

The following is the first page of a petition with 540 signatures.

PETITION ON WORNINGTON GREEN

'We the undersigned residents, neighbours and supporters of the community at Wornington Green state our extreme concern about the development as proposed in the planning application.

We urge the Council to apply very stringently the SPD guidelines that were agreed through consultation with residents over many months. This sets out requirements such as to house all existing residents, to keep families together by housing older and adult household members on the estate, to provide usable private outdoor space for every home, not to increase car use but to increase pedestrian priority, to provide a new Venture Centre that would accommodate extra provisions and lettable space, with facilities for health, education, fitness, and for young people.

The proposal in its current form offers no benefits to the community that has been called 'an exemplar diverse and sustainable community'. Without compliance to the Council's SPD as agreed with residents, we will not cooperate but will actively oppose the current planning application.'

NAME	ADDRESS	SIGNATURE	DATE
STEVE WEPHED	30 LANCASTER RD W11 1BR		7/1/10
MIKE HARPER	53 HEMINGFORD RD W11 1DY		7/1/10
K. McCulloch	KCC Wornington Rd		12/01/10
Bishnu Nampare	KCC " "		18/01/10
McKernan	KCC " "		18/01/10
Seema Saadi	KCC " "		18/1/10
Aida Silvestri	KCC " "		18/1/10
S. Bae	KCC " "		18/1/10
U. Mangan	KCC " "		19/1/10
U. Mangan	KCC " "		19/1/10
ROMAN EL-ASHMAY	KCC " "		19/01/10
JAMES JONES	KCC " "		9/01/10
ANITA TULL	KCC " "		19/1/10
Lisa Marklew	KCC " "		19/1/10
V. Beane	KCC " "		19/1/10
ORSHOTA ZULP	KCC " "		19/01/10
A. Meeth	" " "		27/1/10
W. SAADI	V. CC		2/2/10
M. GALLAGHER	FLAT 2, 3 CAVILLE SQ, W11 2SD		4-2-10
J. MONAGHAN	29 Huxley St W10		4/1/10
K. MONAGHAN	21 Sheldand Mews W9		4/2/10
S. MONAGHAN	"		4/2/10
J. EMMERSON	W11 KCC COLLEGE		4/2/10
P. Russell	KCC Wornington Rd W11 5CC		04-02-10
A. Bae	KCC " "		04/02/10

Please return completed sheets to the Petitioner: Driss Boumzough, 82 Pepler House, Wornington Road W10



Open Spaces Society

Chairman ~~XXXXXXXXXXXX~~ Charity no 214753 General Secretary KATE ASHBROOK
JACQUELINE WARR

Hon. London Representative:
BERNARD SELWYN
3 Hogarth Road
London
SW5 0QH

The Executive Director, Planning & Borough Development
Kensington & Chelsea Town Hall
Hornton Street
W8 7NX

Tel & fax no: (020) 737 00 854

Fax: 7361 3463 (3 pages)

8 February 2010

Dear Sir

Wornington Green Estate, W10
Planning application of Kensington Housing Trust
Your ref. DPS/DC STR/PP/09/02786/EJG

1. The following observations replace our letter of 25 January following examination of the revisions and additional information submitted on behalf of the applicant.
2. The Society is in no position to comment on the reasons for such a comprehensive redevelopment of an estate which has been built so recently, but we cannot avoid expressing surprise that it is considered necessary. However, we are greatly concerned about the effect of the proposed replacement of Athlone Gardens and adjacent playspace and consider this unacceptable for the reasons outlined below..
3. The present Athlone Gardens is a new district park created during the development of the existing estate and only opened in November 1980. It removed from open space deficiency a much larger part of North Kensington than the area of the estate. It is therefore necessary to consider not only the ultimate intended effect of the proposal when and if completed but also the consequences to the rest of the neighbourhood during the development period.
4. The proposed redevelopment would move the Gardens some 70 metres north-westward, slightly overlapping the present site. The replacement shown on the Masterplan appears to be slightly smaller than the present area but it would not be difficult to eliminate the deficit by incorporating in the open space the bordering pavement widths of the surrounding roads, encouraging pedestrians not requiring access to the adjacent blocks to walk through the Gardens. Subject to that alteration and being given an opportunity in a future public consultation to comment on the design of the interior, the Society would not criticise the Masterplan as a possible solution to dealing with the area if that was the only problem. However, that is not the case.

p.1 of 3

~~25A Bell Street, Henley-on-Thames, Oxon RG9 2BA~~
~~tel: 01491 573535 fax: 01491 572051 e-mail: info@open-spaces.org.uk website: www.open-spaces.org.uk~~

5. The application documents include a Play Strategy by the landscape consultants. This relates solely to what is required for the redeveloped estate and no consideration is given to the much wider neighbourhood. The only justification for the redevelopment against leaving the present Gardens and play spaces is the following paragraph:

"4.2.2 Whilst the existing play facilities could be upgraded within the existing footprint of Athlone Gardens, it is considered that these new facilities would be less likely to meet the needs of the Wornington Green residents and wider community when compared to a new park. The new park, in contrast to the existing, would be located centrally and have an overall design which is more accessible than the present park."
6. We must reject that opinion entirely. The 70 metre shift north-westward would provide limited better playspace access benefit to the Wornington Green residents but hardly any to the neighbourhood and this can only be achieved by a lengthy redevelopment that can only cause a grievous loss of open space to the surrounding area for many years.
7. We are also surprised that these consultants have ignored the fact that a landscape requires many decades to mature fully in the absence of many fully-grown trees. The existing Gardens are still young in these terms except for the trees close to the south-east boundary but the shift of the open space will mean that those trees will be retained but form part of an altered Wheatstone Road: a welcome amenity for its future residents but no-one else. The additional tree planting that has been carried out in the present Gardens, but has still to fully mature, would be lost for the public benefit and would have to start again in the replacement open space.
8. The more immediate problem is the loss by the surrounding neighbourhood of many of the existing facilities and amenities now enjoyed while the new development proceeds over a programmed period of 12 years. There is also the considerable risk that this could be delayed or even abandoned - for reasons beyond the control of either the Housing Trust or the Council - before its intended conclusion.
9. The following phasing of the development and its effect on the open space is taken from the Environmental Statement, Volume 1, Chapter 3, Table 3.14 (Indicative Outline Construction Programme) and the Figures illustrating each phase. There is no complete agreement on the area of the existing Gardens, even in the application documents. For the purpose of the table, the figures shown in the Design & Access Statement 4.2.6 Density plan are adopted - the Gardens 8692 m² + Wornington Road games playspace 464 m² = 9156 m², and it is assumed that this area would be reached again if the replacement Gardens are completed.

<u>Phase</u>	<u>Approx date</u>	<u>Existing</u>	<u>New Gardens</u>	<u>Loss</u>	
		<u>Gardens+playspace</u>			
		m ²	m ²	m ²	%
	Present day	9156	0	-	-
1A	Aug 2010	5539	0	3617	39.5
1B	Sep 2011	4733	0	4423	48.3
1C	Jan 2013	4399	0	4757	52.0
	Sep 2013	0	4507	4649	50.8
4A	Jul 2019	0	5629	3527	38.5
4B	Jun 2021	0	7945	1211	13.2
5	Apr 2022 (completion)	0	9156	-	-

10. 40% of the Gardens is lost from the start, in phase 1A. This includes the children's playground and the Wornington Road games playspace, of most value to teenagers. The earliest they could be replaced is 3 years later in phase 1C when the first half of the replacement Gardens becomes available, but it would restrict the overall design of those Gardens so that the balance of the area then available for general amenity and landscaping would be far less.
11. The Housing Trust expects the next phase of the replacement Gardens not to be commenced until 6 years later, still leaving nearly 40% to be carried out over the final 3 years. We consider this to be quite unacceptable and is at considerable risk of much longer delays and possible abandonment for financial or other causes which cannot be anticipated now. This could leave the neighbourhood deficient in open space for many more years, even permanently for all intents and purposes.
12. The Society therefore respectfully requests the Council to refuse the application.

Yours faithfully



Bernard Selwyn
London Representative, Open Spaces Society



Open Spaces Society

Chairman ~~XXXXXXXXXX~~ Charity no 214753 General Secretary KATE ASHBROOK
JACQUELINE WARR

Hon. London Representative:
BERNARD SELWYN
3 Hogarth Road
London
SW5 0QH

The Executive Director, Planning & Borough Development
Kensington & Chelsea Town Hall
Hornton Street
W8 7NX

Fax: 7361 3463

Ed George
~~XXXXXXXXXX~~

Tel & fax no: (020) 737 00 854

9 February 2010

Dear Sir

Wornington Green Estate, W10
Planning application of Kensington Housing Trust
Your ref. DPS/DC STR/PP/09/02786/EJG

Further to yesterday's letter, we repeat that the scheme as submitted is quite unacceptable because of its effect on Athlone Gardens.

Nevertheless, if the Council considers it has some merits warranting approval in principle, it would doubtless require a section 106 agreement to include the protection of its own property interests.

We can see no way of avoiding the applicant's phases 1A - 1C to commence the redevelopment and this would require the loss of half the Gardens for 3 years. This is most unsatisfactory and the Council must be absolutely certain that there is no alternative.

However, there can be no excuse for losing the other half, or its equivalent in the new Gardens, for most of the remaining period of the development. This can be avoided by the Council refusing to allow the commencement of Block 2 in phase 1D and insisting on retaining that half of the existing Gardens until the intended remainder of the replacement has been satisfactorily laid out and handed over to the Council. This should not be allowed to prejudice the Venture Centre on its present site until its relocation.

We put forward this suggestion only as second-best to the reconsideration of the whole scheme.

Yours faithfully

Bernard Selwyn
London Representative, Open Spaces Society

EXD	HDC	HSS	HPD	H&E	Policy	Devs	Files
DC		Received RBKC Planning				Reg	PO
Ent		17 FEB 2010				LLC	Assess
Devs		PLAN	City	Devs	PLN	Shp	Rev

25A Bell Street, London or Thomas Court, DCO 20A



Chairman ~~ROBERT WOOD~~ Charity no 214753 General Secretary KATE ASHBROOK
JACQUELINE WARR

Hon. London Representative:
BERNARD SELWYN
3 Hogarth Road
London
SW5 0QH

The Executive Director, Planning & Borough Development
Kensington & Chelsea Town Hall
Hornton Street
W8 7NX

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16 February 2010

Dear Sir

Wornington Green Estate, W10
Planning application of Kensington Housing Trust
Your ref. DPS/DC STR/PP/09/02786/EJG

Having been invited to submit further observations by 10 February to meet your report timetable, I am surprised and disappointed that you were unable to append to your report of 12 February copies of my letters of 8 and 9 February which had been faxed to you in substitution for that of 25 January. While they made no change to the principle of the Society's objection, it had been hoped they did clarify it somewhat. It is noted that the open space area quoted in the report differs slightly from that in my letter of 8th but not enough to change the main argument.

Having studied your report, I consider that it does not adequately cover the detrimental effect of the use of Athlone Gardens during the redevelopment which would be suffered by the residents of the surrounding neighbourhood outside the Wornington Green Estate who have every reason to complain that it does not reflect adequately the spirit of paragraph 4.3.9 of the SPD requiring the phasing plan to provide for the new park to become available as soon as possible.

It is hoped that your addendum report will say more about this.

