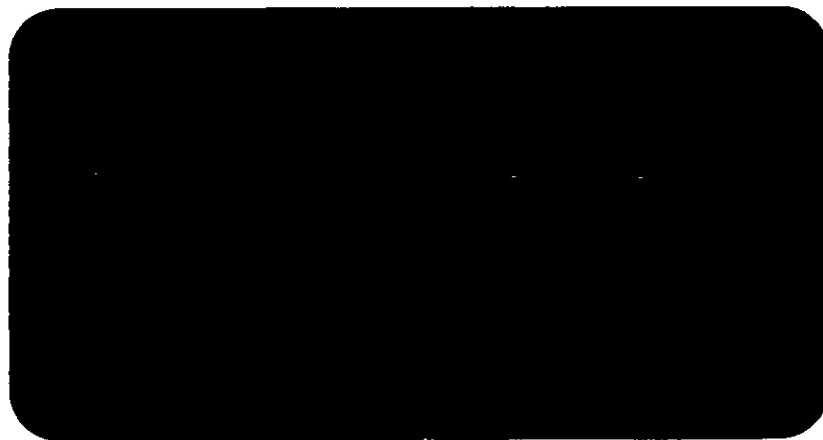
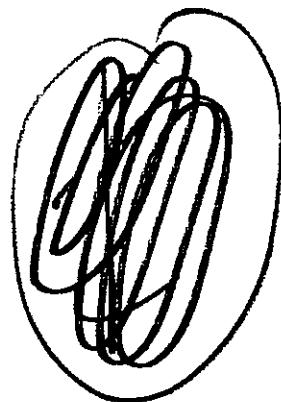


1957

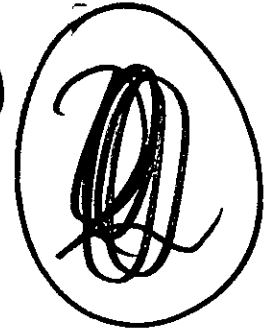


PROOF OF EVIDENCE

STJA/RS/2

R.M.SELLWOOD BA, Dip. TP, MRTPI, FRICS

1952



APPENDICES VOLUME

**THE REDEVELOPMENT OF
WATER TOWER HOUSE
AND THE FORMER RESERVOIRS,
AUBREY WALK, KENSINGTON**

**On Behalf of
ST JAMES HOMES LTD.**

APPEAL REFERENCES:

APP/K5600/E/99/1016054

APP/K5600/A/99/1022704

JUNE 1999

APPENDICES

1953



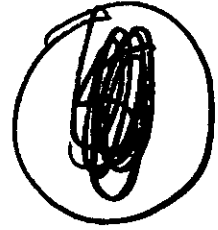
- Appendix 1: Letter from the Department For Culture, Media & Sport (23-2-98)
- Appendix 2: Letter from the Department For Culture, Media & Sport (23-3-99)
- Appendix 3: Thames Water Letter
- Appendix 4: Decision Notices (Water Tower House)
- Appendix 5: Letter from the Royal Borough of Kensington & Chelsea 23-1-98
- Appendix 6: Meeting note of 23-12-98
- Appendix 7: Meeting note of 19-1-99
- Appendix 8: Borough Council letter of 20-1-99
- Appendix 9: Sellwood Planning Letter of 15-2-99
- Appendix 10: Letter from English Heritage 21-1-99
- Appendix 11: Meeting note of 19-2-99

1954

AH

- Appendix 12: Meeting note of 25-2-99
- Appendix 13: Meeting note of 24-3-99
- Appendix 14: Letter from English Heritage dated 8-4-99
- Appendix 15: Letter from Sport England 2-6-99
- Appendix 16: Sellwood Planning letter of 21-4-99
- Appendix 17: Sellwood Planning letter of 4-6-99
- Appendix 18: Committee Report of 8-6-99
- Appendix 19: Borough Council letter 8-6-99
- Appendix 20: LPAC "Possible Future Sources of Large Housing Sites in London" (Extracts)
- Appendix 21: Thames Water letter of 18-5-97
- Appendix 22: Kensington & Chelsea UDP (Extracts)
- Appendix 23: Kensington & Chelsea Draft Alterations (Extracts)
- Appendix 24: LPAC London's Housing Provision 1987-1996 (Extracts)

Appendix 25: RBKC Open Space Survey 1992



Appendix 26: Borough Council Committee Report 11-1-99



EXHIBITS

RMS1: Site Context 1 : 25,000

RMS2: Site Plan 1 : 2,500

Appendix 1

1956

Letter from the Department

For Culture, Media & Sport (23-2-98)



2-4 Cockspur Street
London SW1Y 5DH
Telephone: 0171-211 2139
Facsimile: 0171-211 2006

1957

J George Esq
Jeffery W George and Associates
The Old Vicarage
Stowe
Shropshire LD7 1NB

Our ref
HD/5021/274/1

25 February 1998

Dear Mr George,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
CAMPDEN HILL RESERVOIR, AUBREY WALK, LONDON W8**

Thank you for your letter of 19 February in which you asked for written confirmation that the above-mentioned structure has recently been rejected for inclusion in the statutory list.

The reservoir was assessed in 1996 by English Heritage, who are the Department's statutory advisers on listing matters. English Heritage commented that this brick-built, vaulted reservoir of 1869 appears to be a fairly standard example for the period, and a number of others survive. This building was therefore not considered to be of the special architectural or historic interest required to warrant listing.

Having carefully considered all the evidence, the Department decided to accept English Heritage's advice not to add this building to the statutory list.

Yours sincerely,

D. S. Coles

DJ COLES
LISTING BRANCH

Appendix 2

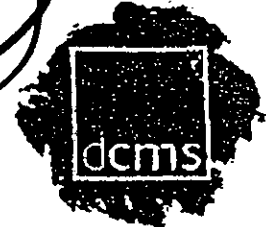
1958

Letter from the Department For Culture,

Media & Sport (23-3-99)

Department for Culture, Media and Sport
Building Monuments and Sites

1959



Mr Jeff George
Jeffery W George & Associates
The Old Vicarage
Stowe
Shropshire
LD7 1NB

Your Ref:

Our Ref: DG-SL/1768-98

23 March 1999

Dear Sirs

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
CERTIFICATE THAT A BUILDING IS NOT INTENDED TO BE LISTED
CAMPDEN HILL RESERVOIR AND PUMPING STATION, AUBREY WALK, LONDON W8**

I refer to your application of 3 December 1998.

The merits of the reservoir and pumping station have been considered and the Secretary of State has concluded that they are not of sufficient interest to be included in a list of buildings of special architectural or historic interest compiled under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly the Secretary of State hereby certifies that he does not intend to list the Campden Hill Reservoir and Pumping Station, Aubrey Walk, London W8.

3. Under section 6(2) of the 1990 Act the effect of this notification is to preclude the Secretary of State from listing these buildings for the period of five years from the date of issue of this certificate, and to preclude the local planning authority from serving a building preservation notice on the buildings during that period.

Yours faithfully

TA Ellingford

T A ELLINGFORD
Listing Branch

| | |
|-----------------------|----------|
| Telefax | |
| To: Mr George | |
| Fax: 0171 287 0712 | |
| From: Diana Galbraith | |
| Date: 25-3-99 | Pages: 1 |
| Tel No 0171 211 2088 | |

96%

Appendix 3

1960

Thames Water Letter



1961



24 June, 1999

R Sellwood Esq
 Sellwood Planning
 Highgate house
 Bangers Green
 Takeley
 Bishop's Stortford
 Herts CM22 6PE

Thames Water
 Property Division

Ground Floor North Reading Bridge House
 Reading Berkshire RG1 8PR

Telefax 0118 59 3599

Direct Telephone 0118 959 3268

Document Exchange BRIT DOC DX 135836

READING-14

www.thames-water.com

Dear Mr Sellwood,

CAMPDEN HILL RESERVOIRS

As requested for the forthcoming Public Inquiry, I am writing to you to confirm a number of aspects concerning Campden Hill Reservoirs.

