

1220

894

CAMPDEN LODGE
82 CAMPDEN HILL ROAD
KENSINGTON W8 7AL
01-937 3920

RECEIVED IN PINS AA
13 JUL 1999

Dear Sir. JJ 12/1/99

Attached are our
additional comments
re the Thames Water
Reservoir site development.

Yours truly
S. J. E. E. E.

The Inspector.
D.E.T.R.

Appral Ref No.

K5600/A/99/1022704

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~~1221~~

This is a quiet residential area and has been so for many generations, an oasis but an extremely vulnerable one. The very essence of the place lying as it does between Holland Park and Kensington Gardens is precious and something that cannot be arrived at synthetically.

I have lived for decades on Campden Hill Road and am well acquainted with traffic conditions here. Under the proposed development this one alternative road to Kensington Church Street - between Kensington High Street or Notting Hill Gate - will lose its function. That is why a proposal to run buses here, put forward some years ago when traffic was lighter, had to be abandoned. The inevitable increase in car traffic would set more of a problem than the occasional bus.

RECEIVED IN
14 JUL 1999
PINS CHARTING

15 Campden Hill Square
Kensington
London
W8 7JY
Tel: 0171 727 4348
Fax: 0171 221 2830

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~~1222~~

RECEIVED IN PINS AA
14 JUL 1999

12th July 1999

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

Dear Mr Thompson,

**RE: THAMES WATER RESERVOIR SITE/
REF: APP/K5600/A/99/1022704**

I understand the Public Enquiry, over which you are presiding, will start on 20th July 1999. I am writing to urge you to reject the applications by St. James Homes plc for development of this site.

I enclose a copy of my letter of objection of 14th December 1998 to the Director of Planning, RBK&C and also a copy of my letter of 18th January 1999 to the Editor of the Kensington and Chelsea News. This latter was published as the "Letter of the Week" in the Kensington and Chelsea News of Thursday January 21st 1999.

After the hundreds of articulate and considered letters of objection that have been written by local residents over the last few months there is now some confusion amongst local residents as to whether they should be writing further letters of objections direct to you. I hope that if they have not done so this will not be taken as a weakening in the stance of local residents. This is not the case and a large number of residents have contributed generously financially to ensure that their objections should be well-represented at the Appeal hearing.

Although it is perhaps important to reiterate time and again the many ways in which the application conflicts with the UDP, you will doubtless, by now, be well aware of the issues. What I want to try to communicate to you in this letter is the general emotive response of hundreds of local residents with whom I have been in touch over the last few months.

The emotive response to which I refer above is not merely a Nimby ("not in my back yard") reaction which could be patronisingly set aside by the applicants. It is certainly true that we do not wish to see the proposed development in our back yard, but we are not averse to some redevelopment of the site providing that due respect is given to the issues which we believe deserve such respect. This has yet to happen.

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I myself was born in, and spent my early childhood in the Sudan. I attended village primary schools in Hertfordshire and Scotland before boarding school in Hertfordshire. I have lived and worked in numerous different places in England and Scotland with different cross sections of communities. I have lived in Campden Hill Square since 1992 and I believe it is fair to say that before living here I had not come across such a variety of people and views in such a small area. Without knowing the business of everyone in the square I know that the square contains journalists and writers, a playwright, the owner of a shoe-shop in Northampton, lawyers, bankers, business-men, venture capitalists, composers, designers, property developers, clergy, widows and charitable housing. Although anyone owning their own house in Campden Hill Square could be said to be "wealthy" some owners have had their houses passed down to them from the previous generations and levels of disposable income vary from those with considerable annual incomes to those on very limited means. These are intelligent, thoughtful people who are not averse to change having been through considerable change through their lives and in many cases having instigated considerable change in the life of others. What has united these residents (despite their differing political persuasions, backgrounds and creeds of life) in their objections to the applications for development of the above site are the following:-

- 1) There is no proposal for affordable housing. Local residents do not wish to see the site developed as a rich persons ghetto. The existing Water Tower House provides affordable housing and local residents wish to see a fair proportion of affordable housing in any new proposal.
- 2) The urban character of the proposals, the massing of the proposed buildings and the high density will destroy the 'villagey' atmosphere of Aubrey Walk and the setting of St. George's Church and the listed buildings along Aubrey Walk.
- 3) The destruction of the existing open space of the tennis courts of the tennis club. It is felt essential that this important open space is retained. It is an important contribution to the character of the area in a borough which has a dearth of open spaces.
- 4) Parking and traffic problems. It is believed that the proposed development will have a serious impact on the amenity currently enjoyed by local residents. Parking is already a problem in the area, not so much during the summer months when people are on holiday but during autumn, winter and spring when it is sometimes almost impossible to find a parking space around Campden Hill Square or the neighbouring roads.

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810

The general opinion appears to be that the developers have been wrong to fail to take account of local opinion and to force their applications through an expensive appeal process without being willing to negotiate sensibly on such an important site. In many ways their application is premature. There are other important sites such as at Kings College and the Atkins Building where proposals need to be taken into account along side the Thames Reservoir site. When so many important issues need to be carefully considered, it is felt that the developers have adopted an unacceptably high-handed approach in invoking their right to appeal on the grounds that the application had not been considered by the Council within the statutory period. This is far too important a site to be bulldozed through the planning process with only relatively minor amendments having been made to a generally unacceptable scheme.

The above, I believe, are the issues of most importance to local residents. There are of course, in addition, many other factors to be borne in mind such as the fact that the views across the open space of the tennis courts area can be seen and enjoyed from the upper stories of houses on the South side of Campden Hill Square as well as from elsewhere and the fact that Aubrey Walk is, at present, a delightful road along which to walk with its open atmosphere and bank of green vegetation, etc, etc.

We would like to propose to the developers that they should retain the existing Pump House which, although not listed, makes an important contribution to the character and appearance of the conservation area. We would like to ensure that the existing open space is retained. We would like to see affordable housing on part of the remainder of the site with further limited development in this area providing it respects the amenity value of Aubrey Walk and the surrounding streets as currently existing.

Finally I should add that the developer's claim that their proposed new "Square" reflects Campden Hill Square, should be treated with the architectural contempt which it deserves. One only has to walk around Campden Hill Square and view the proportions of the Square itself, the surrounding houses and their gardens to realise that this is a nonsense!

We would urge you to reject these applications so that the developers or others may be forced to consider more sensible and sensitive solutions.

Yours sincerely,

H. Watson

HAMISH WATSON

(Member representing Campden Hill Square on the Aubrey Walk/Campden Hill Residents Association Action Group)

1225

~~1225~~

Flat 16 & Flat 22

Kensington Heights.

RECEIVED IN PINS AA
13 JUL 1999

91/95 CANNON Hill Rd.
London. W8 7BJ.

INSPECTOR INSPECTORATE, (Room 1003)

Ref: App/K5600/A/99/1022704.

Dear Sir,

I understand that a Public Inquiry will start on the 20 July 1999 regarding the Application for the Re-development of the Thames Water Reservoir & Water tower house.

