



# THE CHELSEA SOCIETY

Registered Charity 27626

## Spring Bulletin 2019



This Bulletin is printed and distributed to members twice a year, and updates are sent by email at approximately monthly intervals, but the best way to keep up to date with the activities of the Society is via its website at [www.chelseasociety.org](http://www.chelseasociety.org)

To join the Society, go to the website and click 'Join Us'

You can also follow the Society on Instagram, where we now have 495 Followers.



# PLANNING ISSUES

## Buses – Our Objections Succeed



On 12th April 2019 Transport for London announced their decision on Routes 11, 19, and 22. They said:

“We have looked at these concerns [expressed by The Chelsea Society and others] alongside the benefits of making our proposed changes based on demand, and the disadvantages (on air quality, costs, revenue, customer benefit) that excess bus provision entails. As a result of this we will not proceed with our proposed changes to routes 11, 19, and 22

These services will be retained as they currently stand.“

TfL had consulted in the Autumn of 2018 on their proposed changes to bus routes.

The Chelsea Society invited the views of its members, and objected to the proposals, as published on our website at <http://chelseasociety.org.uk/buses-consultation-route-changes/>

## Narrowing of Sloane Street

The chairman of the Society has written to the Leader of RBKC, Cllr. Elizabeth Campbell, urging her not to proceed with the narrowing of the carriageway at the northern end of Sloane Street. He says “the Council seems to have reverted to its pre-election behaviour. It organises a consultation designed to show support for a particular outcome, rather than to discover the residents’ views; it ignores those views when they are expressed; it pretends that support exists when it doesn’t; and it fails to engage with organisations which genuinely represent local people. It also seems to have been unduly influenced by a conditional offer of third-party funding. These are all matters which I am sure will be debated at the Society’s next AGM. I am therefore asking you to review this Key Decision, and not to proceed with any narrowing of the carriageway of Sloane Street north of Harriet Street. If the choice is narrowing the carriageway or doing nothing in Sloane St. we would prefer doing nothing.

The full text of his letter is on the Society’s website.



## Pre-Application Advice in Planning

The Scrutiny Committee of RBKC, called a meeting of local organisations on 8th April 2019 to examine whether changes need to be made to the basis on which pre-application advice is given by Council officers to applicants for planning permission.

The Chelsea Society was represented on the panel, and made the following points, which appeared to meet with the approval of the meeting:

1. *Officers who have given pre-application advice should not make subsequent or related decisions under delegated powers, nor advise the Planning Applications Committee.* The reason for this is that officers giving pre-application advice, will have formed a relationship, perhaps over months or even years, with applicants and their advisers. It is better that delegated decisions are made, and advice to committee is given, by an officer who has not been so involved. This would not mean doubling the workload, but simply dividing the time spent on the application between two different officers.
2. *Input from local people or their representatives is necessary at the pre-app stage.* The reason for this is that it is difficult for the planning officer to give properly informed advice without hearing from people with detailed local knowledge. If advice is given without that input, the applicant could be misled, and incorrect advice may be difficult to correct at a later stage of the application process. This is particularly important in RBKC as hardly any of the planning officers, architects, or commercial developers, live in the Borough.



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# PLANNING ISSUES

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## Pre-Application Advice in Planning cont...

3. *Transparency at the pre-app stage is essential, and the pre-app advice must be placed immediately on the RBKC website in an easily accessible place alongside the application documents, and this should be done even if no planning application is made.* The reason for this is that local people are entitled to know what developments are contemplated in their locality and what advice is being given by the Council in their name. Developers who have not yet bought the land may not wish the advice to be available to their competitors, but when weighing that interest against the right of local people to be properly informed, The Chelsea Society prefers transparency.
4. When officers write reports on the basis of which the Planning Applications Committee makes decisions, they usually make a recommendation as to what decision the Committee should make, and Councillors are often reluctant to act contrary to that recommendation. *This needs to change so that officers do not make recommendations, but simply sum up the facts and arguments on both sides, as a judge would do for the benefit of a jury.*

The points made above should be implemented as soon as possible, and incorporated in an early revision of the Council's Code of Practice for Councillors and Officers in planning matters.

