Yours sincerely,

Morgan Chorley.

15 Hillgate Street
London W8 7SP
0171-229-0610
0171-727-7456

RECEIVED IN PINS AA

- 9 JUL 1999

8 July 1999

Campden Hill Reservoirs Development - Appeal no. K5600/A/99/ 1022704

Dear Sir,

With regard to this appeal, to be heard on 20th July:

We should like to record our opposition to the proposals of the developers and our agreement with the rejection of their plan by the RBKC Planning Services Committee. As it stands the proposal will involve too high a density of housing and generate excessive car traffic in an already overcrowded area.

We realize that Thames Water have to do something with the site, but the present plan is too ambitious.

Yours faithfully,

John Waterlow

Professor J.C. Waterlow, CMG, MD, FRS.

Joan M. I. Stephen

Dr J.M.I. Stephen, Ph.D.

Telephone/fax 0171-727-5041.

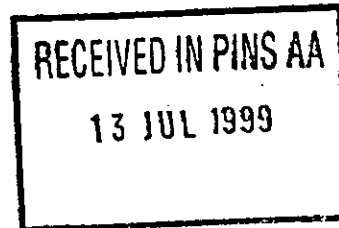
1209

81 Campden Hill Road
London W8 7BA

9 July 1999

~~2009~~

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



Re: DETR Reference App/K5600/A/99/1022704

Dear Sir

I understand that you will be presiding over the public enquiry due to start at Kensington Town Hall on 20 July. My wife and I have already registered our objections to the Thames Water project but there is one point which deserves slightly more elaboration than it seems to have received so far.

Only three north-south routes connect Holland Park Avenue/Notting Hill Gate on the north with Kensington High Street on the south between Holland Road in the west to the road across the middle of Hyde Park in the east. One of these is not open to public traffic, Kensington Palace Road/Palace Green, better known as "Millionaires' Row". Thus two roads, Kensington Church Street and Campden Hill Road have to carry all the north-south traffic over a distance of about three miles. This inevitably means that Campden Hill Road is a popular "rat run", carrying very much more traffic than its wholly residential character would generate. Nor should it be forgotten that it is the access route for a school with some 1000 pupils.

I understand that when it considered "traffic calming" measures for our road, the Council encountered considerable opposition from the London Fire Service who frequently use it in preference to Kensington Church Street. Nor do we have to wait very long before there is yet another police car, with sirens going and lights flashing, hastening to some crime elsewhere.

Leaving aside the appalling banality of the architecture of the proposed development, it is quite certain that with such expensive houses, most of the buyers will want to have and to actually use two cars. There is accordingly good reason to fear an intolerable increase in the volume of traffic using or more likely trying to use Campden Hill Road. And we have yet to know the worst concerning redevelopment of the King's College site further down the road.

I hope you will not think that this is simple Nimbyism which can be disregarded. Everyone agrees that brown field sites must be used as much as possible but we already have a very high density of population locally and it seems wrong that a private developer should be able to reap a very generous profit while doing nothing to ease the extra strain on the local infrastructure, provided at our expense.

Yours faithfully,

E. A. Rawes

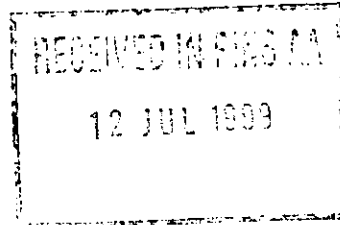
6 Aubrey Road
London W8 7JJ

1210

~~AL~~

9 July 1999

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



Appeal reference number: K5600/A/99/1022704

Dear Sir

I am writing to recommend that you decide against the above appeal. I wholly endorse the views of the RBKC Planning Services Committee whose members concluded that the proposed development would:

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

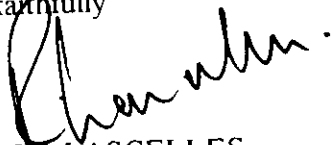
The huge number of letters sent to the Council opposing the development was in effect a vote by the Local Electorate: it was a vigorous pronouncement by those living in the area against the scheme or any similar development having the same negative results.

