

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: I strongly object to this planning application. Here are my reasons: The change from an educational use to a so-called « extra care house » is contrary to the Council Policy CK1. The RBKC should protect this low-value and community use against this residential development for Ultra-High New-Worth buyers.

Considering the prices and the charges of a two bedroom flat, it won't be a care home for a long time. This development proposes to overseas buyers in order to park money in a London property. This designation is just a trick to get from the Council a license to run the premises.

This development is far too big regarding the place. It would multiply by 3 the surface of the current buildings. Big trees would be cut down for extra surface. The construction of a deck over the TfL line is even planned to gain surface. Not to mention the access, to this 140 luxury flats through narrow streets (Ansdell St.). It is completely inappropriate.

The local community won't benefit at all: there is no affordable housing for the community. This construction is a « buy to leave empty » project like it is the case for the One Kensington and its extension located at the top of Victoria Road and De Vere Gardens. At night, there is barely a light shining in this area. If those properties are empty, the local shops will not benefit at all, except rent increase.

At any point, the deck above the TFL lines should be part of the Heythrop project. By giving the developer the license to build it for its needs, it is compromising a clever and wiser redevelopment of the area located along the TFL lines (Nhs medical centre, hôtels.). The deck has to be part of a long-term planning consideration.

And finally, this 5 years demolition and construction period would

definitely increase traffic, noise, and pollution. Intense traffic amongst two schools, one university and residents will put at risk a lot of people and kids. We can't imagine what it would be like to have congested roads like it was when the Young street development happened (over 3 years of blocked roads). The way the traffic is organised, in this area, makes it difficult to get in and get out. It is an aberration to let 60 lorries per day travel in this quiet neighbourhood.

Date of Comment:
Comment type:

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Objection