The following additional point was made at the meeting:

5. Developers can get pre-app advice, on a non-profit basis, from the Council's officers on how they should make their application. By contrast, advice is not available to local Amenity Societies and Residents' Associations on how they should resist the application, unless they can afford consultants' fees, which are not offered by private consultants on a non-profit basis. *This imbalance needs to be rectified either by the Council providing this advice to registered local organisations, or by funding an RBKC branch of Planning Aid for London.*  
See <http://www.planningaidforlondon.org.uk/?idno=3>

# FUTURE EVENTS

**The Society is grateful to Gaye Murdoch, Johanna Thornycroft and Terence Bendixson for organising these events.**

Tickets are available from the Box Office at the Cadogan Hall, 3 Sloane Terrace, London, SW1X 9DQ in person (Monday – Saturday 10am – 6pm (Sunday 12 noon – 6pm – performance days only) or by phone 0207-730-4500 (booking not available online). A charge is made by Cadogan Hall for card payments so it is better to book in person, or by post, with cheque payable to Cadogan Hall.

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## Meet the Architects

**On 13th May 2019 at 6.30pm in Chelsea Old Town Hall, we will debate their buildings with three architects working in Chelsea.**

Dixon Jones will present the new Marlborough School in Sloane Avenue.

Tom Lewith of TDO Architects will talk about his terraced house in Old Church Street.

Matthew Jones of PDP will show the new building for the elderly going up with a frontage to Dovehouse Green.



Marlborough School in Sloane Avenue



Old Church Street.



Dovehouse Green

These are people who are changing Chelsea. What do you think? Come early and see drawings and photographs of their buildings.

Contact Terence Bendixson for more details. 078 5253 5688

Tickets are £10 including wine. Members may bring guests.

# FUTURE EVENTS

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## Chelsea Pottery

Wednesday 29th May 2019 1.45pm



**Private visit to the Victoria & Albert Museum for an illustrated lecture on the Chelsea Pottery works founded by Nicholas Sprimont (after whom Sprimont Place is named) and others in about 1745, and the ceramics produced there.**

The factory was at the corner of Lawrence Street and Justice Walk, and part of the works was in Cheyne Row West, where large quantities of broken figures and bases were found during excavations in 1843. The factory produced ceramics to a very high standard, and the museum's collection includes many fine examples which we will be able to see.

Many of the items produced at the Chelsea factory bear the famous anchor symbol, which is now the logo of The Chelsea Society.

Meet at the Learning Centre reception of the V&A - access via Exhibition Road.

Members may bring guests. Tickets £15.



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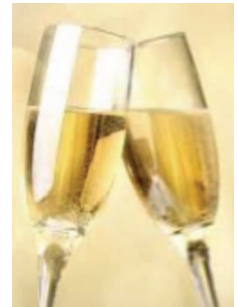
## Summer Party

Wednesday 29th May 2019 1.45pm

**The 2019 Summer Party will be held on Wed. 19th June at 6.30 pm in the beautifully redecorated Small Hall at Chelsea Old Town Hall.**

This is an opportunity to meet old friends and make new ones. Also to meet informally with the Officers and Council-members of the Society and to make suggestions for future activities.

Tickets £17.50.



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## Lambeth Palace

Friday 12th July 2019 1.45 pm



**Lambeth Palace has been the London residence of the Archbishops of Canterbury for over eight centuries. The building is Grade I listed, and the early Tudor gatehouse resembles that at Hampton Court palace. Victorian additions were made to the Palace by Edward Blore, who would go on to re-design Buckingham Palace.**

The original Great Hall was ransacked by Cromwell's troops during the Civil War but was rebuilt after the Restoration and was described by Samuel Pepys as a "new old-fashioned hall". The Palace is also home to the official library of the Archbishop of Canterbury, which is the largest religious collection outside the Vatican, and contains manuscripts dating back as far as the 9th century.

The tour includes the elegant State Rooms, the Archbishop's chapel - in use since the 13th century - where the daily cycle of worship takes place, and the crypt beneath. Portraits of Archbishops going back to the early 15th century can also be seen. Lambeth Palace has the longest unbroken line of portraits of office holders, other than monarchs, in the country. They include works by Holbein, Van Dyck, Hogarth and Reynolds.

The visit includes a walk in the gardens, and concludes with tea in the State Drawing Room, not normally open to visitors.

Members may bring 1 guest. Tickets £20.

## FUTURE EVENTS

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### Meet Sue Timney

On Monday 16th September 2019 at 6.30pm at Chelsea Old Town Hall, the designer Sue Timney will give an illustrated talk about her life and work.

Sue has worked in Britain, Europe and Japan for over 40 years creating interior projects celebrating her own brand of exotic classicism under the Timney Fowler and Sue TIMNEY banners. Her work ranges from commercial and residential interior architecture to product-design for interiors, and fashion.

