

~~6000~~
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The interior of the Church was reordered. The worship space was reduced and refurbished, and the back area was converted into a large meeting area – available for groups/lectures/social activities/music/instruction – and offices were created above, along with further community space. Cloakrooms and a kitchen were also constructed. Total expenditure exceeded £600,000 and was incurred in 3 phases between 1995 and 1998.

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

5 Use of Community Centre

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

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

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

6 Local Environment and Setting of the Church

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

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

7. Conclusions

We are extremely concerned that the proposed development will:

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

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

6003

~~1003~~

The Inspector
DETR
Room 1003
Tollgate House
Houlton St
Bristol BS29DS

RECEIVED IN PINS A
22 JUN 1999

de Castella
13 Jameson Street
London W8 7SH
0171-221-2445

17th June, 1999

Dear Sir, KS600/A/99/1022704
Camden Hill Reservoirs Development

I am writing to object to the proposed development in Camden Hill. I visited the display of the proposed buildings and was unhappy to see this open space built up with expensive houses & facilities for even more cars in the area.

The traffic in Camden Hill is often at a standstill at busy times as it is, and the pollution caused seems to be much worse in the last 2 or 3 years. This I noticed on returning to live in this area after some time.

The character of Kensington has been largely retained and the thriving Church of St Georges in Camden Hill will

TARQUIN OLIVIER

40 Lexham Gardens

London W8 5JE

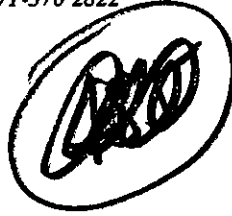
Tel: 0171-370 5257

Fax: 0171-370 2822

RECEIVED IN PINS AA

22 JUN 1999

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



6004

21 June 1999

Dear Sir

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

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

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

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

6005

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

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

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

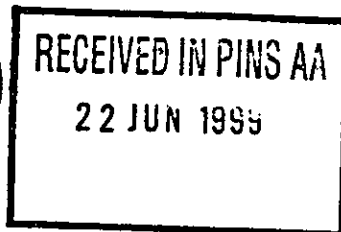
Please make our feelings known to the enquiry

Yours faithfully

Jill de Costello (Mrs)

Ref. K5600/A/99/1022704

ONE HILLSLEIGH ROAD
LONDON W8 7LE
TEL. 01-221 8818



Bob

15 June 1999

Dear Sir,

I am writing to recommend rejection of the appeal made by the re-developers of the former Thames Water Reservoir and Water Tower House.

As a long-time resident of Hillsleigh Road and mother of two children, I am extremely concerned by the scale of the redevelopment proposal and its effects on the character and appearance of the area and the ensuing traffic, access and parking problems.

The revised plans do not address even my most basic concerns. There simply is not the access to the site which one would think is of vital importance. There is already too much traffic using the narrow lane called Hillsleigh Road and the access from Camden Hill Road is just as difficult. Providing parking underground just doesn't solve the access problem.

Building on a site which is officially designated as "public open space" will destroy the character and appearance of the area. 'open

P.T.O.

space' means open space not the construction of buildings.

(6007)

(488)

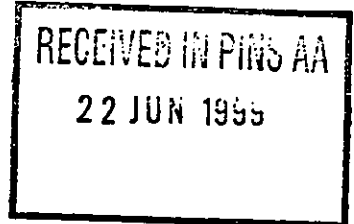
I am also a member of the Campden Hill Tennis Club. I was present at one of the initial meetings at the club to inform the club members of the developer's plans for redevelopment. The members were unanimous in their opposition to any development - everyone agreed that any development on the site would destroy the 'atmosphere' the club has enjoyed for years. It was only the threat of the club's closure altogether, not approval of the plans which encouraged some members to 'support' the planning application. This, to me, is an underhand way to rally support and quite disgraceful.

I thank you in advance for looking seriously, objectively and environmentally at this appeal which is of utmost importance to those of us who live in the Campden Hill area.

Yours faithfully,

Susan Singer

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



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



21st June 1999

Dear Sir,

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

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

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

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

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

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

Yours faithfully,

Mark Fitzalan Howard

19 June 1999

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

RECEIVED IN PINS AA
22 JUN 1999

6009

6009

Dear Sir

Campden Hill Reservoirs Development K5600/A/99/1022704

I should like to recommend the rejection of the appeal by Thames Water and Berkeley Homes against the decision by the RBK&C Planning Services Committee.

As a resident of this area since 1982, and Secretary of the St George's Church Committee, I visited the recent exhibition by Berkeley Homes and was extremely concerned at the proposed development, which I feel is inappropriate for the area.

I am objecting on the basis that the density of the development will result in a loss of the open space, which provides a much needed "lung" for the heavily congested streets around. My view of the appearance of the apartments in particular was that the developer would merely be replicating the mistakes made in past years, particularly in respect of Kensington Heights.

