

Consultation Comments and Council Response

	Name	Question:1 Heritage <ul style="list-style-type: none"> Is redevelopment of the buildings to the rear of the site an acceptable option? What scale of development is appropriate in terms of building heights? 	Question:2 Land Use What uses would be appropriate on the site? Would some residential development be acceptable subject to the requirements of CK1 being met?	Question:3 Access Should vehicular access remain from South End? Would you favour a car free development?	Question:4 Open Space How important do you consider retention of play space? Could part of the open space be developed?	Question:5 Other Is there anything else that you think should be considered?
1	m luisa cicognani	None of the building of the back should be taller than what is the current height. The redevelopment is acceptable depending on the preservation of the style of the area and the architectural features of the college.	No residential development. There is not enough social community space available in Kensington. The college is now used by students. We also do not have enough green spaces and also schools. We have too many cars already parked on the street and residents cannot find parking.	Yes no access from Kensington square at all. Only as it is. I do not understand what car free means. If there is any residential development no resident parking permit should be given to the development and parking should be built by the developer	The retention of play space is essential as well as the retention of 100% of the green area. The Kensington conservation area is already too built up and too much cement is being used. We are losing the local biodiversity. We used to have a fox around which is gone and also many squirrels and birds. Too much concrete.	More residential development will require more schools which we do not have. Currently residents have either to pay for private schools or have to beg local primary school to get kids accepted. There is not enough safe play area for kids except going to the park. The site should be kept for education purposes with very limited or no residential let alone commercial properties being built.
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Need for new development that respects the character of the surrounding townscape noted. Any development that comes forward would have to take account of the policies of the Council's Local Plan including Policy CL12. That policy seeks to resist significantly taller buildings other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape.	Support for education uses noted. The Council's Policy CK1 on social and community uses seeks to protect or enhance social and community uses within the Royal Borough. That policy may allow for 'enabling development' to fund improvements to the existing or a new social and community use, where it can be demonstrated that there is a greater benefit to the Borough. If such enabling development comes forward is likely to be in the form of some residential development. Any proposals for residential development would, however, have to adhere to other policies in the Local Plan which deal with, amongst other issues, traffic and parking.	Car fee development Is a development where parking is not provided on site. A condition of approval would prevent new residents on the site from having a parking permit. Support for this approach noted	Support for retention Green space noted.	Concern for associated infrastructure provision noted. The Council's policies ensure that new development will be coordinated with the provision of appropriate infrastructure to support the development (see Policy C1). Any new major development will have to provide onsite external play space based on expected child occupancy.
2	C J M Pelham	No. Any development must not be any taller than the existing building	This site should be left as a site for a school, perhaps a secondary school.	A car free development is better.	The play space is paramount! It should not be developed at all.	This site should be kept as an educational institution like a sixth form college and should not be used for residential accommodation at all.
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Need for new development that respects the character of the surrounding townscape noted. Any development that comes forward would have to take account of the policies of the Council's Local Plan including Policy CL12. That policy seeks to resist significantly taller buildings other than in exceptionally rare circumstances, where	Support for an education use noted. This would be compliant with Policy CK1.	Support for car free development noted.	Support for retention Green space noted.	Opposition to residential uses noted and support for educational

		the development has a wholly positive impact on the character and quality of the townscape.				
3	Gayle Verdi	Yes, but no taller than adjacent buildings.	Wardened residences for older people, sheltered accommodation etc. Should overlook or integrate with the play area to keep older people connected with the younger generations (inter generational equity).	Yes, access for delivery vehicles only. Perhaps a car club vehicle available in the vicinity but the site's proximity to public transport and shopping facilities means personal vehicles would be unnecessary.	Play should be retained as the space would be of benefit to the residents and could include adult exercise/play equipment. Mature trees should be pruned but not removed.	This would be a great site for wardened accommodation for older people.
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Need for new development that respects the character of the surrounding townscape noted. Any development that comes forward would have to take account of the policies of the Council's Local Plan including Policy CL12. That policy seeks to resist significantly taller buildings other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape.	Support for the retention of open space and the provision of sheltered accommodation for older residents. Elderly people's homes would fall under a social and community use. There would be no policy constraints to this use coming forward in principle.	Support for car free development noted	Support for retention Green space noted.	Agreed - this would be supported by current planning policies and would fall within the current use class.
4	Charles Bezoari Elder	Redevelopment is acceptable, and the scale should be similar to the "Barker's " building nearby.	Appropriate uses might include space for a GP Practice; and a medical facility for scans; xrays; tests etc which would relieve the pressure on the C+W hospital. Residential would also be acceptable, but not social housing.	Obviously there will need to be access for vehicles delivering supplies; maintenance; repairs etc.	There is plenty of "play space" already in the Square Gardens; and the gigantic Park is less than 5 minutes away, hence retention of play space is not at all important. And the open space should be developed.	I would like to see the Council present a list of all land/buildings owned by the Council . And the Council should start to present plans for the development of its own land with a view to increasing the new housing stock in the borough.
	Officer Response	Acceptance of the principle of redevelopment noted. Scale should be approximately five storeys . Need for new development that respects the character of the surrounding townscape noted. Any development that comes forward would have to take account of the policies of the Council's Local Plan including Policy CL12. That policy seeks to resist significantly taller buildings other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape.	Support for medical uses noted. These would fall under Policy CK1 and would be acceptable in principle assuming that access and traffic issues were overcome. The Council's housing policies require provision of affordable housing for development over 1200 sq.m on site, unless exceptional circumstances exist. This is to ensure mixed and balanced communities. For development below this threshold a commuted sum might be acceptable.	Noted.	The extent of development on green open space will to some degree determined by the proposed use. However, the open space on site makes an important contribution to the setting of the listed buildings on the site, biodiversity and amenity value for those occupying the site. There are also mature trees, which are protected on the site. The retention of open space is therefore appropriate in any future redevelopment.	The Council is currently looking at how it might increase the housing supply using land owned by the Council.

5	Nicole Shipley	yes totally acceptable and a very good idea. They are ugly and need to be changed to something more suitable	residential would be fine. it is not in community or social use you can only use it by paying which is what the private school who use the courts do. they only use it during term time the rest of the time the court which is the only area allowed to be used is empty. The gardens are not allowed for playing in. Most of the time they are unused.	yes it should stay and be sorted.	play space is only used in term time and by children who have access to gardens and holiday homes. yes it could be developed.	it is an excellent site for change the buildings in it are a mishmash of styles and should be sorted. some are in a poor condition.
	Officer Response	Acceptance of the principle of redevelopment noted.	Support for residential development noted. If this use was to come forward, it is likely to be in conjunction with a social and community use to meet the requirements of policy CK1.	Support for car free development noted	The extent of development on green open space will to some degree determined by the proposed use. However, the open space on site makes an important contribution to the setting of the listed buildings on the site, biodiversity and amenity value for those occupying the site. There are also mature trees, which are protected on the site. The retention of open space is therefore appropriate in any future redevelopment.	Agreed there is scope to enhance the character and appearance of the conservation area via some redevelopment.
6	C Rayman	Please nothing higher than existing houses	Don't know	Remain at South end	Really vital and no more development of flats in the borough	We, the residents of this borough feel that our council is subjecting us all to endless development, noise inconvenience and dirt, and very real danger to our properties. Is it not time to call a halt to developments just for the sake of it. Of course houses can be altered and sympathetic flats be built, but don't continue to cover this great area with new builds.
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1, CL12)		Support for car free development noted	The Council has challenging housing targets to meet the current and future housing need. Failing to build housing is not an option and doing so would exacerbate the detrimental social impacts of London's Housing Crisis.	The Council must meet challenging housing target to meet the clear and identified demand. This site could potentially improve the appearance of the area, delivery a new social and community use.
7	James younger	To respect the constraints in Council's brief total development will have to be very limited. A compromise may be low rise residential at rear and public benefit elsewhere.	Given the constraints laid out in the Council's brief value of site is low meaning public benefit focus is a real option. See above	Introducing an extra vehicle access point would be a major disruption to the area and entirely inconsistent with the Council's guidance. Site too large to be car free and residential.	Play space of great value to community. No	If the planning guidelines are followed tightly the site is of limited commercial value, which greatly extends practical options.

	Officer Response	The Council's Policy CK1 on social and community uses seeks to protect or enhance social and community uses. That policy may allow for 'enabling development' to fund improvements to the existing or a new social and community use, where it can be demonstrated that there is a greater to the Borough. Such enabling development is likely to be residential given the land values associated with this use. Any development that comes forward seeking a taller element would have to take account of the policies of the Council's Local Plan including Policy CL12. That policy seeks to resist significantly taller buildings other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape.	The principle of protecting and enhancing the existing social and community uses and land that fulfils that function is set out in Policy CK1 of the Local Plan. The Council may allow some form of residential development if it can be demonstrated that this will finance the protection or enhancement of social and community uses on the site.	Opposition to new access to the site noted.	Support for retention Green space noted.	Agreed.
8	Sam Neal	The redevelopment of the buildings to the rear of the site is acceptable with the existing block to be taken as a baseline (9 storeys). The buildings to the north should be retained along with the central gardens.	It is considered that the existing uses comprise Educational activities (Class D1 and C2) and community uses. This is a mixed use site and such uses should remain on site along with other residential developments.	All vehicular access should be maintained from the existing South End access. There should also be limited parking for future residential uses with drop off & pick up provision provided for the education reuse of the existing buildings to the north.	Provides a unique ecological and amenity space, TPO'd trees should be retained at all costs. The space should be managed to optimise utilisation by further occupiers and the wider community.	See letter to Council from Carter Jonas dated 17/11/2015. In summary, this confirms suitability of the buildings to the north of the site for Class D1 use (as existing) to accommodate the relocation of Thomas's Kensington onto a single site. Thomas's would then look to convert its existing buildings in Cottesmore Gardens & Victoria Road to residential use to the benefit of the local community; removing significant levels of traffic from residential areas & enhancing local residential amenity.
	Officer Response	Acceptance of the principle of redevelopment noted. Baseline of nine stories for southern end of the site with retention of northern site and public space.	The principle of protecting and enhancing the existing social and community uses and land that fulfils that function is set out in Policy CK1 of the Local Plan. The Council may allow some form of residential development if it can be demonstrated that this will finance the protection or enhancement of social and community uses on the site.	Support for retention of southern access noted and car free development.	Support for public access and protection of trees noted.	A D1 use is a more intensive use than the current C2 use and is associated with higher trip generation. Any proposals for this use would have to demonstrate that the site's access constraints and impact on residential amenity could be mitigated.