I write to re-iterate my objections, which I understand have been recorded, & to bring to your notice the loss of privacy & views which will be severely affected to all residents at Kensington Heights. The traffic congestion will increase & a beautiful area will become nothing more than another overcrowded estate.

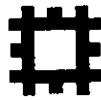
1226



This proposed development will have a serious impact on Blocks A, B & C of Kensington Heights, primarily because the beautiful views we enjoy, will be turned into a view of buildings & rooftops. I trust this will be taken into consideration along with the devaluation of our properties.

Sincerely,

Jim Taylor. cc. David Taylor.



ENGLISH HERITAGE

LONDON REGION

(1227) (81)

McCoy Associates
31 Station Road
HENLEY ON THAMES
Oxon
RG9 1AT

Your ref: DMcC/pw/CHR

Our ref: LRS/3120/0

13 July 1999

Dear Mr McCoy,

**FORMER THAMES WATER RESERVOIR AND WATER TOWER HOUSE
97 CAMDEN HILL ROAD, W8**


Thank you for your letter of the 12 July 1999.

Point 2 of my letter dated 21 January 1999 should also be read in conjunction with the full contents of paragraph 3. The same point is made on 8 April 1999 (Point 3)

To answer the question in your letter of 12 July 1999 English Heritage has less concern about the **internal** spaces and architecture of the development than the fact that both '*spill into the neighbouring street*'. I believe Aubrey Walk would be less disturbed by the proposed development if the central space (which is simultaneously defined by buildings and planting) were not to create such a formal feature on Aubrey Walk. I have suggested this may be achieved through informal planting, and in the means of detailing and enclosing this space. A better solution would be to redesign the entire development so that it does not require to be screened. Such advice, however, extends beyond the remit of English Heritage in this matter.

I trust this clarifies the situation so far as English Heritage is concerned. It seems essentially to repeat the points already made, but I trust you will feel you have the answer that your letter requests.

Yours sincerely


DAVID STABB
Inspector of Historic Buildings
Kensington and South London Team

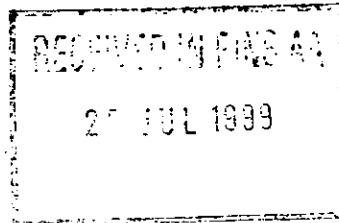
cc: Department of the Environment, Inspectorate (Room 12/2West)
Tollgate House
Houlton Street
BRISTOL BS2 2DJ Ref: K5600/A/99/1022704

7 THE TELEPHONE EXCHANGE 13A PORTOBELLO ROAD

LONDON W11 3DA

TEL 0171 727 2016 FAX 0171 727 1016

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



14 July 1999

Dear Sirs

PLANNING APPEAL RELATING TO 43 AND 45 PEMBRIDGE ROAD, W11
DETR REFERENCE App/K5600/A/99/1025069

I own Flat Number 7 and Flat Number 8 in 13A Portobello Road London W11 and would thoroughly endorse the objection put forward by the Royal Borough for the above planning application.

The proposed development is totally out of harmony with the environmental criteria of the area and produce extreme discomfort for myself and other occupants of 13A Portobello Road.

I trust you will refuse this appeal.

Yours faithfully

Lady Warner

(DT)

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

(14)

(1229)

July 14 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

RECEIVED BY PLANNING SERVICES									
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(101) 18 JUL 1999									
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				PLN	DES				

Dear Sirs:

Ref: App/K5600/A/99/1022704

Further to our letter of 5 July, we enclose copies of photographs in support of our objection to the proposed plans for the building to replace Water Tower House directly opposite.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

Mrs. T. Miller-Stirling

Mrs. T. Miller-Stirling

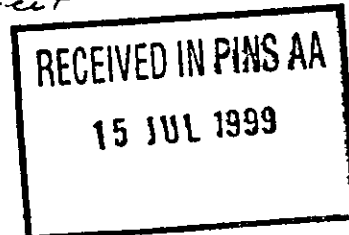
cc M.J. French
Planning Director

82 Kensington Heights
Campden Hill Road
London W8 7BD
Tel: 071-727 8884



14 July 1999

The Inspector - Planning Inspectorate (Room 1003)
Tollgate House, Haulton Street
Bristol BS2 9DJ.



(230)

Dear Sir,

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

I object most strongly to the above application for the following reasons:

- 1) It is far too intense for the local area.
- 2) The proposed buildings are too high and intrusive for the neighbourhood.
- 3) Loss of open spaces
- 4) The traffic and parking in the area is already a major problem and would increase to an intolerable level.

Furthermore, the proposed development would be a serious loss of privacy for me and would block my views. My investment in the property at Kensington Heights would be substantially devalued.

Yours faithfully
Jisela Burg CBE

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

15 JUL 1999



(123)

10/03

July 14 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

RECEIVED IN PINS AA
15 JUL 1999

Dear Sirs:

Ref: App/K5600/A/99/1022704

Further to our letter of 5 July, we enclose copies of photographs in support of our objection to the proposed plans for the building to replace Water Tower House directly opposite.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

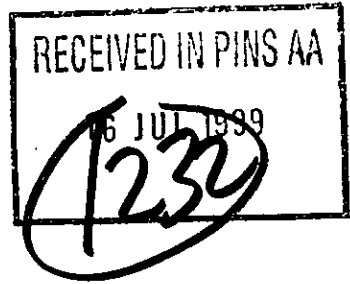
Mrs. T. Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French
Planning Director

Flat 31
Kensington Heights
Camden Hill Road
London W8 7BD.
15 July 1999: ~~(15)~~

The Inspector,
The Planning Inspectorate
(Room 1003)
Tollgate House,
Hordou Street
Bristol BS2 9DJ.




Dear Sir,
Re: DETR reference App/K5600/A/99/
1022704.

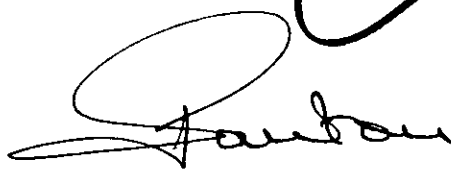
Further to our letters written to
the Royal Borough of Kensington
& Chelsea concerning a proposed
development referred to under the
above reference, & which we
understand such letters have
already been recorded as
objections to the development.
We wish to place before you
our request that you not only
consider our letters already
referred to above, but give your
deepest consideration to our
plea for privacy, noise abatement
in our remaining years
and the destruction of open space
which at present gives so much
pleasure to us.
We are in our late 70's, and
had hoped to live a peaceful
"near-countryside" life whilst
living near facilities necessary
to old people, and with a great

7
measures of security such as we
enjoy in Kensington Heights.

Please don't condemn us to the
horror of construction wise
buildings going up close to our
windows, the loss of open
space and the joy of watching
young folk at play.

Sincerely

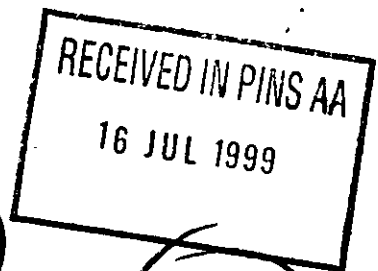

S. A. Panton


S. Panton (Mrs)

1233

~~1233~~

Essex House
17 Hillsleigh Road
London
W8 7LE



15 July 1999

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

Dear Sir

Re: Appeal reference number K5600/A/99/1022704

I am writing to record our opposition to the application Thames Water/Berkeley Homes have made to construct a housing development on the Thames Water Reservoir site on Campden Hill. When this project was under consideration by the RBKC Planning Services Committee, we wrote several times to Mr M J French, Executive Director, Planning and Conservation explaining our reasons for opposing the project.

