

**From:** CST1: RBKC <CST1@rbkc.gov.uk>

**Sent:** 28 Apr 2023 10:43:47

**To:** PlanDMS@rbkc.gov.uk

**Cc:**

**Subject:** FW: M & S Development

**Attachments:**

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[REDACTED]  
Sent: 26 April 2023 23:15

To: Reid, Amanda: RBKC <Amanda.Reid@rbkc.gov.uk>; Planning: PC-PlanSvc: RBKC <Planning@rbkc.gov.uk>

Subject: M & S Development

Application No PP/23/00968, 81-101 King's Road, Chelsea.

OBJECTION to the proposed demolition of the Marks & Spencer building in the Kings Road, and the proposal for a replacement building on the same site.

On behalf of the residents of Whitelands House Residents' Association (114 flats), I should like to object to the above proposals on the following grounds:

1. In our view, the existing building is of comparatively recent construction and is perfectly serviceable for the foreseeable future.
2. Its demolition would result in:
  - (a) increased congestion and pollution in the Kings Road which, because of its narrowness, would be hugely detrimental to all road users.
  - (b) the loss of a major shopping facility in the area for an extended period.
  - (c) a great loss of amenity to the public, with demolition and rebuilding benefiting only the owner and developer.
  - (d) inevitably reducing the Kings Road to one lane of traffic (yet again), thus requiring people and all road users to squeeze through a narrowed road. We have already had to put up with this with the Curzon Cinema and Kings Walk developments.
  - (e) scaffolding and large lorries would be required thus adversely affecting everyone.
3. The proposed new building is far too large and oppressive for its location, and has little architectural merit. It would not harmonise with the character of the area, and would overpower adjoining buildings both in scale and design.
4. The Kings Road, along which so many people pass and repass, not to mention cyclists and cars, should not be used as a perpetual building site to indulge the

whims of owners who have no connection with the area. They do not have to contend with the inconvenience, noise and dust which everyone else would have to suffer for a long period of time.

Virginia Stephen  
Chairman, WHRA