9	Health and Safety Executive (John Moran)					<p>When consulted on land-use planning matters, the HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard installations and major accident hazard pipelines (MAHPs) is achieved1. We have concluded that we have no representations to make on this occasion. This is because our records show that the Heythrop College boundary and the land within does not encroach on the consultation zones of major hazard installations or MAHPs.</p>
Officer Response						
10	Environment Agency (Wioleta Osior)					<p>The area lies in Flood Zone 1, an area at lowest risk of flooding from rivers. We have no requirements for flood risk guidance for this site. In your role as Lead Local Flood Authority you should consider whether the plan area is at risk from surface water, groundwater and sewage flood risk. The Surface Water Management Plan may contain recommendations and actions about how surface water flooding can be reduced. These may be useful when developing guidance for this site.</p>
Noted.						
11	Robert Challens	<p>Firstly, I was very impressed by the document that you have produced which sets out the options very well and ,in particular, considers some of the constraints that will apply to the development of the site. You clearly identify the access problems and it is difficult to see how these could be overcome to allow major development of the site</p>	<p>It would make sense to direct that the site should continue to be used for educational purposes and student accommodation requiring the minimum of site development work and in the expectation that there would not be a significant increase in motor traffic. I assume that St Thomas school, Richmond University, Imperial college and other educational establishments will be approached about their interest.</p>	<p>I live in Trafalgar Gardens and I look out on the junction of South End and Ansdell Street, with the ventilation pipe in the middle .Every day I see large lorries trying to manoeuver in this area with great difficulty and just this morning a large lorry has badly damaged a residents Maserati parked outside 20 South End. I feel that any increase in traffic from the Heythrop site will cause intolerable congestion,</p>	<p>As a local resident I feel that the trees and green areas should remain untouched and similarly the listed buildings should be retained intact.</p>	<p>I think the site is totally unsuitable for high end residential development due to lack of vehicular access and the assumed policy that no parking will be available on site except for essential vehicles. I do hope that the Planning Department will maintain the current usage classifications and will not bow to pressures from wealthy property developers who would like to build more top of the market accommodation for foreign investors to park their money and probably leave unoccupied.</p>

	Officer Response	Site constraints prevent major redevelopment.	Support for the retention of the site in educational uses noted. This would be acceptable in principle, assuming other issues such as traffic and access are overcome.	Concerns over access issues and desire to limit traffic flow into the site noted. Car free development would help to limit this.	Noted.	The Council's policy CK1 requires the provision of a social and community use on the site. Residential development will only be acceptable where it funds a social and community use and only where it can be demonstrated that this is necessary.
12	Michael Rosenberg			It appears that there is only one traffic entry point on the site, namely through South End, which is a narrow, cobbled street in a mainly residential and tranquil area. It is clear that in any proposed redevelopment of the site this tranquillity would be severely compromised.	Whatever is eventually permitted needs to take account of this factor, in particular. However, in addition, the site includes significant open space and protected trees and I believe it is important that this area should be retained since it provides a much needed resource for local schools and can only be beneficial to the enhancement of the site and surrounding area.	Retaining the site as an area predominantly for educational use would be the most desirable option from many points of view. The last thing we want is a speculative property developer seeking to sell flats to overseas buyers with all the attendant issues relating to such transactions. Overall our concern is to maintain the village atmosphere of this area and we look forward further with regards to any proposals that may be submitted in due course.
	Officer Response			The impact on new development will depend upon a number of factors including the use or mix of uses and to what extent the development is car free.	Agreed – the SPD will seek the retention of the open space on the northern section of the site.	Support for educational uses noted.
13	Marianne Odfjell	As a resident of RBKC and a parent at Thomas's Kensington, I believe that Thomas's Kensington should be relocated to this site. It would provide a safer and more appropriate educational environment for the children.	It is currently an excellent educational site and should continue be in full time educational use. It provides a much needed open space for the children. Currently the children at Thomas's already use the outside space every week and having the space full-time would reduce their need to travel to other sites.	I am not sure about this, however, most children like to walk or scoot to school and it would therefore be wonderful with a car free site.	The play space is extremely important to keep for the benefit of the children and local community.	The site has been used for educational purposes for over 100 years. The relocation of Thomas's Kensington to this site would help reduce time lost travelling to for playing games. Thomas's Kensington is a first class school and would have the opportunity to provide a more appropriate environment for its pupils.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for the retention of the site in educational uses noted. This would be acceptable in principle, assuming other issues such as traffic and access are overcome.	Support for car free development noted.	Support for open space noted.	Support for educational uses noted.

14	Sarah Wilson	yes, as residential properties	a school would be ideal, with some residential space	car free residential development	fundamentally important, children locally have so little place to play it would be a disaster if that space was lost	I absolutely think this site should be used as a school
	Officer Response	Support for residential uses noted. If residential uses were to be developed on the site, this is likely to be as part of an enabling development to finance a new or an improvement to the existing social and community use (see Policy CK1)	Support for the retention of the site in educational uses noted. This would be acceptable in principle, assuming other issues such as traffic and access are overcome. Some residential development may be acceptable if it can be demonstrated that this is necessary to fund a new social and community use.	Supported noted.	Noted.	Support for educational uses noted.
15	Sabine Laurent Varoutsi	We support the project of the existing facility being used by Thomas's Kensington school. This college has been used for educational purpose for over 150 years. It has the facilities and position much needed for a school. Thomas's proposal would not disrupt the current usage.	We strongly disagree with this site being used for residential purposes. Several sites are already being developed in for residences while nothing is done to improve the facilities of nearby schools. Thomas's day school gathers families living in the surrounding area. It would make perfect sense to continue using Heythrop college for educational purposes and give to Thomas's pupils a chance to have proper facilities.		The project of Thomas's would keep the open space to the satisfaction of all the neighbourhood.	Please keep the usage of the site to education purposes as it has been the case for over 150 years !!!! Do not add residences without thinking at the necessary school places it will need !
	Officer Response	Support for educational uses noted. This would be compliant with Policy CK1, which seeks to protect social and community uses such as school. Any development involving a school would be acceptable if other constraints on the site are overcome.	Support for the retention of the site in educational uses noted. This would be acceptable in principle, assuming other issues such as traffic and access are overcome. Some residential development may be acceptable if it can be demonstrated that this is necessary to fund a new related social and community use or significantly improve and existing social and community use.		Support for educational uses noted.	Support for educational uses noted.
16	M Fitzsimons	Yes but only within the same footprint and at the same height as currently	Continued social and community use including change to use as a day school, since the buildings are currently (and historically) of educational use (albeit recently residential). No residential use at all should be allowed beyond that which is currently available.	Yes but only for limited/essential deliveries as currently Yes - car free is essential given the limited access options/very narrow roads	Very important to continue to use the sports ground as a facility for local schools and clubs - my two children growing up in inner London have benefited enormously from having this facility used both by their school and for an after school football club. None of the open space should be developed.	Any options that reduced traffic within the adjacent conservation area should be highly valued.
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for a continued social and community educational use noted. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support noted.	Support for retention of the local space noted.	Noted.

17	Victoria Pease	This is a most beautiful part of Kensington and any redevelopment should be very much in keeping with the immediate surroundings.	For the purposes of a continuing thriving community, the space should continue to be used for educational purposes. The site has a long history of schooling and residents would benefit enormously if their children were able to be educated locally in an excellent school.	Existing isolated access is preferable - quieter and safer for local residents	it is vital to keep the free space for children and environment	
	Officer Response	Acceptance of the principle of redevelopment noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related educational use, assuming other site constraints such as traffic and access are mitigated.	Opposition to any new access noted.	Support for retention of the local space noted.	
18	Carl Faker	yes	School not residential even if requirements met. The site has been used for wider education purposes for over 150years and it should remain the same.	yes	very important to retain play space for school.	
	Officer Response	Acceptance of the principle of redevelopment noted.		Support for a car free development noted.	Support for retention of the local space noted.	
19	James Miranda Sanders	I believe that it is not acceptable to consider turning this building in to residential properties.	I do not believe residential use of this site would be acceptable. The most appropriate use of the space would be for educational purposes. The site has a long history of being used for education and this should be continued due to the lack of space for schools in this part of Kensington. Use as an educational site would give local children much needed open space.	A car free development would be preferable	It is very important to retain the open space, gardens and trees for the benefit of the local community.	As a parent of Thomas's Kensington School and resident of the borough, I feel the most appropriate use of this site would be for a Thomas's school. This would enable the existing sites within the de Vere conservation area to be returned to residential dwellings and thus reduce traffic in this area. The development of the Heythrop site into one school would give the children much needed open space whilst retaining the important educational history of these buildings.
	Officer Response	Opposition to residential development noted. Residential development is only likely to be acceptable on this site if the develop can prove that it is required to fund an improvement to the exiting social and community use or pay for a new social and community use.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for a car free development noted.	Support for making the open space accessible to the local community.	Support for educational uses noted.
20	Morgan Stanley (Gogoli Habbas)	The site has been used for wider education purposes for over 150 years and should be preserved as a centre for education. in this context, the Borough should consider the relocation of Thomas's Kensington, a first class local school. This will provide the opportunity to provide a safe, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough	Residential development is not acceptable use of this site. The proposed site has the potential to provide much needed open space for pupils, especially those at 17/19 Cottessmore Gardens where planning restrictions do not allow use of the garden for outside play.		it's very important to retain the play space, that is why a school is ideal for this location. The school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	I support the idea of a better school environment for our children and strongly encourage the Borough to consider allowing Thomas's Kensington to relocate and consolidate the school on a wonderful single site with open space, that we have used for over thirty years. Such a move would benefit our whole school environment. Our neighbours would also benefit as we would return our existing four converted housed to residential use.