We understand the RBKC Planning Services Committee unanimously rejected the Thames Water/Berkeley Homes application and the matter is now being appealed to you.

We own Essex House, 17 Hillsleigh Road, which is located less than 100 yards from the proposed building site. We bought Essex House in July 1997, having rented the house for four years previous to purchase, because of the house itself and its location in a quite neighbourhood of high quality family residences with significant open space nearby. We believed the surrounding area was an island of tranquility.

We now believe our investment in Essex House, as well as the quality of life we expected by living in the Campden Hill Square area, is now seriously endangered by the Thames Water project, because:

1. The planned project is entirely out of character with the surrounding neighbourhood in terms of the proposed density of dwellings in a concentrated area.

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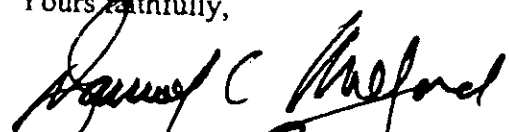
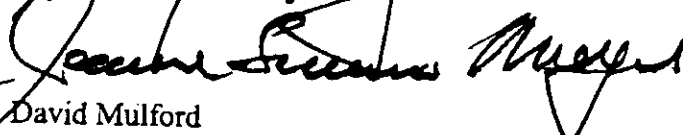
2. The dwellings would be built in, what is today for the most part, a large open area, which should be preserved, and we understood, under the present law, that such open space must be preserved.
3. The project would bring a huge increase in traffic, both vehicular and pedestrian, which are both things we had sought to avoid.
4. There will be intolerable pressure on local parking by new residents in the project and visitors to those residents.
5. The construction period will introduce a major long-term nightmare of noise, dirt and congestion as lorries and vans related to the project crowd narrow streets in the area, especially Hillsleigh Road.
6. The project will introduce a densely developed site that would relate poorly to the surrounding neighbourhood. Indeed, the change visualised by this project is entirely out of keeping with the rest of the neighbourhood and will significantly alter its character forever.

We are tax paying citizens of Chelsea and Kensington Borough, who invested in good faith in our own property in order to create a reasonably quiet life in an area of London which is central for my work and frequent air travel out of Heathrow. In particular, we sought a neighbourhood that is quiet and enjoys reasonable security. We are amazed that a project that permanently eliminates irreplaceable open space in London, that we thought was protected by law, and which destroys the character of our neighbourhood, depriving residents of the value of their investment in their homes, has been allowed to proceed to this point.

We are fundamentally opposed to this high density development, as are all of our neighbours, and we will continue to oppose this project by all legal means, as long as it continues to be advanced on a format so obviously and radically inconsistent with the character of our present neighbourhood.

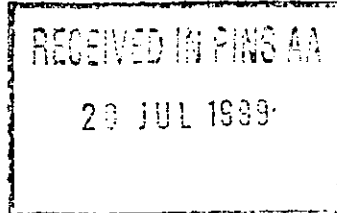
We urge you to reject the appeal.

Yours faithfully,



David Mulford
Jeannie Simmons Mulford

48 Aubrey Walk
London W8 7JG
0171 727 3304

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



844
1236

15 July 1999

Dear Sir

**Re: PLANNING APPLICATION FOR FORMER THAMES WATER RESERVOIR & WATER
TOWER HOUSE CAMPDEN HILL ROAD: APPEAL REF NO K5600/A/99/1022704**

We are writing to follow up letters already sent to the Kensington Town Hall with reference to the above project.

We once again express our concerns about this new intensive residential development on the disused reservoir site at the summit of Campden Hill which represents a considerable loss of open space.

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

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

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

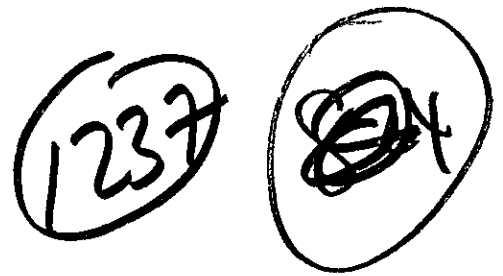
This is also a private development which is to be gated which is completely out of character with one of London's more attractive and historical areas. Certainly not affordable housing!

We wish the Inspector to be aware of our objections to the revised planning application and the second application for the same site and we hope to be able to attend some parts of the Public Inquiry.

Yours faithfully

Elizabeth and Timothy Hurst

St George's Church
Aubrey Walk
LONDON W8 7H



15TH July 1999

BY FAX AND POST (0117 987 8443)

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENT	AO ACK
19 JUL 1999							
	IC	REC	ARG	FWD PLN	CON DES	FEES	

Dear Mr Shoreland,

Campden Hill Reservoirs Development

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

I attach a report prepared by Mr Martin Caroe of Caroe & Partners. He is St. George's retained architect and a renowned church architect. This refutes comments by Mr J Thomas of Rotherwell Thomas' proof of evidence. I should like this to form an appendix to my submission dated 21st June. Please pass to the Inspector.

Yours sincerely,

Mrs Angela Lascelles

Enc.

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

Mr T Blaney
Messrs Lawrence Graham

Caroe & Partners

CHARTERED ARCHITECTS

1 Greenland Place London NW1 0AP
tel 0171 267 9348 fax 0171 267 9344



CAMPDEN HILL: St. George by Bassett Keeling - Listed Grade II

This representation is submitted by M.B. Caroe BA (Cantab), D. Arch (King) FSA.

I am a third generation conservation architect, my firm having been founded when my grandfather left J.L. Pearson's employment in 1884. The firm continues to specialise in the care of old buildings, including Cathedrals (6), National Trust and other similar houses in private hands (some 15), timber framed buildings and the conservation of mediaeval paintwork, monument and statuary. I spent some 12 years working on the West Front of Wells Cathedral and over the last five years have been working at Her Majesty's Tower of London.

My father purchased 15 Campden Hill Square in 1944, I lived there from 1945-1959. The family sold in 1982.



1. In his submission, Mr J Thomas of Rothermel Thomas sets out descriptions of St. George's taken from:

- The listing description.
- "Parish Churches of London".
Basil Clarke 1966.
- "London 3 North West"
Pevsner and Cherry 1991.
- Survey of London
Vol. XXXV11.



and also of his unpublished thesis:

- "Victorian Churches in London"
University College of London 1956.

2. The published accounts describe the purpose for which the Church was built, its huge early popularity, and makes amusing references to a liveried beadle with wand of office whose role was to open the carriage doors.

3. The designer is described as a "quirky-rogue architect", his style as "muscular Gothic" "atrocious" (Pevsner).

4. Finally, changes to the building are recorded including the:

- Removal of the upper west gallery and side galleries, coupled with the cladding of the columns by Ryan Tenison.
- Demolition of the apse and spire.
- Whitewashing of the interior.