We also request that if, regrettably, planning permission is given, the Society is consulted on the details of the s 106 planning obligation with regard to the Gardens and the exterior facilities of the new Venture Centre.

Yours faithfully

Bernard Selwyn
London Representative, Open Spaces Society

ExD	HDC	HSE	HFD	HVE	Policy	Drawn	Res
DC		Received RBKC Planning				Reg	PIO
Enf		17 FEB 2010				LLC	Asst
Gr Sec		N&N	City	Supp	No Obj	Rev	Other

~~25A Bell Street, Henley-on-Thames, Oxon RG9 2BA~~

~~01235 570700 fax 01235 573011 e-mail: b.selwyn@open-spacesociety.org~~

Planning: PC-PlanSvc

From: George, Edward: PC-Plan
Sent: 09 February 2010 10:33
To: Planning: PC-PlanSvc
Subject: FW: PP/09/02786: Wornington Green Flood Risk to Basement Flats

From: Michael Bach [mailto:michaelbach@madasafish.com]
Sent: 08 February 2010 15:28
To: George, Edward: PC-Plan
Cc: Tollitt, Penelope: PC-Plan; Amanda Frame
Subject: FW: PP/09/02786: Wornington Green Flood Risk to Basement Flats

ExD	HDC	HSS	PPFL	HCE	Policy	Design	Notes
DC					Received RSKC Planning	Reg	PIO
Enf					09 FEB 2010	LLC	Agree
Dev		N&N	Obj	Supp	No Obj	Rev	Other

Please ignore previous email

Dear Mr George,

PP/09/02786 Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello Road

Risk of Flooding: basement Dwellings

In addition to The Kensington Society's previous comments on this development, we are concerned about the absence of any flood risk assessment provided by the applicant (although the application form suggests there is one), and the assumption that merely saying that all drainage is to the sewers is sufficient for such a large development in an area of flood risk. There is also reference to SUDs but impossible to find amongst the mass of drawings.

Wornington Green is on the Counters Creek Sewer line. All the bedrooms for the affordable units in at least block 1 and 2 of Wornington Green are below ground level. The Council's own Strategic Flood Risk Map 17 indicates that the area has a history of flooding. There are real concerns that if there were a major flood similar to the 2007 floods these bedrooms would be at risk of being flooded. If it happened at night there could be loss of life.

The LDF says in **Policy CE2: Flooding: The Council will resist vulnerable development, including self-contained basement dwellings**

This 5.66ha site in Flood Zone 1 should have provided a flood risk assessment – the application form suggests there is one, but it was not among the documents. Please can you tell me where I can find it and if there is no such assessment can you explain why?

The scheme includes a large number of affordable housing units – 3 bedroom duplexes – each with two bedrooms in the basement. These represent a potential risk to life.

Please can you make sure that these matters are considered in the Committee report for 22 February

Michael Bach

Chairman: Planning Committee
Kensington Society

Wornington Green Planning Application

Comments made at the Drop in Session, 3rd February 2010 at the Venture Centre

Name Mrs. A Larbi

Address 11, Wells House, 381 Portobello Rd
London. W10 5XP 5XP

+support the scheme / I object to the scheme*

*Delete as appropriate

Comments:

Dear Sir / Madam,

ExD	HDC	HSS	HPD	HoE	Policy	Design	...
DC		Received RBKC Planning				Reg	PIO
Enf		18 FEB 2010				LLC	Appeal
Str Dev		N&N	<input checked="" type="radio"/> Obj	Supp	No Obj	Rev	Other

I have been on this estate for over 30 years. As an old age pensioner I know many people on the estate of different ages. I have friends of my own age, other old age pensioners. We give each other mutual support as we suffer from many disabilities including blindness, deafness, arthritis, ect. When the weather permits we sit outside with each other keeping company that makes us feel less vulnerable and more secure that we have friends. I am too old to move, I have blindness and arthritis and have support from my family who live locally. It would be extremely stressful to move as I have many belongings, furniture etc. The not knowing of what would be the future situation makes it very uncomfortable.

Wornington Green Planning Application

Comments made at the Drop in Session, 3rd February 2010 at the Venture Centre

Name Mr & Mrs Laabi

Address 13 Catherine House, 125 Wornington Road,
London W10 5YA

I support the scheme / I object to the scheme*

*Delete as appropriate

Comments.

To Whom it May Concern,

I have been a resident on this estate for 32 years, and over the years have seen many changes. Although the estate is unattractive on the outside the flats inside we have made our homes. Our children have come here as young children or have been born here, and now are grown with their own families.

As elderly old age pensioners, some of us with disabilities, we have support systems in place that neighbours we have known for years do things like bring us food, get shopping, do laundry and generally help us - this care in the community would otherwise cost the local council lots of money. The Council's money would be better spent refurbishing the estate; interior & external repairs, window double glazing and CCTV security cameras.

ExD	HDC	HSS	HPD	HoE	Policy	Design	As
DC		Received RBKC Planning				Reg	PIO
Enf		18 FEB 2010				LLC	Appeals
Lev		N&I	Obj	Supp	No Obj	Rev	Other

Worlington Green Planning Application

Comments made at the Drop in Session, 3rd February 2010 at the Venture Centre

Name Latifa Tuijri and Mustafa Tuijri

Address 9 Olive Blyth House, 377 Portobello Road
London W40 5XU

~~I support the scheme~~ / I object to the scheme*

*Delete as appropriate

Comments (I object to the scheme!)

We have been in this community for so long and made it safe and built up relationships.

The posed re-development will change the community and will cause more problems than benefits.

No amount of money will be able to build a community that has been developed over the many years. We look after each other.

Its not fair what is posed to happen. We are happy the way we are so why change. The money that will be spent will be a waste. Less money can be used to re develop the area in other ways such as painting, fixing the windows, increasing the appearance of the area. which will benefit the area.

ExD	HDC	HSS	HPD	HoE	Policy	Design	3
DC		Received RBKC Planning				Reg	PIO
Ent		18 FEB 2010				LLC	Areas
		HPD	Ent	Design	HoE	Reg	Other

Penelope Tollitt
Planning and Borough Development
Kensington and Chelsea
Hornton Street



Open Door Friendship Centre
304 Ladbroke Grove
London W10 5NG
020 8964 3168

Dear Mrs. Tollitt

Last week we from the ODFC and Conor Kilbane met to talk about what the whole Wornington Green redevelopment will mean for us and to explore the best option for us.

We would like to emphasize that we, the Open Door Friendship Centre (ODFC), welcome the regeneration scheme's attempts to provide a more integrated estate and to deal with social problems such as overcrowding through the provision of additional accommodation.

However, we believe that the proposed scheme will offer significantly less community space and facilities per capita than the existing estate. The population density will significantly increase, with the number of homes rising from 538 to 986, but the park and Venture Centre are only 'at least as big as the existing facilities'.

We believe that by excluding the Open Door Friendship Centre from the regeneration plan, an opportunity has been missed to achieve a more comprehensive scheme for the area.

Incorporation of the ODFC into the plan would result in:

- Maximising the community facilities available within the *de facto* estate perimeter
- Achieving a more coherent building appearance to the street scene. (The ODFC is 1-2 stories high, amid proposed buildings of 5-9 stories, the latest updated version of the master plan has block 7 to the south of the ODFC reduced to 2 stories due to significant overlooking of adjoining building issues, but block 8 to the north and west is still planned as 5-6 stories high even though it will adjoin our 1 storey annex plus building styles will not be integrated.)
- Providing increased living accommodation in the area, by construction of housing units on our land.

One of the options we are keen to explore is to seek our own planning permission for on our annex site. Conor Kilbane said that there will be another SPD consultation for the Phase 3 area.

Please put us on any communication distribution list concerning the new SPD consultation.

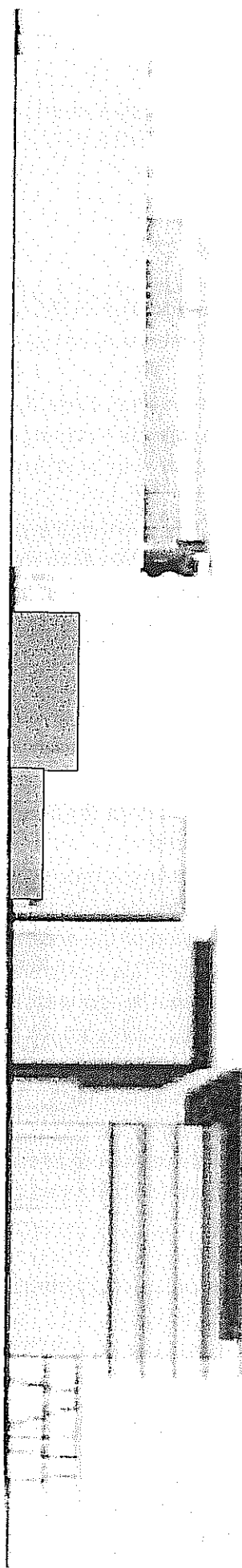
Yours sincerely,

Bernhard Ramseyer
Open Door Friendship Centre
079 0642 7061

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Ent		18 FEB 2010				LLC	Assoc
Co-Dev		NEP	Obj	1 Supp	1 Ho (Obj)	Pres	ICM (2)

Communication

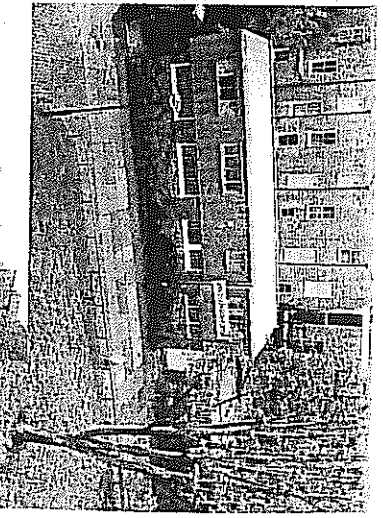
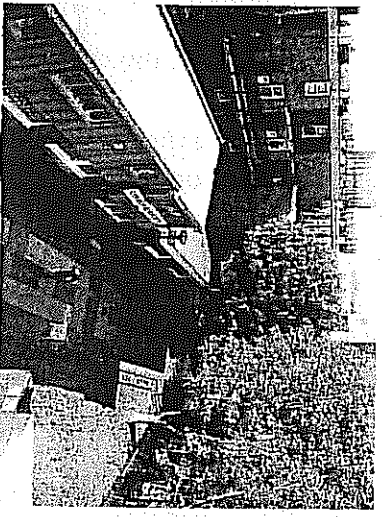
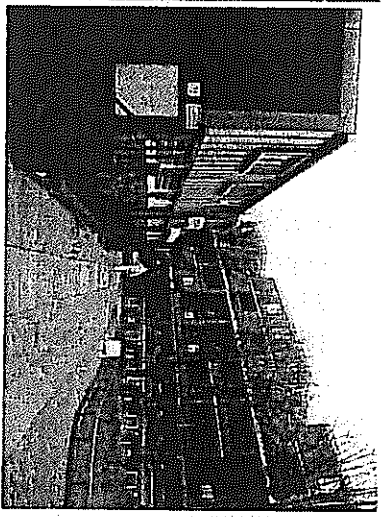
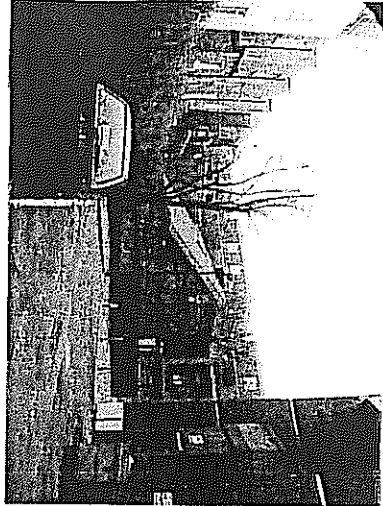
Northern end of the new Portobello Road – planned significant overshadowing of adjoining buildings



Block 7

**Open Door Friendship
Centre consisting of a
two stories building and
a one storey annex**

Block 8



Planning: PC-PlanSvc

From: anita kelsey [anitadawnkelsey@googlemail.com]
Sent: 18 February 2010 13:03
To: Planning: PC-PlanSvc
Subject: Regeneration of Wornington Green

Importance: High

To Peter,

Thank you for your letter regarding comments towards the Wornington Green redevelopment.

