

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 development of the site is to be welcomed but the developers plans ride roughshod over the community and local residents.. The plan for access is particularly misguided, poorly conceived and will damage the homes in the neighbourhoods (with no offer of compensation), the health of individuals along the access route (with no offer of compensation or relocation during works) and turn a friendly community of long term and often older residents in a quiet backwater into a polluted thoroughfare of 60 HGV vehicles back and forth during building and multiple vehicles accessing the site in perpetuity. As attached photo indicate, a sign on St Alban's Grove approaching South End, erected by the highways agency, that indicates the route is 'Unsuitable for HGV'. The planner of 'traffic management' seem to have not understood this. Additional photos include images of vehicles trapped in south end, illegally mounting the curbs and commonly doing damage to neighbours cars and street furniture. South End lies along the line of a Victorian sewer (marked by the 'listed' Victorian pipe in the centre of the intersection with Ansdell street. The sewer is shallow beneath the cobbles of Southe End and a high risk of collapse or subsidence when vibrated and crushed beneath the daily traffic during building and maintenance with ensuing damage the surrounding homes. There is no offer of compensation from the developers for this nor insurance in place.

I am resident in the street and an NHS doctor. I have borne witness to the health impact of the building of 16 and 18 South End. Noise invariably begins at around 7 and continues into the evening, 6 -7 days a week leaving people exhausted, and mental health damaged. Pollution from petrol and particulates from diesel trucks choke the air triggering respiratory problems. Dust covers the house and cars and peoples' lungs ruining possessions and health. Vibrations trigger alarms and leave walls and ceilings cracked. Life is put on hold. There is no offer of compensation from the developers for this. The residents have also suffered over the last 2 years with the saga

of the 'stripy' house as a property developer has disrupted the community, created an eyesore and will now suffer 2 years of building on that site, no doubt with a similar impact as with previous developments on our health and without sufficient protection and supervision from the council.

With these plans choices about selling or renting out our houses are ended, value destroyed and choice removed. How could I rent my house or sell it if I took another job? There is no offer of compensation from the developers for this.

If a resident on the traffic route becomes acutely ill or a fire occurs, as is more likely with the stresses created by this development, no plan is in place to facilitate access for emergency services placing our lives at risk as these services queue behind 60 HGVs down south end, st albans grove etc. Our lives are placed at risk. The HSE as not provided an assessment to the planning process. There is no offer of compensation from the developers for this.

So the plans are life and possession threatening and a breach of high ways agency directions and health and safety and the residents receive no benefits from the process only damage to health, home and community.

As enclosed photos show, an alternative route exists via scarsdale place which provides a route already used by HGV to service the London Tara hotel and a loop road for traffic flow that does not touch on lives of any of Kensington's residents. A permanent access route to the Heythrop site over the railway line is already planned and can be established with a small bridge from behind the Tara Hotel. While this proposed route would pass under part of the hotel this is an established route for hotel services. The hotel is sound proofed, the windows stalled from dust and the area more open than the narrow residential 'canyon' allowing dust and pollutants to disperse. The residents of South End live here, sleep here, bring up or families here. We don't want 5+ years of heave traffic flow and becoming a perpetual thoroughfare. People who stay at London Tara are there for a night or two safely sealed from noise and dust. Why should the residents and voters of kensington suffer years of this development when the owners of the Tara can be encouraged to provide site access that is much less damaging to the community?

Date of Comment:

20/10/2018 18:00:47

Comment type:

Objection