

Our Ref: 20168 LPA2 GC

Development Management,  
Planning and Place,  
Royal Borough of Kensington and Chelsea.

Via email to: [Alison.Long@rbkc.gov.uk](mailto:Alison.Long@rbkc.gov.uk)

F.A.O Alison Long MRTPI, Principal Planning Officer, South Area

30<sup>th</sup> April 2021

Dear Ms. Long,

**PP/21/01425 Demolition of existing building and redevelopment for new building up to five storeys (Use Class E); basement excavation works; creation of a courtyard area at ground and lower ground levels; roof terraces; landscaping works; installation of plant; and associated works. (MAJOR APPLICATION) at 81-103 (odd) King's Road, LONDON, SW3 4NX**

Further to my objection to the above planning application, on behalf of the Directors of the Board of Charles II Place Management (1991) Limited ('the Board of CIIP'), dated 14<sup>th</sup> April 2021, I write with additional information in relation to that objection.

I have pleasure in enclosing a comparison plan showing two elevations of the proposed development in relation to the existing buildings on the site (Appendix 1 to this letter). You will recall that I have repeatedly asked the applicant's representatives, Cascade Communications Ltd, for comparative plans. To date, these have not been forthcoming and therefore the attached drawing no. 20168(ALL)01-A 'ELEVATION COMPARISON STUDY' has been produced to reinforce the concerns set out in my previous objection. For ease, I have also included an extract of the referenced plan at the end of this letter.

Drawing number 20168(ALL)01-A 'ELEVATION COMPARISON STUDY' provides further justification to the submitted objection on behalf of the Board of CIIP. It provides evidence of the overbearing and dominating adverse impact of the proposal, due to the height, scale and massing of the proposed building. The new building is clearly out of character with, will visually dominate, and have an unacceptable overbearing impact on the neighbouring CIIP houses, harmfully increasing the sense of enclosure to these existing houses and their gardens. It will also appear out of character and scale with the existing street scene of the King's Road.

To conclude, and as demonstrated by the attached comparison plan, it is considered that

this substantial redevelopment proposal will cause significant adverse impact on the CIIP occupiers' residential amenity due to its height, scale, massing, bulk, over-development and proximity to their properties, resulting in loss of privacy, overshadowing, loss of daylight and an overbearing/over-dominant detrimental impact on current standards of amenity. Buildings, servicing, and general activity will be introduced close to the boundary with their houses, with the potential for unacceptable nuisance and noise disturbance. Furthermore, the proposed 4 storey element of the scheme facing onto nos. 1-3 CIIP and next to no. 51 CIIP, with facing windows in these floors, will have a dominating and overbearing impact, which will also create a sense of being overlooked.

It is my firm submission that there are no apparent material considerations that outweigh the determination of planning application PP/21/01425 other than in accordance with the development plan, with the conclusion that the scheme is contrary to the provisions of the development plan and should be refused consent. There are related concerns in respect of the yet undetermined impact of the proposal on the rights of access to the CIIP properties.

I would be obliged if you would lodge this further objection under PP/21/01425 on the Council's Portal. I have copied this correspondence to Amanda Reid, Director of Planning & Place, Lisa Cheung Head of Development Management, Ward Councillors Emma Will and Cem Kemahli, the Chair of the Planning Committee at the Chelsea Society, the Chair of the Chelsea Residents Associations, and Greg Hands MP.

Yours sincerely,



**Gail Collins** BSC(Hons) DipTP MRTPI DMS  
Director  
[g.collins@tyler-parkes.co.uk](mailto:g.collins@tyler-parkes.co.uk)

Encl.

**Appendix 1** Drawing no. 20168(ALL)01-A 'ELEVATION COMPARISON STUDY'

**Copied to:**

*Amanda Reid, RBKC,  
Lisa Cheung, RBKC,  
Councillor Emma Will, RBKC  
Councillor Cem Kemahli, RBKC  
Sir Paul Lever, The Chelsea Society,  
Julian Turner, The Chelsea Society  
Paul Thompson, Chelsea Residents Associations  
Greg Hands MP*

Extract from Appendix 1: ELEVATION COMPARISON STUDY - Drawing no. 20168(ALL)01-A

