

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 and urge the RBK&C Planning committee to REJECT it for the following reasons.

1. The site currently has social and community benefit (education) and Council policy CK1 seeks to preserve low-value Social and Community uses - and not allow it to be turned into high value "buy and leave" residential development which is taking over many of the wards in the borough. This proposal does not have social and community benefits as the proposed "care homes" (which have a privileged exemption of not having to provide affordable housing!) are just super luxury "retirement homes" with their 2 ½ hours of "extra care" a week are masquerading as traditional nursing homes. This is confirmed by the qualifying age of just 55; the only "extra care" will no doubt be the access to the spa treatments include in the service charges. No locals would be interested in moving here as they would like to stay in their own houses as they get older and get (considerably cheaper) live in care - thus it will only be bought by non-residents who will bring nothing to the borough as they will never be present.

2. The Traffic Management Plan is has not taken account of the all the upcoming building work in the Victoria Road/ Eldon Road area. 48 Victoria Road has just started the demolition phase and will be a major building site for at least 2 years, 24 & 25 Eldon Road are to be demolished and rebuilt, another 2-3 year project, 26 Eldon Road has been demolished and a basement dug out but the rebuilding phase will commence soon. Number 16 Eldon Road has just sold and is totally unmodernised--the new owner will most likely need at least 2-3 years of construction. All these projects will require traffic to come down Victoria Road and will DOUBLE the amount of traffic (including Heythrop traffic) coming down Victoria Road.

In addition. the route will take it past 3 schools (2 owned by Thomas's and Richmond College). St Alban's Grove is far too narrow for this--even 2 small cars have trouble passing each other. The lorries will not be able to turn right from Victoria Road into St.

Alban's Grove without suspending all the parking! Why has the council not considered a traffic plan going down Young St or Derry St which would inconvenience far fewer residents. As the ground floors of the front of the townhouses proposed to be refurbished on Kensington Square are to be demolished the trucks can drive through an archway created through the townhouses and the pavement in front suspended during construction.

3. This is a massive over-development as the proposal is for a building mass of three times the existing buildings. The developments think they have made concessions from the previous application - which appear to be only 10%. Any acceptable application must be scaled way back and the extension of the development over the Tube must be viewed as a separate proposal.

I urge you to reject this proposal in its entirety.

Date of Comment:
Comment type:

22/10/2018 21:33:06
Objection