5. Mr Thomas' thesis takes these criticisms further:

He includes Keeling, amongst a group of architects whose work has a strange wildness and ugliness. The churches all "manifest an amazing coarseness of design and are very unattractive ..." He includes amongst the group, Peacock, Teulon, Keeling and Lamb, also on occasions Street and even Pearson. In describing the church, he states that the Chancel is west of the Nave and suggests "this is a most ungracious Church, awkward and uneasy to live with; the texture of the materials is hard and uncompromising.... It must have been amazing when it was new and all the shapes and materials were crisp and shiny".

In fact the Church lies north of the Nave, none of the original materials appear to have been shiny. Teulon's church of St. Saviour Rosslyn Hill is Listed as Grade I, desperate efforts have been made to save the building over the last twenty years.

6. Later he states that "the Church makes a brave show to the front, but the standard of ostentation and quality of materials drops off to an extraordinary extent at the sides which are much simpler, bleaker and cheaper with coloured brickwork and very little stone!

1240



Keeling is hardly to be criticised for designing in this way, as his Church is closely surrounded by pre-existing buildings on all three sides, he thus concentrated expensive materials on the only elevations which are visible from the street.

7. He concluded by stating "as the result of extensive internal alterations to Bassett Keeling's "ornate and somewhat barbarous style" beginning in the late 19th century, "the highly personal character of the Church has been lost". ".....the integrity of this listed building has been harmed by extensive alterations. For instance the removal of the broached spire and its replacement by a copper pyramidal cap, the demolition of the apse, the whitewashing of much of the interior and the removal of galleries".
8. Taste changes as do patterns of use, St. George was badly damaged by the V2 that landed at the south-west corner of Camden Hill Square. This probably accounted for the demolition of the spire, the displacement of the roof structures and probably the weakening of the apse that led to its demolition. In the late 1940s, this was a sad and uninspired building smelling of stale ecclesiastical gas.
9. The submission by the Deputy Church Warden of Kensington describes in ecclesiastical and social terms the transformation of the building over recent years.
10. Here it is pertinent to point out what has been achieved in architectural terms.
11. The works have included:
 - Cleaning of the West Front and Tower.
 - Exposure of Keeling's cast iron columns in the Church itself, along with the restoration of the springers that support the upper brickwork.
 - Partial cleaning of the arches to the crossing, exposing original coloured brickwork and polychrome designs.
 - Re-siting of Keeling's West Gallery Front.
12. Listed building consent was required for the recent alterations, control being exercised by English Heritage and the Royal Borough of Kensington and Chelsea. At no stage did English Heritage officers indicate that the building had been so altered that it was no longer of importance. They were immensely supportive to the PCC and their architects during design development.
13. In contrast to Thomas' views, it can be argued that the building has regained some at least of its original character and integrity. The interior is a fine space, peaceful, colourful and appropriate for worship.
14. Keeling's use of polychromy inside and out is, once again, apparent. His idiosyncratic detailing of joinery is there to be enjoyed, the relationship between his tauted cast iron piers and the masonry they support once again makes sense.
15. Past comments on St. George's have castigated its architect as a quirky rogue, the west front as "atrocious"; "his style is ornate and somewhat barbaric". There have been claims that the interior has been completely de-Keelingised, that the integrity of the building has been harmed by extensive alterations.

1241

- 16. Notwithstanding the above, it is also fair to claim that Keeling's design is significant and appealing to our taste at the turn of the century. This is NOT a building that has been altered so as to have lost its integrity or architectural importance.
- 17. Finally, in the weeks when broadsheets have been full of pictures contrasting Battersea Parish Church with the massive new housing block to the south, it is at least pertinent to raise the issue as to whether the best preserved of Bassett Keeling's churches should suffer a similar fate.

M B Caroe

M B Caroe BA (Cantab), D. Arch (King) FSA
Architect, St. George's Camden Hill

Dated: 14 July 1999

① Ash ② PA

6 Hillsbury Road

London W8 7LE

PP/99/0733-

Mr. J French
Planning Officer
RBKC
Tom Hall
Horton Street
Laraa W8

17 July 99

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~~1242~~
1242

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N		SW	SE	ENF	AD ACK
(22)				19 JUL 1999			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French

Camden Hill Resonance Development

I am very opposed to the development and trust the appeal for it to go ahead will not succeed. There are enough traffic and parking problems already, especially when Thames Water take out parking bays for weeks at a time.

Camden is a peaceful area - don't let's spoil it.

Yours sincerely

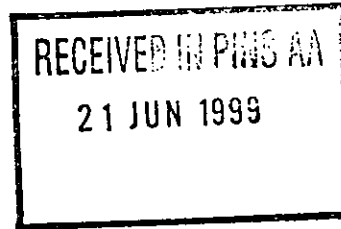
Uchi Harper

UCOMA HARPER

10 KENSINGTON PLACE
LONDON W8 7PT

Tel: 0171-727 5080

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



~~1608~~
1243
17th July 1999

Dear Sir,

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

I have studied the plans for the redevelopment of Campden Hill Reservoirs which are now the subject of your Appeal.

I write as a member of the Campden Hill Tennis Club who has therefore followed these proposals with interest. My interest is heightened because I am also Chairman of a company, Linden PLC, that builds over a thousand new homes a year on "brown land sites", for example, old waterworks in Surrey, an old barracks, an old mental institution and so on.

I do not believe that it is necessary for this scheme to deprive the tennis club of six open air courts and nor do I believe that such a dense scheme is necessary in order to make the project viable or the development attractive and enhancing to the neighbourhood.

In short, I believe strongly that, as an experienced developer and a member of the tennis club, it ought to be possible to come up with a substantially revised scheme, saving all or most of the twelve open air tennis courts and producing a fine development to enhance the neighbourhood, but with considerably lower density. The Appeal should therefore be refused and a new scheme produced.

During office hours you may contact me on 0171-828 6944.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "E.A.P. Sells".

E.A.P. Sells

Enc.

Letter by Fax

1244

52 Campden Hill Square London W8 7JR

~~1244~~

19 July, 1999

RECEIVED IN FANS 41
20 JUL 1999

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

Dear Sir,

re ref K5600/A99/1022704

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

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

Yours sincerely,

Harold Pinter

Harold Pinter



The Planning Inspectorate

Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line
Switchboard
Fax No
GTN

0117-9878930
0117-9878000
0117-9878443
1374-8930

DT

~~DT~~

1245

Ms H Divett
Kensington And Chelsea R B C
Dept Of Planning & Conservation
Department 705
The Town Hall
Hornton Street
LONDON W8

Your Ref:
98/2129

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

20 July 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY ST JAMES HOMES LTD
SITE AT FORMER THAMES WATER RESERVOIR & TOWER HOUSE, CAMPDEN
HILL ROAD, KENSINGTON, LONDON, W8**

I enclose copies of correspondence from 9 interested parties.

You need not reply to the correspondence, as any comments may be made at the inquiry.