Traffic levels are already very high indeed. Parking is extremely difficult, not only because of residents' needs but by visitors to the Windsor Castle public house which is very popular throughout the Summer months and to the various businesses and homes in the area. The number of units in the proposed development will clog the streets still further, with each home attracting extra traffic and more cars than can possibly be accommodated.

Whilst few people would object to the loss of Water Tower House, the loss of the tennis club and the open space will significantly alter the setting of St George's Church, on which a rapidly increasing congregation has raised and spent over £410,000 returning the building to its original appearance. For details please see our web site <http://www.stgeorgescampdenhill.freeserve.co.uk/>

Finally, Campden Hill is a mixed area of expensive properties, terraced houses and housing association flats such as in Peel Street. We value this mixed community, and do not want to see the addition of a totally upmarket enclave which fails to provide any affordable homes and does not therefore reflect the nature of the locality.

Yours sincerely



R J Wright

R J Wright
☎ (+44) 020 7221 4399 fax 020 7460 2736

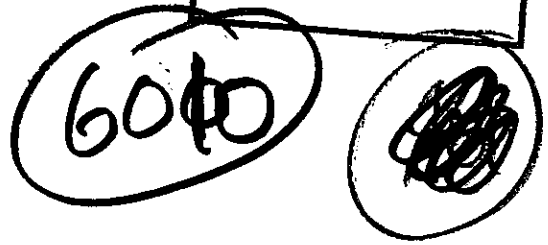
93 Peel Street London W8 7PB
e-mail robert@robert-wright.com

5 Airlie Gardens
London W8 7AJ

20th June, 1999

RECEIVED IN PINS AA

22 JUN 1999



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

Dear Sir,

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

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

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

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

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

Yours sincerely,



Shafic J. Ali

6012

RECEIVED IN PINS AA

22 JUN 1999

ALIBO

5 Airlie Gardens
London W8 7AJ

20th June, 1999

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

Dear Sir,

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

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

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

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

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

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

Yours sincerely,


Maureen Ali





6014

~~6014~~

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

RECEIVED IN PINS AA
22 JUN 1999

June 20TH 1999

Dear Sir

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

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

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

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

6015

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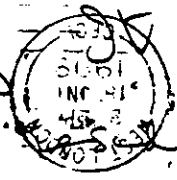
Mrs Methven, 49 Hillgate Place, London W8 01-727 5682

CAMPDEN HILL RESERVOIR DEVELOPMENT

Dear Inspector

Please continue to
oppose the above application for
planning, at the appeal and the

Do not allow the [unclear] means to
alt [unclear] the [unclear] such a
lot to keep the amenities as they are
[unclear]



*1 Hillsleigh Road
London W87LE*

RECEIVED IN PINS AA

22 JUN 1999

60/b

[Handwritten signature]

15th June 1999

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

Dear Sir,

Appeal Ref: K5600/A/99/1022704

I am writing today to say how much I look to you and the DETR to add balance to the discussion regarding the potential development at the top of our road.

There are clearly three protagonists involved with very different objectives – Thames Water, the Tennis Club and the Residents. The objectives of these three need to be clearly understood by yourselves in judging the needs of the Kensington area itself:-

1. **Thames Water.** Clearly the Company's main raison d'être is to keep its customer base supplied happily and safely, maximising revenue and profit on an annual basis through the sale of water. From time to time it will have the opportunity to utilise its asset base to create capital gains for its shareholders, and in doing so it must produce the highest returns on capital/assets possible – the highest it can "get away" with.

The current development plans are a very marginal "tweaking" away from what it was told originally that it could not get away with. It maximises the use of the space in a way which is still saleable – ie. you have to have some sense of openness, space and greenery in order to be able to sell the properties at all to third parties.

The plans still do not take into account the needs of Kensington in terms of densities, traffic and parking impact, light and space. To do so would impact on Thames Water's maximisation of return on assets. They do not have to live with the consequences of their development – only with their shareholders. Therefore a lot of improvements you could suggest to make the site less densely occupied, and a "plus" for the borough, rather than a "minus", are being resisted. Their compromises are mere minimal changes which they are trying to lobby and bully through yourselves and the residents in the usual property/corporate way.

- (607) (A)
2. **The Tennis Club.** This is an interesting one! As a member of the Club myself, I have watched the initial outcries of the Club when the members thought that the Club would be swept away in the course of development. They then were all against it. Thames Water were smart and they offered a deal to save the Club's life. The Club was smart enough to grab the lifeline offered, and a good deal was brokered for the Club's members - AS MEMBERS. I emphasise the last words because, as you can see from this letter, there is a distinction between those members who will play at the Club and then go home to another part of London (not necessarily K&C) and those who live in the area. The former are grateful to have a Club, and don't care what environment is created in the process. Parking is already difficult for them. Additional traffic, parking and pollution are of little significance to them. Members who are also residents realise that they live in an area more than they play tennis in it, and so think like the category below - No. 3:-
3. **The Residents.** Residents can often be accused of wanting to maintain the status quo. They may be conservative in their tastes, may be over-concerned about local amenities, value and safety of their investment in their houses etc - and, admittedly can therefore be seen, at times, to be a bit of a pain to deal with.....

