

## 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 would like to confirm support for this application, now revised since the original February application with many improvements. As a long term resident of Kensington Square, I support the new extra care development.

I believe the proposed use, Extra Care Accommodation, is an acceptable low impact use for the site, which includes community use, and is in line with the Heythrop SPD. As per the Heythrop SPD, the current use of the site is Class C2 and "this use class comprises residential care homes and sheltered housing where there is an element of care, hospitals, nursing homes, boarding schools, residential colleges and training centres. Extra care housing, offering a sufficient level of care for residents, would also fall under a Class C2 use. Policy CH2(c) (Chapter 35, CLP) encourages extra care housing in C2 use. This benign use could complement other uses on the site."

My support for the application is conditional on preserving the integrity of the Square and keeping the South-West corner closed:

Given the proximity to our homes and possible impact to our amenity, as well as consideration for the Kensington Square Conservation Area, my support is conditional on the creation of a solid building gatehouse to be used for resident pedestrian access only, which will fill the void that will be left by the proposed removal of the 1925 Goldie addition and for the public pedestrian access to be via the main building only as proposed by the applicant. For the avoidance of doubt, I would heavily oppose a permanent throughway, which has never existed in that corner and would dramatically change the appearance of the Conservation Area and adversely affect resident amenity.

We are supportive of several aspects of this application:

1. We value the updated site design, which orients the site within the community on the East-West axis, which was broken by the creation of the Tube railway lines, and provide a parallel route to High Street Kensington.

2. The developer's commitment to release £4million towards step free access for High Street Kensington Underground Station will bring much needed improvement for access benefitting the whole neighbourhood.

3. We welcome the renovation and return to residential use of three existing houses on the Square, even though such a large site will create temporary issues, as buildings need to be renovated or rebuilt, including on Kensington Square with the renovation of the listed houses and college building.

4. In the proposed Construction Traffic Management Plan (CTMP), the developer has committed to continued engagement with local residents to ensure there is appropriate mitigation of the number of large vehicles to protect resident amenity given that many of the roads surrounding the site (except Scarsdale Place on the other side of the tracks) are challenging for large vehicles. With such a large site to be redeveloped, construction traffic is inevitable and if it cannot provide grounds for opposition to the whole scheme, we believe the CTMP and ad hoc Residents Panel can work on monitoring a host of mitigating measures such as timed deliveries, avoidance of school drop-off and pick-up times, car and road cleaning along the route, and of course, noise and vibration monitoring.

Finally, I fully support the representations made by the Kensington Square Residents Association, who have been working on ensuring the redevelopment of Heythrop does not negatively impact the local community for more than 3 years since the Jesuits decided to sell the College.

Date of Comment: 17/10/2018 15:49:36  
Comment type: Support