

*Campden Hill Residents' Association
13, Airlie Gardens, Campden Hill Road,
London W8 7AL
Tel: 020 7229 5684
www.chra.info*

14th April 2008

Dear Resident,

HOLLAND PARK SCHOOL PLANNING APPLICATION

As you will know from the formal Consultation letter you will have received from the Town Hall, a new planning application has been made by the Council for the demolition and rebuild of Holland Park School.

The proposed design of the school is virtually unchanged from the previous design although more detail is now provided, much of which gives rise to matters of even greater concern. Overall the impact of the proposed design will be very similar to the previous one with the same dramatic loss of open space within the retained school site.

EVEN IF YOU HAVE WRITTEN BEFORE we need all local residents to write again with individual letters of objection. As this is a new application all previous letters will now be treated as redundant. You will find as an attachment to this letter, a list of suggested objection points together with details of where your letters need to be sent and to whom. When you send your letter please remember to send me a copy. Please also note that we need all members of your household to write their own individual letters. The volume of letters is important and a letter signed by more than one person still counts as only one objection.

Various dates have been given as an outside date for receipt of letters from residents, however to ensure your letter is valid you must write any time between now and when the application goes before the Council's Planning Committee – likely to be as soon as late May.

The southern part of the site, one-quarter of the school site, is still to be sold off for luxury housing. If the current application is approved, please bear in mind that the approved plans will be just a starting point for a private developer who may come forward at a later date with a revised application with a much increased housing density.

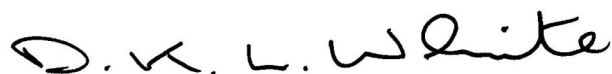
In order to squeeze additional sporting provision into the retained site, a massive school building has been designed, which has led to both a dramatic reduction of open areas of park land within the school as well as the obligatory affordable housing (which must be provided in addition to the luxury housing) being removed entirely off site. Some affordable housing will be provided at Ifield Road, but the site for the majority of the housing will be in the north of the borough at Freston Road. We are opposing this move, as it represents a fundamental departure from the Council's own planning rules which would apply to any other developer applying to the Council for planning consent.

In addition, CHRA has profound concerns about the massive size of the school building and the suitability of such a design for the new school building in relation to the setting of the Conservation Area and Holland Park. The new plans show there has been an increase in size so that the proposed building will measure 105 metres long, 24 metres high and 37 metres deep.

I am very grateful to all those residents who have contributed financially to our campaign. In order to continue the success we have already achieved we need further funds to be able to continue to call on our specialist advisors. Please send donations to the above address with cheques payable to CHRA Campaign Account.

If you have any questions about this please visit our website www.chra.info where much more information is available.

Yours sincerely,

A handwritten signature in black ink that reads "D. K. L. White". The letters are cursive and connected.

David White
Chairman

Dates for your Diary

- **CHRA's AGM – Tuesday 20th May, 7pm for 7.30pm,
St George's Church, Aubrey Walk, London W8 7JG**
- **CHRA's 2008 Garden Party – Tuesday 17th June, 7pm - 9pm
Campden Hill Square at the south or top end
(if raining, St George's Church, Aubrey Walk, London W8 7JG)**

Keeping in touch by email is cheaper and greener so if you have an email address please email me at davidklwhite@hotmail.com and I'll ensure you are updated.

LETTERS OF OBJECTION

You should send your letters/emails to:

Mr Derek Taylor
Executive Director
Planning Department
Royal Borough of Kensington &
Chelsea
Town Hall
Hornton Street
London W8 7NX
[**derek.taylor@rbkc.gov.uk**](mailto:derek.taylor@rbkc.gov.uk)

And to

Hilary Bowman
Case Officer
Head of West London Plans & Casework
Government Office for London
Riverwalk House
157-161 Millbank
London
SW1P 4RR
[**hilary.bowman@gol.gsi.gov.uk**](mailto:hilary.bowman@gol.gsi.gov.uk)

Head your letters:

Ref: PP/08/00591, CC/08/00592 and PP/08/00594
(Holland Park School, Airlie Gdns W8 7AF)

The reasons for objecting can include:

1. Unacceptable loss of valuable open space, which is currently under-provided for in the Royal Borough.
2. Loss of recreational playing field land for educational use in the Borough.
3. Loss of trees on the southern site being redeveloped for housing.
4. Inappropriate design of the school building for the Conservation Area.
5. Adverse impact on views from, and setting of, Holland Park, which is designated as Metropolitan Open Land.
6. Adverse impact on the neighbouring historic environment (the conservation area and listed buildings).
7. Adverse impact on surrounding residential amenity – intensification of noise, light pollution and congestion.
8. Lack of on-site affordable housing and inappropriate off-site location. This is in breach of London Plan and emerging LDF policy, linking off-site affordable to same ward or neighbouring wards and excluding wards where there is currently a high percentage of affordable housing (i.e. wards in north of Borough).
9. Sale of school land is unnecessary now that the Council is able to participate in the Government's Building Schools for the Future programme. The Council should amend its plans to remove the need to sell off valuable school land. The predicted cost of the scheme has risen to an astonishing £72.6 million and will, no doubt, rise further.
10. Failure of the Council to comply with PPG17 requirements on Open Space.