	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Opposition to residential uses noted. The sequential test within Policy CK1 favours the retention of a similar or related educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.		Support for an educational use noted.	Support for educational uses noted.
21	Tessa Simmonds	no higher than surrounding buildings	I think it should remain an educational establishment - for Thomas school	limited vehicle access from South End is acceptable	very important to remain green and not built over	I think it would make an excellent sight for Thomas school and even better if locals could access the green area out of school time
	Officer Response	Acceptance of the principle of redevelopment noted. Opposition to an increase in height noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community uses, assuming other site constraints such as traffic and access are mitigated	Noted.	Noted.	Support for educational uses noted.
22	Stefanie Fairholme	The redevelopment of the buildings to the rear is acceptable provided that their use is of an adequate purposes. I would support the redevelopment for more adequate school premises but not for large residential blocks of flats. The scale should be commensurate to the existing buildings in the 'campus.'	It is beneficial and appropriate for these grounds to continue to function as a (private or public) primary school - a much needed social good for RBKC. The site has been used for education purposes for over 150 years. Our Lady of Victories Catholic Primary School was established there from 1865 to 1959 when it relocated to Clareville Street. The first Montessori school was there from 1946 to 1978. The buildings are currently in full time educational use under Heythrop College.	I would only favour a development that increases traffic, if it delivers a social good to Kensington. One voice that is not often heard is that of children (many of whom go to private schools given the affluent area) who spend much time in traffic being taken to schools farther in the Borough (owing to the lack of schools in the Kensington enclave) putting pressure on parents and neighbourhoods. A school would take advantage of the transport links and not put pressure on parking and traffic.	I consider the open space critical and under no circumstances should it be redeveloped. A school can preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	Kensington suffers from an acute shortage of school places. Fox School has been allowed to expand premises and increase capacity by 50%. RBKC relies on a large proportion of residents sending their children to private schools, thus alleviating the pressure on state schools. RBKC must provide an adequate enabling environment for these schools. This is an opportunity to allow mission critical organisations, such as schools, to relocate and provide value-added services to residents & children.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for potential increase in traffic if that brought significant social benefits in terms of an educational use.	Support for an educational use noted.	Support for educational uses noted.

		demonstrate that it was necessary to make the scheme financially viable.				
23	Sebastien Gianfermi	Redevelopment should be kept minimal in order to limit the disturbances to the surrounding area especially knowing that the access to the site is limited. In any case the new development should remain limited in term of building heights in order to protect the area.	This site has been used for wider education purposes for over 150years and provides much needed open space and facilities for children of the borough. It should remain as an educational site. As such i would support the relocation of Thomas' Kensington which would benefit both pupils and local residents by providing a safer environment within a unique site for pupils and a quieter area by reducing the number of pupils journeys between each site.	Looking at the size of the site, a vehicular access seems necessary and should remain but its use could be limited and regulated.	Existing gardens trees and open spaces should be preserved for the benefit of the pupils of the community and shouldn't be developed	One more time I would strongly favour the site to remain its historical purpose i.e. education and would strongly support the relocation of nearby Thomas' school.
	Officer Response	Opposition to an increase in height noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for limitation of vehicular movement in the site noted.	Support for the retention of the green space noted.	Support for educational uses noted.
24	Rebecca Korner	If the buildings were developed with the general good of the community in mind and if in keeping with adjacent buildings then development would be favourable Preservation of the buildings which are currently in full time educational use under Heythrop College is top of mind.	Given this historical site has been used for educational purposes for over 150 years it would be ideal for it to remain within this remit Please consider the potential for a non-resident educational (D1 use) on the site as part of the land use mix.	Given the quiet, traffic-free nature of the area it would be ideal to retain this key feature. An educational facility like that proposed by Thomas's School Kensington would work to preserve this rare and special element. The proposed site would support an environmentally aware school community which would preserve the local environment and conserve the existing gardens, mature trees and open spaces of the site. The site would enhance the "walk to school" program.	The play space would be essential to Thomas's school's daily life and activities. It would be beneficial to both students of the school and the community in general if these open spaces were preserved. Retaining all mature trees from an environmental perspective would be ideal. Pupils have used the existing facilities for PE, gym, play and drama since 1981.	As Kensington local residents with small children, my husband and I feel strongly that the site remain an educational facility, that open spaces are retained and that all efforts are made to promote a community within this beautiful enclave which is so rare.
	Officer Response	Acceptance of the principle of redevelopment noted The Council's Policy CK1 on social and community uses seeks to protect or enhance social and community uses. That policy may allow for 'enabling development' to fund improvements to the existing or a new social and community use, where it can be demonstrated that there is a greater to the Borough	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	St Thomas's school relocating to the site would be acceptable in principle. The challenge would be for the school to demonstrate that the site could accommodate the increase in traffic given the site access constraints and the potential impact on residential amenity.	Support for the retention of the green space noted.	Support for educational uses noted.

25	Danelle Roberts	The site has been used for wider education for over 150 years and is beneficial and appropriate for use of an existing building and grounds.	The proposed site is to provide open spaces for students. They will be used appropriate to the site, and there is a garden for outside play.	Yes the access would remain from the south END.	The school will preserve the existing gardens and trees and open space are so important for students and the community.	The relocation to one site will help reduce the traffic movements into the streets surrounding the current buildings.
	Officer Response	Support for educational uses noted. This would be compliant with policy CK1 and may be acceptable if other constraints on the site are overcome.	Support for retention of open space noted.	Support for a car free development noted.	Support for the retention of the green space noted.	Support for educational uses noted.
26	Elisabeth Vecchioli		A day school for children living in the neighbourhood would be very useful. There used to be a day and boarding school for girls (Our Lady of Victories Catholic Primary School), so it would totally make sense to have a school now. The relocation of Thomas's Kensington school would allow children from Kensington to walk to school and benefit from a first-class local school. It would also allow Thomas's Kensington's pupils to have more outside space to play.	Vehicular access could remain from South End.	It is very important to preserve play space, trees and the existing gardens for the benefit of pupils and the community.	Having lived in Cottesmore Gardens and living currently in Victoria Road, in the De Vere Conservation area, I can say that traffic movements are currently very important. The relocation of Thomas's Kensington would allow to reduce them.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Opposition to new access noted.	Support for the retention of the green space noted.	Support for educational uses noted.
27	Francis Phillimore	Any redevelopment should respect the height of the neighbouring buildings	I consider that a day school operation would be appropriate use of the site	Vehicular access should remain from South End	The play space would be of immense importance to young children at a day school. The proposed site for Thomas's Kensington has the potential to provide much needed open space for pupils.	This location would provide a day school such a Thomas's with a safer, more appropriate and more accessible educational environment for its pupils who are residents of the borough. Pupils and staff of Thomas's have used these facilities for PE, Gym, play and drama since 1981. A day and boarding school for girls, Our Lady of Victories Catholic Primary School, was there 1865-1959. I am the maternal grandfather of Alexander Turnbull and deeply interested in his education.

	Officer Response	Acceptance of the principle of redevelopment noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Opposition to new access noted.	Support for the retention of the green space noted.	Support for educational uses noted.
28	Adam Bruce-Gardyne	Redevelopment is appropriate, provided they do not impact on South End Row/South End. There is more building height flexibility on the side facing Tara Copthorne Hotel/the underground line (ie Copleston Wing and Alban Hall). The main area of sensitivity is impact on the mews houses in South End Row - you would want building height restriction (to existing height) in respect of replacements (if any) for Mary Ward Centre, St Catherine's or St Andrew's Hall.	Given that the site has historically been used for educational purposes for the past century or so, it would be appropriate to allow for primary school use on the site, particularly given the sizeable gardens & open space. Some residential development would be acceptable, subject to CK1 and the needs of a primary school. It should be noted that a primary school on the site would be of wider benefit to the local community.	Yes - this is the only way of accessing the site & is more natural than the only other entrance via Kensington Square. Given the limited vehicular access in the immediate streets, it would make sense to have a car free development, in terms of not allowing extra car parking on site. From that perspective, having a primary school on the site would mean fewer vehicles and less pressure on existing parking spaces, compared with a new residential development on the site.	Very important. Having a primary school on site would enable active use and management of the existing open space, trees and garden for the wider benefit of the pupils and community as a whole. As part of the redevelopment, consideration should be given to creating wider access to the open space - this is relatively unknown and not easy to access.	I support Thomas's Kensington in seeking to widen the land use of the site to allow it to be used for a primary school. This is line with the educational history of the site. As noted above, Heythrop College would present a great opportunity for the school to consolidate its 3 differing locations in Kensington into one site. It would enable the pupils of the school to benefit from the open space and help to reduce existing school traffic around its 3 sites.
	Officer Response	Support for a nuanced approach to building heights with greater restrictions close to historic townscape.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for the retention of the green space noted.	Support for educational uses noted.
29	Piers Cox	Minor redevelopment only, retaining original use as an educational establishment is essential	The current educational use is the only acceptable utility of the site. There are far too many residential developments in the borough, and not enough schools to support a rounded community	A car free development would make sense	Open space is at a premium in Kensington already, and should not be limited further by any residential development	The site of Heythrop college has been used as an educational establishment since the mid 1800's, and its original purpose greatly enhances the local community. I understand that one of the local schools currently makes use of the sports facilities within the college, and everything should be done by the borough to retain these facilities for the use of our children, who will be the future of the borough.
	Officer Response	Support for educational uses noted. Support for limited redevelopment. This would be compliant with policy CK1 and may be acceptable if other constraints on the site are overcome.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and	Support for a car free development noted.	Support for the retention of the green space noted.	Support for educational uses noted.

			community use on the site.			
30	Mr Burnett	Development to the rear of the site ought to be permitted. These buildings appear to be ready for redevelopment. I do not have an opinion on the question of height.	The site should continue to be used for education purposes, namely a school. Whilst London has a shortage of residential property, our community in W8 simply will not thrive if property use becomes exclusively residential. As you know, recent large residential developments in this area are largely kept empty. Kensington needs vibrancy, energy and youth to invigorate the borough, and the best possible way to achieve this, is to allow this site to be a world class school.	Vehicular access ought to be maintained in a select way. In less than a decade, the majority of cars will be electric, silent and largely autonomously driven. The disruption from cars tomorrow will be sharply less than the disruption today. Select vehicular access ought to remain.	The open space ought to be retained. This area should be used by children for play, as it is partially today. Students have enjoyed these gardens for 150 years, and it is imperative that this continues. It would be tragic if the open space of the site was wasted within a closed, clinical, residential development. The borough has an historic opportunity to allow young children the full benefit of this open space, and to bring great joy to the area. This opportunity to create joy must be taken.	From 1865 - 1959 this location was Our Lady of Victories Primary School. Post-war until 1978 it was the Maria Assumpta Teacher Training College. Now of course it is Heythrop College teaching Philosophy & Theology. This site has been used to educate the community for 150 years. To end this service to the borough and the city, for the sake of yet another residential development, would be a derogation of duty to those who have given their service to education for five generations.
	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for vehicular access noted.	Support for the retention of the green space noted.	Support for educational uses noted.
31	JPMorgan (Lucy Matusik)	Yes, it is acceptable given the proposed usage is for a school.	To make the community more children friendly and residential, the new building with strengthen the appeal of the Borough for families and not investment vehicles or companies, as the current trend suggests. Children being on one site will ensure the kids are safe without the need of crossing streets . Please note that if the Thomas's school will not relocate to the new one-site premises, we will not choose to send our children to any school in the RBKC but to a school in another Borough.	We support any access required by the school	We support development as required by the school	We are parents of prospective pupil in Thomas's school. We very much support school's initiative to move to one-site building. We understand that the school will preserve the existing gardens, trees and open space and make it a beautiful place for raising children in a safe environment.
	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for vehicular access noted.	Support for educational uses noted.	Support for educational uses noted.