This letter firstly describes the historical development of the works from the mid nineteenth century and the water supply role it has performed. It considers the way in which operational requirements have evolved over that time, and how the demand for land has changed. It then considers why the remaining reservoirs are now no longer required.

It then considers how the two remaining reservoirs would be 'abandoned' and 'discontinued' to meet the requirements of the Reservoirs Act 1975.

The former role of the site as a water rate office and distribution depot is also considered, as well as the Holland Pipetrack project, which is currently in progress.

I also consider the recent lease agreement entered into with the Campden Hill Lawn Tennis Club, which will only be triggered by the grant of consent.

OPERATIONAL WATER SUPPLY ISSUES

With its elevated position, Campden Hill was the obvious location to construct service reservoirs to serve the residential areas of Kensington and Chelsea to the south. The Grand Junction Waterworks Company first occupied premises on the site in 1843, with the first (East) reservoir constructed in 1845 on land now occupied by Kensington Heights. Expansion in 1857-58 included a pumping station and Italianate tower. The West and Middle reservoirs were subsequently built in 1868 / 69.

Public health concerns increased with the expansion of London's population, and as a result of the 1852 Metropolitan Water Supply Act the reservoirs were covered. In 1884,

Thames Water Property Limited
 Registered in England and Wales No 2606112
 Registered office: 4 Cavendish Place London W1M 0NU
 Part of the Thames Water Plc Group



the Waterworks Company entered into an agreement with the Campden Hill Lawn Tennis Club to allow the roof of the Middle and West reservoirs to be used as tennis courts, an arrangement that continues to the present day. A tennis clubhouse and caretaker's cottage were also built in in Aubrey Walk.

The Metropolitan Water Board took over statutory responsibility for supplying London's water in 1902, and in consequence acquired the property of the Grand Junction Company in 1904. According to MWB records from 1905, the Campden Hill reservoirs had a total capacity of 18 million gallons (81 million litres). At that time the site extended to well over five acres, and in addition to the water tower and the engine and boiler houses, it accommodated workers' cottages, coal and other stores buildings, offices, workshops and fitting shops.

The relationship between the water utilities landholdings and the rest of the local area has been a process of continuing evolution. For example, as early as 1878 the houses presently standing in Airlie Gardens were constructed on surplus water company land. That process has continued throughout this century as the process of water supply has become progressively more efficient.

In the 1960's it was possible for the MWB to discontinue use of the East reservoir. This was subsequently demolished in 1973 and redeveloped to facilitate the Kensington Heights development. The water tower and houses on the corner with Aubrey Walk were also demolished at about this time to make way for Water Tower House.

The Middle and West reservoirs continued in service. They are approximately rectangular and divided by a common wall. This was strengthened in the 1960's, and later, holes were drilled through the west side of the dividing wall to limit the differential water depth to which the wall could be subjected.

By the early 1990's however, problems of water quality developed because of leakage through the roof (despite a new membrane being fitted in 1990). In 1994 both reservoirs failed Drinking Water Inspectorate coliform standards. The decision was then taken to 'abandon' the West reservoir (see discussion below concerning 1975 Reservoirs Act). The holes were consequently plugged and an L-shaped reinforced wall was built against it, in order to accommodate the new operating conditions.

However, the Middle reservoir was only brought back into service for a limited time, because by now the Thames Water Ring Main was beginning to bring even greater efficiencies to the supply of water in the capital. The Ring Main extends beneath London for some 50 miles, and has revolutionised supply by allowing water treated in new modern plants on the outskirts of London to be supplied to customers in the inner areas and suburbs.

As a result, further improvements in efficiency have been possible, and a number of older works within Greater London are no longer required for operational purposes. One of these is Campden Hill, and in 1995 Thames Water took the decision to 'abandon' the Middle reservoir and to then 'discontinue' both reservoirs under the terms of the Reservoirs Act 1975.



DECOMMISSIONING OF THE RESERVOIRS

The West and Middle reservoirs are statutory reservoirs under the terms of the 1975 Act. This means they are capable of holding more than 25,000 cubic metres above natural ground level.

Each such reservoir is inspected by an independent 'Panel Engineer' every 10 years or more frequently if so recommended. The owner must comply with his or her recommendations made in the interests of safety. All relevant inspection reports are lodged with the enforcement authority, which in this case is the Royal Borough of Kensington and Chelsea (RBK&C).

The Act includes provisions for 'abandonment' and 'discontinuance' of statutory reservoirs.

Abandonment means that a qualified engineer recommends whether any measures are required to ensure that a large raised reservoir cannot fill with water above the natural ground level around it, or that if it does no risk will result from this.

Discontinuance means that the engineer must recommend measures to alter the reservoir making it incapable of holding more than 25,000 cubic metres of water above natural ground level. Discontinuance will lead to the reservoir then being removed from the statutory register.

Abandonment imposes in this case a more onerous requirement since the principal concern is that, ordinarily, no water should rise above natural ground level, whereas with discontinuance up to 25,000 cubic metres of water can rise above this point.

The Panel Engineer's most recent report, concerning abandonment of the West Reservoir, was submitted to RBK&C in April 1994. This is attached. Certain measures were recommended, in the interest of safety, to ensure that the reservoir is incapable of filling accidentally. These were undertaken by the Company and the reservoir was abandoned later that year.

The Middle reservoir continued in use until 1995. However, since it is also at the end of its operational life, the company has been discussing with the Panel Engineer the works required for it too to be abandoned, and for both reservoirs to be discontinued.

The Middle and West reservoirs are built into the hillside, and the Panel Engineer has identified the lowest level of the adjoining natural ground to be at a level below the toe or the bottom of the southern (downhill) embankment, a point some 2.08m above reservoir floor level.

He has recommended that both reservoirs can be abandoned and discontinued by removing drain valves and underfloor flap valves in order that they can then be drained down to floor level.

1984

To keep the reservoirs permanently in this condition is however a significant liability for the Company. The drain would have to be permanently monitored and periodically surveyed by CCTV. There would also need to be routine structural monitoring and periodic inspections by the company's engineer. Additional requirements would be external structural monitoring and grounds maintenance.

There could also be structural implications once residual water is removed from the reservoirs. As the brickwork dries out, it is likely to behave in an unusual way giving rise to further maintenance obligations. Finally, the company must also take account of the eventual cost of demolishing the reservoir structures.

Thames Water's policy is normally to abandon and discontinue all raised reservoirs within its ownership once they are no longer required for operational reasons. Total demolition is therefore preferred by the company since this gives certainty, and ensures that the company is not required to maintain a brick built structure, over 100 years old, with no practical operational purpose.

The water regulator, by virtue of the Water Industry Act 1991 (s.2), places Thames Water under an obligation "to promote economy and efficiency" in the carrying out of its functions. It is also the case, under the terms of its licence, that Thames Water must return a significant proportion of property development receipts to the utility business to be offset against water and sewage charges and to ensure continuing improvements to the service to its customers.

The company would be unable to satisfy this requirement if the reservoir structures are simply left as a significant maintenance obligation. It must instead ensure that the asset is re-used as efficiently as possible, and this can be achieved by re-development of the site for residential use.

WATER RATE OFFICE AND DISTRIBUTION DEPOT

The 1967 planning consent for the development of Water Tower House allowed for use of part of the building as offices. Part of the lowest floor of the building was subsequently used as a water rate office.

It is worth noting that the site also accommodated a Distribution Depot for a number of years, with some 20 staff based there. The site was used as a base for up to 15 vehicles used for repairs and customer liaison in the local district.

Following the decision to decommission the reservoirs, the depot was closed in 1996 and relocated to Cricklewood. Given the central location however, it is likely if the planning application is unsuccessful that the Company would continue use of this part of the site for a beneficial purpose in the short term.

