

**FURTHER ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT**

MAJOR PLANNING DEVELOPMENT COMMITTEE

Date: 2nd March 2010

The Major Planning Development Committee is asked to note and agree the following amendments to the Committee Report.

AGENDA ITEM	N9
Application Number	PP/09/02786
Address	Wornington Green, W10
Details	
1.0	Additional Points of Clarification in report
1.1	In paragraph 2.6 of the main report it is stated that the mews houses provide 3 and 4 bed properties. This is incorrect and should state 2 and 4 bed properties.
1.2	In paragraph 2.7.2 of the main report it states that there are 2 wheelchair accessible units in the northern section of the building. This is incorrect and should read 3 wheelchair accessible units.
1.3	There are a total of 17 wheelchair accessible units proposed in block 2.
1.4	In paragraph 2.8.3 of the main report it should state 23 affordable social rented units and 29 market sale units.
1.5	In paragraph 2.10 of the main report the storey heights for phases 2-5 range between 3 - 15 storeys. This should state 3 - 9 storeys.
1.6	Paragraph 2.11 states that there are 98 market sale units proposed in Block 6, this should state 89 market sale units.

1.7	In paragraph 4.19 of the main report, the references to PPS6 should refer to PPS4.
2.0	Social & Community Uses
2.1	<p>The current social and community uses located on the Wornington Green Estate are as follows.</p> <p>Venture Centre (1,883m2) Existing provision: two adventure playgrounds; a sports pitch; a crèche; arts and crafts room; indoor games and play area; a scented garden; IT suite; four offices (seven desks, meeting area and storeroom); six store rooms of various sizes; a large hall; a community room; steel band provision (rehearsal room, office, pan storage area and pan tuning and construction area).</p> <p>Freehold owned by the Council; lease with about 7 years remaining held by the Venture Community Association.</p> <p>Required provision: More and larger interior space which is flexible; fitness centre; youth activities; community advice centre and local amateur dramatics.</p> <p>The Hut (approximately 72 sq.m (GEA)), Located on Wornington Road, adjacent to Thompson House. Existing provision: RBKC Detached Youth Service - Outreach and street based youth provision and small focused group work sessions for local young people. The outreach / street based sessions make contact with young people who do not access local youth provision. Focused and small based group work focuses on personal development and directly addressing young people needs and issues. Currently working with groups of young men and women and also working in partnership with other youth providers such as Notting Hill Adventure Playground and HOT's (Healthy Options Team) who work with young people with low level drug issues. Also run football sessions at Westway Sports Centre on Monday and Thursday evenings. The freehold is owned by KHT (was owned by RBKC, but used in land swap for an area of the park); leased or used in perpetuity by RBKC or Wornington Green Detached Youth Work Project.</p>

	<p>Required provision: Additional space to accommodate approx. 20 people, plus a room with adequate office space and area to carry out counselling and one to one work would greatly develop the service. What is most important about this facility is the location, the current location is crucial to the success and the further development of the services to local young people and to quickly respond to their needs.</p> <p>WG Residents' Room / KHT Tenants' Forum Room (the floorspace will be confirmed at the meeting of MPDC), located below Chiltern House near Watts House. Existing provision: 3 meeting rooms for small groups (used by residents), kitchen and toilet.</p> <p>This is owned by KHT.</p> <p>Required provision: KHT are considered ways to make this more of a local resource.</p> <p>Prospects (Approx 200m²), Unit 2 Paul House, fronting onto Ladbroke Grove (nr. Barlby Road roundabout). Provision: Work and IT training to get disaffected black youths into work and IT. This facility is owned by KHT</p> <p>The social and community uses on the site should be reprovided in line with UDP policy SC2, SC3, SC4, SC6, PSCS policy CK1 and London Plan policy 3A.18. The floorspace for the Hut (approximately 72 sq.m), the WG Resident's Room (approximately xxx sq.m) and Prospects (approximately 200 sq.m) will be secured through section 106 planning obligation with the verified floor areas.</p>
3.0	Additional Representations Received
3.1	<p>A petition titled 'Petition on Wornington Green' has been received objecting to the proposals and has 540 signatures. The prayer of the petition is given in full below.</p> <p><i>'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.</i></p> <p><i>We urge the Council to apply very stringently the SPD</i></p>

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.'

