



Figure 7a. AUBREY WALK.

Detail of the Erith Terrace.

AUBREY
SOSI



Figure 7b. View down AUBREY ROAD, a narrow road feeding into AUBREY WALK.



Figure 8a. AUBREY WALK, towards Aubrey House.

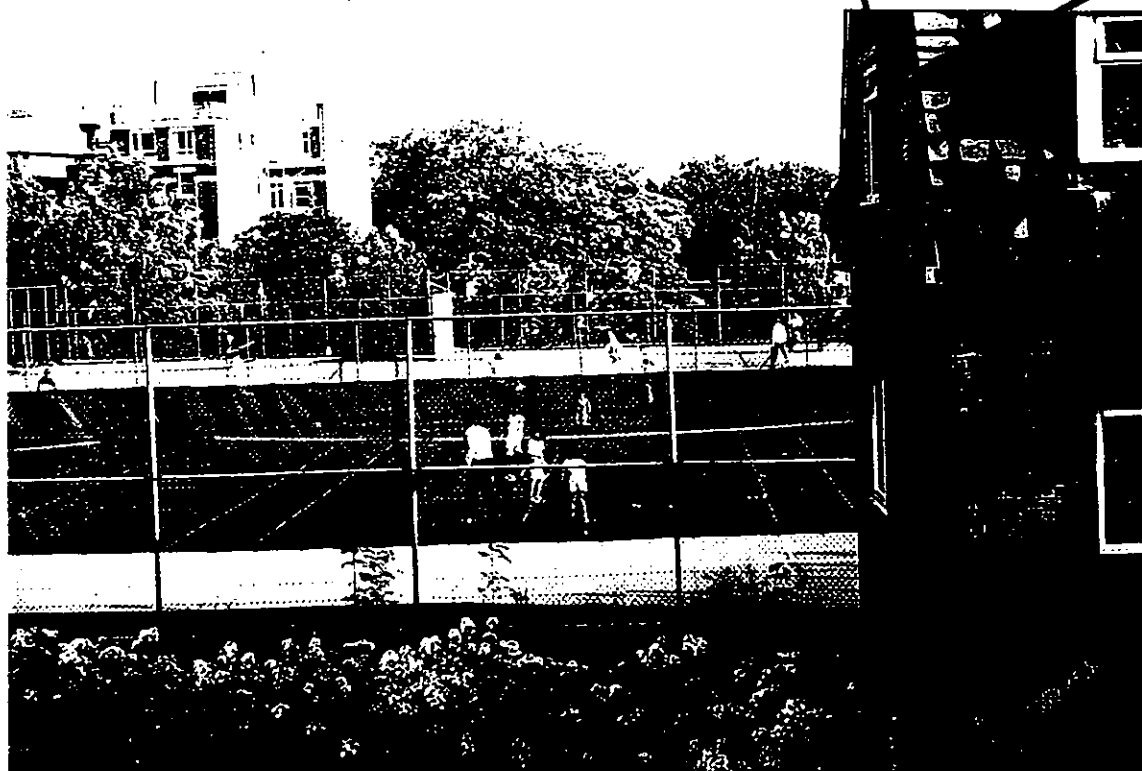


Figure 8b. AUBREY WALK. The outdoor tennis courts under threat, viewed from 16 Aubrey Walk.



Figure 9a KENSINGTON HEIGHTS & WATER TOWER HOUSE,
Campden Hill Road.

Handwritten scribble

5053



Figure 9b WATER TOWER HOUSE (Campden Hill Road)
& 25 CAMPDEN HILL GARDENS, corner
of Aubrey Walk/ Campden Hill Road.

Figure 9a. CAMPDEN HILL ROAD, snowing

Kensington Heights,

looming over Water Tower House.



ABB
5054

Figure 9b. 25 Campden Hill Gardens.

This would face the huge block of flats
destined as the replacement for Water
Tower House on the corner of Aubrey
Walk/ Campden Hill Road.





Figure 10a. KENSINGTON HEIGHTS (Campden Hill Road) seen from Peel Street.