THE HOLLAND PARK PIPETRACK SCHEME

Following a series of mains bursts in Holland Park Avenue, Thames Water is investing £10 million in a three year project to disconnect eight of the water mains running under

1965

the road. It is intended that they will be replaced by two new mains in a deep tunnel running 1.2km between the Shepherds Bush Roundabout and Campden Hill.

The shaft at Campden Hill, 50 metres deep, is currently under construction. It is located at the centre of the roundabout proposed within the appeal scheme. Aubrey Walk was closed for a period in April and May 1999 to allow the shaft to be dug and the mains connections to be made. It is expected that Aubrey Walk will close again for approximately three weeks in October and November 1999 to re-line the mains, enabling them to accommodate increased water pressure. The overall pipetrack project is programmed for completion by Autumn 2000.

Spoil from the shaft construction is being removed by lorries parked to the south of Water Tower House, and loaded via a conveyor belt running alongside the access ramp to the underground car park of Kensington Heights.

The shaft itself and the need to provide access thereto for periodic maintenance has created a constraint on the layout of the development. Furthermore, there is the need to ensure that a series of pipe connections between the shaft and the mains in Aubrey Walk are not damaged during the construction process.

CAMPDEN HILL LAWN TENNIS CLUB

Under a lease agreement, the roof of the Middle and West reservoirs has been used since 1894 by the Campden Hill Lawn Tennis Club. As a result of the roof leakage problems referred to earlier, in 1990 the club's lease was temporarily terminated to enable a new roof membrane to be fitted. The lease was then re-negotiated on a six monthly renewable basis. This arrangement still exists.

Discussions have taken place recently between the club and Thames Water with the objective of retaining the club and upgrading its facilities whilst releasing land for development. The current development scheme meets that objective, with six club standard courts at the lower level, and six championship courts on the upper level. These arrangements are fully supported by the club which signed an agreement with Thames Water in November 1998 for a new 99 year lease. This would be triggered by implementation of the appeal scheme.

It is our belief that the long term future of the club can only be guaranteed as part of the current proposals by St James, which we believe are extremely robust and accord fully with the prevailing planning policy framework. We also believe that the enhanced facilities and security of tenure the club seeks can only be delivered as part of the appeal scheme.

If the appeal is unsuccessful, the Company would review its position on the club's lease. I would emphasise again that Thames Water has an obligation to secure the maximum value from its redundant assets, and it would not be prepared in these circumstances to re-negotiate the lease to offer the club greater security of tenure. Rather, we would re-double our efforts with St James to secure a commercially viable

redevelopment. The present unsatisfactory situation for the club would therefore remain unless and until this is resolved.

CONCLUSIONS

Water has been supplied from the reservoirs at Campden Hill for over 150 years. During this period the relationship between the various landholdings and the surrounding area has evolved as operational functional requirements have changed and the demand for land has reduced. Some surplus land has already been developed for housing, for example the sites of the former East reservoir and water tower on which Kensington Heights and Water Tower House now stand, and land in Airlie Gardens.

As a result of continuing efficiencies and in particular the operation of the Thames Water Ring Main, the company has decided that the Middle and West reservoirs should be abandoned and discontinued under the Reservoirs Act 1975.

After completion of the works necessary to abandon and discontinue the reservoirs, a significant maintenance liability would remain for Thames Water. This would be a highly wasteful use of the company's resources. It would not secure the long term future of the tennis club, a major local amenity, and would run counter to the obligation set out in the Water Industries Act 1991 that the company should operate as efficiently as possible to maximise the benefits to customers.

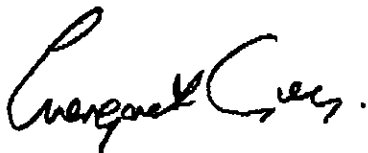
The site was also used as a water rate office and distribution depot. The company would continue to use part of the site for a beneficial operational purpose if the residential development proposal is unsuccessful.

The Holland Park Pipetrack is an important project providing significant long term benefits for customers. It places some constraints on the layout of development and the method of construction.

The recent lease agreement with Campden Hill Lawn Tennis Club, which is dependent upon implementation of the appeal scheme, secures the long term future of the club with significantly enhanced facilities. The Company believes that these benefits can only be secured with the current scheme proposals.

I trust this letter provides the information you require and assists the Inquiry.

Yours sincerely,



MARGARET GREY
Property Development Director
THAMES WATER PROPERTY

1967

PH

Reservoirs Act, 1975
Report made under Section 14
of the Act Abandonment
of Large Raised Reservoir

Reservoirs Act, 1975Report made under Section 14 of the Act
Abandonment of Large Raised Reservoir1968
AA1. Name and Situation of Reservoir

Campden Hill West Reservoir
Aubrey Walk
Campden Hill
London

2. National Grid Reference

TQ 249 802

3. Inspecting Engineer

E C Reed, OBE., DFC., FICE.
Lewin, Fryer and Partners
Grove House
100 High Street
Hampton
Middlesex TW12 2ST

4. Name of Panel of which Engineer is a Member

The abandonment Engineer is a member of the All Reservoirs Panel constituted under the Reservoirs Act, 1975.

5. Name and Address of the Undertaker

Thames Water Utilities Limited
Nugent House
Vastern Road
Reading
Berkshire RG1 8DB

6. Dates of Inspection of Reservoir(a) Previous Inspections

19th November 1933
8th December 1942
21st November 1947
8th November 1957
28th December 1967
27th October 1977
26th November 1985
27th November 1985
29th September 1990
18th April 1991

(b) Present Inspections

11th November 1993

7. Engineers Recommendations etc.(a) Background

(i) Following a meeting on the 25th May 1993 on the subject of the West Cell of the Campden Hill Reservoirs, I received a letter dated 6th July 1993 asking me, as Inspecting Engineer Designate, to formally review the works proposed by Thames Water relating to the abandonment of the West cell and report accordingly.

(ii) I was provided with an Action Plan which detailed the need for the abandonment, and gave background information.

(b) Need for the Project

(i) The west and middle reservoirs as a whole have failed the D.W.Q.L. standard of 95% free of coliforms. The west reservoir is considered to be the worst offender in the provision of poor quality. With improvements to circulation and to roof drainage in the middle reservoir it was concluded that the west reservoir should be abandoned. This would leave the middle reservoir to provide quality water supply to the local community.

(b) History of the Reservoirs

1970

The Campden Hill Reservoirs were built in 1868/9. They consist of two rectangular reservoirs divided by a common wall. The construction is of brickwork with the barrel arch roof supported on brick piers. The perimeter walls are also of arched brickwork supported internally by brick buttresses. The two reservoirs are known as the West and Middle Reservoirs. There was an East Reservoir but this has long since been discontinued. The common wall which divided the two reservoirs was strengthened in 1964 to allow for an unbalanced loading in one or other of the reservoirs. Five openings were provided in this wall each of 300mm dia. and at a height of 3.6m from the floor to ensure that the wall remained stable. I find that the Middle Reservoir has a capacity of 24.3 ML and the West Reservoir has a capacity of 25.2 ML. Water enters the Reservoirs through 30 in. dia inlet mains in each reservoir. In the Middle Reservoir a 24 in. dia main located in the east wall provides infusion from Hampton Country zone and in the north wall a 24 in. dia. main provides overflow from the Hampton Country main. In the West Reservoir a 24 in. dia main from the Barrow Hill zone is located in the north wall. A SCADA system of valve control to prevent overflow has its sensors established in the West Reservoir. A 24 in. dia drain carried water to waste.

(c) Measures to be taken for Abandonment

To complete the abandonment report it is necessary to recommend measures that ought to be taken in the interest of safety, to ensure that the reservoir is incapable of filling accidentally or naturally with water above the natural level of any part of the land adjoining the reservoir or is only capable of doing so to an extent that does not constitute a risk. To achieve this the following work should be carried out:-

- (1) Seal with brick, concrete or both all inlet and outlet pipes in the West Reservoir.