Response:

A letter has been prepared covering the content below under the formal petition procedures of the Council which will be sent to the petitioner.

When the Committee meets to consider the application, it has to see if the development fits with planning policies. These are set out in several documents:

- For London as a whole: The London Plan
- For this borough: the Unitary Development Plan, and the Core Strategy. The Core Strategy is not quite finalised, but can still be used in decisions.

In addition, the Council produces 'supplementary' documents (known as SPDs). These take the policies and 'supplement' them – give them more detail. There are a number relevant to this application, but the crucial one – as identified in the petition – is the Wornington Green SPD.

In order for a planning application to be permitted, it must meet the requirements of the policies, and also supplementary documents where they are relevant – in this case the Wornington Green SPD.

The recommendation to the Committee is that the Wornington Green application is given permission, so long as

a number of conditions are met. This would not be the case if the scheme did not meet the brief. The brief has been examined very carefully in order to assess the development against it.

There are a number of important points put forward in the submitted petition. These will each be dealt with in turn including explanations as to why the planning application meets the brief.

"to house all existing residents".

The brief states (3.1.2) that all tenants who wish to stay on the estate should be accommodated, and the mix of houses in any phase of the development should meet the needs of those tenants. This is not the same as housing all existing residents. A Housing Needs Assessment for phase 1 has been submitted with the application, and it is on this basis that the mix of units in phase 1 is proposed.

The brief also states (3.5.3 – 3.5.5) that where possible, more, larger family units are desirable, to meet known, borough wide requirements. There are a number of properties on the estate which are housing short term tenants. The re-provision of these properties will be able to address the need for larger properties in general in the borough. The priority, however, has to be to provide housing for the existing tenants of the estate.

In addition, the applicant has recently committed to housing 'hidden households', which is in addition to the obligation to tenants.

"to keep families together by housing older and adult household members on the estate"

The brief (section 2.2) states that keeping the community together is important to the community. It requires that a phasing plan is employed to minimise the need for residents to be moved temporarily off the estate, so that the vast majority of residents need only move once, from their existing home into a new home. Paragraph 6.26 of the report to MPDC states that *"an indicative phasing plan has been submitted with the application and the Council are satisfied that the phasing plan represents the optimum scheme that addresses the redevelopment priorities contained in the Wornington Green SPD"*. A condition has also been

recommended to secure the implementation of the works in accordance with the phasing plans submitted.

"to provide useable private outdoor space for every home"

The brief (section 7.12) suggests that private gardens are advantageous, and that the size of balconies should reflect the size of the dwelling. Paragraph 4.13 of the report to MPDC states that *"all units, across all tenures, have access to private amenity space in the form of balconies, lightwell terraces, roof terraces and/or private gardens"*. This is in addition to the reprovision of Athlone Gardens. A condition is recommended that will allow the Council to ensure the balconies are of sufficient size.

"not to increase car use but to increase pedestrian priority"

The brief does not specifically state an objective on car use and pedestrian priority. What it does set out is that the new development should integrate with the existing street network (sections 7.1 and 7.2) and that new residents of the development should not be able to get an on-street parking permit (section 7.6). It also states that the new development should have streets that are interesting, welcoming and people-friendly (paragraph 7.1.1). Page 62 (1st paragraph) of the report to MPDC states that the *"streets are arranged to ensure good connectivity with the surrounding street network"*. In terms of parking, Page 64 (4th Paragraph) states that *"the proposed increase in on-street parking is acceptable in the context of low off-street parking levels"*. This paragraph indicates that parking levels are consistent with the standards adopted in, among other policies, the Wornington Green SPD. Page 62 (3rd Paragraph) of the report to MPDC states that *"A design code has been submitted [for the design of the streets] and the proposed materials and treatments are consistent with the Council's Streetscape guidance"*. The 4th paragraph states that the proposals for the new streets are consistent with among other policies, the Wornington Green SPD.