However, they do have to live in an area 24 hours a day, unlike the previous two categories above, and therefore are very sensitive to the impact of large developments in their area. They will know better than anyone what the current traffic flows are (eg. short-cuts used via Hillsleigh Road or Aubrey to cut out the traffic-lights!). They know how difficult it already is to find a resident's car parking space outside their door - or even in their own street. They know the risks of potential subsidence, given actual experiences prior to development. They know the importance of open space, trees, quality of air etc.

Residents, if they can be reasonably objective, are, therefore, in the best position to understand the damage a bad development can have, and - in fairness - the benefit a good one can have.

The overriding view of local residents here - expressed more or less objectively by different residents - is that this development is damaging, and could be far, far more beneficial. It is damaging because it is attempting to maximise use of space for return on capital reasons. It could produce a much more beneficial asset to the community with less dense use of space, far fewer residences (and therefore cars, people etc), and more public space and greenery. If this cannot be achieved in a way which satisfies Thames Water's returns requirements, it is better for all concerned to forget about the development and leave things as they are.....

And so this leaves us in your and your Department's hands. Of course you have to listen to the views of all three parties above - and add the views of a fourth element, that of the borough and the type of community and life-style it wishes to offer to its residents who pay their rates to live in that area. A balance of view is needed, but as a resident I really believe that we know what can add to the area's desirability and what can damage what it offers today. Residents have a vested interest it is true - but in "quality of life" not "short-term return on assets", and therefore should have a greater share of your Committee's hearing as a result. We will have to live for a long time with the results of your deliberations.

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~~6018~~

I hope, therefore, that those deliberations come to conclusions which are for the long-term "best" for the area in terms of all the issues raised by residents in letters you have already received. It seems objectively clear to me that the current re-design has ignored all the points raised by people who do understand what the impact would be, and who seek some much more dramatic rethinking of the design to make it acceptable from our and the Borough's point of view.

I remain optimistic about the triumph of sensible values and long-term thinking by yourself and your Department.

Yours sincerely



John B. Singer

6019

~~6019~~

I am a member of the Camden Hill Tennis Club, as well as a local resident. I would like the unique character of the club to remain, rather than have a new modern, cramped complex to be built.

I therefore please ask you to reject the Thames Water / Berkeley Homes development.

Yours faithfully,

Inaids Record.

RECEIVED IN PINS AA
22 JUN 1999

Flat 3
44 Brunswick Gardens,
London
W8 4AN

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

6029

~~6029~~

19th June 1999

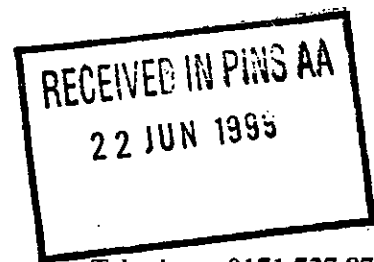
Re: K5600/A/99/1022704

Dear Sir,

I am writing to express my disapproval of the development that has been proposed on the site of the Campden Hill Reservoir.

The area will undoubtedly deteriorate as a consequence if the planned building work goes ahead. We need to protect charming pockets of London such as this. If commercialism always wins, London will become a ghetto.

Garry Atkins
Specialist in Early English
and Continental Pottery



107 Kensington Church Street
London W8 7LN

Telephone 0171 727 8737
Fax 0171 792 9010



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

Dear Sir,

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

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

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

DENSITY OF THE BUILDINGS

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

6022 (B)

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

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

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

INCREASED TRAFFIC

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

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

Page Three/

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


6023 ~~6023~~

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

State of the Arts Tennis Courts

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

Yours faithfully



Julie Atkins
43 Kensington Place
London W8 7PR

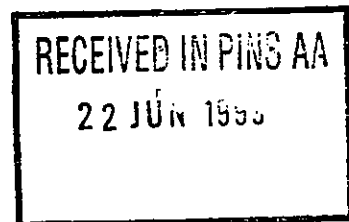
Please acknowledge receipt of this communication. Thankyou.

6024

~~AA~~

55, Kensington Place
London W8 7PR
19th June 1999

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



Dear Sir, I strongly objected to the Thames Water development on the Campden Hill reservoir site, and was pleased to see that the Kensington & Chelsea planning committee has rejected the proposed plans.

I hope you will also oppose the plans and prevent the developers from ruining what is now a pleasant and uncrowded part of central London.

