

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 am writing as a resident to object to this planning application for the demolition of buildings and the loss of a residential tertiary education college, including teaching facilities, a major hall (350sqm) used both by the college and the wider community, a 109-bedroom hall of residence (2,600sqm) and a nursery school - the loss of nearly 10,000sqm of social and community uses. The development envisages the enlargement of the site through developing a major raft over the Circle/District Line railway; and a development consisting of 150 housing units, including 142 units of luxury extra care/retirement housing plus amenities (28,819sqm), 3 large town houses (totalling 1,527sqm) and 5 small affordable housing units (537sqm), and a much-reduced small community hall (125sqm).

The grounds for objection are [F]irst, the large-scale, total loss of scholastic use from this site, which has been in educational operation for over 150 years; Second, the proposal is totally contrary to development plan policies that seek to protect and enhance the supply of land and buildings in social and community uses and specifically seek to retain educational uses (Local Plan Policy CK1 and London Plan (2016) Policy 3.18); Third, the Council has misinterpreted the basis of Policy CK1, which seeks to protect low land value social and community uses from being developed for high land value residential uses, by failing to understand the basis of policy and encouraging a use - a luxury retirement extra-care housing scheme - which is not the "same or similar use", not another "social and community use" nor an enabling use. There is no policy basis for any housing on this site; Fourth. the scheme does not meet any of the key tests for social and community uses in Policy CK1; Fifth, the scale of the scheme: the development of a major raft over the railway, considerably raises the quantity of development, the scale of the works and the length and impact of the construction project; Sixth, the housing mix is totally inappropriate: there is no shortage of luxury housing, but there is a

shortage of affordable housing for older people, especially care homes; Seventh, there is no housing need to justify this scale of provision of luxury retirement extra care housing, whilst the proposed development provides no significant contribution of affordable housing nor, what most people would regard, as an affordable care home; Eighth there are few public benefits that are directly linked to this scheme to offset the harm, other than access to the existing garden; and Finally the Construction Traffic Management Plan is unacceptable.

I strongly urge the council to reject this development proposal.

Date of Comment:

28/10/2018 12:25:41

Comment type:

Objection