"to provide a new Venture Centre that would accommodate extra provisions and lettable space, with facilities for health, education, fitness and young people"

The brief states that there should be no loss of existing facilities, and it also identifies possibilities in relation to the size and uses of the new community facilities provided as

	<p>part of the development, although it does not require these. The brief also states that the new facility should be available before the existing one is demolished. Paragraph 4.16 (together with the following paragraph) of the MPDC report indicates how the proposed community facility will fulfil the brief. The existing Venture Centre will remain in situ until phase 4 (approximately 2018), when the new facility will be reprovided before the existing one is demolished. The re provision of the social & community use (Venture Centre) floorspace is to be secured through section 106 planning obligation (refer to paragraph 2.1 above). The Council has also committed to providing for a larger centre, to address the aspirations of the brief for a larger centre.</p>
3.2	<p>An additional 14 letters of representation have been received. 4 letters of support and 5 letters of objection, with 5 letters of additional comments. The main response from The Kensington Society is also attached to this further addendum report for clarity as it was missing previously. The Kensington Society comments made, have been addressed in the main report paragraph 8.12. An additional objection has been made on the grounds that:</p> <ol style="list-style-type: none"> 1. The proposal would result in the loss of private gardens and amenity space.
3.3	<p>Response:</p> <ol style="list-style-type: none"> 1. The proposal does include amenity space in the form of either private gardens or balconies for all properties in phase 1. The details for phases 2-5 are reserved for future consideration. A condition has been attached requiring the details of the balconies are submitted which can be checked to ensure that they are designed to an appropriate size relevant to the size of unit in accordance with the adopted SPD and is discussed in paragraph 4.13 of the main report.



Stapleton, Cheryl: PC-Plan

From: Denise Deering (GBWBY) [Denise.Deering@bertling.com]
Sent: 24 February 2010 09:44
To: Planning: PC-PlanSvc
Subject: PP/09/02786

Importance: High

We (my daughter and I) are tenants of the Kensington Housing Trust and live on the Wornington Green Estate (11 Edward Kennedy House, 196 Wornington Road, London W10 5FP, and would like to express our support for the regeneration plan for the estate. Some of the reasons for our support being:

- Current layout and area is totally unsafe at night and poorly lit
- I personally was attacked and mugged 3 years ago entering the estate to walk to my flat. I was badly beaten and had my personal effects stolen. I no longer feel safe at night and am still affected by the attack / experience.
- Our current flat is in desperate need of renovation to the bathroom, kitchen, windows and main front entrance.
- Our property at Edward Kennedy House has had little or no maintenance in the past 24 years that I have lived there. I moved in when the property was newly developed.
- Currently the windows are in extremely bad condition due to condensation and mould and need replacing
- Badly insulated windows etc., increases my heating and running costs
- Front security door is not very secure and in bad need of replacing
- Intercom system works off and on and causes some concern for security
- Problems with rodents running between floor boards despite me having purchased ultrasonic units at high cost to myself
- Landlords unable or willing to deal with the rodent issue since they are not actually in my flat but between the floor boards
- My daughter is now 25 and needs more space, her room is extremely small and storage / space is a problem

Whilst we do feel that this is a nice neighbourhood because of the people, we do feel that the whole area needs improving on many levels, and the above list is just the tip of the iceberg in our opinion.

We do hope that the RBKC will see that this regeneration is a good idea and much needed improvement.