Yours sincerely,
Queenie P. Godwin
(MRS. Q. P. GODWIN)

RECEIVED IN PINS AA
22 JUN 1999

6025

~~6025~~

36 Bedford Gardens
London W8 7EH
0171-727 4810

21 June 1999

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

Dear Sirs

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

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

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

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

Yours faithfully

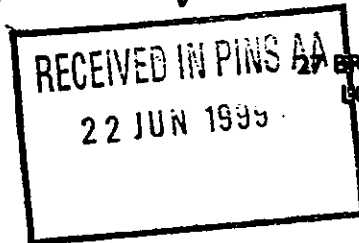


Roderick Collins

6026

~~6026~~

Appeal reference No K5600/A/99/1022704



BRUNSWICK GARDENS
LONDON W8 4AW
071-229 6995

June 20th 1999

Dear Sir,

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

Apart from the club, we as residents are at present having the greatest difficulty with parking, as there are not nearly enough residents bays -

The traffic congestion is horrific at times, all round the Campden Hill

6027 (18)

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

Do please reject the developers -

Yours sincerely,

Joan Hicks (Dus)

6028

~~6028~~

Mrs. C. M. BARNE

16 June 1999.

15 JAMESON STREET, LONDON W8 7SH. 0171-727 8870

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

Sir,

Once again, I am writing to urge you, as Inspector, to reject the Appeal by Thomas Water / Berkeley Homes which I understand that you will hear on Tuesday 20th July.

RECEIVED IN PINS AND
21 JUN 1999

As things stand at the moment, the proposed building site is a haven of quiet with a bank of trees on the north side facing St. George's

RECEIVED IN PINS AA

21 JUN 1999



18th June 1999
Ref: K5600/A/99/1022704

Basement Flat 1
28a Gordon Place
London W8 4JE
Tel. 0171-938 2482

APP

6029

Campden Hill Reservoirs Development

Dear Sir,

I am writing in support of my fellow residents who are against the proposed development of the Thames Water site on Campden Hill, W8. Such a move would result in a significant loss of existing open space which is a rarity in London nowadays. The development would materially affect the character and appearance of a part of the Kensington Conservation Area to its detriment.

I beg you to take account of all the opposition to the proposed development of this site in the Appeal, so that the status quo is maintained for future generations to enjoy. This is a commercially motivated development with no thought for the environment in a conservation area, and I hope that you will reject the Appeal.

Yours faithfully,

P. C. Barclay.

Church. Any loss of open space is to be deplored & this would severely harm the character of a Conservation Area, bringing in yet more traffic & people, not to mention severe disruption & pollution during the building operations. St. George's Church recently refurbished would suffer & there would be added road danger for Sunday School children. I urge you to reject this appeal. C. N. Barne

1030

[Handwritten signature]

22 PALACE GARDENS TERRACE
KENSINGTON
LONDON W8 4RP
TEL: 0171 727 9340
FAX: 0171 221 5945

RECEIVED IN PINS AA
18 JUN 1999

Ref K5600/A/99/1022704

Camden Hill Development

Dear Sir,

I am writing to object to the proposed development by Thames Water/Berkley Homes. Our area has a serious parking and traffic problem and I think that this densely developed proposal will cause more problems for residents, harm the character of the conservation area and bring no benefit other than to the developer.

Please require my

6031



objection at the appeal
and we support the Inspector
recommending rejection of the
appeal.

For Paul Kelly,

Jay White

JEREMY N. WHITE

17 JUNE 99.

6032

AA

39, BEDFORD GARDENS,
LONDON W8 7EF
TELEPHONE: 0171-727 4581

16 June 99

The Inspector,
DETR Room 1003
Tougate House
Houlton Street
Bristol BS2 9DT.

RECEIVED IN PINS AA
18 JUN 1999

Dear Sir.

Appeal Reference no. K5600/A/1022704.

I write to object to the developers
wishing to do a the Campden Hill
Reservoirs site.

The proposed development would:-

1. Result in a significant loss of existing
open space.
2. Harm the character and appearance
of a part of the Kensington Conservation Area:
3. Result in a densely developed site

~~6033~~
6033

that relates poorly to its surroundings;

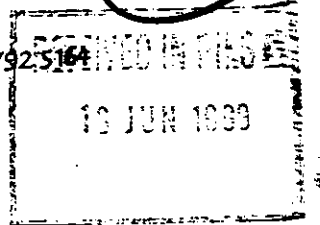
4. Significantly affect the setting of St. George's Church.
5. Generate greater levels of vehicular traffic and pedestrian activity,
6. and failure to provide affordable housing in a London inner city borough.

Yours faithfully,
Sheila Rowland Bennett.
(M.S.)



6034

1 Edge Street,
London,
W8 7PN
Tel/Fax 0171-792-5164



The planning Inspectorate
Room 1003
Tollgate House
Haltwhistle
Bristol BS2 9DT

15/6/99

Appeal Ref No: K 5600
102

Dear Sir/Madam,

I am writing on behalf of my wife and I, both of whom are residents in the immediate area affected by the Thames water planning application at 97 Campden Hill Road, W.8. We understood that the committee at 1st instance have thankfully rejected the application.

We are not surprised with their decision nor are we that there have been so many objections voiced.