I live in Faraday House which is in phase one of the move so therefore I like the idea of moving straight into a new property on the estate rather than being moved off and then back on again. My property is very damp and the windows are rotting in their frames (the bedroom window does not even close because of this) so I do feel that a regeneration of this estate is the way forward for people like me!

The problem here is that everyone is divided. People in overcrowded situations have a view, people with their own gardens have a view, ethnic minorities have a view, the elderly who are stressed at the thought of having to move more than once have a view, people like myself, who want a better quality of property, have a view and everyone has formed associations. People don't always act in the interests of the area, they are only interested in the outcome that suits them.

Personally I do feel that Wornington Green is more than just another council estate. It's a rich community connected with Goldborne Road and Portobello Road and with that in mind the regeneration should be treated with the utmost care and attention and people's worries should be taken on board.

I did have concerns when I saw the plans of the flats in that one bedroom flats were being built in the same blocks as 2 and 3 bed flats which means that people like myself, who do not want to live in a block with children, have no choice. At the moment Faraday House comprises one bedroom flats and studios only and so no families live here (unless they are overcrowded) and I specifically stated that I did not want to be moved into any blocks where there is a large presence of children, some of the children in this area are criminals in the making & I have personally been harassed by them & they have stolen from my car with high tech decoders which recorded the signal from my keychain as locked up. I would not feel safe living in the same block as some of the little 'thugs' we see every day.

I would like your comments to two of the above concerns please:

1. Do people have the choice where on the estate they would like to be moved to?
2. People who do not want to live in a family orientated block.. what choices do we have?

Look forward to your comments.

Anita Kelsey

E&D	HDC	HSS	HPD	HoE	Policy	Design	Ins
DC		Received RBKC Planning			Reg	FIO	
Enf		18 FEB 2010			LLC	Appeal	
Lat		N&N	Supp	Me Obj	Rev	Other	

**WORNINGTON GREEN PLANNING APPLICATION (Revised) number PP/09/02786
submission from the Golborne Forum 16 February 2010**

Public consultation problems

The Forum records that whilst it is still very difficult to discern the proposals for external finishes and elevations in relation to street patterns when referring to the plans available for viewing, it is impossible to do so on the Royal Borough of Kensington and Chelsea (RBKC) Planning Department website. It is clear that the revised plans have reduced the number of proposed floors in some, but not all, of the development. It is not possible to judge the impact on architectural design and impact from the information provided. The fact that further revised plans were submitted (letter from RBKC dated 2/2/10) after people had tried to view the first revised plans (letter from RBKC dated 27/1/10) has exacerbated the problems. In shaping this response, the Forum has also taken account of the Kensington Housing Trust (KHT) document *The regeneration of Wornington Green a briefing document Shaping the future of Wornington Green* (hereinafter referred to as the KHT briefing document) which was sent to the Forum on 25/1/10.

Design considerations

The building proposed to replace Telford House at the corner of Wheatstone Road and Portobello Road has had no change to the originally proposed design. This is a design which is unsympathetic to the surrounding architecture, and at 5 stories (4+1) will increase the height of the building roof lines, impacting on light and views. This is one of the areas along Portobello Road where the proposed redevelopment will particularly impact on existing buildings which are not part of the estate but which will be adversely affected by the proposals to increase the floor heights on this section. The other is the impact the buildings at the north end of the Portobello Road, which will overshadow the Open Door Friendship Centre. The former location will affect residents of the terrace between Bonchurch and Faraday Roads. This section will also be negatively affected should the new building be constructed up to the edge of the footpath; the existing building has the top two of its four floors set back from the road where it is above the KHT offices. Bringing a new building forward to the footpath will have adverse affect on the light and privacy of the residents on both sides of the street.

The Forum is pleased to note the change of proposal to the tall building which was planned for the corner of Portobello Road and Wornington Road. This decision is welcome but the overall impact for this intersection continues to be unclear with the current detail provided; ground floor, street level treatment of public realm, visual amenity, role of and type of tenants; commercial, business offices, market and/or affordable residential.

It is also clear when looking at the proposed scheme to remove trees for the redevelopment, the removal and the stated intention not to replace trees along Portobello Road at this juncture will exacerbate this loss of privacy, contribute to overlooking and reduce opportunities to screen views into private homes on either side of the road.

**WORNINGTON GREEN PLANNING APPLICATION (Revised) number PP/09/02786
submission from the Golborne Forum 16 February 2010**

The Forum is concerned that the new plans do not reprovide the visual amenities which currently exist on the estate, to residents, neighbours and passers by.

Density

The Forum continues to have overall concern about the increased density which will result from these plans. We note that the new plans propose an increase in the number of dwelling units planned from the earlier submission for 932 units to 1000 new units; an increase of 68, although the figure quoted in the KHT briefing document is 986. With this greater increase in density of population, albeit that the exact number of homes is unclear, the Forum continues to call for an associated increase in community amenities and facilities.

Athlone Gardens

It is proposed to relocate and reinstate Athlone Gardens but the Forum again calls for it to be enlarged to meet the needs of an increased population. The Forum also found the "Design & Access Statement" document dated 25.01.2010 confusing; on page 32 the size of the Gardens is given at 8721 m² whilst on page 42 is given at 8692 m². One page refers to the size of the Ball Court but it is not mentioned again. The Forum would want the local authority to be certain of the sizes of all RBKC properties under discussion and to require a larger park to be provided. The KHT briefing document states that the new park will be 'at least' the same size as the existing Athlone Gardens, raising the possibility that it could be bigger, but the Forum is wary of reading too much into this in view of past experience.

The proposed Athlone Gardens is welcomed in the overall scheme but it is not clear if the reprovided space is including the existing sunken football pitch on Wornington Road. The Forum notes that in the planning document there is an artist's impression of the newly re-provided Athlone Gardens with a multi-storey building taking up much of the street frontage along Portobello Road set within the park. The Forum has in the past set out its concerns that the park is the only green space along Portobello Road from Notting Hill Gate and we would not want to see the visual impact and physical access to this important local amenity lost to a building taking up frontage to Portobello Road. This concept, whilst understood to be outside the remit of the redevelopment, would be resisted by the residents as it would contribute to the already substantial loss of visual amenity for the wider community contained in the Wornington Green redevelopment plans.

Venture Centre

The Forum is concerned that the Venture Centre continues to be side-lined as a community resource. An increased population on the estate will require an associated increased provision for the Venture Centre and Adventure Playground which the Forum believes should be funded by the developers. The KHT briefing document again talks of

**WORMINGTON GREEN PLANNING APPLICATION (Revised) number PP/09/02786
submission from the Golborne Forum 16 February 2010**

'new for old' facilities rather than the bigger and better Venture Centre which the community deserves.

Green spaces and places

The Forum is concerned at the loss of visual amenities to the wider community in terms of views to green spaces and grassed areas which currently exist to the front and in open areas of the estate. The proposal for enclosed courts removes this benefit to the wider community and it is not clear that the courts themselves will provide any visual relief even for those who will have visual access.

The redevelopment will remove the majority of mature trees which now exist in the park and around the development. It is clear that there are no plans for these trees to be replaced outside the reprovisioned park; there is no space where they would flourish nor will the pavements be wide enough to support newly planted trees developing and maturing to full heights. The Forum is mindful of the potential negative impact of redevelopment and long term loss of green space and trees which will result from the existing plans.

Numbers of homes and meeting housing need

The Forum is aware that the original justification for completely redesign and rebuilding Wormington Green was to counteract excessive over-crowding. Yet the proposed rebuild does not create any additional "affordable" housing and when looking at the tables, reduces the number of larger properties:

- Socially rented houses which are currently 3 bedroom or 4 bedroom+ will reduce from 38 to 12 – a loss of 26 houses for this market
- 4 bedroom + flats reduce by 18 to 11
- 3 bedroom flats reduce by 10 to 9
- 2 bedroom flats increase by only 2
- 1 bedroom flats increase by 52 with 261 being proposed and resulting in this size of property making up 49% of the overall reprovided social housing provision.

Some of the figures quoted in the KHT briefing document are different, however, making it very hard to know exactly what is proposed in terms of numbers and types of dwelling.

The Forum is concerned that the plans do not seem to be appropriate for meeting the immediate and longer term needs of the larger family in accessing affordable homes. We are pleased that 30 Shared Ownership flats are now included – though note they are all only one bedroom.

Storage

The Forum is concerned that the new buildings are not designed with appropriate internal and external storage facilities – either for rubbish or for personal storage needs, including the secure storage of items like bicycles and motorcycles.

WORNINGTON GREEN PLANNING APPLICATION (Revised) number PP/09/02786
submission from the Golborne Forum 16 February 2010

Traffic

The Forum is concerned that the main access to underground parking is on the north side of Athlone Gardens as this results in this area becoming a major traffic route; resulting in increased street congestion, traffic and dangers for children who eventually will be major users of the park.

Impact on Golborne Road Market

The Forum continues to be concerned about changes and addition to the shops along Portobello Road and the potential for a negative impact on Golborne Road Market. The market is key to the identity of Golborne and underpins the proposal from the Forum for the area to be identified as "Golborne Village".

This and the proposal for increased retail and shop fronts along Portobello Road do not seem to be supported by retail needs analysis. There are a number of empty properties along the existing stretch of Portobello Road and adding more risks creating an urban eyesore of empty and boarded up spaces. This will not contribute to urban renewal and could reduce the quality of life for all who live in this part of Golborne, residents of Wornington Green and the surrounding area alike.

Conclusions

The Forum notes again that this development is potentially doubling the population density of Wornington Green but it is not providing any increase in public amenities from those now available. This seems to be a major failing of the proposed redevelopment. There needs to be a real focus on how the developers can contribute to the wider good of Golborne in this location to justify the years of inconvenience and upheaval that the redevelopment will have on the wider community. **The Forum once again urges RBKC and KHT to seize the opportunity to increase social housing and to create community facilities at Athlone Gardens and the Venture Centre which will meet the needs of Golborne people for the 21st century.**

**MR AND MRS AKHTAR
322 PORTOBELLO ROAD
LONDON W10 5RU**

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING AND BOROUGH DEVELOPMENT
Kensington Town Hall
Hornton Street
London W8 7NX

10th February, 2010

Dear Peter Lerner

RE: WORNINGTON GREEN ESTATE – PLANNING APPLICATION

We are extremely concerned about the 12 year development that the council is considering taking place on and around the Portobello Road area.