Yours faithfully

Denise Deering & Lara Okukenu

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIC
Enf		25 FEB 2010				LLC	Appeals
Str Dev		N&N	Obj	(Supp)	No Obj	Rev	Other

21-02-2010

Dear Sir Peter Lerner,

Thank you for the information about the Town & Country Planning Act 1990 Proposed Development at 1 Warrington Green Estate. I am aware of the whole project in process and I would like to inform that as a Tenant myself & my family members we all approve of the new proposals, we all hope it will be a successful projects for everybodys good. I remain positive about this new developement. Thank you for your attention.

Yours Sincerely

~~S. Caybatan~~

Mrs. Safiye Caybatan Tenant of

1. Lionel House
370. Portobello Rd. W.10.5RF

Planning: PC-PlanSvc

From: teresa medina [mailto:maiteme77@yahoo.es]
Sent: 16 February 2010 17:16
To: Planning: PC-PlanSvc
Subject: support

Hi, My name is Teresa and I live at 31 Watts house , 105 Wornington road, I would like to let you know that I support the proposals to regenerate wornington green with planning application reference number, PP/09/02786.

Thank you

Planning: PC-PlanSvc

From: Nadia Nail [mailto:nadianail@hotmail.com]
Sent: 19 February 2010 13:51
To: Planning: PC-PlanSvc
Subject: Worningto Green Regeneration

To Edward George

Planning application ref:PP/09/02786

I would like to let you know that ,As a resident in Worningto Green
I fully support the Regeneration as stated in the application by KHT.
Thank you

Nadia Nail
55 Pepler House
Wornington green
W10 5QE

Do you have a story that started on Hotmail? [Tell us now](#)

George, Edward: PC-Plan

From: Tollitt, Penelope: PC-Plan
Sent: 24 February 2010 17:21
To: George, Edward: PC-Plan
Subject: FW: PP/09/02786 Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello Road

Penelope Tollitt
Head of Policy and Design
Planning and Borough Development
Royal Borough of Kensington and Chelsea
Rm 331, Town Hall
Hornton Street
London W8 7NX
Tel: 020 7361 2017
Fax: 020 7361 3463

From: Michael Bach [mailto:michaelbach@madasafish.com]
Sent: 03 February 2010 14:51
To: Planning: PC-PlanSvc; George, Edward: PC-Plan
Cc: Tollitt, Penelope: PC-Plan; Lerner, Peter: PC-Plan; Taylor, Derek: PC-Plan; Amanda Frame
Subject: PP/09/02786 Wornington Green Estate - Land bounded by the main railway, Wornington Road, Munro Mews, Portobello Road

Dear Mr John-George,

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

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 1,000 units, incorporating affordable housing provision of not less than either 538 units or 1,622 habitable rooms, up to maximum of 3,104 sq.m of non-residential floorspace (A1, A2, A3, A5 and/or B1 Use Classes), reprovision of community facilities and associated outdoor adventure playspace (not less than 1,883 sq.m) (Use Classes D1 and D2), relocation and reprovision of area of open space (Athlone Gardens) (not less than 9,186 sq.m), reprovision of 20 lock-ups (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 new internal road network based on traditional internal street pattern, access junctions and associated roads including reconnection of junction with external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road, up to 733 car parking spaces (on-street and off-street) and 1,062 cycling parking spaces, with details submitted for Phase One and all other matters reserved (Outline Application for a Major Development)

I am writing on behalf of the Kensington Society to state our concerns and objections to the above application. Our main concerns are:

- **reduction in the amount of large housing units in the social-rented stock;**

- **conflict with the LDF in the amount of large housing units in new social housing projects**

Reduction in the amount of social-rented housing

Whilst the proposal appears purports to provide the same amount of social-rented housing as the existing estate (538 units), in fact the amount of housing is greatly reduced as the proposed mix has a greater emphasis on smaller units and fewer large units with three or more bedrooms.

