

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 3.3 acre Heythrop College campus behind Kensington Square, which is behind my house, is to be developed into a fake care home 3 times the size of the buildings there now. It would take 5 years to build and the developers failed to realize or accept that getting large trucks and construction equipment into the development site is simply not feasible. Their proposed entryway is the extremely narrow street called South End. Before reaching South End, the developer proposes that over 60 large trucks per day will make their way from Kensington Road down Victoria Road, and turn - at the Thomas's School intersection, full of young children ! - onto St. Albans Grove, which was recently included in green London's map of safe and quiet cycling streets!

The proposed development is not a care home. There is merely an "Extra-care" dimension added in order to imply a benefit for the elderly retired community, and slip by the Council's requirement for affordable housing. It is luxury housing for Ultra High Net Worth buyers looking to park their money. The developer says, "the scheme is the retirement property equivalent of Claridges." The scale and purpose of this concept is not what our community needs. We need neighbors who actually live in their homes and support the local shops. The Council's Policy CK1 specifically seeks to "preserve low-value Social and Community uses (such as the former Heythrop College campus), against high-value uses such as luxury housing."

While the traffic plan for developing the Heythrop College campus is inefficient, illogical, and poorly conceived, the scale of the development, at more than triple the current floorpace, is totally disproportionate to the site and surroundings.

For this developer to propose decking over Transport for London rail lines to benefit their own scheme is unusual and inappropriate. That should instead be a consideration of the Council's grand long-term

Date of Comment: planning for the area.
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Comment type: Objection