Yours faithfully

D Shorland

Mr D Shorland

211A

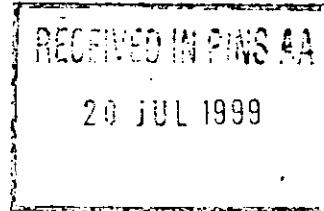
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21 JUL 1999							
APPEALS	IO	REC	ARB	FWD PLAN	CON DES	FEES	

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

1246

London, 16 July 1999

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



~~1246~~

Attention Mr. D. Taylor

Dear Sir,

Re: Royal Borough of Kensington & Chelsea - DETR ref. App/K5600/A/99/1022704

We hereby inform you that we have objected to the captioned redevelopment scheme per our letters to the Planning and Conservation Office of the Royal Borough of Kensington and Chelsea ("RBK & C"). As we understand that Thames Water and St. James Homes will appeal the decision of the RBK & C, we wish to point out that in addition to the objections we have already raised in our letters, the houses to be built on the reservoir will adversely affect our privacy and views, as our flat directly faces the reservoir. Our privacy and views, which we have enjoyed for almost twenty-five years, will be drastically reduced and compromised by the redevelopment.

Our concerns, as detailed in our letters to the RBK & C, may have been forwarded to you. A copy of our letters is attached for your reference.

We hope that the scheme is rejected and the initiative mentioned in our letters is adopted in the public interest.

Yours faithfully,

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

Encls.

cc: Councillor A. Whitfield, Chairman, Community Safety Sub-Committee
Mr. M.J. French, Executive Director, Planning and Conservation, RBK & C

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

London, 11 December 1998

By Hand

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

1247

Dear Sir,

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

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

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

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

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

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

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

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

Yours faithfully,

M.S. Ladjevardi

(Mrs.) A.-M. Ladjevardi

Encls.

1248



The Local - Notting Hill & Bayswater - INDEPENDENT - November 19 1998.

Fighting crime and disorder in the Royal Borough

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

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

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

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

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

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

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

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

The Notting Hill and Bayswater Independent, 19 November 1998

* Alick. Whitfield.

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

1249
85

London, 23 April 1999

By Hand

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

Dear Sir,

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

In reply to your letter dated 14 April 1999, we wish to repeat our objection to the captioned scheme, as revised, for the same reasons detailed in our letter dated 11 December 1998 (copy enclosed). We note that so far we have received your letter dated 15 December 1998 only acknowledging receipt of our letter.

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

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

Yours faithfully,

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

Encls.

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

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

1250
8/8/99

London, 24 April 1999

By Hand

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

Dear Sir,

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

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

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

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

Yours faithfully,

Atadjevardi

(Mrs.) A.-M. Ladjevardi

M.S. Ladjevardi

M.S. Ladjevardi

Encls.

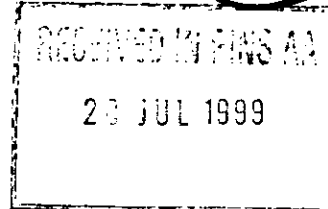
cc: Councillor A. Whitfield, Chairman, Community Safety Sub-Committee

Iona Foster architect
27 Blenheim Crescent
London
W11 2EF



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

(1251)



FTAO Mr D Shorland

July 18th 1999

Dear Mr Shorland

ref **APP/K5 600/E/99/1016054**
APP/K5 600/A/99/1022704

I write to object to the proposed development at the Thames Water reservoir site. My interests are firstly as a playing member of the Campden Hill Tennis Club and secondly as an architect who is a local resident living at 27 Blenheim Crescent W11.

Having spoken informally and at length to a wide selection of the tennis club members I believe that the development is not generally supported by the members. This is in contradiction to the official line whereby the club is in support of the development.

With reference to the interests of club members my objections are as follows:

1. In its present arrangement the tennis club has a broad and expanding membership and provides relatively cheap access to good quality facilities. Membership is open and the club is not exclusive. It provides a much needed service to residents local and beyond. If the development were to take place the current informal and economic arrangement would be threatened.
2. The 12 outdoor courts at are at present a valuable amenity which allows members to take exercise and socialise in fresh open air.
3. The proposed indoor courts would require heavy servicing and maintenance. Mechanical ventilation / air conditioning / artificial lighting etc are unecological being high on energy consumption and expensive. Indoor courts provide a comparatively less healthy environment for taking exercise.

4. The Campden Hill club is one of the oldest in the country and provides a unique and much valued environment for leisure activities, stress relief, social interaction etc. It constitutes an important part of the heritage of this part of Kensington. Many club members are of the opinion that the special atmosphere and identity of the club would be threatened with the proposed development.



1250

As an architect and local resident my further objections are as follows:

1. The proposed residential development is inappropriate for this site providing high density occupancy in an area with already very high density dwellings.
2. Parking and increased traffic to the proposed development would be problematic.
3. The existing below ground vault structure is of exceptionally high architectural value. The structure should be listed and maintained as part of a sympathetic development of the site.
4. The site would be more appropriately developed to include amenities to the benefit of local residents and community eg sport, leisure, health, museum.

Yours sincerely

A handwritten signature in cursive script, which appears to read "Iona Foster".

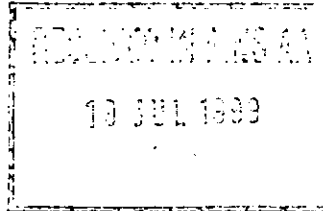
Iona Foster

25 Bedford Gardens, Kensington
London W8 7EF

0171 727 0674

27 June 1999

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



(Handwritten scribble)
(1253)

Appeal reference K5600/A/99/1022704
Campden Hill Reservoirs Development

Dear Inspector,

I am writing to ask that you reject the appeal. The proposed development relates badly to its surroundings and would detract from the appearance and character of a Conservation Area. It proposes a density of development which is undesirable, and will result in a considerable increase in traffic – Campden Hill Road is already carrying a volume of traffic beyond its sensible capacity. The proposed development removes a valuable open space, and does not nothing to increase the diversity or affordability of local housing.

Yours faithfully,

Christopher Mill

From Dame Anne Mueller DCB

46 Kensington Heights
Campden Hill Road
London W8 7BD

Tel: 0171 727 4780 Fax: 0171 792 8490

15 July 1999

The Planning Inspectorate
Room 1003
Tollgate House
Houlton St
Bristol BS2 4DJ

RECEIVED IN PINS AA

19 JUL 1999

Your ref
App/K5600/A/99/1022704

Dear Sirs

Proposed Redevelopment of Campden Hill Reservoirs Site - Quality of Life Factors

I have just returned home from a short period of hospitalisation to be struck more forcibly than ever by the extent to which my quality of life is dependent on the splendid views westwards from all the rooms of my flat, enabling me to enjoy some of the pleasures of living in the countryside whilst continuing to benefit from the amenities of the city.

2 I had to move from my previous home in Campden Hill some years ago because I could no longer cope with stairs, and in my search for a new home aspect/light and views were the dominant criteria. I have since enjoyed 11 years of the natural amenities of this fifth floor flat; and I and my friends and visitors never cease to be delighted by the open views westwards over the tennis courts to the far horizon. I happen to suffer from two degenerative diseases, and it has been a great comfort to me to know living here that however physically immobile I become I shall still be able to see the sunset every day of the year (cloud cover permitting).

