

## 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 Heythrop College site is designated by RBKC for "Social & Community use" and should be protected by the Council's own policy.

The proposed development will create a 142-unit luxury retirement housing scheme with some on-site care facilities. These are clearly aimed at the high end of the market. The developer's own publicity says "the scheme is the retirement property equivalent of Claridges"; and it has ".the feel of a luxury private members' club.for the golden generation of ultra-high net worth".

These will investment properties. There are already far too many of these in the area, and they are largely empty destroying the soul of neighbourhood.

The developer claims that these units comply with RBKC "Social & Community use" policy as a "care home". The on-site care facilities do not approach those of a care home. This is simply a cynical bid to avoid the obligation to build affordable housing, and instead to circumvent the "Social and Community use" policy. The Council must remember its obligations, not least given the tragedy at Grenfell Tower. The community must be put first, with commercial developers and high net worth individuals a long way behind.

The proposed development is massive - with buildings over three times the current compliment. South and the narrow streets leading to it is utterly unsuitable to be the main entrance for such a site when completed, let alone for the high volume of heavy construction traffic for the duration of the five year building project proposed.

Date of Comment: 24/10/2018 14:00:37  
Comment type: Objection