Sue has always seen Chelsea as her work base since she attended the Royal College of Art in 1977 and began living in Chelsea then. On 16th September Sue will talk to us about her peripatetic childhood and take us on her visual adventures and journey since that time.

Tickets £10 including wine.



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### 2019 Meeting with residents' associations

Monday 14th October 2019

The Planning Committee of The Chelsea Society will meet with the Residents' Associations of Chelsea to discuss matters of common interest at 6.30pm in the Small Hall at Chelsea Old Town Hall.

*The Leader of the RBKC Council, Cllr. Elizabeth Campbell, will speak at the meeting and answer questions.*

Each RA may send up to four representatives. Admission free.



### 2019 AGM

Monday 25th November 2019

The Society's AGM will be held at 6.30pm in the Great Hall at Chelsea Old Town Hall.

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## PAST EVENTS

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### Recent Architecture in Chelsea

On 15th April 2019 at Chelsea Old Town Hall, artist and architectural historian Dr. Alan Powers gave an illustrated lecture on Architecture in Chelsea from Peter Jones to the Present.



Dr Powers wrote the architecture chapter in the recent Cadogan book on The Making of a Modern Estate. He has been chairman of The 20th Century Society and teaches at the London Architecture School.

Some of the other buildings he mentioned were Lowndes Court; the Gropius and Mendelssohn houses in Old Church St; Vernon House and Forbes House in Chelsea Square; Brunel House in Cheyne Walk; Chelsea Fire Station; The Carlton Tower Hotel; The Danish Embassy; Tedworth Square; Marlborough School; and George House on Sloane St.

# PAST EVENTS

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## Chinese Art - 25th March 2019



During the 17th and 18th centuries, an unprecedented seaborne trade developed between the mercantile nations of Western Europe, and the exotic lands of the 'Far East', especially China. This trade was undertaken and financed almost entirely by the State-monopolist Companies chartered by Western countries. One effect of the growing trade through this 'Maritime Silk Road', was the export from China of ceramics and other Chinese art for decorating the interiors of grand Western mansions, as well as the comfortable homes of the growing middle class in post-Restoration Britain.

On 25th March 2019 Colin Sheaf explored for The Chelsea Society these decorative 'chinoiserie' imports like paintings, porcelain, lacquer and wall papers which introduced a whimsical rococo character into the heavier Baroque interiors of 17th century Europe. Colin Sheaf is Deputy Chairman of the Bonhams Group; and Global Head of Bonhams International's Asian Department.

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## The Old Bailey - 20th March 2019

**The Chelsea Society was privileged to make a private visit to the Central Criminal Court of England & Wales on 20th March 2019, as guests of the Hon. Elizabeth Green, one of the two Sheriffs of London.**

The Court - commonly known as the Old Bailey, stands on the site of the medieval Newgate Gaol, which existed since the twelfth century as a place of imprisonment and execution, where crowds up to 20,000-strong gathered to watch executions.

During the tour we saw the Grand Hall decorated with busts and statues chiefly of British monarchs, but also of legal figures. We visited Court 1, the most famous Court Room in the world, and heard about the many high profile trials that have taken place there, including William Joyce (Lord Haw Haw), Myra Hindley, the Kray Twins, the Yorkshire Ripper, and Jeremy Thorpe who arrived carrying a cushion because of the hard seats in the dock!



## The Chelsea Clock House - 18th February 2019



The gateway to the right of the house is very likely where the gateway to the Moravian burial ground now stands. The clockmaker was Edmund Howard, a Quaker who lived at the Clock House, at World's End from the 1740s till his death in 1798. The building was demolished in the mid-19th century.

Dr. James Nye gave a lecture to the Chelsea Society on the Chelsea Clock House and the 18th century clockmaker, on 18th February 2019 at Chelsea Old Town Hall.

The full text of his lecture may be found at [https://ahsoc.contentfiles.net/media/assets/file/Edmund\\_Howard\\_by\\_J\\_Nye\\_SF.pdf](https://ahsoc.contentfiles.net/media/assets/file/Edmund_Howard_by_J_Nye_SF.pdf)

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## Annual Dinner

5th December 2018 at The Caledonian Club, 19 Halkin St., Belgrave Square.

Dress: Black Tie.

**The guest Speaker was John Lewes, who spoke about the beginnings of the Special Air Service Regiment (SAS).**

John Lewes is the nephew of Lt. JOCK LEWES who, together with David Stirling, created this famous unit in North Africa during the second World War. Jock Lewes, had recently been commissioned into the Welsh Guards and quickly proved, despite his lack of military experience, to be a radical tactical thinker, and a brilliant leader and trainer of men, and a very courageous front-line soldier - a rare combination.