The comparison of the existing size mix with the proposed social-rented housing element of the development shows:

• 1 bedroom flats:	210 rising to 267	= + 57 units
• 2-bedroom flats:	154 falling to 151	= - 3 units
• 3-bedroom flats:	128 falling to 87	= - 41 units
• 4 or more bedrooms:	46 falling to 33	= -13 units

Total number of bedrooms: Existing 1,086 Proposed 967 = - **119 bedrooms**

What is actually both wanted by the existing residents, and has been recorded by numerous studies into the housing needs of the Royal Borough and London as a whole, is an increase proportion of larger units. In terms of the number of units there may well be 538 units, but there is a net loss of 119 in total numbers of bedrooms. This does not begin to tackle the recognised problem of overcrowding. **This is not a "like for like" replacement as presented by the applicant.**

The proposed scheme represents a worsening on the current situation; rather than an improvement on the existing mix – that is a higher proportion of large units than the existing situation - it is the Kensington Society's position that there is little justification for the disruption to and worsening of so many people's lives over the next 10 years. If there has to be this degree of upheaval in people's lives **the outcome has got to be an improvement – the ability to match the stock with their needs. This proposal amounts to a distinct worsening!**

Conflict with the LDF in the amount of large housing units in new social housing projects

Contrary to Council's Strategic Housing Market Assessment and other studies, which indicate a critical shortage of large units (3 bedrooms or more) in the affordable housing sector, this scheme results in a significant reduction in the number of large units and an 11% reduction in the number of bedrooms. There may be the same number of units (538) but the scheme would house fewer people and, in particular, instead of increasing is reducing the number of units for large households.

This is contrary to Core Strategy policies:

CH2a: The Council will require new residential developments to include a mix of types,

tenures and sizes of homes to reflect the varying needs of the Borough, taking into account the characteristics of the site, and current evidence in relation to housing need; and, especially with regard to estate renewal

CH4c: The Council will require that the mix of house sizes for the re-provided social-rented housing will be determined by the housing needs of the tenants of the estate and by the housing needs of the Borough, at the time that an application is submitted.

The current housing needs of the Wornington Green estate suggest a **higher** proportion of large units than currently provided. The proposed mix would provide 22.3% of large units (3 bedrooms or more), compared with the recommended proportion of 55% in para 35.3.10, which is based on the current assessment of housing need based on the SHMA.

The housing mix proposed is not in accord with the Council's policy and grossly out of line with the recommended mix for social-rented housing.

Design

The current proposal with a full storey below ground would produce unsatisfactory living conditions and it would be better to accept an increase in the over all height of 1.5m to 2m to allow the lower units to receive direct daylight.

The Kensington Society is **strongly opposed** to the current scheme as it is:

- inequitable – the replacement housing should provide a higher number and percentage of large units than at present
- not in accord with the development plan – the London Plan and the emerging LDF – in terms of providing an increased/high proportion of larger units

Michael Bach
Chairman: Planning and Transport Committee
Kensington Committee

Dear Mrs Tollitt

Thank you for your visit today, please feel comfortable in my home. The intent of inviting you and RBCK councillors to see my home is twofold: for you to be able to experience a structurally sound home that is being threatened with demolition, and to see that KHT is not capable of basic maintenance let alone a massive 'regeneration'.

The mainline from Paddington runs behind the living room and trains pass every few minutes. It's not overly noisy. There are no vibrations. This room is huge and bright and nothing similar is on offer.

Do take the time to go into the garden. The gardens on Wornington Road face southwest and mine is absolutely central to my wellbeing. All are well kept. I've grown all the trees from small potted plants and they're alive with blue and great tits, a robin, wrens, sparrows, a couple of greenfinches, blackbirds and most recently some starlings. They're not accounted for in the Masterplan but are part of a rich environment that has taken years to create. It is under threat of destruction for no good reason.

The radiator nearest the sofa leaks. The Trust knows about this. As a result of not doing anything about it air has entered the system and water hammer is developing. There is no thermostat in the house. KHT have no intent of installing one.