It is with considerable trepidation that we now contemplate wealthy corporations and professionals arraigned against us, influenced by no more than short-term commercial considerations, determining forever the future of our locality.

There is no doubt that the proposals are contemptuously defiant of the Council's Unitary Development Plan; most people are aghast at the developers attempt to suggest otherwise but when they try to claim that open space is not open space, stupefaction is followed by the conclusion that our area has become a battleground over which semantic games are being played.

As a member of the Campden Hill Lawn Tennis Club, I am dismayed at the thought of losing six open courts. The support given by the Club to this scheme is very regrettable but is based on fear: the Club is in thrall to Thames Water and fears for its very existence if it is not seen to provide the company with total support.

Yours faithfully


RICHARD LASCELLES

H. P. SLOAN
6, Campden Hill Sq

The Inspector

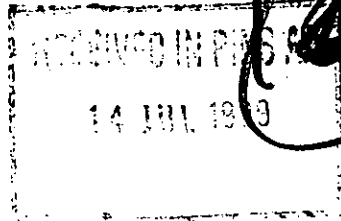
DETR

Room 1003

Tollgate House

Houlton St

Bristol BS22 9DS



1211

July 11th 1999

Dear Sir,

Appeal Reference No K5600/A/99/1022704

The ABKC Planning Services Committee unanimously rejected Thames Water / Berkeley Homes application to develop the Campden Hill Reservoirs Site.

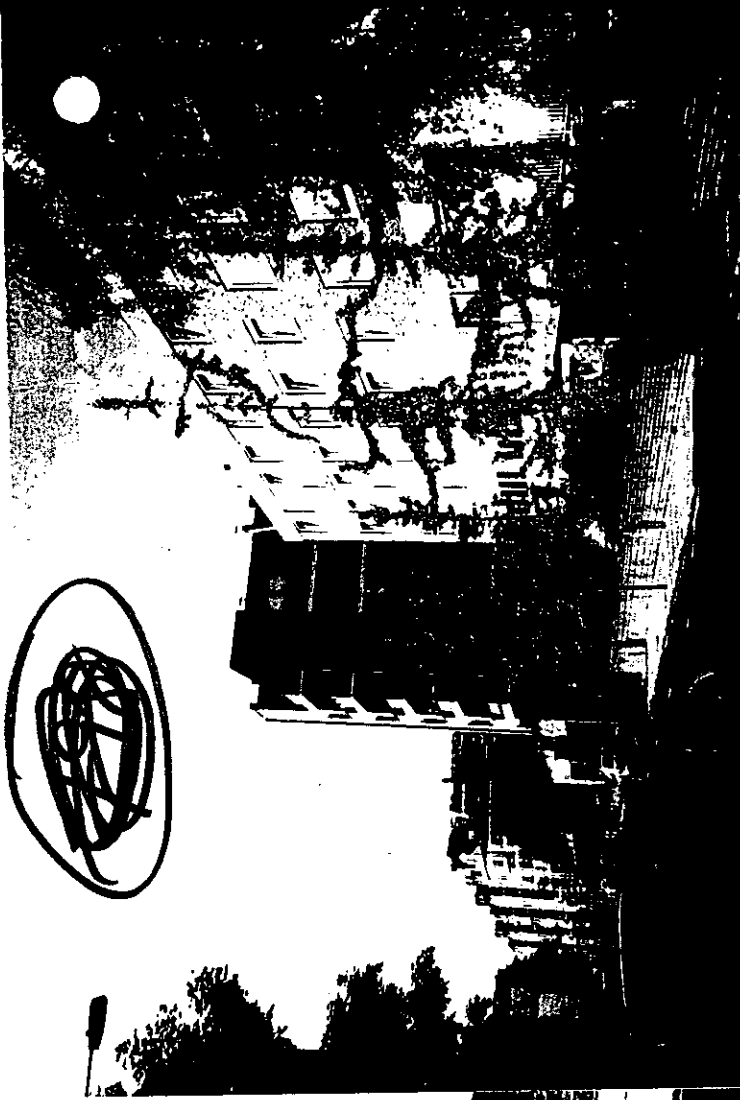
The application has gone to appeal but I urge you to reject it and accept the recommendations of the ABKC Planning Department.

