

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/18/05313  
Site Address: Heythrop College, 23-24 Kensington Square, LONDON, W8 5HH  
Proposal: 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)

**Comment received:** The proposed development would eliminate all social and community uses - a college with a hall of residence - contrary to the Council's Local Plan Policy CK1:  
? Policy CK1 explicitly seeks to preserve low-value Social & Community uses, against high-value uses such as luxury housing  
? "Extra-care" formula not a care home - merely expensive residential retirement homes with huge service charges  
? These super-expensive flats for "Ultra High Net Worth" buyers (developer's phrase) would be:  
o aimed at foreign "Buy-to-Leave-Empty" buyers - these hollow out our neighbourhood; or  
o expensive 1-year lease option which would appeal to medical tourists  
? Social & Community uses are exempt from providing affordable housing - a completely unacceptable financial subsidy for this housing development - they are not even providing an affordable care home!  
? Massively increased scale of development - over 3 times floorspace of present buildings - totally inappropriate to site and area.  
? The deck over TfL Rail lines must be stopped - it needs separate long-term planning consideration  
? 5-year construction traffic nightmare, peaking at 60 heavy lorry runs daily down quiet side streets (Victoria Road, St Albans Grove, South End)  
? Any redevelopment of this site must be an order of magnitude smaller

Date of Comment: 09/10/2018 14:12:23  
Comment type: Objection