In the kitchen, of 4 drawers, 2 are broken. Please also note the lack of tiles above the washing machine and the general lack of storage. This kitchen is 30+ years old. KHT has long appreciated that it needs replacing. They won't.

The tiles and fan above the bath are the eventual result of years of complaints about mould. The Trust mislaid one formal complaint about the bathroom, another finally went to tribunal for the sake of 90 minutes work. Please look at the rusting toilet outlet, the ancient cistern (replacement cost £30 retail.) the sink outlet/mousehole.

The demolition is supposed to improve tenants lives. The loss of space, light and a garden is no improvement. Our home is delightful, we have no desire to move at all not least because our neighbours are dear to us. They look after the cats and garden if we go away and we care for our elderly neighbours, one of whom is beginning to suffer from dementia.

As you leave, please note that the communal areas have not been decorated for 9 years, that there is no graffiti or litter and no one uses it as a toilet. The lino is 35 years old and one of our neighbours has tripped on worn areas.

Thank you, sincerely, for taking the time to visit one of the homes that will be destroyed if this plan goes ahead. The demolition is not being done for tenants but for someone's 'vision'. Please consider if, having seen a fairly average home, it is so awful that the only way KHT and the council can cope with it with it is to bulldoze it.

Best wishes

Clare Skinner

WAO	RDC	N/S	W/P	Inst	Inst	Inst	Inst	Inst	Inst
DD		Reviewed RBCK Planning				Reg	Inst		
Exp		25 FEB 2010							
Subst		NGH	CD	Sup	Inst	Inst	Inst	Inst	Inst

Stapleton, Cheryl: PC-Plan

From: emma pardo [pardo.emma@googlemail.com]
Sent: 23 February 2010 08:30
To: Planning: PC-PlanSvc
Subject: PP/09/02786

Emma Pardo, 4 St Lawrence Terrace, London W10 5SX, 0208-960-3679 -

For the attention of: Mr Edward George.

I am a resident of RBK&C. I live adjacent(ish) to the proposed demolition/re-build. It is probably too late to influence your decision, but from the start I have wondered:

This estate was built in the 1970's. It is a colossal waste of money to demolish such a new building. It was built using public money (our money) how can you justify allowing our investment to be wasted and the space we bought and invested in given over to partial privatisation?

With the current economic climate is it worth the risk, will the new developments sell? How much is the re-build dependent on the sale of private developments and if they don't sell what happens?

I have not met one person who is in favour. I have not met one person who wants to move. So I ask the question, how can they provide the same number of flats and still have some to sell?

Many thanks,

Emma Pardo

Stapleton, Cheryl: PC-Plan

From: Cat Zuri [cat.zuri@hotmail.co.uk]
Sent: 20 February 2010 19:13
To: Planning: PC-PlanSvc
Subject: RE: Planning-Wornington Green Estate

Dear Mr Lerner

I am writing regarding the letter dated 27/01/2010 about the council plans for redevelopment of the Wornington Green estate. I have been informed by neighbours about the potential consequences of such developments and I am opposed to the Council plans.

I am aware that the buildings are to be taller (some 9 & 15 stories tall) and of an ugly 70's style. The project is likely to take many years to complete and during that time residents will have to put up with noise, dirt, heavy traffic connected with such project. Another of my concerns, which particularly bothers me, is the effect of these buildings on the day light other neighbouring buildings get. Any kind of obstruction, such as building extensions and extra floors, etc have a negative effect on residents. I am aware that our Athlone Gardens will be moved and many of its trees destroyed; I totally oppose this plan. There will be an underground car park and extra on street parking for the additional residents who will move in, which will lead to far more traffic in the current quiet streets around the state.

I have been informed that current residents at the state have expressed their oppinions that the state does need refurbishment but that it did not required to be pulled down. The project does not seem to be in the state's residents benefit and neither does it benefit other house owner and residents of the area. It appears that this project benefits the council in reducing the numbers on its housing waiting lists.

