

Our Ref: 20168 DV1 GC

Reece Pugh
Cascade Communications Ltd
26 Noel Street
Soho
London
W1F 8GY

Via email to: RPugh@cascadecommunications.co.uk

3rd February 2021

Dear Reece,

Proposals at 81-103 King's Road, Chelsea SW3 4NX

Thank you for sending through to Anthony Hubbard, Faraday Property Management, late last week a copy of your 6th January 2021 presentation in respect of the above. As you know from my attendance at that presentation, I am a town planning consultant who has been appointed to advise the Directors of the Board of Charles II Place Management (1991) Limited (CIIP) in relation to the redevelopment of the neighbouring 81-103 King's Road.

I was concerned to learn from your latest correspondence that the developer proposes moving forward with a full planning submission later this week or early next week? This is very disappointing as we have only just received some of the comparative details of the scheme (albeit illustrative), you have not asked for formal feedback or comment on the proposal, and no changes seem to have been made to address concerns over the proximity of the new building and service areas to CIIP. The forwarded proposals appear to confirm CIIP's concerns over the impact of the development on their properties, not only in terms of the height, size, scale, bulk and proximity of the new building to their properties, but also the continued lack of clarity in relation to maintaining their existing accesses.

As you know, the development site and the CIIP development have a very close spatial relationship. The CIIP houses with windowed elevations onto the M&S site include many

single-aspect habitable rooms, serving kitchens, lounges, bedrooms etc. Many of these houses sit at a lower ground level than the M&S site. The proposed scheme shows a materially taller and bulkier building on the site and the bringing closer the footprint of that new building to the CIIP properties: I consider the development as shown will have an unacceptable impact on the outlook from these residential properties and their gardens, creating an overbearing impact and a much greater sense of enclosure. The new proposal may also impact on the daylight and sunlight received by the existing properties. The adopted development plan, the Royal Borough of Kensington and Chelsea Local Plan, September 2019 (LP), contains Policy CL5 which, amongst other things, seeks to ensure that good standards of daylight and sunlight are achieved in existing properties affected by new development and requires that there is no harmful increase in the sense of enclosure to existing buildings. The LP also requires proposals to respond to the local context (Policy CL1) and resist buildings which are significantly taller than the existing townscape other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape (policy CL12).

The proximity of the new building and service areas to CIIP also leads to concerns about associated noise and disturbance to the residents, both during construction and thereafter. In addition, there could be land stability issues with the significant basement area proposed. There may also be heritage issues as the site sits between conservation areas and near listed buildings. Clearly the development plan also contains relevant policies in this regard, and in relation to nearby heritage assets there will be an additional need to satisfy the statutory requirement.

CIIP are also extremely concerned about ensuring their access is maintained and that satisfactory arrangements are put in place to ensure the works of construction will not impede upon that access, even temporarily, or compromise the residents' continued enjoyment of their properties. Any impact on CIIP's existing access would mean that the development proposals would be incapable of lawful implementation, so it is important this issue is fully addressed, although at present, no comfort has been provided to CIIP that these issues have been addressed.

I respectfully request the developer continues liaison with CIIP on the proposal before the submission of the formal planning application. CIIP has significant concerns about the impact of this redevelopment on their properties and at this stage, based on the available information, I cannot provide my client with any comfort that will not be the case. I hope you will agree it is preferable that we continue dialogue on the proposal before the submission of the formal planning application, so we can work together to arrive at a mutually acceptable scheme. I would appreciate the opportunity to have a meeting or discussion with the developer with the object of revising the proposal before submission.

I look forward to hearing from you. Please note that I have copied this correspondence to the Amanda Reid, Director of Planning & Place at RBKC, Ward Councillor Emma Will, and the Chelsea Society, in order that they are aware of CIIP's concerns.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GC3Col'.

Gail Collins BSC(Hons) DipTP MRTPI DMS

Director

g.collins@tyler-parkes.co.uk

C/C - Amanda.Reid@rbkc.gov.uk, cllr.emma.will@rbkc.gov.uk,
secretary@chelseasociety.org.uk