Figure 10b PEEL STREET looking towards KENSINGTON HEIGHTS

76 Campden St

RECEIVED IN PINS AA

29 JUN 1999

London W8 7 EN

24 June 99

Dear Sir,

Ref. K5600/A/99/1022704

Campden Hill Res. Dev.

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

The harm which will be generated to the character and appearance of the Park Dr to Ken. Cons. area will be immense. The Area just cannot support such a densely populated scheme. Campden Hill Road is not a wide street, I assume you have seen it, and even now the traffic build up is very heavy ~~and~~ only at rush hours. With all the additional housing

complain here that and in
the surrounding areas with
suffer horribly.
I hope to hear news of
the appeal.

Yours faithfully

Jarey Korde

5056

~~468~~

5059
AOL

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

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

RECEIVED IN PINS AA
29 JUN 1999

26th June 1999

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

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

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

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

Yours faithfully

Dorrit Epstein
Dorrit Epstein (Mrs.)



SOSS

NEW WILLY

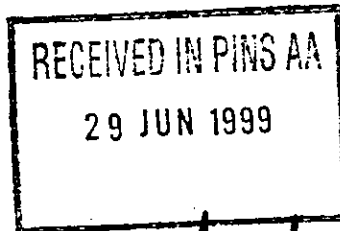
MS. D. K. EPSTEIN

View from feat 9, No 16 AIRLIE CIDS. W'S TAW

~~MS. D. K. EPSTEIN~~

5059

Hand



St Hilgate Place
London W8

26/6/99

Appeal: K5600/A/99/1022704

To the Inspector

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

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

5069

~~5069~~

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

Thankyou for considering my objections

Yours Sincerely
JH

J. H. Macintosh

5061

AAK

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

27th June 1999



Dear Inspector,

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

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

My objection centres on three fundamental points:

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

5062

~~RBK+C~~

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

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

Yours faithfully,

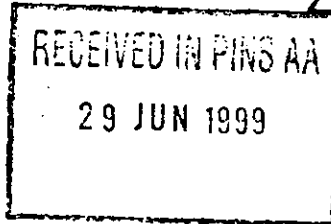
P. J. Brock

(MR. P. J. BROCK)

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

5063

28/6/99



ALL

Dear Sir,

Campton Hills Reservoirs Development
K5600/A99/1022704

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

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

Yours faithfully

R Brown

Mr. R. BR010

Inspector, DETR
Rm 1003 T/Mgate House
Haulton Street
BRISTOL BS2 90J

5064

26 Melbourne House
50 Kensington Place
London W8 7PW

25th June 1999

RECEIVED IN PINS AA
29 JUN 1999

AAAS

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

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

Dear Sir/Madam

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

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

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

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

Yours sincerely

S. Shehfe

Susan Shehfe
Owner

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

Handwritten: RHOH
Handwritten: 5065

Ref:Appeal/CHR/ROH/sb

24th June 99

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

RECEIVED IN PINS AA
29 JUN 1999

Dear Sir

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

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

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

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

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

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

Yours sincerely

Handwritten signature of Dr Ruth O'Hare

Dr Ruth O'Hare MA MRCP

Campden Hill

Please reply to

32 Holland Park Avenue
London W11 3QU

Office Telephone

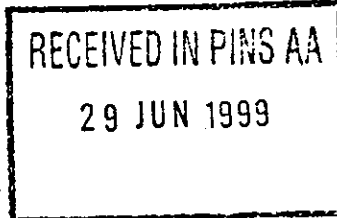
0171 420 5225

Residents'
Association

June 26 1999

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

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



5066

Handwritten initials in a circle.

Dear Mr Thompson

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

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

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

CHRA's formal statement of case will follow shortly.