We have a Property on the Portobello Road that exits at the rear onto the ^{Mews} ~~roads~~ that I understand is being considered for an additional 10 houses to be built on it. My apartment view is onto the mews and shop exits the rear of the mews, where I off load goods to the shop. Have the shop holders been considered in your plans? What will happen when the mews is full of trucks and equipment to build the houses? What will happen to my business?

I am also concerned that the gardens which have been part of the area for a number of years are being considered to be built on. It there not a preservation order on the trees that are in the garden? Are the council not worried about destroying the environment that we are so strongly being recommended to save?

We have lived in the area for many years, brought our children up in the area, become friendly with the people whose homes you are planning on being allowed to be destroyed and are extremely worried that this development will destroy the area and the businesses while you build more accommodation and shops.

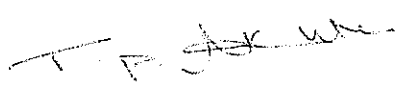
Please be considerate of the people that live in this area, please help those that own their homes as well as those that live in the council property.

The current economic status will diminish even more over the 12 year building period, more than it did when the congestion zone was allowed into the borough and I am worried for my family.

Please reconsider this application, we feel that it will really destroy the area for a 12 year period and that in turn may never be able to recover.

We thank you for considering our appeal against said plans.

Yours faithfully



MR & MRS AKHTAR

ExD	HDC	HSS	HPD	HSE	Policy	Design	Text
DC		Received RBKC Planning			Reg	PRD	
Enr		1 FEB 2010					



Simon Burt

357 Portobello Road,
London W10 5SA
Telephone: 020 89685648
simonburt01@btinternet.com

Sat 30 Jan 2010

Peter Lerner
Executive Director, Planning and Borough Development
The Royal Borough of Kensington and Chelsea
Town Hall
Hornton Street
London W8 7NX

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC	Received RBKC Planning					Rep	PIO
Enl	04 FEB 2010					LLC	APPR
Enl	NSM	OK	Supp	Ho Obj	Rev	Other	

Dear Mr Lerner,

You ask for my reactions to the proposed development at the Wornington Green Estate. They are twofold. First my reaction to the plan as a whole. Second my reaction to that part of it that affects me personally.

First: It is a vast undertaking, and one that answers no genuine local need. It allows for only a marginal increase in affordable housing, certainly not enough to warrant over a decade of displacement and upheaval, and involves the arrival of new commercial outlets in an area that has trouble filling its existing ones. It rides roughshod over the existing situation, and changes it utterly, involving a truly enormous increase in population, footfall, through traffic and local traffic, parking, commerce and refuse. The end result will be an unrecognisably new location.

Second: It is a very long undertaking, and the works will have a considerable effect on the development's neighbours, of whom I am one. The disturbance to their quiet enjoyment of their home will be substantial.

More importantly, I notice that the new indicative plans show a new building at the front of the gardens along Portobello Road which has never been indicated before, which would limit access both visual and actual from Portobello Road.

Also, I note that the building that will occupy the space immediately opposite where I live is designed to be five storeys high. Four plus one I believe is the face-saving fiction. This will overlook my property and significantly diminish my light. It is also designed to have balconies. These will overlook me even more - and be the only balconies, I might add, that give directly on to Portobello Road throughout its whole length.

Yours sincerely



Simon Burt

14 Edward Kennedy House
Wornington Road
London
W10 5FP

Peter Lerner
Executive Director Planning and Borough Development
Kensington Town Hall
Hornton Street
W8 7NX

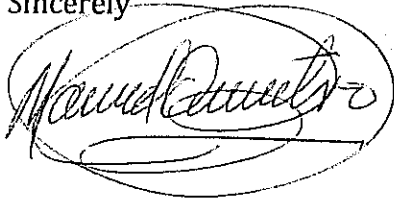
4 February 2010

Dear Mr Lerner

Wornington Green Estate Planning Application

I object to the scheme. I am very happy where I am with my wife. We have a two bedroom flat which we will not get if we are moved and we will be split from our neighbours who we have known for years. My adult children need us to babysit and we will have no room for them if we move. I do not want to move when the flat I am in is just 30 years old and needs updating, not demolishing.

Sincerely



Manuel Quintero
Victoria Quintero

END	HDC	HSE	MFD	HAS	PLN	Env	DC
							Records for C Planning
							14 FEB 2010
		HSH	Ch	Sup	Ho Ch	Pay	Other

Eddie & June Adams
42, St Lawrence Terrace
London W10 5ST

Peter Lerner
Planning and Borough Development
Kensington Town Hall
Horton Street
London W.8.

4/2/10

DC	Proposed	PLC	PLC
Eni	1 FEB 2010		LLC
Str Dev	N&N	Obj	Supp
	No Obj	Res	Obj

4/ NPS/DC STR/PP/09/02786/EJS

Dear Sir or Madam,

I wish to object to the Kensington Housing Trust's planned redevelopment of Wornington Green. It is not driven by a desire or a necessity to improve the accommodation of the residents. The overriding purpose of the KHT's plan is to build units of accommodation for sale and an act I would have thought contradicted its charitable status.

I watched this estate being built in the nineteen seventies and I understood that these buildings had a life span of at least 60 years.

The plan to rebuild all the estate including Peplar House which pre-dates the rest is unnecessary and conceived a waste of public money and resources.

These major works if they go ahead will have a detrimental affect on the wider community. The demolition and removal of material will affect the surrounding area. For some it will be like living on a building site.

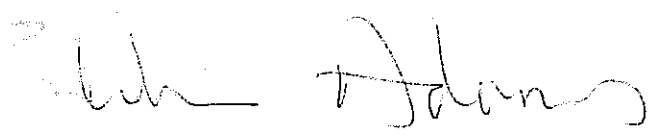
The plan to use and move part of the park is to rob the community of a major facility. KHT doesn't own this land and the use of this facility could be lost for a period of time maybe 2 years?. I would remind the council and its planning department that the park has already been moved once from its original home in Barlby Road. To move it again would be to undervalue its importance to the community and to put above its value the desire of the KHT to make money.

I would further point out that the park is the wider domain of the people in the community and they have in no way been consulted. I would also bring to your attention there is widespread opposition to these plans and I myself have attended packed meetings of residents who are opposed to this development. In all the materials put out by the KHT the situation has been misrepresented and the tenants denied a voice.

I am a shareholder of KHT and though the membership has been manipulated down to under 40 members there has been no meetings of the membership to discuss and agree these plans.

Yours Faithfully

Eddie Adams



Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Peter Lerner



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

THIS IS NOT A CIRCULAR. THIS AFFECTS YOUR PROPERTY

The Owner/Occupier
Flat 4 Lionel House
370 Portobello Road
LONDON
W10 5RP

Direct Line 020 7361-3012
Fax 020 7361-3463
Date: 27/01/2010

My Ref: DPS/DC STR/PP/09/02786/EJG
Please ask for: Planning Information Office

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

I am NOT Happy WITH THE RE-
DEVELOPMENT OF VORNINGTON GREEN ESTATE
AS I HAVE LIVED HERE FOR 30 YEARS
IN A VERY GOOD CLOSE COMMUNITY
WITH VERY LITTLE TROUBLE OR CRIME
BECAUSE IT IS WELL LOOKED AFTER
AND I DO NOT WISH TO MOVE

APP	DC	DCS	WPD	MS	PLD	ENV	PLN
EC			Special Rep Planning				
Ent			19 FEB 2010				
UNIT							

ELIZABETH HEYMAN
326 PORTOBELLO ROAD
LONDON W10 5RU
Mbl: 07778 415 486
E mail: lilheyman@googlemail.com

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING AND BOROUGH DEVELOPMENT
Kensington Town Hall
Hornton Street
London W8 7NX

ExD	2nd	February 2010	HOE	Policy	Design	Tree	
DC		Received RBKC Planning			Reg	PIO	
Enf		08 FEB 2010			LLC	Appeal	
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

Dear Peter Lerner

RE: WORNINGTON GREEN ESTATE - PLANNING APPLICATION

I am writing to express my views on the above development.

I am totally against this development taking place and destroying the environment that is already in this area!

My apartment view is onto both the mews and the gardens which has been a part of my life since I bought it back in 1995 and is one of the main reasons that I bought my apartment in the first place as it had views and a feeling of space in the borough.

To have this area destroyed for a period of years and have the gardens never again be as they are is something that would cause both the surrounding area and myself undue stress and total disappointment. I believe that it will hurt the Portobello Road and Goldborne Road stalls and shops that are existing and would be bad for business in the area overall.

I understand that a request to destroy the existing Venture Centre, The collage, the housing and the gardens has been applied for and I really can't believe that Kensington and Chelsea would allow for this to take place in any shape or form.

The current economic status in the area will diminish even more than it did when the congestion zone was allowed into the borough and if that is the plan of Kensington and Chelsea than I am totally shocked.

I do understand that some of the housing requires updating for both the safety of it's residents and the Health and Safety Law aspects as discussed in a prior meeting at the Venture Centre last year but why should this mean changing the whole area and destroying what is already part of the community thus being the areas for Children, Families, dogs, picnics, individuals learning in order to greater their futures.

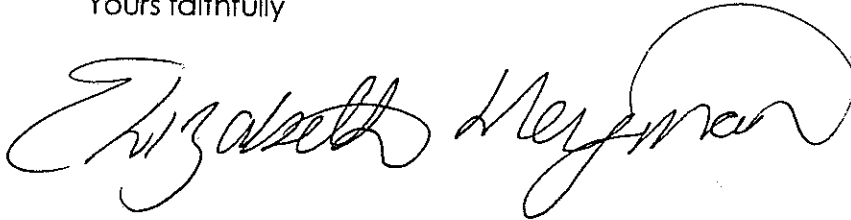
/...2

Please reconsider this application and help our borough and community in the process of doing so.

I will be going to the Venture Centre on the 3rd February in order to back up this letter and to record more comments regarding this application.

I thank you for your time.

Yours faithfully

A handwritten signature in black ink, reading "Elizabeth Heyman". The signature is written in a cursive style with a large, circular flourish at the end of the name.

ELIZABETH HEYMAN

ELIZABETH HEYMAN
326 PORTOBELLO ROAD
LONDON W10 5RU
Mbl: 07778 415 486
E mail: lilheyman@googlemail.com

Enf	HDC	HSC	RPD	Not	Policy	Ussgr	Plan
DC		Received RDC Planning				Reg	PIO
Enf		12 FEB 2010				LLC	Appeal
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

MR PETER LERNER
THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING AND BOROUGH DEVELOPMENT
Kensington Town Hall
Hornton Street
London W8 7NX

10th February, 2010

Dear Peter Lerner

RE: WORNINGTON GREEN ESTATE – PLANNING APPLICATION

I am writing again to express my views on the above development having been to the venture centre and seen the revised plans for the development.

I live on the Portobello Road and the back of my apartment looks out not only onto the Gardens but also onto the Mews. I understand that 3 story housing is anticipated for the mews development and I want to express my concern that the light into my apartment will be taken away by this new development of an additional 10 houses being built on top of the ones that are already there and will be replaced. I am utterly shocked that the council would allow this to happen at all especially as when I applied for an extension I was advised that the size of it had to be reduced in order to not block the light from the neighbouring apartment. Now the council is considering blocking my light by building 3 story buildings right in front of my back windows.

I am also disappointed that you would consider moving the gardens that bring much joy to my view and those of my neighbours.

