

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: To whom it may concern,

Our business, Bespoke Licensing in St Albans Grove, wishes to object to the planning proposal to develop the existing Heythrop College site. There are a number of serious flaws in this application and such it RBKC should reject it.

Access and Transport:

Development and normal vehicular access to the site would be from the East along St Albans Grove and Ansdell Street. These are narrow streets that in many places two cars cannot pass one another, let alone construction lorries. Goods vehicles regularly get stuck negotiating the corner between St Alban's Grove and Ansdell Street. Development of this site would make matters much worse. As these homes are aimed at Ultra High Net Worth individuals it is to be expected that many households will have one if not two cars. When developed the addition of so many new homes and vehicles would add additional pressure to already overcrowded streets.

Decking over the TfL lines south of High Street Kensington
The noise and vibration considerations of building over the TfL lines seems not to have been considered. The district and line is not deep and the noise and vibration will surely affect the elderly residents of the development.

Contravention of CK1

Extra care homes of this type cannot be deemed a Social or Community use. The developments 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.

Overdevelopment of the site

The development would create a building mass three times greater

than the existing buildings. This represents a gross overdevelopment of the site, especially given the quiet nature of the surrounding streets.

For the above reasons we therefore encourage the council to reject this planning application.

Date of Comment:

09/11/2018 11:22:53

Comment type:

Objection