32	philippa Parisi-Smiecench	Complete redevelopment (eg turning the school into flats/a mall etc) should not be accepted. It would be a long process, disturb the entire community and a School i needed MUCH more in this area rather than more flats (and cars, which need parking etc)	My children both attend Thomas's Kensington and Heythrop College's site would be an ideal spot for Thomas's to relocate 2 separate locations under one roof. There are not many schools in Kensington & Chelsea where parents and children feel safe to walk to school, Heythrop College's site would be perfect. The grounds are fabulous & would encourage even more sports which is imperative for young children's health. It would be terrible to lose a school site in this area of London.	Vehicular access should remain as is as it seems to not be disturbing the neighbourhood and is rather well-controlled in that area. Keeping the site as a school should help keep the permanent parking space needs low, as any parents potentially doing a school run would not stay parked in the area for long.	its very important to keep the open space as is. Should Thomas's relocate there, the open space would be tremendously important to keep young children running round, get fresh air and hold the old English tradition of "sports day" in these fabulous grounds	I would disagree with more flats being needed in this area as that would be terrible for parking, would take years to build and disturb the entire community. It would be a waste of good school grounds where children could feel safe to do sports (without having to cross Kensington high Street to go to the parks) plus this site is already equipped to hold thousands of students, which is not the case in most of Kensington & Chelsea.
	Officer Response	The Council's Policy CK1 on social and community uses seeks to protect or enhance social and community uses. That policy may allow for 'enabling development' to fund improvements to the existing or a new social and community use, where it can be demonstrated that there is a greater to the Borough. Support for educational uses noted.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for a school noted.	Support for the retention of the green space noted.	Support for educational uses noted.
33	Claire Wilson	Redevelopment is acceptable provided it is sympathetic to the local area	I consider that it should remain in educational use	I think vehicular access from South End should remain, a car free development is unrealistic	Retention of play space is very important. I do not think that the open space should be developed	Education in the Borough is extremely important. I think relocation of Thomas's school to this site would be very beneficial to all residents as it would also create more residential space in the buildings currently occupied by the school.
	Officer Response	Acceptance of the principle of redevelopment noted Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	A free development would be achieved through a condition that would prevent new residents applying for a parking permit and no provision of on- site parking.	Support for the retention of the green space noted.	Support for educational uses noted.
34	Rafael Olcina-Bernabeu	School Relocating Thomas's in Heythrop College will help to maintain the educational history of the building while offering excellent education in such an iconic area of London.	School	Yes	Play space very important The school will help to preserve the existing gardens , trees and open spaces for the benefit the pupils and the whole community .	Great location for Thomas's school Heythrop College would be an ideal building to relocate Thomas's Kensington School. The proposed site will offer the school a good opportunity to provide a safe environment for the pupils that are residents of the Borough.
	Officer Response	Support for educational uses noted. This would be compliant with policy CK1 and may be acceptable if other constraints on the site are overcome.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	Support for educational uses noted.

35	R Brask-Tyrrell	The development of the buildings at the rear of the building seems a sensible option, but as I am proposing the building located on Kensington Sq be retained for educational use by Thomas's Kensington as a primary school, I would hope the building at the back could be developed into a site that was conducive to being beside a school.	I am a local resident who sends my son to Thomas's Kensington. It is a fantastic local school for both boys and girls. We walk to and from school every day. Having a school such as Thomas's which offers a superior education to younger children around the corner is one of the highlights of living in RBKC. If Thomas's moved to this site, it would be able to offer all of the children better classroom space as well as outside space! The beautiful gardens behind the Grade II portion would be enjoyed!	A car free development seems best for the local area, but especially as I am suggesting part of the site would be most suited to educating small children.	The gardens are beautiful and should be retained as far as possible. Given there is also paved areas around the courts, there would be room for a playground and swings for the children.	I believe this site should be enjoyed and used by as large a part of the local community as possible. By opening it to Thomas's, local children and their parents could use and enjoy it regularly. It would attract more families to the area. It would continue the site's long heritage as a school - back to Maria Montessori's time!
	Officer Response	Support for educational uses noted. This would be compliant with policy CK1 and may be acceptable if other constraints on the site are overcome. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	Support for educational uses noted.
36	Lucy Hoosenally	I think some redevelopment of the buildings to the rear of the site is acceptable and advisable, in particular the replacement of the unattractive low quality buildings with something more appropriate to the historic setting. These should be kept relatively low build to fit in with the surrounding streets.	I think the site should stay in social and community use as an educational establishment. This could possibly include some small scale residential development. However, the old car park on the other side of Kensington Square is in the process of being converted into apartments so I question if this is necessary or indeed a good idea.	Access by car definitely needs to be restricted and should remain from the South End.	I think the play space should definitely be retained along with the other open spaces. Part of what makes London so special is the hidden garden squares and green spaces. It is essential for biodiversity and the well being of the urban population. Likewise the play area. There is increasing pressure to build on sports fields and play areas and once gone, they are gone for good.	It is my view that Heythrop College would be an excellent site for the school, Thomas's Kensington. Whilst traffic management might be a concern, if a one way system was implemented along the end of St Albans Grove and Ansdell Street and no school traffic was allowed up South Row apart from food deliveries, I think it would be manageable and preferable to a large housing development. It would also significantly ease the traffic congestion around Victoria Road and Cottesmore Gardens.
	Officer Response	Support for redevelopment of buildings to the south of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for car free development noted	Support for the retention of the green space noted.	Support for educational uses noted.
37	Fernando Chueca	I believe the buildings need to be maintained close to their current state, with no increase of building height	I strongly favour the usage of the buildings for educational purposes. There is a massive scarcity of schooling facilities in the area and I'm aware of a very interesting project to turn the buildings into a school	The project should minimise traffic and car-free development will be ideal for the area, as the access is through small residential streets	Absolutely essential to maintain the open space. No part of the open space should be developed	

	Officer Response	Support for redevelopment of buildings to the south of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	
38	F Schriever	A change of the heritage landscape is not an acceptable option in my view. Conservation and Grade II listing Laws are there to preserve our heritage. I believe the heritage of this site is driven by its educational purpose and RBKC should seek to preserve it. The site has been used for education purposes for over 150 years. It is still currently serving pupils from the Thomas's school who have used the facilities constantly since 1981.	The future site use should be entirely consistent with its use over the last 150 years, whose purpose has been to serve the community primarily in education. As a parent from Thomas's Kensington, I believe that the borough should maintain and nurture first class education for children within the Borough. Allowing Thomas's to relocate to the site would provide more appropriate facilities and continue the high engagement between Thomas's pupils and community.	Vehicular access should be kept to the minimum. As a parent whose children walk to school everyday, allowing Thomas's to relocate would be the best way to ensure small flows of traffic. Most of the children are local to the area and the school highly encourages walk to school programs tracking and rewarding those who do. A car free environment would not be possible should the site redevelop into residential property and it would create serious challenges to traffic given current street layout.	Play space is key for the development of current and future generations. Spaces where children can play safely are highly needed in the Borough. Sports play a key role in educating healthy adults and those habits should be encouraged. RBKC should maintain the open space in full to support the environmental needs, reduce pollution and preserve the old trees in the area. Thomas's Kensington can ensure that the trees and open spaces are retained for the benefit of pupils and residents alike.	I am very supportive of the Thomas's School vision to acquire this site maintaining the heritage. RBKC needs the partnership of private schools with such a strong track record as Thomas's in giving back to the community and teach their schoolchildren such fundamentals, relieving pressure on the public school system as well as attracting the stability of families to the Borough. Allowing Thomas's to move itself into this site will create a safer and more secure area for the students.
	Officer Response	Support for educational uses noted. This would be compliant with policy CK1 and may be acceptable if other constraints on the site are overcome. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1. Policy protection for listed buildings are strong and ensure that new development protects the heritage significance of listed buildings.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	A free development would be achieved through a condition that would prevent new residents applying for a parking permit and no provision of on- site parking.	Support for the retention of the green space noted.	Support for educational uses noted.
39	Marina Stone	Redevelopment of the rear of the site is acceptable AS LONG as front remains in educational use. The site has a long history of being an educational establishment and must remain so. The area needs a school and Maria Assumpta Chapel and the Sisters cannot be in the middle of a luxury development. Building heights can be changed. It must not be sold for millions to become a residential development similar to the one at the top of Victoria road.	The front must remain in social and community use. I support the site being used to relocate Thomas's Kensington as a day school (same number of pupils as there are now) with the current open spaces and facilities - a theatre, a tennis court, gymnasium, the gardens, preserving the Sisters peace and quiet We have to preserve our history - over 150 years of educational history. I am a current parent at Thomas's and attend Maria A. Chapel and live on St Alban's Grove.	Yes vehicular access should remain but kept to a minimum and with existing roads, gates etc... A school on Kensington Square would not require a big change and as it is only accessible from a one way system would work in terms of traffic.	Retention of play space is a fundamental priority. Space is at a premium and we owe it to future generations to protect it. The gardens are beautiful and local children need the space. Once changed it will be lost forever.	Please support our residential area within the royal borough. How can local residents be subject to such strict regulations and yet planners would consider ignoring, destroying 150 years of history? Children are our future and we need to think of them. Thomas's London day schools are an established part of our community. I am a local resident with 4 school age children - please think ahead, of future generations rather than high end, luxury flats. The front must remain for education.
	Officer Response	Support for redevelopment of buildings to the south of the site with the retention of an educational use noted. The Council's	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related	Support for educational uses noted.	Support for the retention of the green space noted.	Support for educational uses noted.