I urge you to reject the application because it would

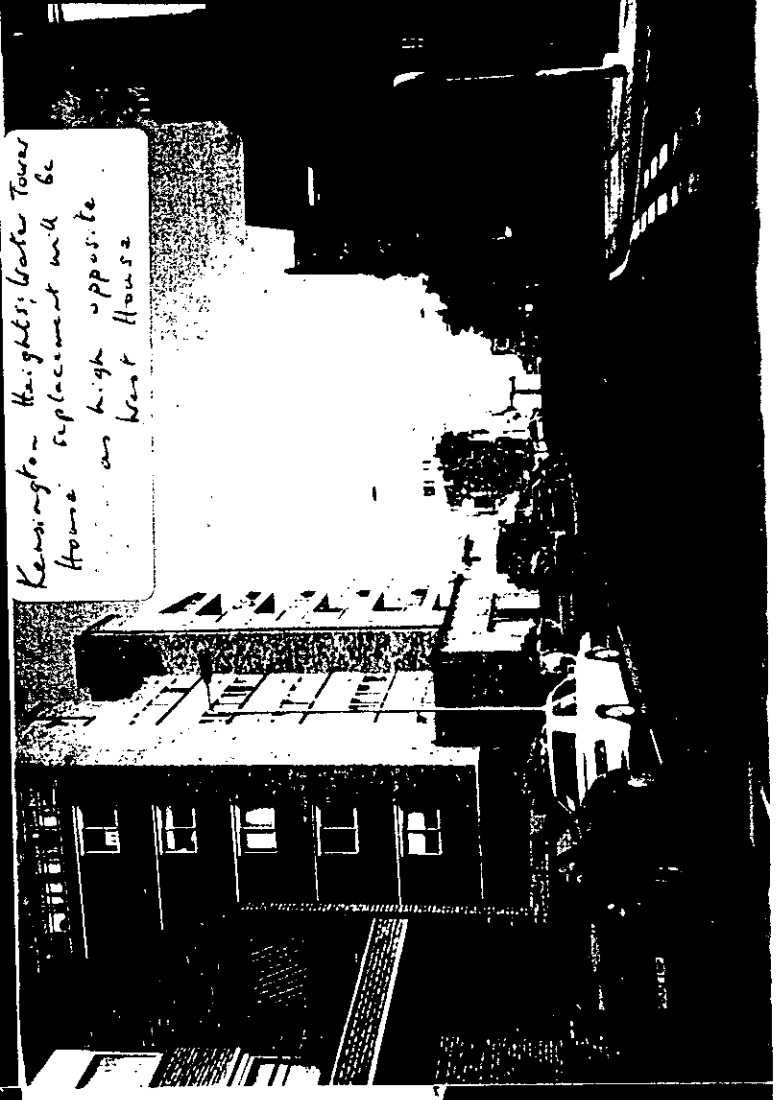
- result in a significant loss of open space
- harm the character/appearance of the Kensington Council Area
- the site would create poorly to its surroundings, particularly the setting of St. George's Church
- increase traffic
- fail to provide affordable housing

