

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 application (PP/18/05313: Heythrop College)

It seems to me clear that this application IGNORES the SUPPLEMENTAL PLANNING DOCUMENT and the highly relevant CLP and CKI. In addition it is an unacceptably HUGE development of the site, an increase of around 300% on the existing buildings.

To expand the application is:

1. AN UNACCEPTABLE CHANGE FROM THE EXISTING SOCIAL AND COMMUNITY USE

For the past 150 years this site has been used for social and community use, namely for religious and educational purposes. There is still a great need for educational use, including the student housing and nursery school which will go.

It is also a GOLDEN OPPORTUNITY to provide a much needed GENUINE care home and other facilities for the elderly and infirm at a price a significant number of RBK&C residents could afford and not just the super, often foreign rich. This is just where such residents want to be, near where they have lived for years, accessible to their friends, families and facilities they know.

The Consolidated Local Plan (2015) addresses issues such as this and is designed to protect the social and community uses of such sites where they are under threat of being lost to high value uses such as extremely expensive residential use. It specifically states that maintaining the present land bank of such sites for future generations is essential.

CK1 protects social and community uses and states that any proposed change must be to the overall benefit to social and community provision within the borough.

This application is PREDOMINATELY FOR 140 SELF CONTAINED LUXURY RESIDENTIAL APARTMENTS AND NOT FOR A

PROPER CARE HOME FOR C2 USE.

The one to two bedroom apartments range from £2m to £7.75m with huge service charges. They are NOT for social and community use but for the very rich often as little used pied-a-terres or purely for investment. This is emphasised by the inclusion of facilities standard to high end developments eg reception lobby, concierge, pools, sauna, gym, pilates room, yoga room etc

The Council surely has a DUTY to follow the Consolidated Local Plan and CK1 and not to let this important site fall to yet more luxury development as with Princess Louise Hospital, Vicarage Gate House Care Home, Delves House etc.

THIS DUTY ALSO APPLIES to the proposal to change the use of part of Heythrop College i Kensington Square into large town houses, again a LOSS TO SOCIAL AND COMMUNITY USE.

2. AN UNACCEPTABLE OVER DEVELOPMENT OF THE SITE
The DENSITY of the project is UNACCEPTABLY HIGH for the site. The total area to be built represents a massive 300% increase over present buildings. The proposed raft over the tube lines will have a huge impact on the surrounding area whilst it is being constructed and will greatly increase the scale of the development.

The "green lung" effect of the site will be diminished.

The SOLE access to the site is through a number of residential streets culminating in South End Row
The proposed raft over the Circle and District Lines will have huge impact on the surrounding area whilst it is being constructed and will greatly increase the scale of the development.

THE INCREASED TRAFFIC WILL CHANGE THE CHARACTER OF WHAT HAS BEEN A QUIET RESIDENTIAL AREA EVER SINCE IT WAS BUILT IN THE LAST 150 - 175 YEARS. IT WILL NOT PROTECT AND ENHANCE THE CHARACTER OF THIS CONSERVATION AREA AS SHOULD BE DONE.

Such a massive development will take at least 5 years to complete and the narrow residential roads will be jammed with heavy lorries making life intolerable for residents. Even after completion the transport of people serving such a huge development will keep the roads very busy.

I hope the application will be REFUSED.

Date of Comment:
Comment type:

30/10/2018
Objection