6035

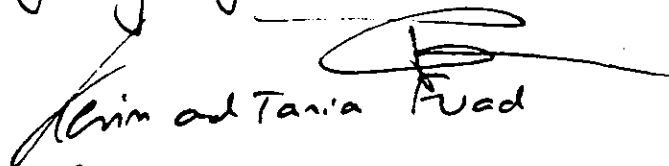
~~6035~~

We urge you to endorse that
wise decision and reject any appeal.

The noise, increased traffic and
pollution are a very real consequence of the
intended development. It would ruin the
character and appearance of this area, especially
the setting of St George's church. It is
an application that would not serve the area
in any positive aspect if granted, merely
alter its atmosphere and setting for the
worse.

We invite you to dismiss the
appeal and endorse the committee's
reasoned judgment.

Yours faithfully,


Kerim and Tania Fuad
(MR + MRS KERIM FUAD)

RECEIVED IN PINS AA
21 JUN 1999

46 AUBREY WALK · LONDON W8 7JG
0171-792 0553

6036 ~~6036~~

Wednesday 16th June 1999.

Dear Sir.

Ref. DPS/D ce/PP/99/0073.

DETR's Ref. App/k5600/A/99/1022704.

Thames Water Reservoir 97 Campden Hill Road.

I have received notification of the Appeal to be heard before the Inspector on 20/7/99 and am writing to record my objections to the proposed development.

A similar application has already been refused by the Planning Committee of the Royal Borough of Kensington and Chelsea. This refusal was welcomed by the local residents as it reflected the strong views of those who would be affected by the proposed re-development.

My objections are:-

1. The loss of open space currently enjoyed

~~485~~

6037

by all of us who live in close proximity to the site.

2. The increase in traffic in Aubrey Walk which is already used as a 'rat run' during peak periods

3. The massing and over-development as shown on the applicant's plans will dominate the immediate area

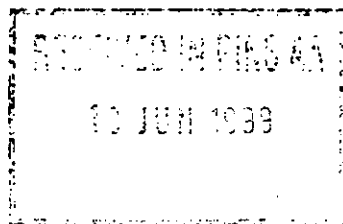
I trust these points will be drawn to the Inspector's attention.

Yours faithfully

J. K. Knowles.

38 Kensington Place London W8 7PR

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



14 June 1999

[Handwritten scribble]
[Handwritten number 6038]

Dear Sir Appeal ref no K5600/A/99/1022704

I write as a householder on Campden Hill, London W 8. who lives close to the proposed development of Water Tower House and the Thames Water reservoir site there, which will be coming before you on Appeal on July 20th.

The top of Campden Hill should be one of the best features of this part of London, but it has already suffered from some brash and crude development in the 1970s. The treatment of this site is a chance to go some way to redeem mistakes made in the past, and to bolster the neighbourhood's status as a conservation area.

It is vital that the open space here is not significantly eroded, and that no development is allowed that will result in too great a density, or which is insensitive to its surrounds. There are some distinguished buildings nearby such as St George's Church, Aubrey House and the terraces of Campden Hill Square, and their setting should be respected. Water Tower House is a hideous building and no one will be sad to see it go, but the deeply debased 'developers' Georgian' style proposed for the new buildings here is equally to be deplored.

Traffic problems in Campden Hill Road, and in gaining access to it, are already such that it is vital any step that might add to flows or dangers - either here or as a result of likely development of the London University site further south - should be scrutinized with the greatest care.

Together, these seem to me pressing reasons why you should find against the Developers in this particular appeal.

Yours faithfully

[Handwritten signature: R T A Hudson]

R T A Hudson

6039

U&A

33, Bedford Gardens
London W.8.7EF

17th June 1999

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

RECEIVED IN PINS AA
18 JUN 1999

Dear Sir

Appeal Ref K5600/A/99/1022704
Campden Hill Reservoir Development

I am writing to you to press for a rejection of the appeal to be brought by Thames Water/Berkeley Homes against the rejection of their planning application by the Kensington and Chelsea Council Planning Services Committee

I am concerned at the potential loss of open space in an area already tightly packed resulting in an area that would relate poorly to the existing developed area and rather than enhancing the setting of St Georges Church would rather diminish the impact of this unusual and interesting church. In this area there is already a shortage of affordable housing leading to an imbalance in the population and a shortage of children and young people. Kensington already has an imbalance in its numbers of elderly people. Whatever their arguments about traffic levels the nature of housing envisaged and the increased number of dwellings would certainly increase car use and parking problems in an area where the streets are very narrow and can barely sustain present levels of traffic.

In view of the proposed development of the Queen Elizabeth College site further south down Campden Hill Road the traffic increase on this cut through to Kensington High Street would be unsustainable.

Please reject the appeal from Thames Water/Berkeley Homes and preserve a quiet corner of Kensington.

Yours truly

Alison Unvala
(Mrs A. UNVALA)

Hearing 20th July 1999.