		Policy CK1 on social and community uses seeks to protect or enhance social and community uses. That policy may allow for 'enabling development' to fund improvements to the existing or a new social and community use, where it can be demonstrated that there is a greater to the Borough. A development of luxury housing without the re-provision or a social and community use would not met the policies laid out in the Council's core policy document.	community/educational use, assuming other site constraints such as traffic and access are mitigated.			
40	Amandine Rohmer	Yes	Local school	Car free	Retention	
	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	
41	Mandy Wiemers	Building height should not increase given the shadow-effect it would create for neighbouring properties.	Given that Heythrop is a place of learning, it would make sense to ensure its premises are put to the same use in the future - that is, kept within the educational sector. It would be a great shame, both aesthetically and culturally, to see this site sold to a developer with plans for yet more luxury flats. By keeping Heythrop in the educational sector, ie. sold to a school, children in the borough would benefit greatly from facilities which they are currently denied.	A car free development would be preferable to ensure smooth flow of traffic and minimum disruption to neighbours.	Play space and mature trees should be preserved at all costs given the high density of living in the area.	
	Officer Response	Support for redevelopment of buildings to the south of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for car free development noted	Support for the retention of the green space noted.	
42	Nicola Archer	yes	I would wish to see it remain for educational use and would strongly support Thomas's London Day Schools bid to purchase the site. My children no longer attend the school but I see it as an advantage to the neighbourhood to have such a well regarded school in the vicinity on a proper site / campus rather than in its current split site in residential properties	yes, favour access in South End	very important to maintain open play space	We do not need more large residential development in the area, with 1 Victoria road having just been completed.

	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for car free development noted	Support for the retention of the green space noted.	Noted.
43	Anonymous	Yes. Redevelopment is fine, but open space should be preserved. Especially the trees. There should be a similar footprint, going a bit higher in the back buildings would be fine. The beauty of the property is the garden space and courts. Allowing some coverage of the courts for rain, like a glass covering should be considered, especially for a new school.	Please save the usage for Education and community. We don't need more residential space on that garden square.	The traffic flow could be improved with Thackery street becoming a 2 way street. It would give more options.	Very important to retain play space. I would only allow an additional 10% of the garden to be developed with new buildings. Overall, the site could be beautified and updated, with consideration to the facade and traditional features... however, internally, so much has been done to the building, a full refurbishment would do it some justice. Right now, the current architecture does not maximize the impact of the site and the historic nature of the property. It has and should remain in education	I think it would be favourable to make this site a school. Figuring out the traffic patterns will be key to maintaining a nice atmosphere.
	Officer Response	Agreed – the retention of green open space is important for the setting of the listed buildings	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	This is outside the scope of the SPD.	Support for an education use noted.	Support for educational uses noted.
44	Nina Bal Gourgey	Yes it is	Primary education/ school	I would keep vehicle access , I wouldn't favour car free	I would definitely be happy to retain the play space, towards the use ideally for primary education/ school	I think that the buildings at the front and the gardens are ideally suited to primary education and school, being a mum living in this area I would consider this a safer environment for kids living in this area. The school would preserve the existing gardens and trees and open space and the relocation to one site will reduce the traffic movements in the street surrounding the buildings . The time spent travelling to remote facilities would be reduced .
	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access	Noted.	Support for the retention of the green space noted.	Support for educational uses noted.

			are mitigated.			
45	Sam Abboud	Please allow Thomas's school to use this facility	Primary Education: This should be used to consolidate Thomas's various sites into a single site	Prefer car free development	very important to have more play space	This proposed site will provide much needed open spaces for children to play.
	Officer Response	Support for educational uses noted.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	Noted.
46	Jurgen kirsch	The size and height of the buildings should be maintained and refurbished to keep the character of the area.	The square should remain its residential character. Therefore the use should be returned to residential use. The access to the square is via two narrow streets, Young street from the North and Thackeray Street from the East. Both are narrow streets and in particular Young Street is very often blocked due to traffic from High Street Kensington and deliveries to Whole Foods. The current access roads could not cope with additional traffic a school would generate.	Vehicle access should remain from South End with an internal court yard on site to absorb the cars and traffic. Due to the potential size of the development cars will be a problem and therefore a car free development would be preferable.	I think open space including trees should be maintained but it should still be possible to accommodate parking area on site.	
	Officer Response	. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1.	Support for residential uses. Any application which sought not to re-provide a social and community use on the site (or fund a re-provision elsewhere in the Royal Borough) would be contrary to Policy CK1. There would have to be other significant factors that outweighed the loss of an important social and community use.	Support for car free development noted	Support for the retention of the green space noted.	
47	Iliana Paskova		I believe that it would be quite appropriate to allow the site to be used for a day school		The open space would be of a great use for a day school like Thomas's Kensington, which is the best school in Kensington, that is looking to relocate its 3 sites into one site that will benefit the school and the pupils	I would like to express my support for the site to be used for a day school and to allow Thomas's Kensington to move to that site. Here are some of the arguments for that: 1. The relocation of Thomas's will allow the school to provide a safer environment for its pupils who are residents of the borough as well. 2. The proposed site has the potential to provide the much needed open space for the pupils and preserve the gardens. 3. It will reduce the traffic around the current school sites.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for the retention of the green space noted.	Support for educational uses noted.

48	Paul Goodlad	Yes, development isn't always a negative aspect. In this case I would like to see the development "rectify" previous developments that are unsightly and outdated.	I believe as the site has historically been used for education purposes, this must continue. A school on the site is imperative and would be a very positive move for the whole community. Otherwise, Kensington, like many of its neighbours, will consist of shopping centres and flats - these seem to be the only two types of construction developers are interested in.	Some development may be needed, after consultation with all immediate residents.	Open space very important- I am against developing on the open space.	Being a parent of a child currently at Thomas' Kensington, I believe that this school would consolidate both their sites presently used by them, into the one at this location. As a result, their existing sites could more easily be returned to residential use.
	Officer Response	Support for the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	Support for educational uses noted.
49	Francesco Rizzo	The redevelopment of the building should be welcomed as long as the infrastructures are updated to current standards and the exterior design is in line with the one of the conservation area. By no means the redeveloped building should be higher than the lowest between current height and the height of the surrounding buildings.	The only use that would be appropriate for the site is educational. There is a drought of educational facilities in the area. I wonder whether there is count of how many families with children live in the area and the total number of available education sites. Moreover, the site has been used for the wider education for over 150 years. Changing areas such Heythrop to residential will make K&C a dormitory for riches, and will irreparably damage the long term attractiveness of the area	The surrounding area is already congested. I would welcome a car free development. Such requirement is consistent with a non residential but educational development	Low density is one of the features of K&C that make this borough very desirable. therefore any new development of the open space should be kept reasonably marginal, although I favour the efficient use of space. Retention of play space is extremely important, especially in the case of an educational destination	I would support the relocation of Thomas's Kensington which have already used the facilities since 1981.
	Officer Response	Support for the principle of redevelopment noted. Opposition to an increase in height noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	Support for educational uses noted.
50	Ernesto Suarez	The site should be kept as an educational facility.	Residential development is not acceptable.	Access only from South End is fine. The relocation of the two Thomas's Kensington schools into one site will help reduce traffic movements in the streets surrounding the current buildings which is a move long desired by the members of the De Vere Conservation area.	It should be retained as play space for the school.	Thomas's Kensington's children need the facilities that this excellent educational site provides.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a	Opposition to residential development. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	D1 educational uses are a separate use class from C2 residential institutions as they are higher trip generating. The principle of school use is acceptable in policy terms if the site's access constraints can be mitigated.	Support for the retention of the green space in educational use noted.	Support for educational uses noted.

		new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.				
51	Iena Okun	A day school of existing scale	A day school	the access should remain	I think it is vital for the school to have access to the open space for the physical development of the school children	Kensington's children need the facilities that this site provides and has provided in the past for many years
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	Support for educational uses noted.
52	Tom Hill-Norton	There is no need for major development, given the possibility of retaining the site as an educational facility, but any improvements to the facilities should be in keeping with the local area.	It would be a huge shame to change the use of the location to more high end residential or commercial properties. We have plenty of these already in Kensington and they are ruining the local community with international landlords that play no part in the local community. The site should be retained as an educational facility for local residents if possible, continuing the heritage of 150 years of educational facilities at the location.	No comment	It is extremely important to retain all open and green space in London, as far as possible. This already gets a huge amount of usage, adding to the health and well being of the community, so it should not be developed.	This is an excellent opportunity to consolidate Thomas's Kensington onto a single site, allowing its current location to return to residential use and continuing the educational heritage of the location in an area that is well suited to providing this service to the local community.
	Officer Response	Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1)	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.		Support for the retention of the green space noted.	Support for educational uses noted.

53	Stephanie Paillat	As residents, we would not welcome any development which would increase the height of the current buildings as it would darken the square considerably and would not adhere with the current architectural harmony of the square. A redevelopment to the rear more modern part of the site is acceptable as long as it would not increase car traffic.	The site has been used for educational purposes over 150 years and I would like it to stay like this in respect of CK1. There is currently no co-educational private school in the Borough with adequate outdoor space and large premises. State schools are oversubscribed and families tend to leave the Borough as they cannot find schools for their children. We value being able to walk to school which is healthy, environmentally friendly and stress free and gives our children an extra sense of security.	We favour a car free development. We would not welcome any vehicular access from another part of the site as this would increase car traffic in an area where Thomas' children currently walk to get from one site to another (estimated at over 4000 journeys per week). Increasing car traffic in that area would put our children at risk. If Heythrop college was to become our school, this would increase road safety by reducing pedestrian traffic of our children.	It is highly important to respect our environment and maintain any open space. It would be a disaster if our children could not benefit from the outdoor space at Heythrop college anymore. It is key for the children of our community to benefit from outdoor play and Heythrop college provides them with the secured and safe environment to play and burn some of their energy. It is all the more vital for the prep school as Thomas' cannot use the garden for outdoor play due to planning constraints.	As a Thomas's parent, I think it would be highly beneficial to our children and the community if the Thomas' were to redevelop the site to a first class local private school. This would also be beneficial to the Council as it would retain families to the Borough, increase its attractiveness, increase road safety by reducing pedestrian traffic, reduce road traffic in the De Vere Conversation area, preserve the gardens and trees, keep the building to its social purpose and serve the community.
	Officer Response	Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1. Acceptance of the principle of redevelopment in the south of the site noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for car free development noted	Support for the retention of the green space noted.	Support for educational uses noted.
54	Reis	Yes	Relocation of Thomas's Kensington will be hugely beneficial and will provide a safer environment for its pupils who are residents of the borough as currently the school is spread over 3 buildings. This is an excellent opportunity to house all the children under 1 roof.		Very important to retain this open space - I believe Thomas's will preserve the existing gardens, trees and open space for the benefit not just of the pupils but also the community.	The buildings are already in full time educational use and I believe it should remain so for the benefit of Kensington's children as the site has a heritage of education for over 150 years.
	Officer Response	Acceptance of the principle of redevelopment noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for the retention of the green space noted.	Support for educational uses noted.
55	Kaveh Sheibani	If rear is meant south, then that is probably acceptable within constraints such as limited height of buildings and no meaningful increase of traffic taking into consideration not only that space but also the Kensington area	The site would be ideal to go back to its original use as a primarily educational institution. For people in Kensington it is very difficult to find a school nearby that not only delivers an excellent education but also provides outdoor ground space which is so absolutely essential for children. The use of this space for that purpose would be ideal and provide significant benefit to the community and maintain its importance as an area in social and community use.	Preferably any development would not make the already terrible congestion any worse. One advantage again of its use as a school for the community is that most people would be able to arrive by foot and if necessary by a school bus. That would not add to the traffic issue in the area. On the other hand a heavy residential development would create big problems modifications would lead to an	The open play space is hugely important. It would be tragic and irreversible to develop that.	Just to stress again that a conversion of at least the Northern part to D1 use for education purposes would be of tremendous value to the neighbourhood and provide something that is badly needed for our children. It is a one off opportunity and should not be missed.

