

## **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:** Dear Planning Officer,  
re: Case reference: PP/18/05313 Address: Heythrop College,  
FOR THE AVOIDANCE OF ANY POSSIBLE DOUBT PLEASE  
MARK MY EMAILS AS SUPPORT AND I AM HAPPY FOR RBKC  
TO DISCLOSE I AM A RESIDENT OF KENSINGTON SQUARE  
I am writing in my capacity as resident of Kensington Square to provide conditional support to the proposed redevelopment of Heythrop College (application reference PP/18/05313). My reasons for supporting the application are outlined in detail in the representation submitted by the Kensington Square Residents Association (KSRA), and can be summarised below.  
My support for this project stems from careful analysis of the Heythrop SPD, presentations of the project and discussions with the developer to ensure a proposal that will respect our amenity as residents and the recommendations of the SPD while respecting the Kensington Square Conservation Area and the history of our Square.  
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, in keeping with the Conservation Area

appearance, to be used for resident pedestrian access only, filling 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.

There are many areas of the proposal, which I support:

1. There is I believe a need for Extra-Care accommodation in Kensington that would allow elderly local residents to remain in the borough when they start to require such care.

2. 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 through the existing gardens, and would provide a parallel route to High Street Kensington.

3. 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.

4. We welcome the renovation and return to residential use of three existing listed houses on the Square, even though such a large site will create temporary but familiar issues after the Young Street development. Nonetheless, buildings need to be refurbished, and this will hopefully add more families to the Square while protecting the historical fabric of the Square.

5. 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.

I would still like to see some improvements to the scheme:

1. A Construction Traffic Management Plan (CTMP) must be agreed with the local residents to ensure the number of large vehicles are not affecting resident amenity given that most roads surrounding the site (except Scarsdale Place on the other side of the tube tracks), are difficult for large vehicles.

2. We believe that the CTMP can be better managed by including access over the rail tracks. The developer, possibly with the assistance of RBKC and TfL, should try to work on a solution to gain access over the rail tracks, from Scarsdale Place, considering their desire to develop over the tracks for the construction of the site and overcome somehow the 6-meter drop in height between the two sides of the track, as well as the lack of direct access to the public highway on the other side of the tracks as this is private land. Perhaps RBKC can facilitate this process. There is much room for improvement to the massive existing hotel building design, which we hope will get resolved. It is our understanding that currently the developer has not yet been able to gain access to the West side of

the tracks.

3. Just like the gardens will be open to the public, I would like to see the swimming pool open to local residents, especially those who would benefit from extra-care equipment. There are very few such facilities in the borough.

4. Access to the Community Hall is important for our community, but I also feel that a proper playground for children must be organised to allow access for all age groups, so important to promote a real community feel. A consultation between the developer and local residents to define other specific public benefits the local community would like to see would be welcome and it has been suggested to the developer.

We have seen the effect on traffic, noise, dust and vibrations of the Young Street development, which really spread the last five years with the bulk of the development over the past three years. The Heythrop redevelopment has already been in planning for the past three years, I definitely want to see something happening soon, especially the return of three houses on the Square to residential use. As the College closed its doors at the end of June 2018, I believe it is dangerous to leave such a big site empty and the proposed use of Extra-Care accommodation with a specialised operator and developer offers a viable realistic solution.

Date of Comment:  
Comment type:

22/10/2018 11:09:30  
Support