1971



- (2) Seal with brick, concrete or both, all five 300mm dia. connecting holes with the West Reservoir in the division wall.
- (3) Construct reinforced concrete wall within the West Reservoir. The r.c. wall to be designed so that the combined r.c. wall and the existing division wall retain the total head in the Middle Reservoir to top water level.
- (4) The operating spindle on the 24 inch. dia drain valve in the West Reservoir to be removed, a lockable hand-wheel installed on the valve in the reservoir in a closed position, and a water level detector positioned in the drainage sump with a telemetry link to Hammersmith.
- (5) Although not strictly part of the works required to complete the abandonment the following are works that I recommend be carried out to ensure the proper functioning of the Middle Reservoir when the West Reservoir is abandoned.
 - (a) The removal of the overflow alarm and protection system (the SCADA system) which I have in the past required, and which I understand exists in the West Reservoir and the establishment and testing of this alarm system in the Middle Reservoir.
 - (b) A TV survey of the 24 in. dia drain has established that there is a partial collapse in this drain. Steps should be taken to repair this collapse and establish that the drain is clear of impediments that may restrict the overflow of water.

8. Conclusions

It has been my concern that Section 14 in dealing with abandonment contained no provision for any statement from the Panel Engineer to confirm that the work has been completed. A statement is however envisaged if the process proceeds to Section 13 and discontinuance.

1972

It is my understanding that the client wishes to go through the process of abandonment and not to discontinuance and I have attempted to provide this option. The reservoirs will therefore remain on the register as large raised reservoirs.

The work I have recommended has proceeded and the items recommend above nos. 1, 2 and 3 have all been completed to my satisfaction. Items 4 and 5 remain to be fully completed. Item (b) is completed but item (a) remains to be checked. I recommend that the Supervising Engineer and myself complete a final inspection of the works before the Middle Reservoir is brought back into service. When this has been done I shall, by letter, state that I am satisfied that the work has been completed.

El Keed

Signed.....

All Reservoirs Panel

15th January 1994

Appendix 4

1973
~~1973~~

Decision Notices

(Water Tower House)

London County Council
ARCHITECT'S DEPARTMENT

Ref.
T.P.9/R No.

1974

TOWN AND COUNTRY PLANNING ACT, 1962, SECTION 19(4).

REGISTER OF APPLICATIONS

5 Sept 1963

Permission Granted
on an
Outline Application

Date of Council's decision *

25 July, 1963

This is an outline application under the town and Country Planning Act, 1962, and the Town and Country Planning General Development Order, 1950.

The Council has given its direction under the above-named Acts and Order in respect of this application:

Permission granted on an outline application for the development referred to

as shown on the plans submitted, subject to the conditions referred to.

SCHEDULE

9th May, 1963

3251 (Your No. A.)

The erection of 6,300 square feet of offices and twelve residential units for the Metropolitan Water Board on the site forming part of Camden Hill Water Works at corner of Camden Hill Road and Aubrey Walk, Kensington and shown edged blue on plans registered No. 3251 (Your Drawing No. A)

1) The undermentioned details of the development shall be to the satisfaction of the Council:-

- (a) The siting of the buildings.
- (b) The design of the buildings, including height, massing and internal planning.

The Surveyor,
Metropolitan Water Board,
New River Head,
Rushberry Avenue,
E.C.1

1975

ABT

conditions (continued)

- (c) The external appearance of the buildings, including materials used and their colour and texture.
- (d) Means of access to the buildings.
- (e) Use of any part of the site not covered by buildings and the treatment thereof including planting walls and fences.
- (f) The extent and position of accommodation for the car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the buildings.
- (g) The general height of the proposed buildings not exceeding the general height of the surrounding development.
- (h) The residential density not exceeding 136 persons per acre.

2) The development shall not take place other than in accordance with detailed plans, sections and elevations and indicating the details referred to in the aforementioned Condition (1) which shall have been approved by the Council before any work on the site commences.

3) That a splay of 15 feet by 10 feet shall be provided at the junction of Campden Hill Road and Aubrey Walk.

4) This permission shall become null and void after the expiration of a period of three years from the date hereof unless the plans, sections, elevations and particulars referred to in the aforementioned condition (2) are submitted to the Council for approval within that period.

5) That the offices shall be used only in connection with the functions of the Metropolitan Water Board and for no other purpose, including any other purpose within Class II of the Schedule of the Town and Country Planning (Use Classes) Order 1963.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. and 2. In order that the Council may be satisfied as to the details of the proposal.
3. To ensure adequate sightlines at these road junctions.
4. To prevent an accumulation of outline applications which have not been acted upon.
5. To ensure that the future occupation of the buildings shall be in accordance with the Council's office policy which seeks to restrain further office development in London.

Contd/.....

1976

~~1976~~

Reasons (continued)

You are further informed :-

- 1) That the Kensington Royal Borough Council should be consulted regarding
 - i) The widening of Campden Hill Road and Aubrey Walk.
 - ii) The construction of crossovers on the public way.
 - iii) Refuse storage accommodation.
- 2) Attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder and you are invited to confer with the Council's officers before preparing detailed plans.
- 3) This permission is given in principle only and on the clear understanding that the Council is in no way committed to acceptance of the layout shown on the Drawings submitted.

Yours faithfully,

Architect to the Council
duly authorised by the Council to sign this document.

CERTIFIED TRUE COPY OF
~~PART A. DECISION/LETTER~~
~~APPEAL/REF. NOTICE~~
 STAT. REG. NO.....
 SIGNED..... F.A. Sanders.....



THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN HALL · KENSINGTON W8

J. WARING SAINSBURY, M.A., LL.B., Town Clerk and Solicitor

TELEPHONE 01-927 5464 EXT. 30

WHEN REPLYING PLEASE QUOTE RFC/AES/TP.4942

Your ref: E.38/C/1/A

1977

[Handwritten signature]

4th March, 1968

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962
Permission for Development (Conditional)

The Borough Council, in pursuance of its powers under the above-mentioned Act (as amended) and the Town and Country Planning General Development Order, 1963, hereby permit the development referred to in the under-mentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

This permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any By-laws, Orders or Regulations made thereunder, and nothing herein shall be regarded as dispensing with compliance therewith or deemed to be an approval, consent, permission or licence thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-1939 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

SCHEDULE

Date of application: 12th December, 1967

Plans submitted No. TP. 3,769/4A

Development:

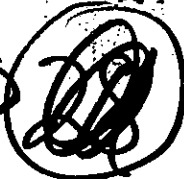
The erection of a four-storey plus basement building at the corner of AUBREY WALK AND CAMPDEN HILL ROAD, W.8., to comprise a Water Rate Office and depot, twelve dwelling units and underground garage accommodation as shown on submitted drawings Nos TP.3,769/4A, your drawings Nos. 215/6.

CONDITIONS:

1. The office floor space to be created by the said development shall not exceed 6,094 sq. ft. and the use of the building shall thereafter be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate floor space exceeding 6,094 sq. ft. by more than the prescribed exemption limit in force by virtue of Section 2(6) or 2(7) of the Control of Office and Industrial Development Act, 1965, as the case may be, at the time that any additional floor space is created.

(This is a condition within Schedule A referred to in Para.29 of the Ministry of Housing and Local Government Circular 64/65).

p.t.o.

1978 

CONDITIONS (contd).

- 2. The facing materials to be used on the building shall not be otherwise than those as may have been approved by the Council before any work on the site is commenced.
- 3. Trees shall be retained on the site as indicated on your drawing No. 215/6.