Yours sincerely,

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

Anthony Land
Chairman

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

(with attachment)



Campden Hill

Please reply to

Residents'
Association

5067

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

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

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

3 CHRA opposes the appeals for the following reasons

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

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

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

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

June 26 1999

419 5068

RECEIVED IN PINS 10
23 JUN 1999

Palace Gardens Terrace
London W8 4RP
071-727-4856

18 June 1999

Dear Mr Madan
re Garden Hill Road
Development

I am writing to object
to the proposed development of
this site. It is such a beautiful
and pleasant area. It would
undoubtedly be destroyed by
this project. As I cannot believe
that the narrow roads around
there would deal with the
increased traffic. It can do
not allow the to go through

5069

10/10

28 KENSINGTON PLACE
LONDON W8 7PR
0171 727 8182

RECEIVED IN PINS A:

23 JUN 1995

Dear Sir

DETR's Ref: App K 5600/A/102270

I am writing to object to the above planning application.

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

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

RECEIVED IN PINS AA

23 JUN 1999

23 KENSINGTON PLACE

LONDON W8 7PT

Tel: 0171 229 7508

22.6.1999

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

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

Dear Mr Thompson

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

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

The points that I wish to raise include:

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

My formal statement of case will be forwarded shortly.

Yours sincerely

Cllr Christopher Buckmaster

cc RBKC and Trevor Blaney

5071
[Handwritten signature]

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

12th July 1999

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
14 JUL 1999							33
	IO	REC	ARE	FWD PLN	CON DES	FEES	

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.

(423) (5072)

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.

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.

15 Campden Hill Square
Kensington
London
W8 7JY

Tel: 0171 727 4348
Fax: 0171 221 2830

5073

HH

18th January 1999

The Editor
Kensington & Chelsea News
London Newspaper Group
Newspaper House
Winslow Road
Hammersmith
W6 9SF

FOR THE ATTENTION OF OONAGH HAYES

Dear Sir,

Your article last week regarding the development proposals for Thames Water Campden Hill site quotes the company as stating, "It is a very important scheme for us which we want to get right...". We should bear in mind that Thames Water is a large and very profitable company which has emerged from a former public utility. Their proposed development and their complete disregard for the Kensington and Chelsea Unitary Development Plan (UDP) can only be driven by their desire to maximise profits for their shareholders. This 'duty' to maximise profits was acknowledged to local residents at meetings with Thames Water some months ago.

What has enraged local residents is the contempt that Thames Water has so far shown. The UDP, which was adopted in August 1995, took some years to bring to fruition after much consultation, a Public Enquiry and eventual approval by the Secretary of State. We are entitled to rely on it to protect and enhance the environment in which we live. It recognises that the borough has the highest residential density in Great Britain and, whilst seeking to provide further new homes on suitable sites, it vigorously seeks to protect the few remaining important open spaces and outdoor recreational playing spaces. This is not a suitable site for development. Michael French, the Director of Planning and Conservation, wrote on 24/11/95, specifically referring to the Campden Hill Tennis Club site, "... we have in our UDP set out policies which are intended to preserve and enhance existing open space whether this be public or private. Any redevelopment of the site would in my opinion, be contrary to these policies and given the Plan-led system within which we now operate, would be refused." Any change in this stance by the Council or the Secretary of State would make a mockery of the UDP and the entire planning process.

The existing tennis courts are used not only by the club but also by the comprehensive school. Outdoor recreational space is a scarcity of great value to the borough. The Councils Open Space Survey of 1992 includes the Campden Hill Tennis Club site as fourteenth of a total of 38 public open spaces which need to be protected and it is recognised that most of the borough's land area is sadly deficient of open spaces. It is no answer to provide underground tennis courts in this context.

[Handwritten initials]
[Handwritten number 5074]

I have concentrated in this letter on one aspect only of this important site. Equally important objections have been made by others (including the Campden Hill Residents Association which has a large membership) regarding serious traffic and parking problems, the importance of the listed buildings and the Church in Aubrey Walk and the general environmental degradation that the proposed scheme would have.

If Thames Water wish to succeed with any residential development of this site they must go back to the drawing board and produce a limited high-quality proposal for a sensitive low-density scheme at the Water-Tower-House end of their site. They should stop acting as the local bully-boy and respect the open space of the site generally, the tennis club in it's entirety, and the important listed buildings, the church, and the general ambience of Aubrey Walk in particular. Outsiders should not be allowed to drive a coach and horses through the UDP in order to swell the profits of their shareholders. This is too important a site within our borough for us to allow this to happen.