I understand that the residents of the Housing Trust are receiving funds in order to move and will receive more funds if they return, this is understandable in some respects as I met someone at the meeting who had lived in his home since 1966 but what is being done for the local residents who own their apartments, are proud of the space behind them and don't want the area destroyed. Are there views really being considered?

Please help to save the area and not destroy it. It has history, a great local community and space for the children to play.

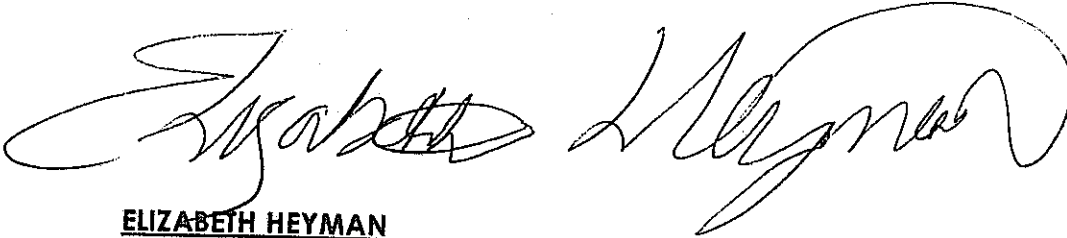
I urge you to keep the Gardens where they are and to reconsider the development in the Mews that will cut the light into some of the apartments on the Portobello Road.

1...2

Please reconsider this application and help our borough and community in the process of doing so.

Once again I thank you for your time.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Elizabeth Heyman". The signature is fluid and somewhat stylized, with a large loop at the end of the name.

ELIZABETH HEYMAN

MY REF DPS / DC STR / PP / 09 / 02786 / ESG

ExD	HDC	HSS	HPD	HSE	Policy	Design	Trcs
DC		Received RBKC Planning				Reg	PLD
Enf		08 FEB 2010				LLG	APPR
Sr Dev		N&N	Obj	Supp	NR Obj	Rev	Other

Comments

DEAR SIR / MADAM

I RECEIVED THIS LETTER CONCERNING
WORNINGTON ROAD W10 AND PORTOBELLO
ROAD W10 I WOULD SUGGEST TO BUILD SPEED
BUMPS OFTEN CARS THEY GO FAST

YOURS SINCERELY

Francesco Campora

MR FRANCESCO CAMPORA
FLAT 14 TELEFORD HOUSE
358 PORTOBELLO ROAD
W10 5XY LONDON

27 JAN. 2010

ExD	HDC	NSS	HPD	HSE	Policy	Design	Trans
CC		Received RBKC Planning				Reg	PIO
Ent		08 FEB 2010				LLC	Appeals
St Dev		N&N	Obj	Supp	Mo Obj	Rev	Other

PETER LERNER
EXECUTIVE DIRECTOR, P & B D

DEAR SIR,
WE OBJECT TO BE MOVED. WE PREFER
TO REMAIN AND STAY IN FARADAY HOUSE,
WE HAVE LIVED THERE FOR 20 YEARS,
HAPPILY.

THANKS, Mr. & Mrs. Maranga

12/18/10

1 Telford House
Pontotello Acd.

W10-5XY

Ref. No PP/09/02786

Dear Mr George,

Just a note to tell you that nobody wants this regenerating that is heaped upon us all. It is a huge waste and a shame to pull down really good homes to make way for rubbishy people with huge rents. Don't pull them down down as evictions are repulsive.

J. Remain
Gratefully Yours
Tom & Nora Heaton

15/2/10

EXD	HDC	HSS	HPD	HoE	Policy	Design	Tras
DC					Received RBKC Planning	Reg	PIO
Ent					15 FEB 2010	LLC	Arrest
Sh Der		N&N	Obj	Supp	No Obj	Rev	Other

MRS MRS Hancock
FLAT 29 Pepler
House

Worlington Road
London W10 5QD

Dear Sir or Madam

I have received your letter and to let you know, about our views, we are getting to old to move, Mrs Hancock is 85, and I 80

Yours Truly
MRS MRS Hancock

EXD	HDC	HSS	HPD	HoE	Policy	Design	Tras
DC					Received RBKC Planning	Reg	PIO
Ent					00 FEB 2010	LLC	Arrest
Sh Der		N&N	Obj	Supp	No Obj	Rev	Other

Planning: PC-PlanSvc

From: webmaster@rbkc.gov.uk
 Sent: 09 February 2010 17:46
 To: Planning: PC-PlanSvc
 Subject: Comments about planning application PP/09/02786

** START OF FORM DATA **

Case_Reference_Number - PP/09/02786

Case_Address - Wornington Green Estate - Land bounded by the main railway,
 Wornington Road, Munro Mews, Portobello R

Case_Proposal - Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of the community facilities and its associated outdoor adventure playspace (total of 1,883 square metres) +++++ relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres) reprovision of 20 lock ups (within Use Class B8), provision of a temporary energy centre in Phase 1 to be replaced by a permanent energy centre, provision of landscaping, provision of a new internal road network based on a traditional internal street pattern, access junctions and associated road including the reconnection of the junction with the external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road, up to 725 car parking spaces (on street and off street), and 10522 cycle parking spaces, with details submitted for Phase One and all other matters reserved

Case_Officer - Edward John George

User_Comments - I object to the planning permissions.

User_Name - Karen Clarkson

User_Postal_Address - Flat 2
 333 Portobello Rd
 W10 5SA

User_Telephone - 07771 926 084

User_Email - karen.clarkson@hotmail.com

09/02/10

SD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		10 FEB 2010				LLC	Approv
St Dev		N&N	<input checked="" type="radio"/> Obj	Supp	No Obj	Rev	Other

** END OF FORM DATA **

** START OF TROUBLESHOOTING DATA **

to_name - Planning Applications

to_email - planning@rbkc.gov.uk

Subject - Comments about planning application PP/09/02786

Webpage_Sent_From -

<http://www.rbkc.gov.uk/planning/scripts/acolaidetails.asp?casetype=pp&caseyear=09&caseno=02786>

Date sent - 09/02/2010 17:46:55

A Rachi
3 Chesterton House
Portobello Road
London W10 5RN

Planning and Borough Development
Kensington Town Hall,
Hornton Street
London W8 7NX

05/02/2010

My Ref: DPS/DC STR/PP/09/02786/EJG

Dear sir/madam

I am replying to your letter that you have sent me asking me on my view about the new Wornington green development.

My view first of all you have to know that I am an old sick man like every other old person living in the same area. The housing trust management keeps on frightening the tenant telling us that they will move us anywhere in England and the tenants are worried and they find it very hard to believe it is not as easy as you think. Does it harm the environment if the buildings are kept the same way they are? If it does we would like to now how it harms the environment. Then I will agree to give my view. I leave this to justice to judge between us.

You're faithfully

Mr. A.Rachi

05/02/10

EVD	HDC	PL	PD	NoE	Policy	Design	Env
DC		Received RBK Planning				Reg	PrO
Enf		10 FEB 2010				LLC	Appeal
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

1
WE DO NOT AGREE
WITH THE REVOLUTION
WE LEAVE FOR 30 YEARS
IN THE COMMUNITY AND
WE ARE VERY HAPPY
WE LOVE TO STAY
AS WE ARE HERE

THANK YOU

MR & MRS THEODOSIOS ZANGOURAS
FROM NO 5 MONROE MEWS

MR T. Zangouras

MRS D Zangouras

DPS/DC/SR/PP/09 02786/29

-Flat 5
Lionel House
370 Parkside Rd W10 5TQ
3rd January 2010

I think the whole affair stinks. After 22 years living in this estate no one thought of re-arranging the plans of the estate, suddenly cause they want to make more money from tenants. And so forth, they feel that they lean through away some tenants, sell most of the so called modern buildings.

All I know is I and my family, wants to live in Warrington Green, and there is nothing going to stop us. And we are not moving any where, I like my flat, and I like the increment

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RENC Planning				Reg	PD
Enl		01 FEB 2010				LLC	Adopt

10/10/10 10:10 AM

Planning: PC-PlanSvc

From: George, Edward: PC-Plan
Sent: 12 February 2010 12:22
To: Planning: PC-PlanSvc
Subject: FW: Proposed development at Wornington Green Estate
Attachments: Council letter.docx

From: Jane Inman [mailto:janeinman@clara.co.uk]
Sent: 12 February 2010 10:49
To: George, Edward: PC-Plan
Subject: Proposed development at Wornington Green Estate

Dear Mr George

Please see the attached letter to Peter Lerner concerning the above development. As you will see, my partner and I are very worried about the proposal and how it is going to affect our lives. We are hoping that you will be able to influence the Committee and urge them to reject KHT's application, at least in its current form. This would allow those of us who have only recently become aware of this project (which, as it stands clearly does not meet the Borough's own standards) to bring those who know nothing about it up to speed and give them all a chance to express an opinion. As the application comes before the Committee on 22 February, this is a matter of some urgency.

We greatly appreciate any efforts you may make on our behalf

Kind regards

Jane Inman

16/2/10

ED

ExD	HDC	HSS	HPD	HoE	Policy	Design	Reg
DC		Received RBKC Planning				Reg	PIO
Enf		15 FEB 2010				LLC	Appals
Env Dev		N&N	Obj	Supp	No Obj	Rev	Other

Top Flat, 224 Ladbroke Grove, London W10 5LT

Tel: 020 8960 7957

E-mail: janeinman@clara.co.uk

12 February 2010

By e:mail

Peter Lerner
Executive Director
Planning & Borough Development
Royal Borough of Kensington and Chelsea
Kensington Town Hall
Hornton Street
LONDON
W8 7NX

Dear Mr Lerner

Re: Proposed Development at Wornington Green Estate

I am writing in response to your letters of 21/1/10 & 2/2/10 concerning the above development. We moved to the junction of Ladbroke Grove and Bonchurch Road 26 years ago to be near our jobs at the BBC. As long-term residents we are very concerned indeed about the proposed plans which will have an enormous impact on our lives. Below are some of the issues that worry us.

1. Lack of notice

Firstly, we wish to complain about the very short notice that those of us in the area, who do not actually live on the estate itself, have been given to comment. I have been told that a letter went out last summer to people in the neighbourhood but we never saw such a letter. The first we knew of it was the letter that arrived at the very end of last year - at a time when most people were caught up with preparations for Christmas etc. There was nothing in it which indicated the extent of what was planned. The scale of the project should have been made clear in any correspondence and, considering that scale, we should have been given much longer to read the relevant information and to comment upon it.

We would also point out that any owners who rent out their homes will probably not have seen the letters at all, since they were not addressed to individuals. Short-term renters would pay little attention to such missives and often they do not bother to forward information to owners. Other people owning the flats below ours definitely were not aware of the project until we informed them of it last

week. The Council should have done much more to make sure that everyone concerned knew about this project. (We have not even seen a copy of the Kensington and Chelsea Times for months.)

2. Complexity of website

Our second complaint is that although you direct people to the website where one can find information on the project, it is actually very hard amongst all the myriad of links, to find the most relevant items. When I did come across the plans I found them very hard to interpret. There were also, as far as I could see, few pictures that gave a good idea of what the buildings would look like. There must be some way of simplifying such information on the website so that all the really relevant and most up-to-date documents are easy to find, even for those not that au fait with the internet. I realise that the plans are physically available at the Town Hall and Venture Centre but even in the flesh, you need a knowledgeable person to interpret them for you, as I found when I attended the drop-in session on 3 February. A model would be a lot clearer than a plan for a lay person.