REASONS FOR THE IMPOSITION OF CONDITIONS:

- 1. To comply with the provision of the Control of Office and Industrial Development Act, 1965.
- 2. To ensure that the external appearance of the building is satisfactory.
- 3. To ensure the preservation and/or planting of trees as required by the Civic Amenities Act, 1967.

INFORMATIVES:

- 1. Conditions Nos. 2 and 3 above are conditions within Schedule C referred to in paragraph 29 of the Ministry of Housing and Local Government Circular No. 64/65.
- 2. The Council do not consider that they can determine the outline application in respect of the land coloured pink on the submitted plan without detailed drawings; however a development of the site to include 260 habitable rooms and not less than 69,308 sq. ft. of floor space for residential flats and 10,990 sq. ft. of floor space for car parking, would comply with the Council's planning standards. The submission of a detailed proposal satisfactorily designed and in accordance with these standards may expect the Council's favourable consideration.

Yours faithfully,


Town Clerk.

J.F. Hearsam Esq., B.Sc., (Est. Man), F.R.I.C.S., F.A.I.,
Surveyor to the Board,
Metropolitan Water Board,
New River Head,
Rosebery Avenue,
London, E.C.1.

Appendix 5

1979

~~1979~~

Letter from the Royal Borough of

Kensington & Chelsea 23-1-98

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

1980

Switchboard: 0171-937 5464
Extension: 2057
Direct Line: 0171-361-2057
Facsimile: 0171-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

23rd January 1998

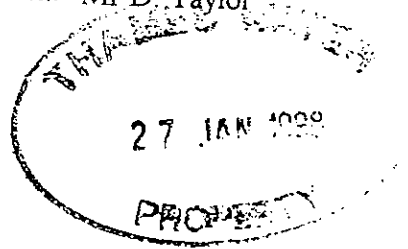
Mr W. Pope
Thames Water Properties Ltd.,
Nugent House (RBH)
Vastern Road
Reading
Berks. RG1 8DB

My reference: DPS/DCC/TP/H/ Your reference:
DT

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act, 1990
Campden Hill Reservoirs



I write with reference to our recent meeting, and conversations, with regard to the site currently occupied by Campden Hill Reservoirs, Campden Hill Tennis Club, and other buildings. As you will be aware, the closure of the reservoirs and future of the site has generated a great deal of local interest, and the purpose of this letter is to present, in summary form, some advice in the context of the Council's adopted Policies and supplementary guidance.

General Description

This is a relatively small site, included within the Kensington Conservation Area, and clearly identified for use to provide public open space in the Council's Open Space Survey of 1992. It currently provides an important leisure facility in the form of the tennis club, and provides an important contribution to the character and appearance of the Conservation Area as a result of its generally open character, and its trees and vegetation. The site is located within a primarily residential area, and provides a significant contribution to the levels of amenity currently enjoyed by those who live in and visit the nearby area.

Listed Buildings

There are a number of Listed buildings close to the site, and their setting should be carefully respected in any development of the site. These are Aubrey House, 2-6 and 15-19 Aubrey Walk, Church of St. George, West House Campden Hill Road, and Thorpe Lodge Airlie Gardens.

Relevant Policies

Many Policies of the Unitary Development Plan (UDP), adopted in 1995, are relevant to this site and support the advice given in this letter. I have noted several here for your information:-

- R1 TO RESIST THE LOSS OF PLAYING FIELDS, PITCHES, AND OTHER SPORTS AND RECREATIONAL PROVISION
- R7 TO RESIST THE LOSS OF EXISTING PUBLIC AND PRIVATE OPEN SPACE WHICH MEETS LEISURE AND RECREATION NEEDS

CD21 TO PROTECT AND ENHANCE, AND TO RESIST THE LOSS OF EXISTING PUBLIC AND PRIVATE OPEN SPACE WHICH MAKES, OR IS CAPABLE OF MAKING, A CONTRIBUTION TO AN AREAS CHARACTER OR APPEARANCE; AND TO RESIST PROPOSALS WHICH WOULD ADVERSELY AFFECT ITS SETTING

BA

CD52 TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA

H4 TO RESIST THE ENCROACHMENT INTO RESIDENTIAL AREAS OF COMMERCIAL ACTIVITIES WHICH WOULD BE INAPPROPRIATE BY VIRTUE OF SIZE, SCALE, HOURS OF OPERATION, TRAFFIC GENERATION OR NATURE OF USE

198

STRAT2 TO SEEK AN INCREASE IN RESIDENTIAL PROVISION WITHIN THE ROYAL BOROUGH BY RESTRICTING THE LOSS OF LAND AND BUILDINGS WITH EXISTING RESIDENTIAL USE AND ENCOURAGE THE PROVISION OF ADDITIONAL PERMANENT RESIDENTIAL ACCOMMODATION ON SUITABLE SITES AND BUILDINGS WHERE APPROPRIATE

H22 TO SEEK WHERE APPROPRIATE THE INCLUSION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE RESIDENTIAL UNITS ON RESIDENTIAL DEVELOPMENT SITES OF OVER 0.05 HECTARES (0.12 ACRES) IN SIZE

TR39 TO RESIST DEVELOPMENT WHICH WOULD RESULT IN ANY SIGNIFICANT INCREASE IN CONGESTION, OR ANY SIGNIFICANT DECREASE IN SAFETY, ON THE ROADS OR PUBLIC TRANSPORT

Supplementary guidance

The Conservation Area Proposals Statement for the Kensington Conservation Area, adopted by the Council in January 1995, mentions the reservoir site, and Aubrey Walk, in a number of places. In particular, in relation to Water Tower House on Campden Hill Road, the Statement advises that "the redevelopment of this building with premises more responsive to the prominence of the site and better suited to the character of the Area would be welcomed". The Statement supports the Policies contained within the "Conservation and Development" Chapter of the UDP.

Demolition of one or more of the Reservoirs

The Council acknowledges that, given the situation that the existing reservoirs are redundant and would cost a great deal to preserve as they are, some changes are inevitably going to occur on this site. At the very least, the demolition of the existing reservoirs would result in a significant disturbance and alteration to the appearance of the site. Conservation Area Consent would be required for the demolition of one, or both, of the reservoirs, and for demolition of other buildings on the site. The matter of whether such consent would be forthcoming would depend upon assessment of the impact upon the character and appearance of the area, and the existence of an approved scheme for development of the site. If the reservoirs are to be demolished, then opportunity for recording by the Royal Commission on Historic Monuments (RCHME) is essential.

Development of the Site

In terms of UDP policy, perhaps the two most important considerations are (a) the retention of open space on the site, and preserving (or enhancing) the contribution that the existing open space makes to the character and appearance of the Conservation Area, and (b) the minimisation of impact upon local residential amenity in virtue of increased noise, vehicular activity or other disturbance.

1982



I would suggest that the redevelopment of Water Tower House to provide a new, sympathetically designed residential building would be favourably considered. Further residential provision, in the form of low density houses, might be accepted behind Water Tower House on this corner of the site. The provision of further residential houses or flats, on the remainder of the site, would be looked upon on its merits in the light of regional guidance and UDP policies, but would not necessarily be acceptable in view of the likely impact upon the Conservation Area, and the surrounding residential area.

Affordable housing should be sought for a site of this size under UDP policy, but in this case I accept that the constraints upon development of the site would dictate that provision of this on site would be extremely difficult to achieve. Therefore, a contribution to development located off-site is likely to be acceptable in this case.

Whilst I support the retention of the existing tennis club on this site, I must advise that any increase in leisure provision on the site will be assessed very carefully in terms of impact upon existing levels of traffic, parking and amenity locally. I would advise that it is most unlikely that a proposal would be received favourably if it was likely to present a significant increase in activity levels beyond those which could be expected to occur at present in relation to the tennis club. Points of access to the site are also an important area of concern, and I would strongly support all efforts to overcome the legal problems that currently preclude use of the existing point of access directly from Campden Hill Road.