Your faithfully,

Hamish Watson

HAMISH WATSON
(Treasurer - Campden Hill Square Gardens Committee)

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





14th December 1998

Your ref: DPS/DCC/DT/TP/98/2126

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

Dear Mr French,

RE: **FORMER THAMES WATER RESERVOIR AND WATER
TOWER HOUSE, 97 CAMPDEN HILL ROAD**

I object in the strongest terms to the application for development of the above site as submitted. My main points of objection are as follows:-

- 1) The site is an important open space and any development proposals should be limited to the redevelopment of Water Tower House whilst retaining the important open space in the 'backland'. This open space is vital to the setting of the Church, the listed buildings along Aubrey Walk and Aubrey House at the end of Aubrey Walk and any development on this open space is likely to destroy the ambience of this significant area. The chapter on Conservation and Development of the UDP includes paragraph 2.27 which recognises that there are "other important open spaces not under the Council's control which contribute significantly to the quality of the urban environment". This paragraph specifically includes various named sites and although the above site is not specifically named this does not mean that this paragraph does not apply to it. The site is certainly valuable for its history (the reservoirs and the pump station are important buildings in this context), the wildlife value afforded by the green bank and trees along Aubrey Walk opposite the Church and the visual amenity of the site. The latter is of particular importance being at the top of the hill and in view of the setting of the Church and the nearby listed buildings.

2) The proposed access to the site from Aubrey Walk is entirely unacceptable. Apart from the fact that the site is an important open space there are occasions when access and traffic considerations are of such paramount importance in considering development of a site that no development proposals should be considered until these aspects have been satisfactorily resolved. I believe it was made plain to Thames Water during their initial discussions with the Council that they would need to provide access direct from Campden Hill Road, alongside Kensington Heights. My understanding was that this was a considered view of the Planning Department supported by the Highways Department. Any increase in traffic or pressure on parking in this area is deplorable but to try to force an access on Aubrey Walk is completely unacceptable. It would be dangerous and lead to further unacceptable congestion. I understand that the applicants have commissioned a report by traffic consultants which states inter alia " a new access onto Campden Hill Road is not possible..." If this is indeed the conclusion then development of the site or any part of it should not be possible! It is certainly "not possible" to have an access onto Aubrey Walk

5076

ADH

Whilst recognising that the Council has an obligation to allow residential accommodation on suitable sites and buildings where appropriate, it is not appropriate to allow development of this site (apart from a limited redevelopment of Water Tower House as previously recognised) because such development would be in conflict with so many other important factors recognised by the UDP. RBK&C has, I believe, the highest residential density in Great Britain. It also has the least open spaces (despite Holland Park and Kensington Gardens) of all the London Boroughs. It is vital that the remaining spaces within the Borough, of which the Aubrey Walk site is an important one, remain as open spaces. The massing of the proposed block of flats along Aubrey Walk and the height of the proposed houses along Aubrey Walk will destroy the ambience of the existing setting of the Church and listed buildings in that area.

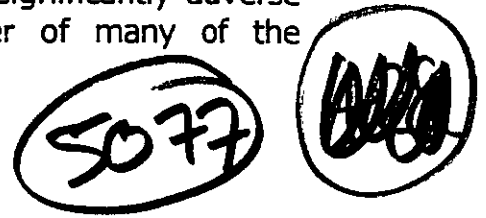
3) I would further draw your attention to the following paragraphs of the UDP:-

Context

Paragraph 4.2. Due regard must be given to the Borough's legacy of Georgian, Victorian and Edwardian buildings and to all buildings and areas of architectural and historic interest.

Paragraph 4.3. The importance of protecting the character of residential areas is stressed. Any new development must support or enhance the residential character of the Borough.

Paragraph 4.7. High levels of road traffic have significantly adverse effects on the safety and residential character of many of the Borough's roads.



Strategic Policies

STRAT 1 To give priority to the protection and enhancement of the residential character and amenity of the Royal Borough.

STRAT 5 To seek to ensure that all development preserves or enhances the residential character of the Royal Borough.