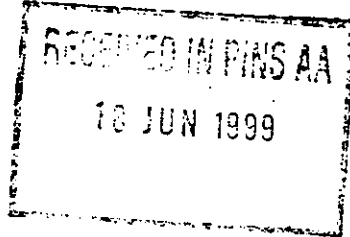
8 AUBREY WALK
LONDON W8 7JG
Tel/Fax: 0171-727 7942

6040

AWR

15 June 1999

The Inspector
DETR
Room 003
Tollgate House
Houlton Street
Bristol BS2 9DJ



Dear Inspector

Campden Hill Reservoirs Redevelopment - Appeal
Ref:K5600/A/99/1022704

I write to oppose the revised development application. This is an aggressive application for high density development in a conservation area, and shows no significant change from its predecessor. It proposes

- A gated ghetto development which excludes local inhabitants
- 200 bedrooms in 62 new dwellings, a 40% increase for the contiguous area of Aubrey Walk, Aubrey Road, Hillsleigh Road and Campden Hill Square
- 90 more resident vehicles debouching on 15ft wide Aubrey Walk
- removal of light, trees, greenery and open space in a conservation area
- **no benefit at all for local residents** from what the *Evening Standard* describes as a "£120 million venture" by Thames Water.

Our position is well expressed by the following:

M.J. French, Executive Director Planning and Conservation, RBK&C.

"This is a relatively small site, clearly identified for use for public open space.....the policies set out in ...the UDP are robust enough for the Council to resist any commercial development of the site." (letter 5.3.97)

The site "...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." (letter 23.1.98)

Harold Pinter, Author and local resident.

"There has been open ground on the site for hundreds of years opposite which are a series of exquisite cottages and a church. Thames Water is selling off this property for vast profit to themselves and their shareholders and at the destruction of the neighbourhood." (Standard, 10.5.99)

Yours sincerely

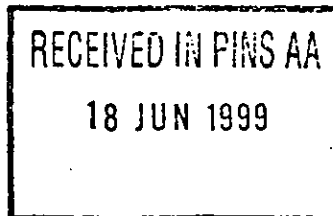
Anthony Whyatt

63 Bedford Gardens
London W8 7EF

Tel: 0171 727 5295

Fax: 0171 221 3865

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



6041

June 16, 1999

Dear Sirs,

Appeal reference number K5600/A/99/1022704
CAMPDEN HILL RESERVOIRS DEVELOPMENT

I refer to the above proposed development for which I understand that planning permission has been rejected unanimously by the RBKC Planning Services Committee but that the developers are proposing to appeal against this rejection.

As a longstanding resident of this area of Kensington (38 years), I should like to confirm most vehemently my opposition to the proposed scheme which in my view would have numerous unsatisfactory features. These include: 1. damage to the character and appearance of a part of the Kensington Conservation Area; 2. a significant loss of existing open space; 3. the development of a site which would be completely out-of-keeping with its surroundings; 4. damage to the environment of St George's Church; 5. a considerable increase in traffic and pedestrian activity; 6. a failure to provide housing at reasonable prices.

I understand that one of the developers would be Thames Water who, I believe, are now under foreign ownership. In my view, if this is so, this would make the proposal even more objectionable as I feel strongly that such matters should conform to the wishes of the residents of the area concerned and not directed by institutions who have no reason to consider the UK national interest.

Yours faithfully,


P J R Spira

20 Argyll Road, London W8 7BG

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

17th June 1999

RECEIVED IN PINS AA
21 JUN 1999

Dear Sirs

Re: Redevelopment of Campden Hill Reservoirs; Your Ref. K5600/A/99/1022704.

I wish to protest strongly against the proposed redevelopment of the Campden Hill Reservoirs by Thames Water and Berkeley Homes.

The little open space left in the Borough has already been encroached upon elsewhere and this development would result in the loss of a substantial area of open space with the loss of tennis facilities to the Campden Hill Lawn Tennis Club.

Campden Hill represents one of the remaining "havens" in the Borough where relatively little redevelopment damage has been done; the proposed development of flats and "town" houses will damage the unique architectural fabric and character of the area. This development will destroy the fine Victorian pumping station, the water tower house and the bank of trees opposite St. George's Church as well as blighting this noble Victorian church.


This high density urban development will also result in more traffic on Campden Hill Road and the surrounding streets with, no doubt, increased pressure on parking by shops elsewhere in the Borough - for example, in Argyll Road by Safeway's on Kensington High Street. If the redevelopment of the Kings College site were also allowed to go ahead we would see an intolerable increase in traffic in an area already suffering from considerable discomfort caused by vehicle noise and exhaust pollution.

Rather than allow the redevelopment as private housing, simply to enrich Thames Water and Berkeley Homes, the Council should see how it might assist in the development of the area as a Public asset for the recreation of the residents of the Borough.

The timing of this enquiry is not helpful to local residents as it is when most of them will be on holiday so unable to attend the enquiry - I trust this is not a deliberate ploy on behalf of Berkeley Homes in order to minimise the opposition to this wholly unconscionable planning application.

As the Inspector, I ask on behalf of the local residents that you decline this planning application for the better good of this Borough.