3. Lack of justification for the scheme

Another thing I have yet to find is any detailed justification as to why such a drastic rebuilding of the estate is required. All I have come across are some vague references to the government's Decent Homes Agenda, along with some mention of improved energy use, better accessibility and better security. These are obviously desirable but are they worth 10-12 years (and probably much more) of disruption to residents and neighbours of the estate? At the drop-in session I was told by Cllr Emma Dent Coad that none of the residents from on or around the estate that she had spoken to (and this means the majority, in the case of the estate itself) were in favour of the redevelopment. They all thought that considerable refurbishment was needed but no-one wanted a totally new estate. Similarly a Supplementary Planning Document from the Scrutiny Committee on the Public Realm (6 July 2009) found that at 3 public meetings and a drop-in session, most people from the estate wanted refurbishment and weren't even prepared to discuss detailed plans for the redevelopment because they were so against it.

I can't begin to imagine how the poor people must be feeling who are going to be shunted around the building site, ending up in a home that does not necessarily suit them as well as the one they are in, though I did meet a few of them, who looked totally despondent at the prospect they were facing. The Worrington Green Estate has been described as "a model for a diverse and sustainable community". If this is the case why is it being obliterated?

Dust, Noise and Air Pollution

We are dreading the nightmare of noise, dirt and heavy vehicle traffic that will ensue once work starts - a nightmare that will go on for many, many years. Those of us who work from home or who are at home all day for other reasons such as the sick, or elderly, or mothers with young children, will find it almost impossible to bear. I know it says on the back of the Council's letter that problems associated with construction cannot be taken into account but, considering the length of time this disruption will be going on for, this seems ludicrous particularly as the Supplementary Planning Document (Nov 2009) (8.7.1) clearly shows that such matters must be taken into consideration. This document states that "Operations must not result in unacceptable levels of dust and noise, and have unacceptable impacts on air quality." We can't imagine that the necessary "Dust Impact Assessment" or any similar assessment for noise pollution could possibly come up with a result showing that the levels would be acceptable in a project of this size, particularly as it is going to go on for so long. We don't even really want to think about this but in the event that the scheme does proceed and the noise/air pollution is then deemed unacceptable, what would the Council be able to do to improve the situation? The demolition and rebuilding of buildings creates a hell of a lot of noise and dust whatever precautions one might take.

4. Height of Buildings

We are also very upset that our view and views in the area generally will be spoiled by buildings higher than those in place now. The good thing about the Wornington Estate is that, from the outside, it hardly looks like an estate because the buildings are low rise and in pleasant dark red brick. We actually didn't notice it was an estate until some time after moving here. From our research we see that many of the new buildings will be between 7 & 9 storeys high and that one 15 storey block is planned. Even 5 storey buildings such as the one that is meant to stand at the corner of Wheatstone Road and Portobello Road are unacceptable as they are higher than the surrounding buildings. (This one will definitely spoil our view according to the plans.)

We read (in SPD 7.11.1) that "New developments should be sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings and should reflect the traditional urban form of the Borough by preserving local plot widths, building lines, roofscape and open space. The Council will resist development, which will significantly overshadow existing adjoining buildings and amenity space and/or harm the visual privacy of residents." Taking this into account it is clear that the Council should resist this development.

5. Style of buildings

As I have said, we couldn't find any useful pictures of what the buildings will look like on the website but I saw some at the drop in session and I have to say they are

truly horrible. They look like some ghastly throw-back to the 1970's. The SPD (7.9.2) states that the architecture "should offer visual quality and interest from views within the development and from neighbouring streets" and goes on to require that it should be "attractive – pleasing in its composition, materials and craftsmanship" and "locally distinctive – responding well to its context" (7.9.3). This is clearly not the case as pointed out by The Wornington Steering Group Report (15 Jan 2010) who claim that "There is a uniformity and regularity of the architectural language which multiplies to monotony when applied across the large scale of the mansion buildings and lengthy street blocks." And, "The grey bulky appearance of the roof is reminiscent of plant structure". The SPD also mentions many problems with the design such as not enough doors and windows, too many dwellings using one entrance etc, etc.

At the drop-in session the comments made by Planning Officer Penelope Tollitt and also those made by Ms Dent Coad (who I believe has professional knowledge of architectural matters) confirmed what I could see with my lay person's eye, ie that the design of these buildings is sub-standard and it is obvious that it does not conform to the Borough's own requirements. If we really have to go through this tremendous upheaval then this part of the Borough deserves to end up with something much better than this.

6. Will people buy & will new businesses flourish?

KHT are obviously keen on this venture because they hope to make financial gain from selling the market properties but has any real thought been given as to whether the desired "Notting Hillbilly" type will actually want to live in these new dwellings? We are not convinced.

Also if the new shops and restaurants that are planned are not taken up and remain boarded up, it will just make the area look run-down. Conversely if a lot of new restaurants etc are successful there will be additional late night noise and traffic which is also undesirable.

7. Will the money run out?

We want to know what happens if the money runs out and we are left with a ghastly mishmash of new and old, or maybe even half-demolished, buildings with half a park? No-one would want to live anywhere near the place then. Also, because of the way the phasing is planned I understand that the blocks needing most attention are the one which are being dealt with last which seems crazy, as they may be the ones that are never pulled down. Is the Council absolutely sure that enough funds will be forthcoming to complete the project? If not, then KHT should not be allowed to proceed.

8. Athlone Gardens & Loss of Trees

Talking of the park, we hate the idea of Athlone Gardens being tampered with and we are particularly upset about the loss of so many trees around the estate, something which the SPD document (4.4.1) says should be avoided. 86 of them are meant to be protected by a preservation order. From what I have seen, many of these are to be chopped down anyway.

I work from home & have used the park for years as a place to escape my flat for a few minutes on hot days in the summer and I am sure very many people are attached to this space – as demonstrated by the petition that gained over 400 signatures, which we were unaware of at the time. We feel it is not acceptable to lose half the park for the duration of the redevelopment (though it's really losing the whole thing, as it's hardly going to be pleasant to sit/play in the heart of the building site). I believe as yet there are no details as to what the relocated park will be like except that it will be surrounded by tall buildings including one of 9 storeys which will overshadow it. Whatever the plans, parks take a long time to mature. It will be 20 years plus before any kind of park that is up to the standard of the current one is in place. This is not good enough.

9. Increase in traffic

Another worrying thing is that the plan to connect Portobello Road and Wornington Road with Ladbrooke Grove will create a thoroughfare that will attract much traffic. The placing of an underground car park at our end of the estate will also obviously lead to increased traffic (and danger from that traffic) in what are, at present, quiet pleasant streets. It is said that design and highway measures will manage the traffic but what are these measures? The SPD (7.7.1) says "The Council considers that the redevelopment of the area could have a significant impact on traffic congestion, public transport and parking if these factors are not addressed at an early stage." Additionally, a full Transport Assessment was requested. Has this been provided? And what about the Construction Traffic Management Plan mentioned in point 7.7.2? It seems to us that during construction unacceptable problems with traffic will be unavoidable.

10. Other matters

I have spoken above about the aspects of the redevelopment that most closely affect us personally but from our reading and from talking to people there are obviously many more concerns that do not seem to have been addressed sufficiently. In fact section 6.2 of the Wornington Steering Group Report lists 25 issues which residents are still worried about. If the project goes ahead without looking into these areas further and making adjustments in the plans, then the new development will start life with as many problems as the old estate had (if not more) and the residents and many of the surrounding neighbours will feel unhappy and angry because their wishes have been ignored.

It seems, from what we have read, that the Council feels that residents have not done much to express their opposition to the scheme. We have got the impression that many people are apathetic because KHT have given out strong signals from the start that the plan will go ahead whatever they say. This idea was reinforced by something I heard Penelope Tollitt say at the drop-in session – that despite the flaws in the scheme, the Planning Committee was unlikely to reject it. Hearing comments like that, people will just think, "What's the point in doing anything?" On top of this, many people are not good at voicing their opinions at meetings or in letters - particularly if English is not their first language. Even the results of a survey can be misleading, as we are sure the Council is aware.

All in all, we will be astonished and very distressed if Kensington and Chelsea Planning Department allow the Kensington Housing Trust to go ahead with a very unpopular development that clearly doesn't meet the requirements laid out in the SDP document and which will cause so much anguish and disruption to all those living in our neighbourhood. We ask the members of the Committee who will be considering the application to think long and hard about what is being proposed and maybe, in particular, to think about how they would feel if they, or their elderly mother, their depressed friend or a relative with a young baby lived on the estate or very nearby.

At the very least, more time is needed for people like us to be consulted. We remind you that the first we knew of this was just before Christmas. We have had just a few weeks inform ourselves about something that is going to affect the "quiet enjoyment" of our home for at least 10 years and probably much longer. This hardly seems right or fair.

Yours sincerely

Jane Inman & Nick Marcus
Top Flat, 224 Ladbroke Grove, London W10 5LT

Cc Geoff Burrage - Highways and Transport
Angus Morrison – Arboriculture
Rebecca Brown - Air Quality, Contamination and Noise
Edward George – Development Control
Boris Johnson, Mayor of London
Karen Buck, MP
Emma Dent Coad, Councillor

Planning: PC-PlanSvc

From: CLARE SLANEY-DAVIS [clare.slaneydavis@btinternet.com]
Sent: 12 February 2010 13:37
To: Planning: PC-PlanSvc
Subject: demolition of Wornington Green

12 February 2010

Dear Mr George

Planning Ref PP/09/02786

My landlord, Kensington Housing Trust, have delivered a number of postcards to me encouraging me to write to you in support of the demolition of my house and garden.

I'm writing to you to **object** in the strongest possible terms against the proposed destruction of a community. That KHT are having to beg their tenants for support suggests that something is fundamentally wrong with their plans.

Very best wishes,
Clare Slaney

EB

16/2/10

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIC
Enf		15 FEB 2010				LLC	Appeals
Str Dev		NSN	Obj	Supp	No Obj	Rev	Other

Planning: PC-PlanSvc

From: Benjamin wennek [wennek@gmail.com]
Sent: 08 February 2010 10:56
To: Planning: PC-PlanSvc; Planning Policy
Subject: [Objection to Planned Development Wornington Green Estate DPS/DC/
STR/PP/09/02786/EJG

Att: RBKC Planning and Borough Development Department

Dear Mr Peter Lerner,

We are writing to you to refuse the planning application made from Kensington Housing Trust (KHT) regarding the proposed redevelopment of Wornington Green Estate, London W10.

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		08 FEB 2010				LLC	Appeal

Our comments and objections relating to this planning application are as follows:

Loss of Privacy

The planned housing will overlook our property and we object the suggestion the proposed balconies which will lead to a large loss of privacy and will certainly impact on the peaceful enjoyment of our flat. Also, These Balconies will be leaning out and therefore create a visual loss of space between both street sides. There will be possibility that some residents keep their waste on their balconies before bringing it out on the street for collection. We therefore strongly object to this plan and ask KHT to redraw plans without balconies. We also object to the removal of any existing trees on the street side of Athlone Gardens and Portobello Road.

Design of Building, Loss of natural Lights

The building height and proposed 5 floor (four floors plus one further back) will be visually overbearing and take natural light away from our property. In addition it is an inappropriate design for this part of the area. A building as proposed would be totally out of keeping with the neighbouring properties.

