



20<sup>th</sup> October 2018

Dear Mr Whitworth,

**PP/18/05313: Heythrop College, 23-24 Kensington Square, London W8 5HH**

Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square); refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2). Demolition of all other buildings on site. Erection of deck over adjacent London Underground line and construction of 5 buildings (ranging between 1 and 8 storeys in height) for use as an extra care facility including units, communal facilities and services areas, community hall and on-site affordable housing and associated access parking, servicing and landscaping. (MAJOR DEVELOPMENT)

I am writing to **object** to this planning application for:

- the demolition of buildings and the loss of a residential tertiary education college, including teaching facilities, a major hall (350sqm) used both by the college and the wider community, a 109-bedroom hall of residence (2,600sqm) and a nursery school – the loss of nearly 10,000sqm of social and community uses;
- the enlargement of the site through developing a major raft over the Circle/District Line railway; and
- a development consisting of 150 housing units, including 142 units of luxury extra care/retirement housing plus amenities (28,819sqm), 3 large town houses (totalling 1,527sqm) and 5 small affordable housing units (537sqm), and a much-reduced small community hall (125sqm).

**Grounds for objection:**

**As a resident of more than 20 years, I strongly object to the proposed scheme and its consequences**

**The loss of educational facilities; which must be the base of any community life.**

**The scale of the development clearly based solely on the maximization of profit with no justification whatsoever for yet more luxury housing on such a scale, “Ultra High Net Worth” who are well known for leaving properties empty for months at a time and do not participate in our community.**

**The scheme is a lost opportunity to provide the borough with significant affordable housing including affordable care home facilities also the base of a balanced community. With the scale of the development comes an unacceptable level of traffic through residential street. The proposed long-term access to the development by its residents through residential street that are already very congested.**

**The deck over TFL lines must be stopped and be proposed under a separate planning consideration.**

**Lastly and not least the completely unacceptable proposed traffic management plan which would mean lorries, 60 runs daily at its peak, going through quiet residential streets where 2 cars cannot cross over for a considerable length of time due partly to the scale of the scheme.**

**I also fully second the technical objections formulated by our neighbourhood association.**

**I most strongly urge the Committee to refuse this application.**