3 All the windows of my flat look westwards over the open green space of the tennis courts as well as the wooded areas of Holland Park and Aubrey Lodge onto the more distant slopes of Harrow Hill. I understand that in earlier times one could also see Windsor Castle from this hilltop, which is the highest in London south of Hamptstead. With these views I also enjoy an exceptional degree of privacy looking out to the west, and in fine weather I conduct most of my activities on my west balcony. It is the main basis on which I have built my life since retiring 9 years ago.

4 I am devastated by the prospect of losing these amenities, especially as I do not think I shall be able to raise either the energy or the funds to find an equivalent home elsewhere.

5 I trust your Inspector will take sufficient account of these quality of life factors and the way they affect individual residents such as myself.

6 I should also be grateful for a copy of his report as soon as it is available.

Anne Mueller

ANNE MUELLER

1255



RECEIVED IN PINS AA
19 JUL 1999

Flat 61, Kensington Heights
Campden Hill Road
London, W8 7BD

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

15th July 1999

Dear Sir

Re: Campden Hill Reservoirs – Thames Water Development
DETR's Reference: App/K5600/A/99/1022704.

I refer to previous correspondence related to the above and would reconfirm my strong opposition for the following reasons:-

- 1) traffic congestion in an already very busy area.
- 2) loss of views
- 3) loss of privacy

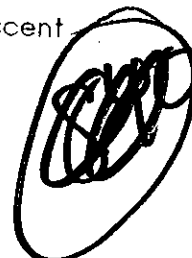
I hope you will take the above points into consideration when making your decision.

Yours faithfully


P Daguati

Iona **Foster**
architect
27 Blenheim Crescent
London
W11 2EF

1256



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

FTAO Mr D Shorkland

July 18th 1999

Dear Mr Shorkland

ref **APP/K5 600/E/99/1016054**
APP/K5 600/A/99/1022704

I write to object to the proposed development at the Thames Water reservoir site. My interests are firstly as a playing member of the Campden Hill Tennis Club and secondly as an architect who is a local resident living at 27 Blenheim Crescent W11.

Having spoken informally and at length to a wide selection of the tennis club members I believe that the development is not generally supported by the members. This is in contradiction to the official line whereby the club is in support of the development.

With reference to the interests of club members my objections are as follows:

1. In its present arrangement the tennis club has a broad and expanding membership and provides relatively cheap access to good quality facilities. Membership is open and the club is not exclusive. It provides a much needed service to residents local and beyond. If the development were to take place the current informal and economic arrangement would be threatened.
2. The 12 outdoor courts at are at present a valuable amenity which allows members to take exercise and socialise in fresh open air.
3. The proposed indoor courts would require heavy servicing and maintenance. Mechanical ventilation / air conditioning / artificial lighting etc are unecological being high on energy consumption and expensive. Indoor courts provide a comparatively less healthy environment for taking exercise.

4. The Campden Hill club is one of the oldest in the country and provides a unique and much valued environment for leisure activities, stress relief, social interaction etc. It constitutes an important part of the heritage of this part of Kensington. Many club members are of the opinion that the special atmosphere and identity of the club would be threatened with the proposed development.



As an architect and local resident my further objections are as follows:

1. The proposed residential development is inappropriate for this site providing high density occupancy in an area with already very high density dwellings.
2. Parking and increased traffic to the proposed development would be problematic.
3. The existing below ground vault structure is of exceptionally high architectural value. The structure should be listed and maintained as part of a sympathetic development of the site.
4. The site would be more appropriately developed to include amenities to the benefit of local residents and community eg sport, leisure, health, museum.

Yours sincerely

Iona Foster

**RE: APPEALS BY ST. JAMES HOMES LTD.
RE: SITE AT FORMER THAMES WATER RESERVOIR & TOWER
HOUSE, CAMPDEN HILL ROAD, KENSINGTON, LONDON W8**

References: APP/K5600/E/99/1016054 (appeal (a))
APP/K5600/A/99/1022704 (appeal (b))

Inquiry date: 20 July 1999

Inspector: Mr. C.A. Thompson

RECEIVED IN PINS AA
22 JUN 1999

1258

**STATEMENT OF CASE ON BEHALF OF THE CAMPDEN HILL
LAWN TENNIS CLUB**



THE CAMPDEN HILL LAWN TENNIS CLUB

9 Aubrey Walk.
London W8 7JH

Tel: 0171-727 4050
Fax: 0171-792 0394

RECEIVED IN PINS AA
22 JUN 1999

With Compliments

1259



STATEMENT OF CASE ON BEHALF OF THE CAMPDEN HILL LAWN
TENNIS CLUB

1. This statement is produced in response to the Inspector's request, at the Pre-inquiry meeting held on 14 June, for the interested parties to produce a short statement to make their positions at the forthcoming inquiry clear.
2. The Campden Hill Lawn Tennis Club ("CHLTC") is the tenant of Thames Water. It is a member's club - it is owned and run by its members.
3. CHLTC will present a proof of evidence at the inquiry explaining its support for the appeal proposals. This will include reference to:
 - (i) the characteristics of the Club, with emphasis on the membership and playing rules;
 - (ii) the existing facilities;
 - (iii) the replacement facilities for the Club that the appeal proposals would provide;
 - (iv) the procedure undertaken to determine the Club's attitude to the redevelopment of the reservoir site.
4. In this way CHLTC will explain that it supports the appeal proposals because they would provide security of tenure and a quality replacement facility.

21 June 1999

1260

RECEIVED IN PINS AA
22 JUN 1999

[Handwritten scribble]

St George's Church
Aubrey Walk
LONDON W8 7H

21st June 1999

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

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

126



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.

1262



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.

1263



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.

1264



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.

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. George Law,
Campden Hill Residents' Association,
6 Phillimore Gardens Close,
LONDON, W8 7QA.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

05 March 1997

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Mr. Law,

Campden Hill Tennis Club

Thank you for your letter of 3rd March regarding the above site. I would confirm that, in my opinion, there is no need or requirement to prepare a planning brief for this site. This is a relatively small site, clearly identified for use for public open space in the Council's Open Space Survey of 1992 which forms supplementary support for the UDP, and also in the recent adopted Conservation Area Proposals Statement. To my mind, the policies set out in the Leisure and Recreation Chapter of the UDP are robust enough for the Council to resist any commercial development on this site.

I have considered your suggestion of extending Holland Park to include the land as Metropolitan Open Land, but unfortunately it neither abuts nor adjoins Holland Park, and could not therefore be included within it.

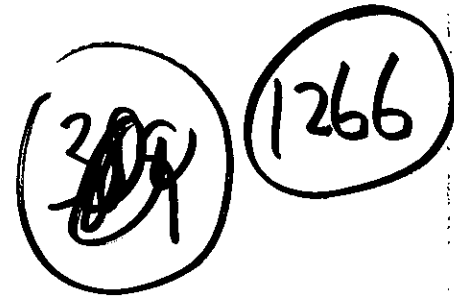
I am currently embarked upon a programme of review of certain policies of the UDP, a programme already approved by Committee. It is not proposed to review any of the open space policies, but I will have regard to the need for any change to the background documents on open space if I consider that it will add support to your and the Council's wishes for the continued use of this site for public open space purposes.