Yours faithfully



Gavin M. Morris

Naomi and Peter Tate
9 Airlie Gardens
London W8 7AJ

RECEIVED IN PINS AA
21 JUN 1999

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

17/06/1999

Dear Sir,

We are writing to strongly urge that you turn down the appeal regarding the proposed Thames Valley/Berkely Homes development on the Campden Hill Reservoir site.

As 15 year residents of Airlie Gardens, which is one block from the site, we are certain that this proposed development will over-congest the area and make it very difficult for those of us who already live here. The burden on parking and traffic in particular will become untenable. As it is, it is sometimes impossible to find parking within the surrounding blocks which is very frustrating as we pay a considerable sum for Residents Parking. The additional numbers would make this situation unendurable, and that is beside the loss of space and change of character to the area.

We hope that you will not let us down on the appeal.

Many thanks

Peter Tate
Mr and Mrs Peter Tate

~~1003~~
6043

RECEIVED IN PINS AA
21 JUN 1999

One Aubrey Road
London W8 7JJ

Telephone: 0171-792-9836

Fax: 0171-792-9837

AAE 644

June 18, 1999

The Inspector
Department of Environment, Transport and Regions
Room 1003, Tollgate House
Houlton Street
Bristol BS2 9DJ

Thames Water Redevelopment of Campden Hill
Appeal Reference K5600/A/99/1022704

Dear Sir,

I understand that Thames Water is appealing against the refusal of planning permission to redevelop the reservoirs on the top of Campden Hill.

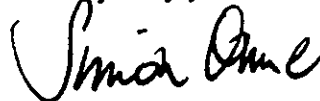
I recognise that, while unwelcome, some form of redevelopment of the reservoirs may be inevitable; but the scale and form that the development takes must reflect essential local issues.

The proposal provides that the entrance both to the construction site and the eventual development be in Aubrey Walk.

I wrote to the Planning Inspector and I write to you now to express my fundamental opposition, in particular, to these access arrangements: Aubrey Walk is self-evidently inappropriate as an access for such a significant development. It is dangerous enough as it is, being used as a rat-run from Campden Hill Road to Holland Park Avenue. How it would be in the wake of a development of the contemplated scale doesn't bear thinking about.

The answer is to insist that Thames Water comes to terms with the owner of the tower block on Campden Hill Road which is, I understand, otherwise a very satisfactory alternative.

Very truly yours,



Simon P. Orme

6045

RECEIVED IN PINS AA
21 JUN 1999

38 Campden Street
London W8 7ET

[Handwritten signature]

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

18 June 1999

Dear Sir

Your Ref: K5600/A/99/1022704 - Campden Hill Reservoirs, London W8

I understand that on 20 July 1999 you will be hearing an Appeal by Thames Water and Berkeley Homes against the unanimous rejection by the RBKC Planning Services Committee of the Thames Water/Berkeley Homes application to develop the reservoir site.

As a local resident, I urge you to reject the appeal. The Planning Services Committee and the Planning Department of the Local Authority got it absolutely right - what the property developers propose would destroy what little open space remains in a densely built-up area, cause intense local traffic congestion and noise, badly affect the setting of a number of key listed buildings, as well as driving a coach-and-horses through the local council's important Unitary Development Plan. Despite the property developers' claim that this will be a "community asset", the development will not provide affordable housing.

I should add that I would not be personally affected by the development as I live some distance from the site, but like the overwhelming majority of local residents, I think it vital that planning authorities protect from the activities of large-scale property developers what few important open or historic sites remain in the area and for that reason I urge you to reject the developers' appeal.

Yours faithfully

[Handwritten signature of James Harman]
James Harman

51 Kensington Heights
Campden Hill Road
London W8 7BD

15 June 1999

6046
HCH

RECEIVED IN PINS AA
21 JUN 1999

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

Dear Sir/Madam:

Re: Former Thames Water Reservoir and Water Tower House,
97 Campden Hill Road, London W8

Refer DETR ref: App/K5600/A/99/1022704 of 10/ 06/99.

I occupy a flat in Kensington Heights which is my London residence. I strenuously object to the development proposal for the following reasons;

- 1) the proposed development is too large and intensive to fit with the neighbourhood
- 2) Campden Hill has a unique village quality which will be damaged by the addition of a tenement building
- 3) the existing 12 tennis courts are an outdoor recreational facility which contribute immensely to the open space of the area
- 4) the reservoir top is occupied by tennis court which are in daily use; it is emphatically not a brownfield site as alleged by the developers
- 5) the proposed development will seriously add to traffic congestion and noise on Campden Hill Road
- 6) the development will remove trees which contribute to the area
- 7) the development will seriously block light to much of the neighbouring area

~~1498~~

607

I think no one is seriously against development of the Water Tower House and Pump House but that should be the extent of development.

The open air tennis courts should be left in place for recreation and open space.