STRAT 6 To protect listed buildings and to preserve or enhance the character or appearance of conservation areas, areas of metropolitan importance, areas of local character, and other buildings or places of interest.

STRAT 7 To promote high environmental and architectural design standards in new developments and alterations and in additions to existing buildings.

STRAT 10 To have regard for nature conservation and the protection of the natural habitat and wildlife environment in the consideration of all proposals.

STRAT 21 To seek the reduction of non-essential traffic movement within the metropolitan area.

STRAT 34 To ensure the continued contribution of sport, leisure and recreation provision, including Arts, cultural and entertainment facilities in the Royal Borough, to the local and metropolitan area.

STRAT 35 To maintain and increase the provision and quality of open space of local and metropolitan value.

POLICY CD 21

To Protect and enhance, and resist the loss of existing public and private space which makes, or is capable of making, a contribution to an areas character or appearance; and to resist proposals which would adversely affect it's setting.

In addition I believe the application proposals are in conflict with policies CD25, CD26, Backland Development paragraph 3.4, CD27, Views and Vistas paragraph 3.24, CD31, CD48, High Buildings paragraph 5.5, CD49, CD52, CD53, CD54 and paragraph 5.23 with regard to the setting

of listed buildings and CD61, CD72, CD77, Policy H8 regarding major residential schemes and Paragraph 3.11 regarding design to lower densities and the making of adequate provision for open space, Transportation paragraph 6.1, TR39.

ADD

Whilst accepting that the Planning Authority needs to "balance" various policies within the UDP if there is any conflict between policies, this site is of such importance as one of the few remaining open spaces in a highly developed Borough that the character of the site and surroundings must be maintained and the existing proposals are in conflict with so many of the Borough's policies that they must not be allowed to succeed.

5078

If the applicants or the Planning Authority decide to try to negotiate for revised proposals based on this application, then I trust we will have adequate opportunity to see any renewed proposals and it is important that, if this happens, any new proposals should be a drastic re-appraisal in the light of the policies of the UDP and not merely a watering down of the current proposals with a view to trying to persuade the Planning Authority that a compromise must be reached (which may well be unacceptable to a very large number of local residents).

I trust that we will be kept in touch with the situation.

Yours sincerely,

H. Watson

HAMISH WATSON

cc: Henry Manisty, 12 Aubrey Walk
Councillor Christopher Buckmaster, 23 Kensington Place, London,
W8 7PT
Councillor Tim Ahern, 5 Campden Hill Square

5079

1330

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. Sabir.

The Inspector.
D.E.T.R.

Appral Ref No.

K5600/A/99/1022704



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.

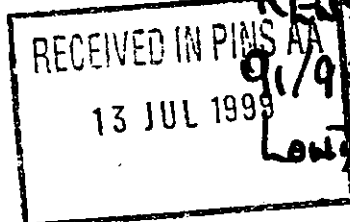
I have lived for decades on Campden Hill Road and am well acquainted with traffic conditions here. Under the proposed development this one alternative road to Kensington Church Street - between Kensington High Street or Notting Hill Gate - will lose its function. That is why a proposal to run buses here, 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.

5081

411

Flat 16 & Flat 22

KENSINGTON HEIGHTS.



9/1/96 CAMPDEN Hill Rd.
London. W8 7BJ.

INSPECTOR INSPECTORATE, (Room 1003)

Ref: App/K5600/A/99/1022/04.

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.

5082

~~433~~

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. pp. David Taylor.

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

(Handwritten scribble)

1403
(Handwritten number 5083)

5 July, 1999

RECEIVED IN PINS AA
12 JUL 1999

12 JUL 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

Ref: App/K5600/A/99/1022704

Dear Sirs

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

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

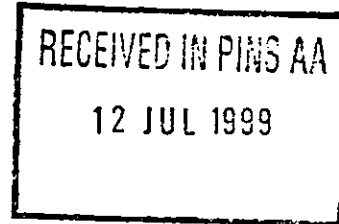
Paul and Margaret Dufrien

(Handwritten signature: Margaret Dufrien)
(Handwritten signature: Paul Dufrien)

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

LABH
5084

July 5th. 1999



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

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

Dear Sirs,

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

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

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

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

Yours faithfully,

P.B. Jensen.

