

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 the Managing Director of Anello & Davide in St Albans Grove and I am writing to object to the proposed 'Extra Care Housing Scheme' on the Heythrop College site.
The proposal would be a gross overdevelopment of a quiet and picturesque part of Kensington. The density of the development would be over 3 times that of the existing buildings. Most notably, this development will have a very strongly negative impact on the streets surrounding the site.

Local Traffic:

The local streets are narrow and not designed for heavy traffic, indeed it is often difficult for two vehicles pass one another. Construction lorries would have a terrible impact on the character of the area. It seems that all construction traffic would have to pass along St Alban Grove.
St Thomas's school is directly opposite my business with a great number of children moving between lessons. With the extra traffic I am concerned that their safety would be compromised.
Also, with the density of housing there would continue to be many more cars and vans travelling along St Albans Grove. The roads can barely sustain the current level of traffic let alone the extra cars that would be on the roads as a result of a development of this size. In addition, the main access to the site would be along a narrow and quiet lane which can only support one way traffic.

Building over the District and Circle lines

Noise and vibration would surely disturb the residents of the site. Also the impact of decking over the Victorian embanking on either side of the railway does not seem to have been assessed. This would likely entail the closure of the line whilst overhead works took place, impacting local residents and users of the District and Circle line.

Social and Community Use

Extra care homes of this type cannot be seen to be a Social or Community use. The development's facilities will not be available to anyone other than the wealthy residents. While there is a need for more homes for older people in the borough, they are most needed for those in need of more affordable accommodation.

Given the reasons detailed above, the council should reject this application.

Date of Comment:
Comment type:

09/11/2018 11:17:33
Objection