				increase greater vehicular access.		
	Officer Response	Acceptance of the principle of redevelopment in the south of the site noted.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for a school use noted.	Support for the retention of the green space noted.	Support for educational uses noted.
56	Di Pamparato	No, as the site has been used for wider education purposes for over 150 years and it should continue in the same lines by providing the space for Thomas's Kensington. The site has a proud heritage of education, the first Maria Montessori school and training school started there in 1921 and Maria Montessori lectured there. Kensington's children need the facilities that this educational site provides.	The site should be considered for primary education facilities for a school like Thomas's Kensington giving the opportunity to be based in a single local site with more outside space.	I think the vehicular access should remain from South End	Retention of space with the building at the front and the gardens in the middle are ideally suited for school premises	By having Thomas's in one location the new site will reduce the traffic movements in the streets surrounding their current locations. It will also reduce the time the pupils travel between remote locations as it is estimated to be over four thousand single journeys per week.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	Support for educational uses noted.
57	Maria Diana	Yes, not too high	School / community use	Access from south end	Free space	
	Officer Response	Acceptance of the principle of redevelopment in the south of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	
58	Tubbs	Yes. Buildings the same height as the surrounding area would be appropriate.	My preference would be the relocation of Thomas's Kensington school.	No firm view.	The play space could be used by the pupils.	The relocation of Thomas's Kensington to this site would improve the educational facilities in the neighbourhood.

	Officer Response	Acceptance of the principle of redevelopment in the south of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	Support for educational uses noted.
59	Lee Tan	I believe relocation Thomas's Day Schools to the Area would be acceptable. The school would be very respectful of the Area and most of the children who attend are from the Royal Borough. I think any development should respect the Area's character.	The Area has been used for educational purposes in the past and is used by Thomas's for sports today. So yes I would say the school using this site would be appropriate.	I would prefer a car free area. But parents should be able to pick up and drop their children at points very close to the School.	The retention of play space is important. But the school should be allowed to use part of it for organised sports activities.	
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted	Support for the retention of the green space noted.	
60	Johanna Kyrklund		The buildings are currently in full time educational use so it seems strange that we wouldn't want to continue this. There are plenty of locations which lend themselves to the building of luxury flats or are already used for commercial purposes. I believe that schools are beneficial to the neighbourhood and maximise the chances of full-time residents being located in the area.	The main reason why I chose Thomas's was because I wanted my children to attend a school that was part of the local community. Thomas's really provides an excellent network for local parents and children. However, due to the absence of facilities, the children often have to be transported by bus to various locations. To ensure that our community is vibrant, surely we should maximise the opportunities for the children to be educated close to home.		I am a local resident (35 Petersham Place, SW7 5PU) and a parent of a pupil at Thomas's and would like to express my support for Thomas's application for non-residential education (D1 use) as part of the land use mix.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted.		Support for educational uses noted.

61	Piergiorgio Lo Greco		As a Council, it should be a priority to ensure that the right proportion of development is dedicated to education. With the exception of Thomas's, there are no other major schools in the area between High Street Kensington and the Cromwell Road. It is a very large residential area; giving back some of it to education should not only be allowed but encouraged by all Kensington residents, which you represent.	I have lived in Kensington for many years and always found appalling that such a wealthy part of town has such poor dedicated facilities for young children. From the age of 3, our children are thought to in Churches' backrooms, old mew houses and/or converted residential units, without access to outside space or to sporting facilities.	I hope that you will change the existing planning documents and give the opportunity to non-residential education to be one of the allowed uses for the site.	I am resident in 50b Cornwall Gardens, SW7 4BG and I am writing in support of a change of use to D1 (non-residential education) of the premises currently occupied by Heythrop College. I understand the current planning documents do not envisage a D1 use for the new development, something that is quite surprising, especially coming from this Council.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Any redevelopment of this site would be defined as 'major development' and thus Policy CR5 would require on site external play space to be provided. The level of provision would be based on the level of child occupancy.	Support for the retention of the green space noted.	Support for educational uses noted.
62	Konstantin & Victoria Yanakov		Thomas's school itself is a heart and core of Kensington and has always been a responsible and caring community. The relocation will provide Thomas's with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils, who are themselves residents of Borough.	It will considerably reduce our walking time to school and help raise educational facilities of our Borough to a new level. We deeply believe that in the end everybody will benefit from this decision.	We would like to express our strong support to Thomas's school efforts to develop this site as we deeply believe that Kensington's children need and deserve to have educational facilities that this excellent site provides. As you might know, this site has been used for wider education purposes for over 150 years and Thomas's school will do its best to preserve the existing gardens, trees and open space for the benefit of the pupils and community.	We are current parents of 2 Thomas's pupils - one in Year 7 and one in reception with our third child to join Thomas's in 3 years time. Our current address is 3 Wycombe Square, W8 7JD. We own a property under this address since August 2013. Our representation relate to the Heythrop College SPD.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted.	Support for the retention of the green space noted.	Support for educational uses noted.
63	Shayan Keyhan-Rad	limited development at the rear	community use - ideally provision of much needed primary school facility	I would prefer a non residential & thus car free development;	I believe the most important local shortage currently is good primary school facility in the borough; As a developer i believe there are sufficient residential developments going on in K&C to satisfy the demand. As a father of a young child i believe the best use to be that of a good school with good outdoor facilities.	Thomas's school is offering first class educational services to the borough; however the school is run from a number of separate sites with limited capacity - bringing the entire school into one building with outdoor space for the children would be a great addition for the borough. As a local resident i believe that the current shortage of such primary school facility is a grave shortcoming of K&C at present.

	Officer Response	Acceptance of the principle of redevelopment in the south of the site noted.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted.	Support for educational uses noted.	Support for educational uses noted.
64	Chiara Lely		I'm a parent and I would like have a school on this site. THOMAS'S KENSINGTON is a first class local school and the relocation in this site will provide a safer environment for the pupils who are themselves residents of the Borough. The proposed site has the potential to provide much needed open space for pupils, especially those in the Preparatory School in 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all.		This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community	The relocation to one site will help reduce traffic movements in the streets surrounding Thomas's Kensington. These facilities have the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupils journeys between each site during the school day, estimated to be over four thousand single journeys per week. Kensington's children need the facilities that this excellent educational site provides which has had a proud heritage of education for 150 years
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for educational uses noted.	Support for educational uses noted.
65	Therese Moorhouse	Garden area at the rear should be maintained	As these buildings have been used for wider educational purposes for over 150 years, it would be wholly inappropriate to change them to residential properties. Highly respected local schools, such as Thomas's Kensington, which serves over 100 local families, would preserve the history and integrity of the site.	Vehicular access should remain.	It is extremely important it remains an open play space.	The needs of hundreds of local Kensington children should take precedence over developers profits
	Officer Response	Agreed – SPD will set those guidelines.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	Noted.

66	Helene Coote	Yes. The redevelopment of the buildings to the rear of the site to provide for full time educational use is an acceptable option	The site should be retained as an educational site Include the potential for primary education as part of the land use mix in the final version of the SPD.	I would favour a car free development	I consider retention of the large area of open space, including play space and the numerous mature trees as critical The relocation to the one site will have the potential to reduce time lost travelling to remote facilities to provide much needed open spaces for the pupils, especially those in the Preparatory School in 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all.	
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted.	Support for the retention of the green space noted.	
67	Emmanuelle Escande	The buildings at the front and the gardens in the middle are ideally suited to the purpose of a primary education and Thomas's Kensington should be given priority over the site. As a conservation area the council should retain the proud heritage of education in this building.	As the site has been used for wider education purposes for over 150 years, it should remain as an education centre for the benefit of local residents and children. It would be an ideal and safe building for Thomas's to relocating. It will allow Thomas's Kensington to return its existing buildings to residential use then it will be a perfect balance for the community between quality education and residential accommodation.	No objection.	It is important to preserve the existing gardens, trees and open space for the benefit of the community. Thomas's Kensington has used these facilities since 1981 and the council should give the same opportunity to future pupils. The quality of an area is usually determined by the standards of its schooling and the facilities that this excellent educational site provides are perfect for Kensington's children.	As a mother I would like to add that children are our future and they should have priority over property developers.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted,	Support for the retention of the green space noted.	Support for educational uses noted.

		make the scheme financially viable.				
68	B Hainlein		I would strongly support use as a school - there has been a school on this site in the past and there is plenty of residential development already.	Indifferent	Open space should be retained - Use it as playing fields!	
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of the green space noted.	
69	Cottam	Yes but no denser than existing and no higher in any part	Continued educational / social / community only	There has to be some vehicular access but accept this needs some discussion and planning	THIS SPACE IS ESSENTIAL AND SHOULD NOT BE ENCROACHED ON UNDER ANY CIRCUMSTANCES!!	This space should be for the benefit of the community, it should absolutely not be 'sold out' for yet another round of luxury flats that we don't need. If this space is lost for social purposes it will be lost for ever and a great shame for our community. If there is constant sell out for luxury flats the borough will be a sorry place indeed.
	Officer Response	Acceptance of the principle of redevelopment of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Any new development on the site would have to address traffic impact issues.	Support for the retention of the green space noted.	The Council's policy CK1 requires the provision of a social and community use on the site. Residential development will only be acceptable where it funds a social and community use and only where it can be demonstrated that this is necessary.
70	Caroline Haas	Given the state of the buildings, there will need to be some redevelopment; however, it would be a tremendous shame to lose the open space that is being used by the broader Kensington community, including primary aged children who attend Thomas's Kensington around the corner. To ensure that there is maximum sunlight in the open spaces, the height of the future buildings should be controlled. Having spent time in the square, the buildings should not exceed the height they are now.	Heythrop College has been an educational site for over 150 years. It would be such a shame to lose a building with this past to residential housing. RBKC needs diversity in its streets and so much of the possible building spaces have been used for residential development over the past five years. Although our children will have left Thomas's Kensington by the time a decision has been taken; however, as a RBKC resident, we would very much welcome this site used for educational purposes.	Although a car free development would be ideal, one still needs to have certain services to reach the redevelopment, such as garbage collection and emergency services. At present, there is limited vehicular activity. If a school were to develop the site, the school could rely on more school buses and parents parking further afield. One should consider schools such as Glendower. Individual residents would require more frequent access.	Having been at Thomas's Kensington for seven years, we cannot tell you in a few words how important play space is. The convent courts are the only space that the children have to run around during the day aside from being bused further afield or spending limited time to walk to the park. If Thomas's Kensington were to develop the site, they could make it much more accessible for other children benefitting many more. It is hard to imagine that a residential development make it accessible.	Diversity and infrastructure in the community is also vital. The college has been a part of the local community for years, providing an alternative purpose. The local businesses also benefit from a variety of users and would be keen to keep an educational space - whether primary, secondary or tertiary. It is the variety that creates life and atmosphere in a community.
	Officer Response	Acceptance of the principle of redevelopment of the site noted. Concern over building heights noted. Any new development would have to respect the existing context, character and appearance of the area (see Policy CL1	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for car free development noted.	Support for the retention of the green space noted.	Support for an educational use noted.

