

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: There are many reasons for our strong objection to the current plan for redevelopment of Heythrop College. This proposal with the price point will be luxury housing and Policy CK1 states to preserve low-value Social & Community uses, against high-value uses such as luxury housing.

This is not a retirement or care home, it has extra/additional care options and the cost will be out of reach even for the wealthiest of the current local community. If a resident sold their 3 bedroom home in Kensington Court to downsize to a one bedroom in this new development - it would be considerably more expensive - there is no logic to this. Because of the cost, the flats will be targeted at the foreign market - this is the "lights out" market. They do not rent the property nor do they visit regularly. This demographic does not add any value to the local community - they do not go to the hairdressers, buy a pint of milk, dry cleaners, get photo copying done or some pictures framed.

The deck over the rail line has merit - however not for the exclusive use of this development. It requires separate consideration to ascertain a wider range of long term benefits. The development will be enormous - out of proportion with what is currently there and not appropriate to the site.

This development will incur a traffic congestion, the likes that have never been experienced. There are school children from local Thomas's various campus crossing all the relevant roads several times a day, the likelihood of an accident is very real. The 60 trucks daily are planned to use only the the small lane type streets of South End, St Albans Grove and Victoria Road which is completely unrealistic and there must be other options explored. I would suggest that it is back to the drawing board to come up with a realistic development.

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Comment type: Objection