Planned Commercial Space

Ask anyone within the Golborne ward on their opinion of availability of Commercial Space in Portobello road Everybody will tell you that there is simply an oversupply of it. Some of the shop units next to the proposed development on Portobello Road have been empty for over four years.

Joining Portobello Road together with Ladbroke Grove

Portobello road is already an extremely busy market road. Opening the road up into Ladbroke grove will create additional concentration of traffic by drivers trying to bypass jams on Ladbroke grove. This will cause immense traffic problems directly in front of our property. Imagine parking your car in this narrow part of Portobello Road when there are constant traffic jams.

A Bike lane

Rather than opening up the road towards Ladbroke grove we encourage the council to consider creating a bike lane for cyclist along Portobello Road/Ladbroke grove. This will also calm down car traffic in the area and improve quality of life for all residents.

Impact of Building work

Our property has got high ceilings and sash windows without double glazing. There has no consultation been made from KHT with us regarding the impact of the building works of the proposed development. We therefore ask for clarification of this issue and proposed measurements from KHT to ensure that disruption will be minimised during construction time work will be carried out at minimum impact on our privacy. We also want a confirmation from KHT that no work will be carried out over the weekends.

In view of these comments, we ask that RBKC Planning Department refuse this Planning Application and encourage Kensington Housing Trust to resubmit a building design that is smaller, less intrusive on neighbouring properties, and more sensitive to the character of the Golborne/Portobello area.

Should you require any additional information, clarification of any comments made then please do not hesitate to contact us.

Yours Sincerely, Benjamin Wennek

Landlord
1st Floor Flat
277 Portobello Road

Eddie & June Adams
42, St Lawrence Terrace
London W10 5ST

Peter Lerner
Planning and Borough Development
Kensington Town Hall
Horton Street
London W.8.

4/2/10

EvD	HDC	HSS	HPD	HoF	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIC
Enf		08 FEB 2010				LLC	Appeals
Sr Dev		NSN	Obj	Supp	No Obj	Rev	Other

Dear Sir or Madam,

I wish to object to the Kensington Housing Trust's planned redevelopment of Wornington Green. It is not driven by a desire or a necessity to improve the accommodation of the residents. The overriding purpose of the KHT's plan is to build units of accommodation for sale and I would have thought contradicted its charitable status.

I watched this estate being built in the nineteen seventies and I understood that these buildings had a life span of at least 60 years.

The plan to rebuild all the estate including Peplar House which pre-dates the rest is unnecessary and conceived a waste of public money and resources.

These major works if they go ahead will have a detrimental affect on the wider community. The demolition and removal of material will affect the surrounding area. For some it will be like living on a building site.

The plan to use and move part of the park is to rob the community of a major facility. KHT doesn't own this land and the use of this facility could be lost for a period of time maybe 2 years?. I would remind the council and its planning department that the park has already been moved once from its original home in Barby Road. To move it again would be to undervalue its importance to the community and to put above its value the desire of the KHT to make money.

I would further point out that the park is the wider domain of the people in the community and they have in no way been consulted. I would also bring to your attention there is widespread opposition to these plans and I myself have attended packed meetings of residents who are opposed to this development. In all the materials put out by the KHT the situation has been misrepresented and the tenants denied a voice.

I am a shareholder of KHT and though the membership has been manipulated down to under 40 members there has been no meetings of the membership to discuss and agree these plans.

Yours Faithfully

Eddie Adams

Planning: PC-PlanSvc

From: lesley dillon [ldillonkcc@yahoo.co.uk]
Sent: 05 February 2010 17:41
To: Planning: PC-PlanSvc
Subject: Objection to Wornington Green regeneration - Your ref:DPS/DCSTR/PP/09/0276/EJG

Dear Mr Lerner,

We write to object to the above for the following reasons:

The scale and appearance of the proposal is ridiculous as the blocks are to be tower blocks despite being promised by the applicant that they would not be. Not only does this mean that the area (all flats) will have less than an hour's sunlight per day (confirmed by architect) but this will affect the neighbour's sunlight as well.

It is possible that we will have around two thousand more residents using one lot of traffic, doctor, dentist, school and parking.

We have not been told how much daylight if any we will have considering that the basement flats will be underground, this fact has only just come to light, the residents had not been told this before we went to the Town Hall for a meeting with the Planning Committee.

There was a bona fide reason for the roads being blocked off to Ladbrooke Grove so why go back to a system that obviously did not work?

KHT are stating that most residents are in favour. Residents were told that they would ALL get outside private space. This has been reneged on along with a lot of promises, hence some tenants have agreed to it because they were given the wrong information.

If this goes ahead and they can't sell the private flats, (new private properties in this area have been empty for years) we are all going to be left in limbo and not sure what is happening.

They are building LESS bedrooms so how does that address overcrowding?

The Borough are not going to be seen in a good light if this proposal goes ahead and becomes a failure like most things KHT have organised in the past.

A lot of us are going to lose small gardens which goes towards making this place a sociable estate as we go to one another's houses in the summer and use our outside space.

How can this be energy efficient when you have to have lights on day and night?

I thought that any regeneration was to make life better for residents not making them live in hell holes on a dark estate.

We hope you will consider this objection.

Mr George and Mrs Lesley Dillon
of Poplar House,
Wornington Green

Planning: PC-PlanSvc

check to log as developer as no contact details.

15/2/10

From: webmaster@rbkc.gov.uk
Sent: 13 February 2010 16:38
To: Planning: PC-PlanSvc
Subject: Comments about planning application PP/09/02786

** START OF FORM DATA **

Case_Reference_Number - PP/09/02786

Case_Address - Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello R

Case_Proposal - Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of the community facilities and its associated outdoor adventure playspace (total of 1,883 square metres) (within Use Classes D1 and D2) relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres) reprovision of 20 lock ups (within Use Class B8), provision of a temporary energy centre in Phase 1 to be replaced by a permanent energy centre, provision of landscaping, provision of a new internal road network based on a traditional internal street pattern, access junctions and associated road including the reconnection of the junction with the external road network at Ladbrooke Grove and Portobello Road and Wornington Road at Barlby Road, up to 725 car parking spaces (on street and off street) and 1062 cycle parking spaces, with details submitted for Phase One and all other matters reserved

Case_Officer - Edward John George

User_Comments - I am in favour of redevelopment, but I am concerned about the fact that there is talk of 6 to 9 floor building. I think the maximum should be 5 floors. Also having shops under the houses are not good as it would mean more noise and more people around

User_Name - Angelo Marrafino

User_Postal_Address - W10 5RP

User_Telephone -

User_Email -

** END OF FORM DATA **

** START OF TROUBLESHOOTING DATA **

to_name - Planning Applications

to_email - planning@rbkc.gov.uk

ExD	HDC	HSS	HPD	HdE	Policy	Design	Tree
DC		Received RBKC Planning				Reg	PIO
Enf		15 FEB 2010				L.L.C	Open
		NSN	<input checked="" type="checkbox"/>	Supp	100 Dn	Plan	Post

Comments

Planning: PC-PlanSvc

From: webmaster@rbkc.gov.uk
Sent: 16 February 2010 11:56
To: Planning: PC-PlanSvc
Subject: Comments about planning application PP/09/02786

** START OF FORM DATA **

Case_Reference_Number - PP/09/02786

Case_Address - Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello R

Case_Proposal - Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of the community facilities and its associated outdoor adventure playspace (total of 1,883 square metres) (within Use Classes D1 and D2) relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres) reprovision of 20 lock ups (within Use Class B8), provision of a temporary energy centre in Phase 1 to be replaced by a permanent energy centre, provision of landscaping, provision of a new internal road network based on a traditional internal street pattern, access junctions and associated road including the reconnection of the junction with the external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road, up to 725 car parking spaces (on street and off street) and 1062 cycle parking spaces, with details submitted for Phase One and all other matters reserved

Case_Officer - Edward John George

User_Comments - I think the idea to move Athlone Gardens is a crazy waste of money. It reminds me of when you moved the sandpit at Kensington Memorial Gdns - from one corner of the playground to the other. The drainage wasn't put in properly and causes big problems for the Park Keepers. I will also be emailing with my full objections.

User_Name - Naomi Cole

User_Postal_Address - 259a Ladbroke Grove, W10 6HF

User_Telephone -

User_Email - naomi@dalgarnotrust.org.uk

** END OF FORM DATA **

** START OF TROUBLESHOOTING DATA **

to_name - Planning Applications

to_email - planning@rbkc.gov.uk

ED	HDC	HSS	HPD	HoE	Policy	Design	Tree
DC		Received RBKC Planning				Reg	PIO

Planning: PC-PlanSvc

From: Naomi Cole [Naomi@dalgarnotrust.org.uk]
Sent: 16 February 2010 11:59
To: Planning: PC-PlanSvc
Subject: FW: Development of Worrington Green Estate

From: Naomi Cole [mailto:naomipony@yahoo.co.uk]
Sent: 15 February 2010 21:07
To: Naomi Cole
Subject: Development of Worrington Green Estate

Regarding the proposed Development at Worrington Green Estate:

I live at 259a Ladbroke Grove -directly opposite Bonchurch St. Me and my children regularly use Athlone Gardens (at least 3 times a week) and have friends who live on the Worrington Estate.

The main objections I have to the development is the impact on local community -loss of friends and neighbours, loss of the park and trees, and the effect it will have on traffic. Local councillors do not have a very positive view of the park but it is well looked after, well used, and the gardens are lovely in the summer, the trees have been there for decades -to uproot them and move the park is a crazy waste of resources, money and time. The development will affect access via Munro Mews which is a much needed overflow for the regular traffic jams on Golborne Road. Friends and neighbours are being moved out unwillingly and with promises of being moved back which I do not think will be kept.

I also want to object to the way in which the garages on Munro Mews were closed down -they had been there for over 20 years -to deal with small businesses so brutally is a disgrace.

Naomi Cole,
Project Worker, Dalgarno Neighbourhood Trust

0208 969 6300

ExD	HDC	HSS	HPD	RoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		17 FEB 2010				LLC	Approv
Pr		NON	City	Supp	No Obj	Rev	Other

Feb. 8, 2010
 8 Rendell Ave,
 135 Wornington
 rd, London W10
 SRF.

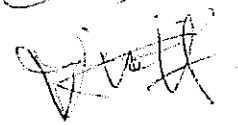
LA George is
 Case Officer
 PP/07/2786

Re: PLANNING & BOROUGH DEV.

Dear Sir/Madam:

IF YOU WILL ASK ME WHAT I WOULD THINK OF THE PLANS, I WOULD STRONGLY OPPOSED OF THE PLAN, BECAUSE AS A NIGHT STAFF IT WOULD EFFECT ME PHYSICALLY & MENTALLY; OBVIOUSLY I'M SLEEPING DURING THE DAY; SO IF YOU ARE WORKING OUT THERE HOW COULD I SLEEP HEARING THOSE DRILLING, BANGING, SHOUTING ETC. I COULD NOT GO TO WORK IF (I'M) I HAVEN'T GOT ENOUGH SLEEP AT ALL.

I DO HOPE YOU UNDERSTAND MY SITUATION REGARDING THIS MATTER. THANK YOU.