Yours sincerely,

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

Fax to: Mr. M.J. French, Exec. Director Planning, R.B.K.C.,
000 44 171 361 3463

From: Mrs. R.M. Doble, Nairobi, 254 2 211 590



Dear Mr. French:

Re: Development Plan for Thames Water Reservoir, Campden Hill

My company owns flat 51 in Kensington Heights, Campden Hill Road. This is my European base and sanctuary. My flat overlooks both the Water Tower House and the Tennis Courts on the water reservoir. Development of either of these sites would directly and adversely affect me and my peaceable enjoyment of this flat in several ways, to wit:

1. The open space and open air recreational facility provided by the tennis courts is a community asset to be treasured in this age of urban blight. This is a priceless treasure which must not be mindlessly squandered to the sterile materialism of a corporate balance sheet.
2. In any event, the development plan is tenement housing in fancy dress. It is far to large and intrusive for the Campden Hill Community to assimilate. It would have a serious negative impact on every aspect of life on Campden Hill, including but not limited to traffic congestion, noise pollution (especially during the several years of construction), loss of light and open space, loss of open air recreational facilities, loss of the sense of village, further deterioration of air quality, loss of the sense of traditional "Englishness" that first attracted me to Campden Hill several years ago.
3. Campden Hill is a conservation area with many listed buildings. Any development must be compatible in character and scale to this unique community. The current proposal is much to high and much to large to be accomodated.

I sincerely hope that this proposal will be rejected with the suggestion that a much more modest proposal for the Water Tower House only be submitted. The open space presently occupied by the tennis courts must be preserved.

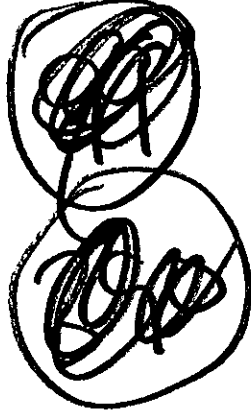
Sincerely,

R. M. Doble (Mrs.)

Flat 51, Kensington Heights

LIST OF ADJOINING OWNERS CONSULTED NUMBER SENT OUT 463

1267

Handwritten scribbles in circles, possibly representing initials or a signature, located to the right of the list entries.

241. The Occupier
3 AUBREY WALK
LONDON
W8

242. The Occupier
5 AUBREY WALK
LONDON
W8

245. The Occupier
13a AUBREY WALK
LONDON
W8

246. The Occupier
13b AUBREY WALK
LONDON
W8

247. The Occupier
13c AUBREY WALK
LONDON
W8

248. The Occupier
15 AUBREY WALK
LONDON
W8

249. The Occupier
17 AUBREY WALK
LONDON
W8

250. The Occupier
19 AUBREY WALK
LONDON
W8

251. The Occupier
GROUND FLOOR FLAT
7 AUBREY WALK

20 CAMPDEN HILL SQUARE
LONDON W8

276. The Occupier
2ND FLOOR FLAT
20 CAMPDEN HILL SQUARE
LONDON W8

277. The Occupier
3RD FLOOR FLAT
20 CAMPDEN HILL SQUARE
LONDON W8

278. The Occupier
4TH FLOOR FLAT
20 CAMPDEN HILL SQUARE
LONDON W8

279. The Occupier
HILL LODGE
14 HILLSLEIGH ROAD
LONDON W8

280. The Occupier
RED COTTAGE
14 HILLSLEIGH ROAD
LONDON W8

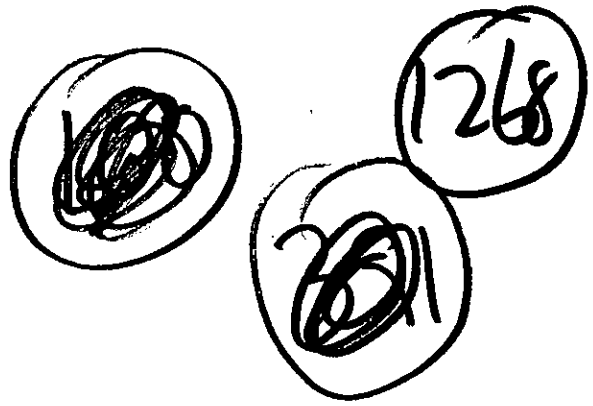
282. The Occupier
15 HILLSLEIGH ROAD
LONDON
W8

283. The Occupier
16 HILLSLEIGH ROAD
LONDON
W8

284. The Occupier
17 HILLSLEIGH ROAD
LONDON
W8

285. The Occupier
19 HILLSLEIGH ROAD
LONDON
W8

286. The Occupier



19a HILLSLEIGH ROAD
LONDON
W8

287. The Occupier
ST. GEORGES CHURCH
AUBREY WALK
LONDON W8

288. The Occupier
FLAT 1
17 CAMPDEN HILL GARDENS
LONDON W8

289. The Occupier
FLAT 2
17 CAMPDEN HILL GARDENS
LONDON W8

290. The Occupier
FLAT 3
17 CAMPDEN HILL GARDENS
LONDON W8

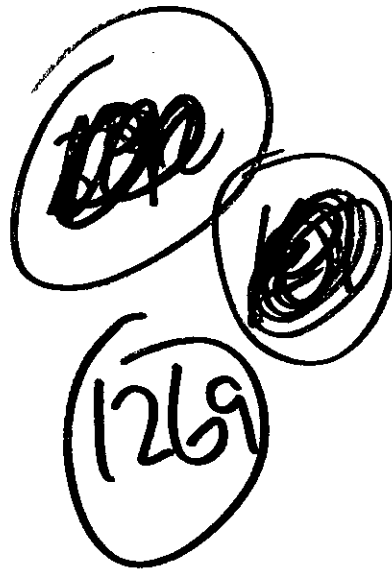
291. The Occupier
FLAT 4
17 CAMPDEN HILL GARDENS
LONDON W8

292. The Occupier
FLAT A
17 CAMPDEN HILL GARDENS
LONDON W8

293. The Occupier
FLAT B
17 CAMPDEN HILL GARDENS
LONDON W8

294. The Occupier
FLAT C
17 CAMPDEN HILL GARDENS
LONDON W8

296. The Occupier
FLAT 2
19 CAMPDEN HILL GARDENS
LONDON W8



297. The Occupier
FLAT 3
19 CAMPDEN HILL GARDENS
LONDON W8

298. The Occupier
FLAT 4
19 CAMPDEN HILL GARDENS
LONDON W8

300. The Occupier
FLAT 6
19 CAMPDEN HILL GARDENS
LONDON W8

301. The Occupier
FLAT 7
19 CAMPDEN HILL GARDENS
LONDON W8

302. The Occupier
21 CAMPDEN HILL GARDENS
LONDON
W8

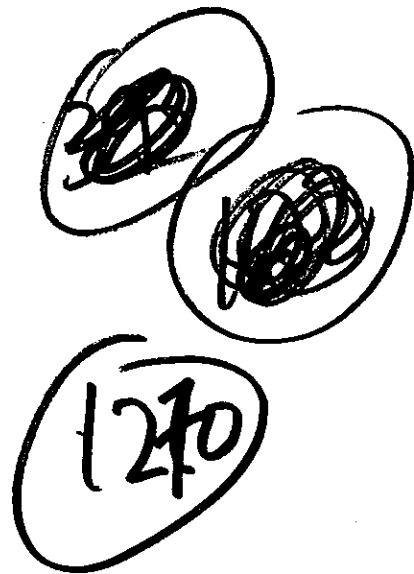
303. The Occupier
23 CAMPDEN HILL GARDENS
LONDON
W8