Yours sincerely
H. P. Sloan

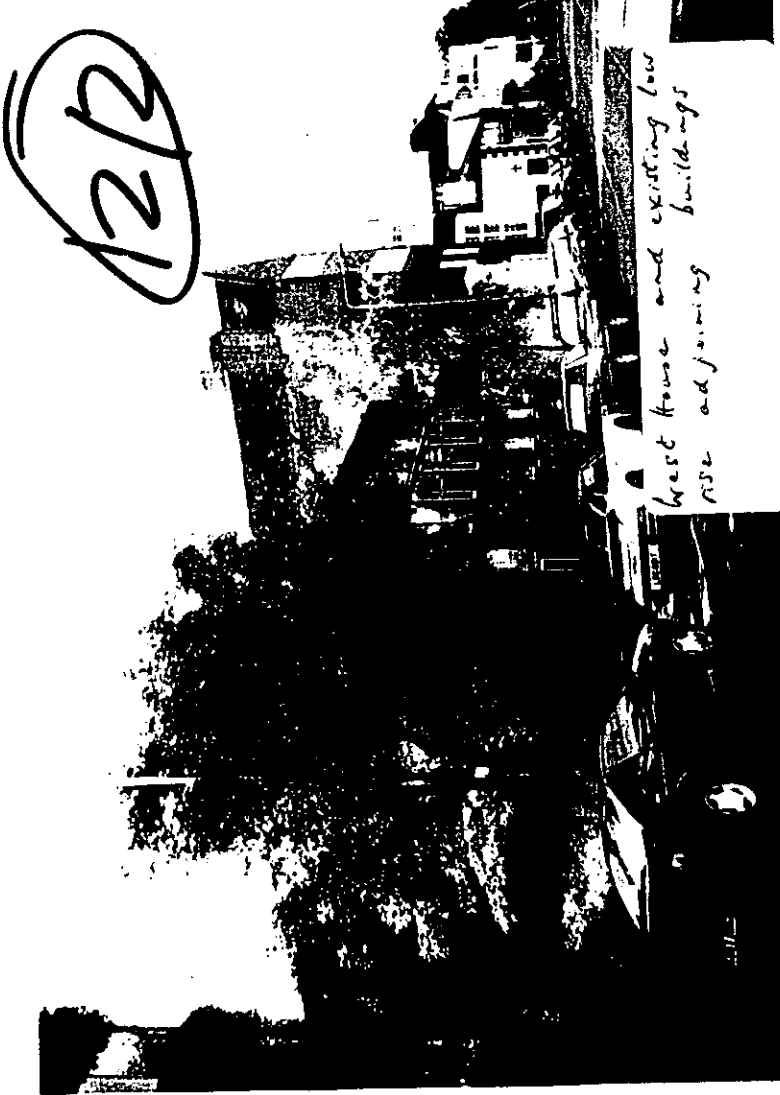
(12/12)



Kensington Heights; later Tower
Home replacement will be
on high opposite
West House



(12/12)



West House and existing low
rise adjoining
buildings



West House from West
Proposed building will reach
nearly to green panels



View west from West House
(to be reduced by 2.3m (7'6") in width)



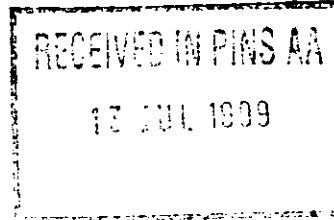
Proposed new building will be same height as Kensington Heights



Flat 2/3, 23 Upper Phillimore Gardens
Kensington
London W8 7HF

1214
100

July 12th, 1999



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

Dear Sir

Appeal Reference Number K5600/A/99/1022704

I am writing in respect to the Application by Thames Water/Berkeley Homes to develop the Campden Hill Reservoirs and strongly object to the application on the following grounds that is will:

- Generate greater levels of vehicular and pedestrian activity.
- Result in significant loss of existing open space;
- Harm the character and appearance of a part of the Kensington Conservation area;
- Result in a densely developed site that relates poorly to its surrounds;

We hope and trust you will not find in favour of the Thames Water/Berkeley Homes.

Yours sincerely

71 GRAHAM A. PERSKE

MFLA

McCoy Associates Chartered Town Planners

31 Station Road · Henley-on-Thames · Oxon RG9 1AT · Tel: 01491 579113
Fax: 01491 410852 · VAT No. 363 3525 59

Your ref: LRS/3120/0
Our ref: DMCC/pw/CHR
Please ask for: Denis McCoy

12/5

12 July 1999

BY FAX (0171-973 3792) - THIS PAGE + 5

David Stabb Esq
English Heritage, London Region
23 Savile Row
LONDON W1X 1AB

Dear Mr Stabb

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

As you know from our telephone conversation I am appearing on behalf of the Royal Borough of Kensington and Chelsea at a Public Inquiry starting on Tuesday 20 July into redevelopment proposals for this site.