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

Telephone/fax 0171-727-5041

81 Campden Hill Road
London W8 7BA

9 July 1999

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

RECEIVED IN PINS AA

13 JUL 1999

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

Dear Sir

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

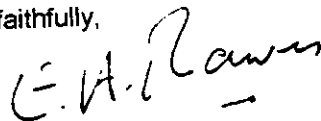
Only three north-south routes connect Holland Park Avenue/Notting Hill Gate on the north with Kensington High Street on the south between Holland Road in the west to the road across the middle of Hyde Park in the east. One of these is not open to public traffic, Kensington Palace Road/Palace Green, better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

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

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

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

Yours faithfully,



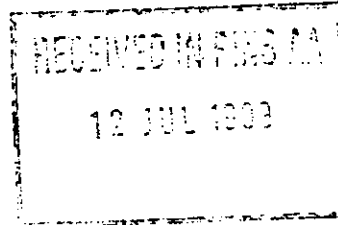
E. A. Rawes

6 Aubrey Road
London W8 7JJ

5086

HEAR

9 July 1999



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

Appeal reference number: K5600/A/99/1022704

Dear Sir

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

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

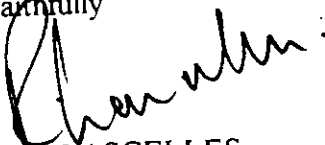
The huge number of letters sent to the Council opposing the development was in effect a vote by the Local Electorate: it was a vigorous pronouncement by those living in the area against the scheme or any similar development having the same negative results.

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

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

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

Yours faithfully

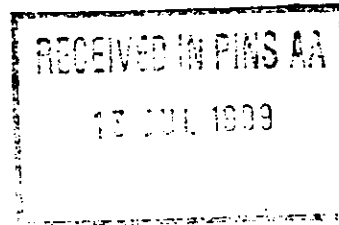

RICHARD LASCELLES

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

5087

4/10/99

July 12th, 1999



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

Dear Sir

Appeal Reference Number K5600/A/99/1022704

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

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

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

Yours sincerely

71 GRAHAM A. PERSKE

DT

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

5088

4089

July 14 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

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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

① Arch

② Copy given

③ DJ

PP/99/0733

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IMPERIAL COLLEGE OF SCIENCE, TECHNOLOGY AND MEDICINE

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DEPARTMENT OF CHEMISTRY
South Kensington, London SW7 2AZ
Telephone: 0171-594-5768
Facsimile: 0171-594-5800

C. W. Rees, CBE FRS
Emeritus Professor

Handwritten initials in a circle

Handwritten notes: R, 2799, M

22 June, 1999.

Dear Mr. French,

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

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

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

PP19910755

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(2) D1

(3) copy

Helen

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Arch
5090

The Original
London Walks
 London NW6 4LW
 Tel.: 0171-624 3978
 Fax: 0171-625 1932
 Email: london@walks.com
 Internet: www.walks.com
 12 January 1999

REAR 7.7.99
in

Mr. Michael French
 Royal Borough of Chelsea and Kensington
 Town Hall
 Horton Street
 London W8

Dear Mr. French,

The late Sir Nikolaus Pevsner - in *London I: The City of London*, the cornerstone of *The Buildings of England*, his unrivalled series of comprehensive architectural guides - described the rebuilding of Sir John Soane's Bank of England as "the single worst act of architectural vandalism in the City of London in the 20th century".

No mean feat that, particularly when you think of the contribution of the Luftwaffe toward that particular end.

Now, not to put too fine a point on it, the Thames Water proposal to redevelop the reservoir site east of Holland Park - putting two huge blocks of flats there that will completely transform the area - stands in that very line. I.E., if that "redevelopment" goes ahead it will be "the single worst act of architectural vandalism in Chelsea and Kensington in the last 250 years".

The Brave New World of the new Millennium, compliments of Thames Water.

Please stop them, for they know not what they do.