304. The Occupier
FLAT 1
25 CAMPDEN HILL GARDENS
LONDON W8

305. The Occupier
FLAT 2
25 CAMPDEN HILL GARDENS
LONDON W8

306. The Occupier
FLAT 3
25 CAMPDEN HILL GARDENS
LONDON W8

307. The Occupier
FLAT 4
25 CAMPDEN HILL GARDENS
LONDON W8



308. The Occupier
FLAT 5
25 CAMPDEN HILL GARDENS
LONDON W8

309. The Occupier
FLAT 1
18 CAMPDEN HILL GARDENS
LONDON W8

310. The Occupier
FLAT 2
18 CAMPDEN HILL GARDENS
LONDON W8

311. The Occupier
FLAT 3
18 CAMPDEN HILL GARDENS
LONDON W8

313. The Occupier
FLAT 5
18 CAMPDEN HILL GARDENS
LONDON W8

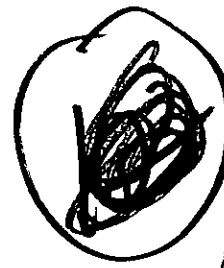
316. The Occupier
20 CAMPDEN HILL GARDENS
LONDON
W8

317. The Occupier
FLAT 1
22 CAMPDEN HILL GARDENS
LONDON W8

318. The Occupier
FLAT 2
22 CAMPDEN HILL GARDENS
LONDON W8

319. The Occupier
FLAT 3
22 CAMPDEN HILL GARDENS
LONDON W8

323. The Occupier
FLAT B
24 CAMPDEN HILL GARDENS



1271



LONDON W8

325. The Occupier
FLAT 1
26 CAMPDEN HILL GARDENS
LONDON W8

326. The Occupier
FLAT 2
26 CAMPDEN HILL GARDENS
LONDON W8

327. The Occupier
FLAT 3
26 CAMPDEN HILL GARDENS
LONDON W8

328. The Occupier
FLAT 4
26 CAMPDEN HILL GARDENS
LONDON W8

329. The Occupier
FLAT 5
26 CAMPDEN HILL GARDENS
LONDON W8

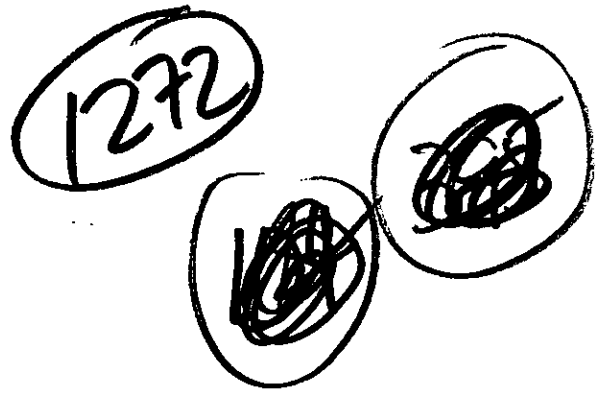
330. The Occupier
28 CAMPDEN HILL GARDENS
LONDON
W8

331. The Occupier
30a CAMPDEN HILL GARDENS
LONDON
W8

332. The Occupier
30b CAMPDEN HILL GARDENS
LONDON
W8

333. The Occupier
30c CAMPDEN HILL GARDENS
LONDON
W8

334. The Occupier
30d CAMPDEN HILL GARDENS



LONDON
W8

335. The Occupier
30e CAMPDEN HILL GARDENS
LONDON
W8

336. The Occupier
30f CAMPDEN HILL GARDENS
LONDON
W8

337. The Occupier
30g CAMPDEN HILL GARDENS
LONDON
W8

338. The Occupier
30h CAMPDEN HILL GARDENS
LONDON
W8

339. The Occupier
32 CAMPDEN HILL GARDENS
LONDON
W8

340. The Occupier
32a CAMPDEN HILL GARDENS
LONDON
W8

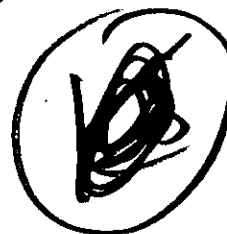
343. The Occupier
FLAT 1
36 CAMPDEN HILL GARDENS
LONDON W8

344. The Occupier
FLAT 2
36 CAMPDEN HILL GARDENS
LONDON W8

345. The Occupier
FLAT 3
36 CAMPDEN HILL GARDENS
LONDON W8

346. The Occupier

1273



FLAT 4
36 CAMPDEN HILL GARDENS
LONDON W8

347. The Occupier
FLAT 5
36 CAMPDEN HILL GARDENS
LONDON W8

348. The Occupier
FLAT 6
36 CAMPDEN HILL GARDENS
LONDON W8

349. The Occupier
FLAT 7
36 CAMPDEN HILL GARDENS
LONDON W8

350. The Occupier
1 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

351. The Occupier
2 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

352. The Occupier
3 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

353. The Occupier
4 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

354. The Occupier
5 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

355. The Occupier
6 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

1274

1000

1000

357. The Occupier
8 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

358. The Occupier
9 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

360. The Occupier
11 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

361. The Occupier
12 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

362. The Occupier
13 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

363. The Occupier
14 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

364. The Occupier
15 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

365. The Occupier
16 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

367. The Occupier
18 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

368. The Occupier
19 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8



369. The Occupier
20 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

372. The Occupier
23 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

373. The Occupier
24 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

374. The Occupier
25 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

375. The Occupier
26 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

376. The Occupier
27 MELBOURNE HOUSE
CAMPDEN HILL ROAD
LONDON W8

377. The Occupier
FLAT 1
118 CAMPDEN HILL ROAD
LONDON W8

378. The Occupier
FLAT 2
118 CAMPDEN HILL ROAD
LONDON W8

382. The Occupier
FLAT 8
118 CAMPDEN HILL ROAD
LONDON W8

383. The Occupier
120 CAMPDEN HILL ROAD
LONDON

1276



W8

384. The Occupier
140 CAMPDEN HILL ROAD
LONDON
W8

385. The Occupier
142 CAMPDEN HILL ROAD
LONDON
W8

386. The Occupier
UPPER FLOOR FLAT
142 CAMPDEN HILL ROAD
LONDON W8

387. The Occupier
1 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

388. The Occupier
2 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

389. The Occupier
3 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

390. The Occupier
4 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

391. The Occupier
5 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

392. The Occupier
6 WATER TOWER HOUSE
97-99 CAMPDEN HILL ROAD
LONDON W8

393. The Occupier
7 WATER TOWER HOUSE