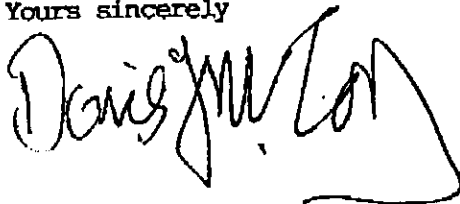
You offered advice to the Council on 21 January, 8 April and 28 April 1999.

From that correspondence I see that you remain unsatisfied about point 2 in the first letter. Paragraph 3 of the 8 April letter suggests that "the central garden should be treated less formally" and comments that "The village scale of Aubrey Walk is disturbed by the layout as currently proposed".

It is not clear to me whether these two observations relate to the architectural concept of a formal square of grand terrace houses - or solely to the planting, and detail and means of enclosure of the central amenity space.

It would be most helpful if you could please clarify the matter. I have copied this fax to Derek Taylor in the Royal Borough - and as requested am faxing to you the three letters so as to assist in an early reply.

Yours sincerely



McCoy Associates

cc: Derek Taylor, DC Central, RBKC (Fax: 0171-361 3463)

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

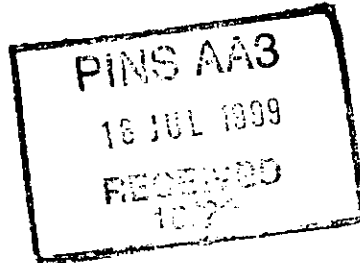


12/6

Our Ref: JARRF/PC

12th July 1999

The Inspector
DETR
Room 1002
Tollgate House
Houlton Street
Bristol
BS2 9DJ



Dear Sir

Ref: Per letter of 13th April - London W8
Appeal Ref No: K5600/A/99/1022704

I understand that the planning application for the above has been rejected by the Council and the matter has gone to Appeal and that you are the appointed Inspector.

I wrote to the Council on 13th April, strongly objecting to the development in its present form and am now writing to you to express my views as a local resident. They are as follows:-

- 1) The proposed development will substantially increase the level of motor and pedestrian activity in an already over crowded area.
- 2) The site as proposed will be very densely developed and is not in keeping with its surroundings.
- 3) There will be a loss of amenity and open space for local residents.
- 4) The development will certainly harm the character and appearance of this very attractive part of the Kensington Conservation Area.
- 5) I would point out that I am a member of the Campden Hill Lawn Tennis Club and I very much would like to retain the existing open air tennis courts which are an attractive feature of the area. The proposal envisaged looks more like a bunker or prison and is most unattractive.

cont/...

12/7



- 2 -

Whilst I appreciate that some development on this site will inevitably take place I feel strongly that the density proposed is far too high for this quiet residential part of the borough.

I very much hope that you will find against the developers and in favour of local residents and the preservation of open space and amenities for future generations.

With kind regards.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'J. R. French', located below the typed name.

J A R R FRENCH

Enc

12th July 1999 ✓

Ref: RMS/StJ/CAM/99138

✓
14/7

① PC
② DT

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

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

FAO : D Taylor

RECEIVED BY PLANNING SERVICE									
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~~SP~~

12/8

70

FAX & POST

Dear Sir

St James Homes Ltd – Campden Hill Reservoirs

Thank you for your letter of the 7th July 1999 concerning the watercolour artists impressions of the scheme which were included in the Appendices to Peter Crossley's proof of evidence. As you will be aware, these have not been submitted as part of the formal application but have been included to assist the Inspector.

I can confirm that the drawings were not prepared on the basis of a mathematically constructed perspective framework. However, they were prepared by an experienced artist using the general rules of perspective drawing.

Since we are anxious to remove as much subjectivity as possible from the debate at the Inquiry, St James has (prior to your letter) commissioned some computer generated photomontages from CPM. These will be based on the Architects plans and are mathematically prepared on a computer grid. This grid is then rendered to create the final elevations.

I understand that these should be available within a day or two and will be sent to both the Planning Inspectorate and the Borough Council. Should you require it, CPM can also provide full "justification" drawings.

Please give me a call if you have any queries on the above.

Yours faithfully



R M Sellwood

cc. T Blaney
P Hull
N Hawkey Post only
P Crossley Post only
J Thomas Post only
M Leay Post only
S Watts Post only
M Ney Post only