I will not attempt to discuss design detail for any development in this letter. It must suffice for me to state that new buildings will be considered carefully, in the context of the relevant UDP policies and supplementary advice, to ensure that they are compatible with the scale and character of nearby buildings in the area. The overriding requirement is that all development should preserve, or enhance, the character and appearance of the Conservation Area.

I would make it clear that this letter is not a Development Brief, approved formally by the Council or forming the formal views of the Council. Nevertheless, I hope that the above advice is helpful, and provide the basis for future consideration and discussions on this site.

Sincerely,

Director, Planning & Conservation

1983

~~1983~~

Appendix 6

Meeting note of 23-12-98

7th January 1999

RMS/StJ/CAM/99003

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

FAO: D Taylor

1984

SP

Sellwood
Planning

SP

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

Dear Sir

Applications by St James Homes Ltd.
Former Campden Hill Reservoir

Further to our useful meeting on the 23rd December 1998 I enclose my note of what was discussed. I trust that it is reasonably accurate, however please let me know if any aspect is inaccurate or you feel anything has been missed.

I can confirm that the various layout and design points are being considered and it is hoped that it will be possible to table some revised plans at our meeting on the 19th January 1999.

As you are aware, we would like to progress as many aspects of this application as possible over the next few weeks and it occurs to me that the issue of affordable housing is one where we could have a productive dialogue. You confirmed at our meeting (as stated in your letter of the 23rd January 1998) this is a site where on site affordable housing is inappropriate and consequently a contribution towards off site provision would be expected.

I can confirm that my clients have no objections to this approach and will make a fair and reasonable contribution secured via s S106 agreement. It would therefore be helpful if you could let me have some details of your Councils normal approach (or contributions formula) so that we can assess the level of contribution which you will be seeking. A response prior to our meeting on the 19th January would be useful.

I also understand that following our meeting, further meetings have been arranged between Chris Colville and Simon Adams to discuss tree and landscaping (11.1.99) and

1985

~~BAJ~~

Simon Watts of TPK and Gillian Palmer. Hopefully, we can consider the outcome of these discussions when we meet.

I am aware that Mike French has taken a keen interest in this project and has been involved in a number of meetings over the last two years. In view of the positive tenor of our recent meeting I wonder whether it would be helpful if he was able to attend the meeting on the 19th January when he will be able to see our modified plans.

I look forward to hearing from you.

Yours faithfully

R.M.Sellwood

cc. M.Simms
J.Binmore

1986



Campden Hill Reservoir

Note of Meeting with Planning Officers of the Royal Borough of Kensington and Chelsea on Wednesday 23rd December 1998.

Present:

| | |
|------------|-------------------|
| D Taylor | RBK&C |
| S Davies | RBK&C |
| M Simms | St. James |
| G Binmore | Broadway Malyan |
| R Sellwood | Sellwood Planning |

Points Arising

- 1 MS opened the meeting and explained the consultation exercise undertaken by St. James, exhibition and meetings with Members. MS said the results were being analysed and he would let DT have a copy. DT said he would be interested to see it, but often people who are fundamental objectors do not turn up at exhibitions.
- 2 DT said the purpose of the meeting was to provide an update and arrange a meeting for the new year.
- 3 DT commented that representations were arriving at a rate of 15/20 per day. At first they were 50/50 for and against (due to Tennis Club) now they are more against. The issues raised were predictable and there were no surprises.
 - a) Kensington Heights - concern about outlook/sunlight/daylight
 - b) Aubrey Walk - fundamental concerns, less on daylight/sunlight
 - c) Aubrey Road/Campden Hill Square - more traffic

Councillors Levitt and Buckmaster are the only ones to have registered objections. DT had not seen representations from any local associations. The West London Architects Society felt that the flats were a 'lost design opportunity'.

- 4 Turning to internal consultees DT referred to;
 - a) Environmental Health - no contact as yet
 - b) District Surveyor - consulted on a 'prudent' basis in order to resolve issues prior to grant of consent. GB said he had been in touch with one of the officers.
 - c) Transportation - very initial views had been received. They were broadly happy about the T/A methodology but had some minor concerns about assumptions. In particular the T/A assumes 5% of vehicles go west along Aubrey Walk, the Transport Officer believes it would be 30%. RS commented that some residents had suggested traffic control measures and one way systems. St. James were not going to proffer any suggestions but would consider any ideas favoured by the Council. DT said whilst it was premature, he could imagine in two months time

1987



seeking contributions to traffic management/traffic calming. It was agreed that a transport meeting should take place in 2/3 weeks.

- d) Car parking – No comments received yet. MS pointed out that most local residents want more on site car parking. DT said this is not a 'fashionable view' – the UDP review was likely to reduce standards. RS stated that the flexibility existed to provide more visitor spaces if this helped. MS asked how the residents permit system works. DT said any resident was entitled to a permit. Some discussion proceeded on the basis of whether this could be prevented.
 - e) Disabled access – Whilst the Council did not want 100% mobility housing some would assist the application. GB to speak to Anup Sharma (Access Officer)
 - f) Landscape – still not fully considered. The biggest concern is the impact on the TPO trees in Aubrey Walk. Suggest that Simon Adams arranges a meeting with C Colville in January.
- 5 English Heritage – DT said he was going to the site with English Heritage in January. He had no other feedback from EH.
- 6 Sunlight/Daylight.
DT felt that generally the scheme looked alright from the point of view of sunlight and daylight, although he had not looked at it in detail. One area of potential concern was the relationship between the lower floors of Kensington Heights and the flank wall of the house in the south eastern corner of the square. MS referred to the daylight/sunlight report prepared by Michael Ney. RS agreed to provide DT with a copy in January.
- 7 Design.
- a) SD said there were two aspects – urban design and detailed design
 - b) Urban Design – main points;
 - i) concern that this is a gated, private community. The Council favours open access and has recently won an appeal on similar issues at Earls Terrace. Whilst the site was not a route to anywhere DT would prefer public access. MS said he would consider the point.
 - ii) the layout around the Square works well, is lively and all dwellings address the street. SD is concerned about the Aubrey Walk apartments. The entrance is at the rear and the block turns its back on the street. Could it be houses with rear gardens. GB explained that this had been considered but rejected because of the need for an access to the square which was close to Campden Hill Road. DT emphasised that the current access point was fine –do not change it. SD felt that if the block remained as apartments they were too austere and should have front doors and address the street (front gardens?).
 - iii) Campden Hill Road Apartments – SD asked if there could be more private space. MS said it was better to have the amenity space in the hands of a management company – this ensured it was maintained.
 - iv) SD asked if the semi circular open space was public. MS confirmed that it was. It was agreed that a detailed design was needed showing railings, benches, lighting and materials.

1988

- c) Detailed Design
 - i) SD stated that when the scheme was submitted he was surprised that it was not more contemporary. Some disappointment that, in particular, the Campden Hill Road apartments was not a 'building of our time'. SD showed GB an example of a scheme in Islington. MS/GB explained that the design was conservative to meet some of the residents concerns.
 - ii) SD felt that the Campden Hill Road building was the best opportunity for a contemporary design. Whilst the submitted proposal has some similarity to the apartments blocks in Duchess of Bedford's Walk - it was too austere. It needs a lighter approach, metal glazing bars perhaps? Also it would help if the design reflected the hierarchy of floors with vertical breaks. SD was also concerned at the domination of the gable ends (perhaps less so having looked at the perspective). There should also be more variety in the roof line.
 - iii) MS asked if SD/DT were happy with the height and scale of the Campden Hill Road building. SD/DT said broadly yes. Whilst materials were important, these could be discussed at a later date.
 - iv) On the basis of the above SD felt that the design of the Aubrey Walk flats could be made more interesting and contemporary.
 - v) DT asked about boundary treatment with Kensington Heights - he would be content with a 2m brick wall.
 - vi) SD/DT explained that they had debated whether the square should have a 'gap' between the end terrace and the two sides. On balance, DT felt it was inoffensive - he was happy enough.
 - vii) DT confirmed that he had no adverse comments on the tennis courts design.
 - viii) DT said that whilst St. James could submit a number of successive amendments to the scheme, his preference would be to have two or three meetings at get to an agreed position and then submit one consolidated set of amendments. MS/GB agreed with this.