I am against this project as a resident owner of property in the area.

Ms Eva Harper
3 Bonchurch Road
Lower-Ground Floor
London
W10 5SD

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

22/2

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Enf		22 FEB 2010				LLC	Appeals
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

09/22/2

Planning: PC-PlanSvc

From: webmaster@rbkc.gov.uk
 Sent: 19 February 2010 15:28
 To: Planning: PC-PlanSvc
 Subject: Comments about planning application PP/09/02786

ExD	HDC	HSS	HPD	HOE	IPD	IPD
DC		Received RBKC Planning			Reg	PIO
Enf		22 FEB 2010			LLC	Appeals
St Dev		N&N	Obj	Supp	No Obj	Rev Other

** 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 Barby 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 - IT is disgusting that you are planning to demolish Wornington Green . I do not live on the estate, i live near by and i use the park at Athlone Gardens regularly. It is a great friendly community here and i am praying you leave it be.

User_Name - Karen Clarkson

User_Postal_Address - Flat 2, 333 Portobello Rd London W10 5SA

User_Telephone - 07771 926 084

User_Email - karen_clarkson@hotmail.com

** 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>



Chairman ~~ROSEMARY BUCK~~ 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

17 February 2010

Dear Sir

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

Paragraph 8.12 of the report refers to an objection of the Kensington Society. However, this is not included among the letters of objection and support annexed to the copy report given to me. Please ensure it has been sent to the Committee members and let me have a copy or annexe it to the addendum report.

Yours faithfully

Bernard Selwyn
 London Representative, Open Spaces Society

19/2/10

ExD	HDC	HSS	HPD	HoE	Policy	Design	*
DC	Received RBKC Planning					Reg	PIO
Ent	19 FEB 2010					LLC	Appr
Is. Det.	N&N	Obj	Supp	No Obj	Rev	Other	

~~25A Bell Street, Henley on Thames, Oxon RG9 2BA~~
~~tel: 01491 573535 fax: 01491 573051 e-mail: hq@oss.org.uk website: www.oss.org.uk~~

PT/AF

Stapleton, Cheryl: PC-Plan

From: Jane Inman [janeinman@clara.co.uk]
Sent: 22 February 2010 19:16
To: Planning: PC-PlanSvc
Subject: Re: Proposed Development at Worrington Green Estate

*for the WS file
I have replied &
explained
[Signature]
2/22*

Dear Planning Dept Staff

I have just got back from the Town Hall, expecting to find the Planning Committee gathering to discuss the above development, only to find that the meeting has been postponed until 2 March. I looked at the website earlier today and saw nothing about this postponement. Could someone please let me know why it has been put off?

It is extremely annoying as I cancelled a long-term engagement to be able to attend the meeting, spent some time doing some reading on the subject this afternoon and spent over an hour travelling to and from Horton Street. I obviously had to pay to get there and back as well. Other people will obviously have made similar efforts to attend, to no avail. This sort of thing can easily put people off from attending such sessions. I sincerely hope this was not the motive behind the change.

The most annoying thing for me is that I now will not be able to attend the meeting, as I am away on 2 March.

Along with an explanation for the delay, I would appreciate if someone can let me know whether this means that there is more time for people to comment on the project.

Regards

Jane Inman

EXD	HDC	HSS	HPD	HoE	Policy	Design	Tras
DC	Received RBKO Planning					Reg	PIO
Enf	23 FEB 2010					LLC	Access
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	

(20)

Planning: PC-PlanSvc

From: SIMON BURT [simonburt01@btinternet.com]
Sent: 23 February 2010 10:34
To: Planning: PC-PlanSvc
Subject: Proposed Development at Wornington Green

I enclose information that I have been given about the proposed development of Wornington Green:

*The residents have been kept in the dark for as much as possible, even cancelling the decision meeting 5 hours before after we had spent weeks arranging lifts and transport for concerned parties. I don't think you have been told exactly what is going on from your letter of objection. I would ask you that if you support us and want to avoid living on a building site for more than 10 years that you try to come to the decision meeting on **TUESDAY 2ND MARCH AT 6.30 AT THE TOWN HALL**. You will then learn exactly what is happening and take it from me you will not believe it!*

We have been told by the architects that when built, the area will only get less than 1 hour's sunlight per day because of the height of the blocks and a lot of the kitchens will have no windows and flats will be built underground! Please feel free to check this information.