And for what it's worth, I speak not as a resident but as an outsider - i.e., the proprietor of the oldest walking tour company in London. We take people - visitors and Londoners - on walking tours in that area. The people who go on that walking tour take great delight in that neighbourhood - precisely because it is an unspoiled and well preserved part of London.

And so it should remain.

The vandals should be kept at bay.

Best regards,

David Tucker

David Tucker

Copy Helen D

PF/99/0733

65 Portland Road, London W11 4LQ

(1) Hzh

(2) DT

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Q
2.2.99
M

5091

22/6/99

(scribble)

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

Dear Mr French,

re Former Thames Water Reservoir and Water Tower House

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

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

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

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

Yours sincerely,

Angela Cheyne

Angela Cheyne

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PK149/0155

Watch @ Copy Helen

2/23/99

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

(3) DT

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A
2/23/99
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June 22, 1999

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

Dear Mr French,

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

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

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

Yours faithfully,

Brenda Maddox
Brenda Maddox

PP/99/0733

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② DT

③ Copy

Helen

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The Original
London Walks
 London NW6 4LW
 Tel: 0171-624 3978
 Fax: 0171-625 1932
 Email: london@walks.com
 Internet: www.walks.com
 12 January 1999

Mr. Michael French
 Royal Borough of Chelsea and Kensington
 Town Hall
 Horton Street
 London W8

Dear Mr. French,

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And so it should remain.

The vandals should be kept at bay.

Best regards,

(Handwritten signature) David Tucker

David Tucker

Copy Helen

① Arh

PP/99/0733

② DT

65 Portland Road, London W11 4LQ

5094

[Handwritten scribble]

22/6/99

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

Dear Mr French,

re Former Thames Water Reservoir and Water Tower House

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

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

Yours sincerely,

Angela Cheyne

Angela Cheyne

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

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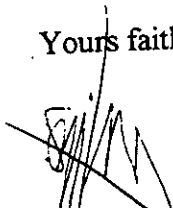
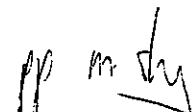
Dear Mr French,

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

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

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

Yours faithfully,



Sophy Fisher & Michael Sheridan.

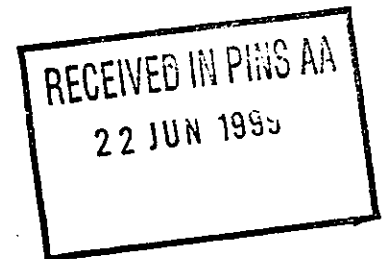
**RE: APPEALS BY ST. JAMES HOMES LTD.
RE: SITE AT FORMER THAMES WATER RESERVOIR & TOWER
HOUSE, CAMPDEN HILL ROAD, KENSINGTON, LONDON W8**

~~APP~~
5096

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



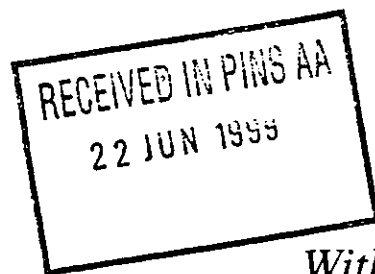
**STATEMENT OF CASE ON BEHALF OF THE CAMPDEN HILL
LAWN TENNIS CLUB**



THE CAMPDEN HILL LAWN TENNIS CLUB

9 Aubrey Walk,
London W8 7JH

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



With Compliments

5097



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

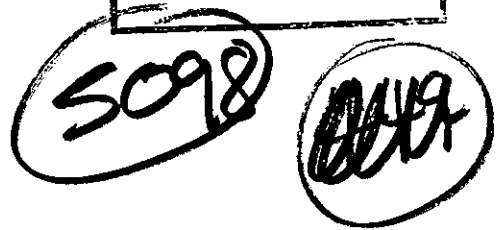
1. This statement is produced in response to the Inspector's request, at the Pre-inquiry meeting held on 14 June, for the interested parties to produce a short statement to make their positions at the forthcoming inquiry clear.
2. The Campden Hill Lawn Tennis Club ("CHLTC") is the tenant of Thames Water. 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

RECEIVED IN PMS AA

22 JUN 1999

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

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.

6000
Q24

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.