71	Highways England (Barbara Barnes)					Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN) and, having examined the information available, have no comments at this time.
	Officer Response					Noted.
72	Brent Hoberman			Being on one site will help to decrease traffic in the local area, and will also be time saving for the pupils and teachers.	I fully endorse the idea of a relocation for Thomas's, in order to provide a safer, more spacious and more accessible educational environment for its pupils, who are all residents of the Borough - so should benefit from this opportunity.	The children would benefit hugely from the facilities of this site, so please consider this plea.
	Officer Response			Support for an educational use noted.	Support for educational uses noted.	Noted.
73	Brett Miller	The Heythrop site has been used for wider educational purposes for decades and it would be a great shame if the heritage of the site were to be abandoned when it could now afford an opportunity for an excellent local school to be made even better, something which could serve local residents for generations and benefit the wider community at the same time.	Heythrop College property and site be retained for use as an educational establishment and specifically that the Thomas's School be afforded the opportunity to develop the site and consolidate their school in one convenient location. This would have substantial and significant benefits to both the local community and local environment. It would also enable the present Cottesmore Gardens buildings to be redeveloped for residential use, for which the buildings are better suited	having to bus children around a lot of the time, the opportunity to consolidate into one site would significantly reduce both vehicle and pedestrian traffic through the area. Already, parking availability is strained and the disruption caused by a wholesale conversion to residential use of Heythrop would be enormous and extremely damaging due to limited access. permitting Thomas's to use the location would reduce overall traffic in the conservation area	The Thomas's schools and pupils and families connected with the school have a long history of both excellence in education but also in giving back to both local and other communities and enabling this institution to strengthen their presence can only be of benefit to the wider community. As the school plans to use the wider open space and retain the trees and greenery of the area for the benefit of the school and the wider community	I am both a long time resident in the borough and a father to two children at Thomas's Kensington Day School. Also as Heythrop has been in education use for a lengthy time and Thomas's has been using the Heythrop facilities for many years, retaining the use for academic purposes would be ideal
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.	Support for an educational use noted.	Support for educational uses noted.	Support for an educational use noted.

		that the developer was able to demonstrate that it was necessary to make the scheme financially viable.				
74	Jonathan and Karen Hack	<p>The first Montessori school and training school was started there in 1921 and Maria Montessori herself lectured there periodically. The Maria Assumpta Teacher Training College was founded there from 1946-1978.</p> <p>The buildings are currently in full time educational use under Heythrop College.</p> <p>The site has been used for wide educational purposes for over 150 years. It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.</p>	<p>A day and boarding school for girls, now known as Our Lady of Victories Catholic Primary School was established there from 1865 to 1959 when it relocated to Clareville Street. There is therefore a precedent for a day school on the site.</p> <p>Pupils and staff from Thomas's Kensington have used these facilities for PE, Gym, play and drama constantly since 1981, first in the gymnasium (now the Heythrop library) and hall and use of the tennis courts to this day.</p>	<p>The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area. Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site during the school day, estimated to be over four thousand single journeys per week.</p>	<p>The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all.</p> <p>This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.</p>	<p>We are parents of a pupil at Thomas's School, Kensington and residents of the Borough.</p> <p>We are writing to express our support of the school's proposal to relocate and consolidate its campus on the Heythrop College site, upon its closure in July 2018.</p> <p>The relocation will provide Thomas's Kensington, a first class local school with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough.</p>
	Officer Response	<p>Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.</p>	<p>Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.</p>	<p>Support for an educational use noted.</p>	<p>Support for educational uses noted.</p>	<p>Support for an educational use noted.</p>
75	Neil Richardson		<p>I am sure you are aware that the site has been used for wider education purposes for over 150 years and it is therefore an appropriate use of an existing building and grounds within a Conservation area. Notably the first Montessori school was started there in 1921 (Maria Montessori herself lectured there periodically) and the Maria Assumpta Teacher Training College was founded on those premises from 1946 to 1978.</p>	<p>Thomas's Kensington is a first class local school and acquiring those premises will give them the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough. The council will additionally benefit from the reduction of traffic in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.</p>	<p>pupils and staff have used these facilities for PE, Gym, play and drama constantly since 1981, first in the gymnasium (now the Heythrop library), hall & the Tennis Court continues. The site has potential to provide much needed open space for pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all. the school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.</p>	<p>Further to the 'Supplementary Planning Document' SPD which you are seeking to produce, in order to guide the potential development options of this four-acre site behind Kensington Square and as a parent and an interested party, I would like to share my views on how the site could be developed. Trusting your best judgement, I am confident that the Kensington's children will continue to enjoy the facilities that this excellent educational site provides.</p>
	Officer Response		<p>Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other</p>	<p>Support for an educational use noted.</p>	<p>Support for educational uses noted.</p>	<p>Support for an educational use noted.</p>

			site constraints such as traffic and access are mitigated.			
76	Mirabelle le Hodey - Muuls		<p>I am writing to encourage the Council to consider the potential for allowing a change of use for parts of the site to non-residential D1 use</p> <p>First, my children have a frequent use of the open space offered by the College at present through the close relationship between the College and Thomas's. As you will know, it is of paramount importance for public health reasons that areas of physical exercise are made available to children, in particular in the context of education.</p>		<p>There is a necessity to allow preservation of gardens and open space to improve quality of the air and the reduction of carbon emissions. In addition, low-carbon cities of the future will necessitate the provision of education facilities in "smart" low carbon buildings within easy reach of population. This site has the opportunity to offer all of these benefits to the community, with the refurbishment of buildings to modern standards and preservation of its historical focus on education.</p>	<p>RBKC is an area with many benefits, but it is not easy to find schools that are within walking distance of family homes and with enough space to allow for physical exercise on a daily basis. The site of Heythrop College should in the future maintain such a social benefit and contribution to public health</p> <p>I hope you can consider these points when developing your planning guidance for the site.</p>
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for educational uses noted.	Support for an educational use noted.
77	Daphna and Daniel Jowell	<p>The knowledge that these beautiful historic buildings continue to be used for the educational purposes for which they have long existed will reassure many local residents. It would certainly be seen by many residents as an enormous inconvenience and pressure on local resources if the entire site were to be given over to residential or other development.</p>		<p>We support the use of the site for Thomas's due to its existing educational use and the benefits that the Thomas's move could bring to the local area, including a reduction in traffic and noise around the existing Thomas's school sites.</p> <p>we understand that the De Vere Conservation Area has long desired a reduction in local traffic around the existing Thomas's buildings and this move would achieve this.</p> <p>It would reduce wasted travel time by pupils walking to and from the various sites.</p>	<p>Currently the school is housed over three sites with little or no outside space. There is no school playground for the children to play in. The sense of community that would be afforded by moving the school to one building with an outside area would be invaluable to the children and staff of the school.</p> <p>Thomas's would preserve the existing beautiful gardens, historic trees and tranquil open spaces for the benefit of pupils and the community</p>	<p>In summary, this is a one-off opportunity for RBKC to help create a school that would benefit many of the local residents, whilst preserving an existing local building and garden for the purpose for which they have originally been intended to be used. Please reconsider and include the proposal for non-residential educational use as part of the land use mix in the final version of your SPD.</p>
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided		Support for an educational use noted.	Support for educational uses noted.	Support for an educational use noted.

		that the developer was able to demonstrate that it was necessary to make the scheme financially viable.				
78	Richard Pavry	Yes - Kensington's children need the facilities that this excellent educational site provides.	The relocation will provide Thomas's Kensington, a first class local school, with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough.	Vehicular access should remain as it is.	I understand that this school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community. The proposed site has the potential to provide much needed open space for pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all.	I strongly support the application by Thomas's School.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for educational uses noted.	Support for an educational use noted.
79	Piers and Celine Cox		We strongly urge the council to maintain the use of the site as an educational facility which benefits the young families of the local area,	Thomas's Kensington is interested in purchasing the site to use as an expanded single location for educational and recreational needs. They would maintain gardens and open spaces within the walls of the college and their consolidating Thomas's school into one central location would remove the requirement for the school children to walk between the various buildings, which will not only greatly improve local traffic flow but also reduce the risk of children being involved in traffic accidents.	Concerns regarding the impact a substantial redevelopment would have on the local area, not to mention the loss of valuable amenities including the open spaces within and the sport facilities that are currently used by local schools To make such a drastic change of the use of the site, especially given the listed status of some of its buildings, and the threat to the local ecosystem from significant building and loss of the open space in the centre of the Heythrop site would be unacceptable.	We are writing to you in response to the Heythrop College SPD. Given the site's proximity to our own home we feel that we should voice our concerns regarding the impact a substantial redevelopment would have on the local area, not to mention the loss of valuable amenities including the open spaces within and the sport facilities that are currently used by local schools.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted.	Agreed - the SPD will seek the protection of open space at the site.	The SPD will seek the protection of open space at the site