8 Policies.

RS pointed out that DT had not commented on any response from the UDP policy section. DT said that the only comment was in respect of affordable housing. However the decision about off site affordable housing had already been considered and resolved 'at a high political level'. RS pointed out that local residents would be seeking a retention of the status quo in terms of this being an open space site. DT said that was a predictable response but not necessarily the view of officers.

9 Future Action.

It was agreed that TPK would arrange a meeting with the Transportation Officer in January. DT & RS would attend, if possible. RS would provide DT with a copy of the sunlight/daylight report. Simon Adams and Chris Colville would meet to discuss trees. These issues would all be brought together (with design) at a further meeting with DT and SD on the 19th January at 11.00am.

Appendix 7

A circular handwritten scribble, possibly initials or a signature, located in the upper right quadrant of the page.The year '1989' handwritten in a circle, located in the upper right quadrant of the page, below the scribble.

Meeting note of 19-1-99

28 January, 1999

Ref: RMS/StJ/CAM/99018

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

FAO D Taylor

990

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

Dear Sir

Applications by St James Homes Ltd
Campden Hill Reservoir

Further to our useful meeting on the 19th January, I enclose my note of what was discussed. Please let me know if I have missed anything or the note is inaccurate.

I recall that you suggested that Mike French and some leading Members would like to view the model and use the room at Water Tower House. As you know, we would welcome this and await your preferred date. On a similar matter, you will recollect that we did not arrange our next meeting when we met. This was to allow you to check both your diary and that of Michael French. Since I would not wish to lose momentum of this case I would be grateful for some suggested dates in mid February.

I can confirm that I have also received your letters of the 20th and 25th January concerning Affordable Housing and the status of the site. I will respond to you shortly on both issues.

Yours faithfully

pp R M Sellwood

Encl.

cc. M Simms
G Binmore

S Watts
S Adams

B Wardle
D Eade

DRAFT

Campden Hill Reservoir

1991

Notes of meeting held with officers of the Royal Borough of Kensington & Chelsea at Water Tower House on the 19th January 1999.

Present

| | |
|---------------|-------------------|
| Derek Taylor | RBKC |
| Steve Davies | RBKC |
| Martin Simms | St James Homes |
| Gerry Binmore | Broadway Malyan |
| Bob Sellwood | Sellwood Planning |

Points Arising

1. MS thanked DT/SD for rearranging the venue to Water Tower House in order that the model could be viewed. DT commented that it was a good quality model and would help discussions. GB advised that the model had already incorporated some amendments to the Aubrey Walk flat elevations and the garden levels. RS explained that each flat now had a private front garden on Aubrey Walk. DR/SD approved of raising the garden height of the rear gardens on the southern boundary of the square. DT queried whether the east facing rear gardens would also be dark because of their height.
2. DT said there were no worries about rights of light on Aubrey Walk but he was concerned about Kensington Heights. RS said he had a report on this and would send it out next week when details of Aubrey Walk had been added.
3. Turning to the Campden Hill apartments, GB said the model showed no changes as yet. DR said the gables are not right but this is not the only problem – it was a function of the design. GB should look at fenestration, window sizes and the overall arrangement of the elevation gives an impression of bulk. Whilst everyone agrees that Water Tower House should go, the replacement needs to be special due to its prominent position in the Conservation Area.
4. RS prompted DT on the height and bulk of the apartment building – DT agreed that this was acceptable. GB explained why the building was split. It was agreed that GB would fax sketches to SD.
5. Returning to the Aubrey Walk flats, DT/SD liked the changes and encouraged more detailing in terms of glazing and architraves.

1992

~~1992~~

6. SD commented that narrowness and enclosure was a feature of Aubrey Walk (both the buildings and the bank). SD felt that the enclosure would be improved if the flats were moved closer to Aubrey Walk and the two ends of the Square turned the corner into Aubrey Walk. RS pointed out the problem of the TPO'd trees. After some discussion DT stated that the trees had to remain. RS said he could see the townscape merits of the suggestions but St James had not pursued them because they would not be liked by the residents of Aubrey Walk. If St James was to alter the scheme to meet these comments it would be useful to have a letter from DT suggesting the changes. DT felt that this was possible – but not yet.
7. DT commented that rather than suggesting the deletion of the last two houses on the west side of the square, could they be turned to face Aubrey Walk? GB said that this had been looked at in the past. DT emphasised that any changes should not erode the open space.
8. SD queried the reason for the four car parking spaces on Aubrey Walk. MS said this was simply to maintain the status quo. SD said he would prefer them to be deleted. DT said he would be guided by Gill Palmer.
9. SD suggested that the square could be extended right up to Aubrey Walk – rather like Brompton Square. SD also suggested a link block over the internal access. GB/RS said this would not work since it would have to accommodate refuse vehicles, removal lorries and emergency vehicles. An emergency access was suggested direct from Aubrey Walk – DT did not favour this.
10. DT returned to the effect on Kensington Heights and recommended the deletion of the nearest house. RS queried whether this could be achieved by deleting a house further up the terrace and pushing the large last house back from Kensington Heights. DT/SD said this would be acceptable. DT pointed out that a further benefit of this would be the creation of a green strip all the way along the boundary with Kensington Heights.
11. DT said he had been to the site with English Heritage on the 18th January. EH was likely to criticise the Campden Hill apartments but DT suspected that demolition would not be a problem.
12. On traffic, DT was awaiting the views of GP who was meeting Simon Watts that morning. He hoped that this meeting would resolve any outstanding points.
13. DT advised the main change was in respect of affordable housing. Whilst his letter of January 1998 stated that an off site contribution was likely to be acceptable, this had been superseded by the new Circular, the LPAC advice and a feeling by Members that a payment of money does not necessarily lead to built houses. RS commented that there was nothing in Circular 6/98 to change the Councils view. DT said that the strong preference of the Council was now for on


site provision; perhaps on part of the Water Tower House site. MS said that discussion with the Notting Hill HA had indicated that the service charges would preclude Housing Association involvement in the site. DT expressed surprise. He commented that if affordable housing could not be provided on site, the next preference would be off site but linked to an actual scheme so that Members would have confidence that some houses would be built.

~~1993~~
1993

14. DT commented that a meeting had taken place on landscape issues and again he hoped that loose ends would be tied up.
15. MS asked what was the latest position on the letters of representation. DT said it was 220 against and 50 in favour. Most of the objections were standard letters. DT advised that the Kensington Society had objected. This was not to the principle of the development but to the quantum.
16. MS asked about the issue of open space. DT said open space was always the critical balancing issue in the case. At present, the balance is just about acceptable. However, DT emphasised that any changes to the scheme which reduced the amount of open space would not be acceptable. DT asked whether the new square would be open to the public. MS said that one possible option would be to provide local residents with a key to the square.
17. DT asked whether it would be possible for himself, M French and certain leading Members to have a private meeting at Water Tower House to look at the model. MS said this would be fine. DT should contact RS and MS to arrange access. In view of the high profile nature of the application MS queried whether Mike French was being kept advised of the scheme. DT said he was. RS suggested that since the next meeting would be likely to involve revisions to the scheme it would be useful if MF could attend. The date of the next meeting was left open so DT could check the diary of MF.
18. RS asked when DT thought the applications would go to Committee. DT considered that it was likely to be April.