I would be grateful for your comments.

Yours

Simon Burt

I am reluctantly forced to say that the Housing Trust's proposals have been unclear from the beginning. Meetings have been cancelled. Information promised has not been available. And I have seen workers for the Trust removing notices from public places advertising protests. Not exactly an open process, you will agree.

ExD	REC	PLC	PLN	REG	PC
DC	Received RESC Planning			Reg	PC
Enf	23 FEB 2010			LLC	Amst
Str Dev	N&N	Obj	Supp	No Obj	Rev (Other)

Planning: PC-PlanSvc

From: Sofia Roupakia [sofia@kcsc.org.uk]
Sent: 23 February 2010 12:50
To: Planning: PC-PlanSvc
Cc: Gardiner, Mary; Angela Spence
Subject: URGENT: FAO Edward John George, Re: PP/09/02786 Wornington Green Estate

Dear Edward,

I am contacting you to kindly request a copy of each of the following two reports that have been used as evidence in support of the aforementioned planning application:

1. a copy of the detailed viability study submitted by the applicant and assessed by DVS on your behalf (as mentioned in para 3, item 4.10, of the Report by Exec Director, 22nd Feb '10);
2. a copy of the current Housing Needs Assessment carried out by KHT (as mentioned in para 14, item 4.10, as above);
3. a copy of the Heads of Terms (as mentioned in 7.3 of the same report), or if you can't provide the full report then the main spent; and
4. a copy of the VOA report, (as mentioned in para 3, item 4.2, of the Addendum report of 22nd Feb '10).

As my organisation and a number of other community groups that I'm advising will appear on the 2nd March committee, a speedy response will be much appreciated, to allow the community an equal footing in the decision making process.

Kind regards,

Sofia Roupakia
 Development Officer

Campaigning & Lobbying

Kensington & Chelsea Social Council
 111-117 Lancaster Road W11 1QT
 t: 020 7243 9805
www.kcsc.org.uk

DC	Enf	St Dev	N&H	Obj	Supp	No Obj	Rev
Received For PC Planning		23 FEB 2010					

Charity no 1087457 Limited company no 4146375.

Please consider the environment before printing this e-mail

Internet communications are not secure and therefore KCSC does not accept legal responsibility for the contents of this message. This e-mail and any contents transferred with it are confidential and solely for the use of the intended recipient

Planning: PC-PlanSvc

From: Andre Johnston [rhodes1701@hotmail.com]
Sent: 22 February 2010 09:45
To: Planning: PC-PlanSvc

For the attention of Edward George;

I have been a tenant on Wornington Green since 1986 and whilst it hasnt been perfect I think the layout of my block of flats has worked well.

It has 8 flats in each of the 2 blocks and we have built up over the years a good community spirit in our block.

Whilst I am not against the redevelopment I feel that blocks of flats above 4 stories will become ghetto like and there will be no sense of community.

Please consider this in your application -----the idea of Wornington becoming like a 60s sink estate fills me horror, it is so ridiculous to think that our block and some others are being demolished when really they could easily be refurbished.

Yours sincerely,

A tennant of Wornington Green.

Your E-mail and More On-the-Go. Get Windows Live Hotmail Free. [Sign up now.](#)

ExD	HDC	HSS	HPD	HcE	Policy	Design	Trees
DC	Received REKC Planning					Reg	PIO
Enf	22 FEB 2010					LLC	Appeal
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	

Comments