Sincerely yours,
 (Ms.) V. TINIO


ExD	HDC	HSS	HPD	HGE	Policy	Deven	Reg
DC		Received REBC Planning				Reg	PIQ
Enf		17 FEB 2010				LLC	APPR
Sh Dev		NGH	Obj	Supp	No Obj	Rev	Other

P.S

IF THIS WILL HAPPENED, IT WILL GIVE AN ALL TENANTS BIG PROBLEM BECAUSE...
 ...
 ...

Planning: PC-PlanSvc



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

From: David Clingham [david12345@fsmail.net]
Sent: 05 February 2010 15:13
To: Planning: PC-PlanSvc
Subject: application ref pp/09/02786

Application ref- PP/09/02786

Dear Sir

I live in flat 15 Lionel House on the Wornington Green Estate.
I am in favour of the redevelopment of the estate, and hope the
Council approves the application.

These flats are passed there best. Windows are single glazed and draughty.
Internal walls are loose with plaster coming off and it takes a lot of
money to heat the flat.

Yours Sincerely

D. Clingham

ExD	HDC	HSS	HPD	PLD	PLA	PLC	PLD	PLA	PLC
DC		Received RBKC Planning			Reg	PLD			
Enf		10 FEB 2010			LLG	PLD			
WDev	N&M	OU	Supp	PL	City	PLD			

Planning: PC-PlanSvc

ExD	HDC	HSS	HFID	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		09 FEB 2010				LLC	Appeals
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

From: George, Edward: PC-Plan
Sent: 09 February 2010 09:54
To: Planning: PC-PlanSvc
Subject: FW: my feedback about the regeneration

From: Gilda Ferreira [mailto:gildaf@hotmail.co.uk]
Sent: 04 February 2010 13:07
To: George, Edward: PC-Plan
Subject: my feedback about the regeneration

09/02786

Dear mr Edward GEORGE

MY name is Gilda ferreira, I live at 5 PEPLER HOUSE WORNIGHTON ROAD W10 5QD.

JUST to let you know my oppinion about the new regeneration...

my anwer is yes 100 per cent i agree to the new regeneration.
 i cant wait to moye if im honest? as i cant bear the mice that i had to live in last 5 years.

As well the TRAIN NOISE as continously disturbing me and my sons in our sleep.

Also the biuldings are very old and the flats itself are in poor condition. my doors are out of order . i mean rotten half broken. ... But KHT refuse to supply new doors for me.?

i cant afford neither buy new doors/? SO DEFINETELY WITH OUT A DOUBT YOU GOT MY VOTE.

So YES I think a change if for better will be good for most residents around here. WITH THE BIG ISSUES THAT I HAD AND HAVE TO LIVE FOR THE LAST 13 YEARS. THE ARE IS GOOD AND MOST NEIGHBOUR ARE GOOD TOO.

GOOD LUCK with new replies and feedback from residents.

Many Thanks

Yours sincerely

gilda ferreira

4 th february 2010

Not got a Hotmail account? [Sign-up now - Free](#)

Mr Oliver Defoe and Mrs Rachael Defoe,
17 Lionel House, 370 Portobello Road, London, W10 5RP

Mr Peter Learner,
Royal Borough of Kensington and Chelsea,
Planning and Borough Development Department,
Ground Floor,
Town Hall,
Hornton Street,
London W8 7NX

OAL 15/2/10

(3d)

ExD	HDC	HSS	HPD	HUE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		15 FEB 2010				LLC	Appeal
St Dev		N&N	Obj	Supp	No Obj	Rev	Other

11th February 2010

RE: Planning application reference number, DPS/DC STR/PP/09/02786

Dear Mr Learner,

Myself and my husband are writing to you as the spokespeople for Lionel House and as the first tenants to move into the block 30 years ago. Through this letter I would like to voice my support of Kensington Housing Trust's plans for the regeneration of Wornington Green.

I have seen many changes in the block throughout my tenancy, resulting from bad workmanship, inferior materials used and general bad design which has caused a number of issues for me and my neighbours, including:

- Metal window frames causing constant pools of water along the interior ledges when it rains, even when the window is closed.
- Dampness and fungus along the window side walls.
- Air vents in the small bathrooms that become blocked on a regular basis, causing further condensation.
- Large cracks appearing along the walls.
- The foundations of the buildings are breaking away in chunks (recently a large metal frame gave way in an area where children play, whilst KHT dealt with this quickly it is part of a fundamental problem with the building and needs to be addressed).
- The poor design has created a niche area (the dome) for drug users and dealers to congregate.
- The inter-linking flats also mean that they can escape through the labyrinth of corridors and alleys and easily avoid the police.
- The crime that poor design has spawned on the estate have left a number of residents too afraid to access rubbish shoots or main entrance to Lionel House after dark.

To put it in a nutshell, we tenants are most definitely in favour of **FULL REGENERATION**. Bricks falling off walls CANNOT be addressed by REFURBISHMENT. When the very foundations are coming away from a building, no patch-up job will alleviate the problems – STRONGER, BETTER, WELL THOUGHT OUT designs and GOOD workmanship are what we NEED.

In reference to the planning application and matters that can be taken into account I would like to raise the following:

1. *Scale of appearance and conservation* area – we do not wish to have tall blocks causing a 'concrete jungle'. I understand KHT has taken this into consideration and lowered the heights of some blocks.

Mr Oliver Defoe and Mrs Rachael Defoe,
17 Lionel House, 370 Portobello Road, London, W10 5RP

2. *Listed buildings* – Lionel House certainly isn't and I am not aware of any other listed buildings on the estate.
3. *Traffic access and parking* – this is of particular interest for me as I have been put forward for a ground floor flat. I would like for consideration of security for vehicles parked near the park to be taken into account as my husbands car will be parked there.
4. *Amenity issues* – If trees are not strategically placed then this could be a concern, from the plans I have seen the majority of trees are located in the central park area so that they won't disrupt sunlight to our homes.
5. *Noise and disturbance* – if this is limited to the park, then I don't feel that this will be a problem.

I feel that the new buildings intended in the regeneration will be an improvement as they will be bright, cheery and airy to enhance the mood of the area, as we are situated in Portobello Road which is a very famous, vibrant and multi-cultural area and will be viewed by all.

I support the plans to regenerate Wornington Green and as part of the quiet majority, we would like for this view to be heard.

Regards,

Mrs Rachael Defoe

MR OLIVER Defoe

Mr Oliver Defoe and Mrs Rachael Defoe
17 Lionel House,
Wornington Green.

Planning: PC-PlanSvc

From: anna lebiszczak [anna_lebiszczak@yahoo.co.uk]
Sent: 05 February 2010 17:12
To: Planning: PC-PlanSvc
Cc: anna me
Subject: Proposed development at Wornington Green Estate

EXD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		08 FEB 2010				LLC	Aggr's
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

R.E: Proposed development at Wornington Green Estate

Dear Mr Lerner,

I have received your letters asking for comments and I would like to say I support the redevelopment of Wornington Green. Concerns that I have are based on the knowledge that because I am solely a 'dependent' of tenant (my mother is the tenant) and I have lived on the estate for 30 years I will not be entitled to be re-housed on the estate should I choose to separate from my mother when she is being allocated a new home.

Another concern I have is really for the future plans of this area and how it will change. Only one bedroom flats are being built that will be for sale (I enquired about this as I am a key worker and was hoping to buy on the new estate although £350,000 for a one bed is not really feasible on a teaching salary) and other that that town houses. No 2/3 bed properties will be available. This coupled with the new overland station to be built with direct links to canary wharf makes me wonder what will happen to the community aspect of the Wornington Green as it seems to be geared towards city workers without families.

Obviously ongoing noise, dirt, disruption and pollution due to the scale of the project is a concern but I imagine (or rather hope) that contractors will need to adhere to strict guidelines imposed by RBKC.

In all, although I will not benefit from this regeneration due to my lowly status as a 'dependent' I believe others in the community will if it is all being done for the reasons advertised.

Kind Regards,

Anna Lebiszczak

PS - I know many residents are anxious to be re-housed near their current neighbours and I hope this will be possible.

Planning: PC-PlanSvc

From: webmaster@rbkc.gov.uk
Sent: 15 February 2010 15:47
To: Planning: PC-PlanSvc
Subject: Comments about planning application PP/09/02786

** START OF FORM DATA **

Case_Reference_Number - PP/09/02786

Case_Address - Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello R

Case_Proposal - Demolition of existing buildings and temporary partial loss of existing open space (Athlone Gardens) to facilitate redevelopment to provide new residential accommodation of up to 1000 units, up to a maximum of 3,104 square metres (GEA) of non residential floorspace (within Classes A1, A2, A3, A5 and/or Class B1 Use Classes), reprovision of the community facilities and its associated outdoor adventure playspace (total of 1,883 square metres) (within Use Classes D1 and D2) relocation and reprovision of an area of open space (Athlone Gardens) (9,186 square metres) reprovision of 20 lock ups (within Use Class B8), provision of a temporary energy centre in Phase 1 to be replaced by a permanent energy centre, provision of landscaping, provision of a new internal road network based on a traditional internal street pattern, access junctions and associated road including the reconnection of the junction with the external road network at Ladbrooke Grove and Portobello Road and Wornington Road at Barlby Road, up to 725 car parking spaces (on street and off street) and 1062 cycle parking spaces, with details submitted for Phase One and all other matters reserved

Case_Officer - Edward John George

User_Comments - I believe that the proposed and revised plans addressing overall concerns are the answer to the current estate as it currently stands.

It is unfixable in its current state and redevelopment is the only solution.

User_Name - Robert Merlini

User_Postal_Address - 39 Telford House
W10 5XY

User_Telephone - 07968100554

User_Email - robycito@aol.com

** END OF FORM DATA **

** START OF TROUBLESHOOTING DATA **

to_name - Planning Applications

Ext	HDC	HSE	RPD	HGE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Ext		16 FEB 2010				ALL	over
Ext		16 FEB 2010				ALL	over

Planning: PC-PlanSvc

From: JOHN MAHONEY [j.mahoney687@btinternet.com]
Sent: 13 February 2010 23:37
To: Planning: PC-PlanSvc
Subject: wornington green planning application number pp/ 09/ 02786

Dear Mr George I would like to register my full and wholehearted support for the regeneration of wornington green myself and my family cant wait to move away from these horrible flats I have two sons one of 22 years and one of 14 sharing a tiny box room we have seen the plans and I must say we were impressed. Most families have outgrown the properties we now live in we all hope the regeneration plans get the go ahead.

Planning: PC-PlanSvc

From: Parichehr Omid [pariomidi@hotmail.com]
Sent: 07 February 2010 12:58
To: Planning: PC-PlanSvc
Subject: Town and Country Planning ACT1990

My Ref: DPS/DS STR/PP/09/02786/EJG

I agree with this planning.

Parichehr Omid

Page 1 of 1

Planning: PC-PlanSvc

From: Miss Abi [miss_abi@hotmail.com]
Sent: 15 February 2010 19:19
To: Planning: PC-PlanSvc
Subject: PP/09/02786

Dear Sir/Madam,

I am writing to advise that I support the proposal for the regeneration of Wornington Green, but I think additional parking or underground parking would also be beneficial. I also hope that the new design will eliminate all the pest problem that there is at the moment.

My address is 44 Faraday House, 103 Worning road.

Regards,

Abi Lawal

We want to hear all your funny, exciting and crazy Hotmail stories. [Tell us now](#)

From: ciclingham@live.co.uk
To: edwardgeorg@rbkc.gov.uk
Subject: PP/09/02786
Date: Wed, 3 Feb 2010 21:28:15 +0000