# OTHER PLANNING ISSUES since the last Bulletin

## PLANNING COMMITTEE

As at the date of this Bulletin, the Society's Planning Committee comprises:

Michael Stephen (Chairman)

Sir Paul Lever KCMG (Brompton Hans Ward)

Martyn Baker (Chelsea Riverside Ward)

Julian Turner (Royal Hospital Ward)

Vacancy (Stanley Ward)

## Charging for Cost of Ensuring Compliance

**In June 2018 the Leadership Team at RBKC endorsed the principle of widening their current Code of Construction Practice. Consultation on the draft widened Code began in December 2018, and The Chelsea Society participated in this.**

Alongside the widened Code, the June 2018 report raised the possibility of charging to cover the Council's costs of monitoring compliance with its requirements. Authority is now being sought from the Council to introduce charges when a new Code is adopted.

The Chelsea Society supports this proposal. Compliance by construction companies with the Code of Construction Practice, and also with Construction Traffic Management Plans is essential to reduce the burden placed on local people by grants of planning permission for building works in Chelsea – and especially basement works. However, monitoring and enforcing compliance places financial burdens on council tax payers which ought to fall upon the developers who seek to profit from the development. A substantial deposit should be required before work commences, from which the costs of monitoring and enforcement should be deducted.

## RBKC Code of Conduct

**The Society welcomes the publication of a draft Code of conduct for councillors and officers involved in planning at RBKC. The Society welcomes in particular the following statement of principles on which the Council's planning function is based:**

- connecting with residents;
- focusing on what matters;
- listening to many voices;
- communicating what we're doing;
- inviting residents to take part;
- being clearly accountable;
- involving before deciding;
- responding fairly to everyone's needs



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However, the Code as actually drafted did not attach much importance to the needs or opinions of local people, and the Society has proposed some detailed amendments which are published in full on the Society's website <http://chelseasociety.org.uk/planning-code-conduct/>.

It is difficult for each individual resident to have a meaningful input into local planning policies, but the Borough is fortunate to have two strong and well-established amenity societies, The Chelsea Society and The Kensington Society. The Borough also has many well organised and effective Residents' Associations.

It is important that the local Amenity Societies and the Residents' Associations have the opportunity to be fully involved in the planning process from an early stage and not be simply presented at a late stage with the results of preparations and discussions in which they have had no part.

# OTHER PLANNING ISSUES

## Telephone kiosks as advertising hoardings

The High Court has quashed a planning inspector's consent for a new telephone kiosk in central London - ruling that such structures served a 'dual purpose' of both communications and advertising and therefore should not benefit from permitted development (PD) rights.

Westminster City Council v Secretary of State for Housing, Communities and Local Government. Case Number: CO/3111/2018.

In future therefore, planning permission will be needed, and the Chelsea Society has urged RBKC to use its powers to prevent a proliferation of these advertising hoardings in unsuitable places.



## Chelsea Creek Planning Application 2018/02929



There were five principal reasons for objecting to this latest application covering Buildings G & H.

- an excessive increase in density.
- a significant loss in office space is proposed.
- the proposed 31 storey tower block is out of all proportion.
- no space has been allocated on site for educational, health or social infrastructure.
- there is a fundamental mismatch: overbuilding homes and not building key community assets.

Details of our objection are on the Society's website

## Thames Conservation Area Appraisal

The Chelsea Society submitted to RBKC on 10th December 2018 that the CAA should incorporate and build on the existing River Thames Conservation Area Statement of 1983, including the Appendices and updates, and commits to implementing its proposals where appropriate. This should include incorporation into Planning Policy to ensure appropriate application.

### VIEWS



The views of the Conservation Area from the south bank, particularly Battersea Park, are important. Therefore no more tall or otherwise inappropriate buildings should be constructed on the Chelsea side of the river as far north as the King's Road or even beyond.

It is essential to record and safeguard important and historic views across the river and along its length as well as from the bridges. These should be taken up with the GLA for inclusion in the London Plan View Management Framework and the next review of the Local Plan, as well as be shown in the CAA as long views into, out of, across and along

the Thames Conservation Area. It is essential that this consideration includes consultation with Wandsworth LBC, the Battersea Society and the West London Rivers Group as well as The Chelsea Society.

Details of our submission are on the Society's website. It included:

- TREES
- THAMES PATH
- CABMAN'S SHELTER
- BENCHES
- ADVERTISEMENTS
- BUS SHELTERS
- PIERS AND BOATS

