

## 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:** DEAR SIRs:

I am most concerned and upset to have received a notice that an enormous development of 140 extremely high-end flats are going to be developed on the now Heythrop College site in Kensington Square, Kensington W8.

I HAVE STRONG OBJECTS FOR THE FOLLOWING REASONS:

1. It is inappropriately increasing the building mass more than 3 times the present site. The land mass being inflated by building over the train lines near Kensington High Street. This is totally inappropriate for the site and the area. The building over the train lines cannot be handled this way and needs separate consideration of great detail.

2. These are super expensive flats aimed at High Net Value individuals who will be buying but leaving empty and OR due to their short-term rental leases are totally unacceptable, as these will be going out to medical tourists, who are also part-time neighbors.

None of this presents an asset for the community, as a whole. The developers are removing student housing, a nursery, a college, and a community hall and replacing it with token diversified projects. KNIGHT FRANK report the developer's profits will be in the region of £ 97 million. The council turns over 5 1/2 precious acres to a project that serves few, except the developers.

3. The development removes our community place of use in which the councilors have made a tremendous emphasis on NOT allowing this to happen and is contrary to the council's Policy CK1 AND replaces it with high-value luxury housing, that claims "extra-care" is an equivalent to a care home. And the benefit to the developer is immense in that they are exempt from providing affordable housing.

4. I, as a long-term resident feel that I have been totally sold out as I have settled into a beautiful calm part of Kensington, which has a terrific community spirit, with an active community association, to live out my later years.

I am not adverse to the site being developed as long as it follows the guidelines that have been put into enforcement with our knowledge and agreement.

To allow a development that is completely against the nature of these agreed policies must not be lawful?

The scope of such an enormous development is going to bring chaos to the tranquility of the area with the amount of truck traffic, the air pollution and noise pollution.

Our neighborhood has a school that uses several buildings in the area, as residents we enjoy having the children transferring from building to building, using the sidewalks and crossing the streets. We always wish to protect them and all the footfall traffic that goes through the neighborhood will be under threat of the heavy lorry traffic passing through the area.

Pedestrians are passing from Kensington High Street through the passage at Cornwall gardens and into South Kensington. This will be totally interrupted...and for 5 years. If the developer says 5 years it will certainly be extended into additional years. That is a dreadful length of time to hold a community hostage. And very unfair of the councilors to subject us to this.

These are not streets that can handle the traffic of large lorries. We are polite to our neighbors and those that parking in our neighborhood to make the parking work and traffic work but St. Albans Grove, Victoria Road, South End Row are narrow residential streets not major streets.

I have severe asthma and chose to live in my ground floor flat at the corner of St. Albans Grove because I could be in central Kensington and have reasonable air quality. This obviously not going to be the case if this size of development is allowed to be carried out and for the period of time that it is going to take.

This development as presented at the present time is totally out of size and purpose for the site. Please do not allow this to go through.

Provide a plan that meets the Policy CK1 and develop the site appropriately.

Yours sincerely,

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Date of Comment: 25/10/2018 15:01:27  
Comment type: Objection