Yours faithfully,



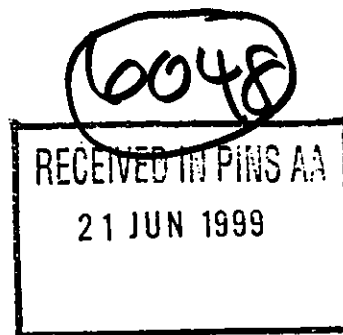
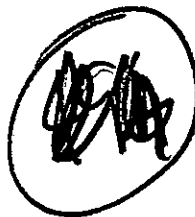
R. M. Dobie (Mrs.)

R J M Sutherland F Eng BA FICE FI Struct E

4 Pitt Street, London W8 4NX

Tel: (0171) 938 1169 Fax: (0171) 938 4939

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



17th June 1999

Dear Sir

PROPOSED DEVELOPMENT FOR CAMPDEN HILL RESERVOIRS SITE
Appeal Reference K5600/A/99/1022704

I am writing to express my strong objection - and that of the rest of my family - to the proposed development for the Reservoirs Site on Campden Hill.

We were delighted that the Borough Council rejected the scheme and sincerely hope that the appeal will be rejected too. I spent some time inspecting the public display on the proposals which confirmed all my fears. Quite apart from density, traffic, loss of open space - both existing and potential - I was appalled by the enclosed nature of the scheme with no relationship to the local community.

There is a real opportunity here to convert a disused public utility into a major amenity area yet with enough suitable building to give a reasonable financial return to the owner of the site and to the developer.

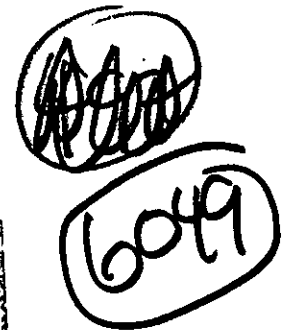
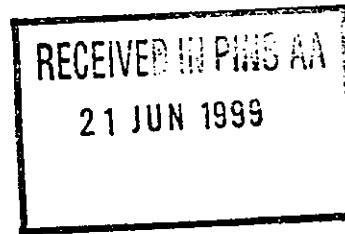
Yours faithfully

R J M Sutherland

10 KENSINGTON PLACE
LONDON W8 7PT

Tel: 0171-727 5080

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



17th July 1999

Dear Sir,

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

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

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

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

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

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

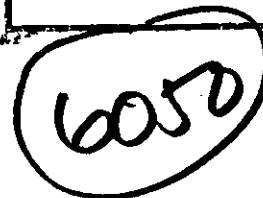
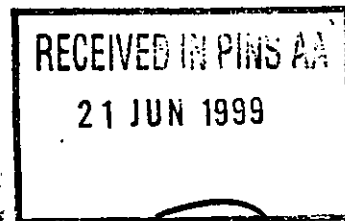
Yours faithfully,



E.A.P. Sells

Enc.

16 Hillgate Street
London W8 7SR



16th June 1999

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

Ref: K5600/A/99/1022704

Dear Sir,

I am writing to say how pleased we were to hear that the Campden Hill Reservoirs Development had been rejected by the RBKC Planning Services Committee. I gather there is to be an appeal to the Department of the Environment and I would like to express my family's hope that this appeal will also be rejected.

The Campden Hill area in which we live is very busy and the Campden Hill Road is already constantly congested. Additional housing on the kind of scale proposed will result in considerably more traffic and exacerbate the almost impossible parking problems that we have in this area.

I am a weekday member of the Campden Hill Tennis Club, which with its current number of courts provides a healthy activity for so many residents and is used by local schools. The reduction in the number of courts will curtail much of this activity and remove a green and open space in this already heavily polluted city.

Aubrey Walk and it's environs is an attractive and characterful area which it would be very sad to spoil without even the excuse of providing affordable housing.

We strongly recommend the rejection of this appeal.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Belinda Swallow".

Belinda Swallow

34, Peel Street

London

WB 7PD

16th June 1999

REF: K5600/A/99/1022704

489

RECEIVED IN PINS AA
21 JUN 1999

6051

Dear Inspector,

I am writing to object to the proposed development of the Campden Hill Reservoirs.

The negative consequence of this development would be of fundamental harm to the character and appearance of the Kensington Conservation Area.

The Campden Hill area is already severely congested and overcrowded, yet you are considering exacerbating the problem which will destroy the quality of life for the large population already living in this area.

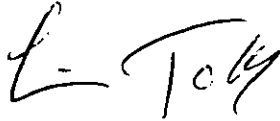
The proposal appears to be yet another development by bullying building companies wishing to make money at the expense of the area and with little or no regard to the surrounding population.

I implore you to reject the proposal on the realistic grounds that it will result in:

1. The loss of existing open space.
2. Harm the character and appearance of the Conservation Area.
3. Result in a densely developed site that relates poorly to its surroundings.
4. Generate levels of vehicular activity that the area will find impossible to accommodate.

This area is cherished by all of the community and should be kept that way.

Yours faithfully,



Simon Tallis