Appendix 8

1994



Borough Council letter of 20-1-99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

1995

Switchboard: 0171-937 5464
Extension: 2057
Direct Line: 0171-361-2057
Facsimile: 0171-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Bob Sellwood
Sellwood Planning
Highgate House
Bambers Green, Takeley
Bishop's Stortford
Herts. CM22 6PE

RECEIVED
27 JAN 1999

20th January 1999

My reference: DPS/DCC/PP/98/ 2126/DT
Your reference:

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act, 1990
Campden Hill Reservoirs

I write with regard to the current application for planning permission to redevelop the above reservoir site for housing and tennis club facilities; specifically, I write in relation to the matter of affordable housing, which was discussed at your meeting of 19th January with Mr Taylor and Mr Davies of this department.

The matter of affordable housing was raised in my letter to Thames Water of 23rd January 1998, of which you have a copy, and the contents of that letter will clearly have been taken into account by yourself and your clients in formulating the content of your proposals for the site. In that letter, I set out a number of Policies of the Unitary Development Plan, including Policy H22 which is:

**TO SEEK WHERE APPROPRIATE THE INCLUSION AND RETENTION OF A
SIGNIFICANT PROPORTION OF AFFORDABLE RESIDENTIAL UNITS ON
RESIDENTIAL DEVELOPMENT SITES OF OVER 0.05 HECTARES (0.12 ACRES)
IN SIZE**

I went on to advise that this site was clearly one where this Policy must be applicable, and I also offered the opinion that constrictions upon the development of the site might mean that on-site provision would be difficult to achieve, and that off-site provision was likely to be acceptable as an alternative. Whilst I endeavoured to give you the best advice at that time, I did make it clear in my final paragraph that the letter should not be taken as a Development Brief, approved formally by the Council or presenting the formal views of the Council. Clearly, it was always possible too that material changes in circumstances could result in changing positions over time in relation to advice given in that letter.

April 1998 saw the publication of Circular 6/98 entitled "Planning and Affordable Housing". This Circular supplemented the guidance presented in PPG3 on Housing, and followed the earlier Circular on affordable housing 13/96. You will be aware of the content of the Circular so I will not repeat it here, however the Circular clearly affirms the importance of affordable housing as a material consideration. Importantly for the Unitary Development Plan, Policy H22 as currently written is at odds with the Circular in terms of the size of threshold and this will be addressed in the forthcoming Unitary Development Plan Review. In the meantime, the Circular will be a key instrument in guiding the provision of affordable housing in the Borough. The Circular provides for some discretion where appropriate, however it is significant that in para.22 it stresses that more flexible arrangements should

ensure that they would actually result in the provision of affordable housing, that would not otherwise be provided, in the local authority's area.

Para.24 of the Circular points out that where a local planning authority considers, having regard to the Policy in the circular, that certain sites are suitable for inclusion of an element of affordable housing and an applicant does not make such provision as part of the proposed development, such a failure could justify the refusal of planning permission.

Increasing concern has been voiced in this authority, over the last year, as to the fact that relatively little affordable housing has actually been provided in the Royal Borough, and that where commuted payments for off-site provision have been accepted they have been generally unsuccessful at enabling such provision to take place. With very few available sites in the Borough, where sites do come up, such as the reservoir site, the need to ensure that those sites are used to provide affordable housing is all the more important.

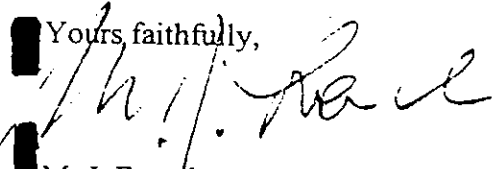
At their meeting of 11th January 1999 the Planning & Conservation Committee considered a paper on affordable housing as part of a review of the Council's application of affordable housing policies in the light of Circular 6/98. Amongst its recommendations, the report advised that the sequential test of (a) on site provision of affordable housing (b) provision on an alternative site supplied by the developer in the Borough and (c) payment in lieu of affordable housing, should be followed. The preferred option is the provision of affordable housing on site, contiguous with the facilitating private development.

Whilst there is clearly some flexibility allowed in terms of the exact amount and arrangement of affordable housing, I must advise that affordable housing should be provided on site as the first option for the reservoir site. Given the proposed site layout, the site of the present Water Tower House might be the most suitable for this. Before the "second option" could be considered, you will need to demonstrate a very good case why the "first option" cannot be met, at least in part.

I understand that some preliminary discussion has taken place with the Notting Hill Housing Trust, and I would be interested to know how these have progressed.

I will be pleased to provide further advice on the matter of affordable housing on this site if required.

Yours faithfully,


M. J. French

Executive Director, Planning & Conservation




1997

Sellwood Planning

DA

Appendix 9

Sellwood Planning letter of 15-2-99

15th February 1999

Ref: RMS/SU/CAM/99021

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

FAO: D Taylor

Fax & Post

Dear Sir

**Applications by St James Homes Ltd.
Campden Hill Reservoir**

Thank you for your letter of the 20th January 1999 concerning the provision of affordable housing in association with the redevelopment of the Campden Hill Reservoir site.

As you will be aware, the decision by St James Homes Ltd. to offer a contribution towards off site affordable housing was initiated by your letter of the 23rd January 1998 which stated that;

".....I accept that the restrictions upon development of the site would dictate that provision of this (affordable housing) on site would be extremely difficult to achieve. Therefore, a contribution to development located off site is likely to be acceptable in this case".

In the absence of any subsequent advice from you concerning a change of view, the applications were submitted on the basis of an off site contribution secured by a S106 agreement.

Whilst I note your references to the new affordable housing Circular (6/98), this Circular (para 22) maintains the option of both an off site provision and a commuted sum where this is jointly favoured by the applicant and the planning authority. In view of this, I would not accept that the new Circular represents a material change in Government policy since your letter of January 1998.

In the view of St James, the response in your earlier letter represented a carefully considered officer response to the particular circumstances of this site. At that time you noted that because of the nature of the site affordable housing "would be extremely difficult to achieve" on site. As we are all aware, none of these factors have got any easier over the last year.



**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

1999



One of the most difficult problems in achieving social housing on this site is that it is proposed to be developed as an integrated scheme. This means that all common items such as the underground car parking, maintenance, refuse disposal and security will be dealt with by a management company. This management company will then levy a service charge on each property. From experience elsewhere in Kensington these service charges will inevitably be high. Indeed, I am advised by St James that in common with the prevailing level of service charges in the local area the service charges will be at least £4,000 per annum. As you will be aware, this would amount for most of the standard Housing Association rental for a unit.

It is also relevant to note that if a Housing Association cannot become involved in the site, a significant off site commuted sum will be made available by St James towards provision elsewhere in the Borough. Given that the Campden Hill area is one of the most expensive areas in Kensington & Chelsea it is the case that an off site scheme will be able to provide more units in a less expensive location. Not only does this represent better "value for money" but it would have a greater impact on reducing social housing needs in the Borough.

Notwithstanding the above, I can confirm that in the event that off site provision by way of a payment of a commuted sum is not shown to be preferable or if a local Housing Associations is able to bear the high service charges, on site social housing can be provided.

In these circumstances this rented social housing provision could, in principle, be made in the stand alone block fronting on to Aubrey Walk. This block would be the most appropriate location since it is self contained and of the necessary size to accommodate the level of social housing expected on the site.

I can confirm that in respect of all these matters St James Homes have had initial contact with local social housing providers and are continuing a dialogue about the viability of these alternative options.

I would be grateful for your response to the above since we would like to start drafting the necessary S106 clauses as soon as possible.

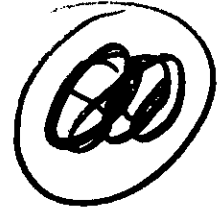
Yours faithfully

R M Sellwood

c.c M Simms
T Blaney
G Binmore
S Adams

S Watts
J Mills
K Rayner
N Hawkey

2000



Appendix 10

Letter from English Heritage 21-1-99