80	Daniel Moylan	<p>There is a need to replace or refurbish some buildings particularly the student accommodation block and educational buildings.</p> <p>Replacement buildings should be along the railway line, for retention of a garden area. Height should not be visible from any point in Kensington Square, South End or Kelso Place. Replacement buildings at the south or eastern side need to be of very limited scale and mass to avoid adverse effects on adjacent residential dwellings in the South End and Kelso Place areas.</p>	<p>The Council is in principle correct to seek to maintain the community use of the entire site, which is a mix of residential institution and education, but this needs to be interpreted in a way that is consistent with the residential amenity of the neighbourhood and the historic characteristics of Kensington Square and environs.</p> <p>A residential use for all or part of the site may in fact be more in keeping with the area than some community uses.</p>	<p>Use as a school would create difficulties due to increased traffic in Kensington Square and noise disturbance.</p> <p>Given the constraints of the motor vehicle access to the site, it is absolutely vital that any new residential provision is car-free as well as permit-free and I welcome the recognition that there is a solid basis in current Planning policy for requiring this.</p> <p>Any proposals for development must be accompanied a Construction Traffic Management Plan.</p>	<p>Any new buildings on the site must preserve a large central open space, roughly equivalent to the space now used as gardens and tennis-courts. But I am indifferent at this stage whether part of that open space should be dedicated to play (specifically to tennis) and the Council needs to consider this question in the light of the proposals that come forward.</p>	<p>The listed facades to Kensington Square must be retained substantially as they are and any new proposed use for that range of buildings should seek to make use of the current buildings rather than propose demolition and rebuilding behind the façade, on good conservation grounds.</p>
	Officer Response	<p>Acceptance of the principle of redevelopment in the south of the site noted. I agree that heights should be limited close to South End or Kelso place and that there is more scope for height close to the railway – so long as this is not visible from Kensington Square, South End or Kelso Place. The garden space is important for the setting of the listed building on the site and therefore should ne retained.</p>	<p>Residential development is only likely to be acceptable in policy terms where it can fund the provision of a social and community use on site or elsewhere in the borough and only once the sequential test in policy CK1 has been satisfied.</p>	<p>Support for car free development noted.</p>	<p>Support for the retention of some open space on the site noted. Policy CR5 of the Council’s Local Plan states that major development is required to provide onsite external play space based on expected child occupancy within the development.</p>	<p>Agreed – the façade facing Kensington Square makes a positive contribution to the character and appearance of the conservation area and should be retained.</p>
81	Elena Dalpiaz	<p>Yes, as long as they cannot be seen from the square</p> <p>Relocating Thomas's school to the current Heythrop College would preserve the century-long education purpose of the site, thus maintaining and enhancing a very important heritage for our neighbourhood.</p>	<p>The most appropriate use would be keeping the site in the social and community use, in particular for education purposes. The site has been used for education purposes for more than a century. Relocating there Thomas's primary school, for example, would offer continuity to the important educational heritage of both the site and the Royal Borough, as well as improve the well-being of Kensington's pupils attending this well-known primary school.</p>	<p>I think a car free development would be ideal</p>	<p>I believe the retention of the open space is absolutely necessary and important. It should not be developed in anyway as to decrease play area or eliminate mature trees.</p> <p>Provision of open space much needed to the pupils' full development.</p>	<p>The site has been used for education purposes for more than a century, and has hosted important institutions (e.g. the first Montessori school). As such, I believe that it is important to maintain the educational purpose of the site for enhancing our Borough's distinctiveness, rather than converting it into again another residential project. A very interesting option would be relocating there the Thomas's school, increasing the well-being and safety of current and future pupils.</p>
	Officer Response	<p>Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a</p>	<p>Support for educational uses noted.</p>	<p>Support noted.</p>	<p>Support for retention of open space noted.</p>	<p>Support for educational uses noted.</p>

		new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.				
82	Patrick C Lee	In the context of the buildings being listed, I believe any re-development should be kept to the minimum. We have seen some pretty drastic re-development in the borough (Holland Park Commonwealth building, the residential development south of Kensington Palace, Odeon cinema), and I do not see further new redevelopment with ever higher building is good for the borough.	As it has been a site used for educational purposes, I believe it should remain a site that serves the community some social purposes, or educational related purposes. The latest residential developments in the borough (mentioned in point 1) seemed to target serving the high or super high net worth, with little considerations for the different and wider social needs of the borough.	Vehicular access should remained but limited to the current level, and not expanded.	I consider it very important to retain the open play space. London remains a heavily built up area, and any open green space should be retained as much as possible. Cutting down mature trees for yet another residential development would be the least favourable option in my view. I understand the current open space is being used by young children from Thomas's, and if by developing the open play space would restrict that, it would be a considerable shame.	For the benefit of transparency, I understand that Thomas's school is considering a relocation to the Heythrop site. Our kids have not been accepted by Thomas's but I have done enough due diligence to appreciate that it is a very good day school for the borough. Regardless of whether our kids manage to get into the school or not in the future, we consider keeping the Heythrop site for educational purposes a much more worthwhile cause than another residential development.
	Officer Response			Noted.	Support for the retention of the green space noted.	Support for educational uses noted.
83	Patricia Deibel	Redevelopment of buildings to the rear should be considered if appropriate to the future function of the site with certain provisos: the style should be in keeping with existing style, even if not exactly true to style of facade; the height should be the height of the existing building(s), with corresponding roof style. Any de-development of the rear should not impinge the existing garden or only in a marginal way.	As a parent of a child at Thomas's Kensington school, I would welcome the opportunity for the site to continue to be used for an educational purpose. My family would not benefit from Thomas's taking over the site for a combined pre-prep and prep school, but I could see the benefit for the staff and families attending the school in the future and for the residents of Victoria Road and Cottessmore Gardens. Currently, the prep-school children have no outside space for play.	This is an important topic, as the Square has narrow streets with most parking spaces occupied. Local residents would be concerned by potential increase of traffic, so vehicular access location should be considered based on a study of projected traffic flow. Fortunately, most Thomas's school children walk to school. If the college were re-developed for residential purposes I fear that the potential parking problem would be greater than if it were to be used as an educational establishment.	It is very important to retain at least 95% of the outside space, garden and all the trees.	The site has long been used for education, so the building and site is suited to this purpose. Thomas's Kensington children would benefit greatly from the facilities that the site provides and in fact, already use some of the facilities there. If the site were re-developed, it is likely that Thomas's would lose these facilities.
	Officer Response	Acceptance of the principle of redevelopment in the south of the site noted. Any development that does come forward would have to comply with policy CL1 which seeks to ensure new development respects the context, character and appearance of the surrounding area.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted	Support for the retention of the green space noted.	Support for educational uses noted.

84	Pip and Bettina Witheridge	It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.		The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.	The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	The relocation will provide Thomas's Kensington, a first class local school with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils. Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site
	Officer Response	Error?		Support for an educational use noted	Support for the retention of the green space noted.	Support for educational uses noted.
85	Erica Cobb	It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.		The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.	The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	The relocation will provide Thomas's Kensington, a first class local school with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site
	Officer Response	Error?		Support for an educational use noted		Support for educational uses noted.
86	Richard King			Support a development that restricts the growth of traffic in the South End/South End Row area and therefore the most likely buyer might be an educational establishment.		Our major concern, however, would be any loss of light which would follow from any higher buildings being permitted in the area adjacent to Trafalgar Gardens. The sun can enter our ground-floor flat after mid-day and ,if this were not so, we would not want to live there. I would hope that any period of construction would be limited so that the noise and disruption is for a reasonably brief time period!
	Officer Response			Support for an educational use noted		The SPD will provide height and massing indications ensuring that building heights are lower on the eastern side of the site.
87	Maria Pavlinova	Yes, redevelopment is an acceptable option.	This would be an excellent and appropriate location for Thomas's school	Vehicle access should remain.	Play space should be retained for the use by the school and - if possible, restricted access e.g. by local residents.	

	Officer Response	Acceptance of the principle of redevelopment of the site noted	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Support for the retention of educational use and green open space noted.	
88	Rowena and Eric Winkler	It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.	We request that you please include the potential for non-residential education (D1 use) on the site in the final version of the Supplementary Planning Document	The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.	The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all. This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site during the school day
	Officer Response	Error?	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted	Support for the retention of educational use and green open space noted.	Support for an educational use noted
89	William Armitage		I believe that the final version of the Supplementary Planning Document should include the potential for D1 usage. It would also be nice for the local community to have the four houses where the school sits to be returned to residential status. A day school would certainly represent a beneficial and appropriate use of an existing building and grounds within a lovely Conservation area	A relocation to the old college would provide a safer, more suitable and more accessible educational environment for pupils. A move to Heythrop would also greatly benefit the traffic flows in the current area	Thomas's Kensington currently lacks to a decent outside space for pupils compared to other schools in the borough, and it is stark that those pupils of 17/19 Cottesmore Gardens have no outside play potential on site whatsoever. I also note that Thomas's would intend to preserve the existing gardens, trees and open space for the benefit of both the school and the community.	To conclude, this is an excellent educational site and Kensington's children should benefit from the facilities that this location provides. Please accept this representation of mine to have a day school considered on the site for all the reasons cited above. Please include the possibility of D1 usage in the SPD.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted	Support for the retention of educational use and green open space noted.	Support for an educational use noted

90	Natural England (Piotr Behnke)	N/A	Some residential development might be acceptable provided there isn't a net loss in overall on site biodiversity. This could mean replacing lost areas of open space (that used under policy CK1) with green walls or rain gardens or green and brown roof spaces as part of new development.	Promoting non car methods of transport would be the ideal situation - with cycling improvements like more spaces for cycle storage or improved links for pedestrian uses to surrounding areas.	The open space on site should be retained wherever possible as this will enable the maximum outcomes for biodiversity and thus local residents and visitors alike. Paragraph 76 of the National Planning Policy Framework states that locally important open green spaces can be protected from development by local communities and if this is the case locally only very special circumstances could allow for development to take place.	In relation to the Strategic Environmental Assessment (SEA) Screening Natural England would agree that the finding that no assessment is required in this instance is acceptable.
	Officer Response		The Council is committed to protecting biodiversity. Policy CE4 requires development to create opportunities, where possible, for attracting biodiversity and habitat creation.	Support for car free development noted.	The open space is not currently designated as an open green space. However, the Consultation has revealed that there is community interest in the retention of the space in any future development of the site.	Noted.
91	Jennie Dalton	<p>1. The relocation will provide Thomas's Kensington, a first class local school with the opportunity to provide a safer, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough.</p> <p>2. A day and boarding school for girls, now known as Our Lady of Victories Catholic Primary School was established there from 1865 to 1959 when it relocated to Clareville Street. There is therefore a precedent for a day school on the site.</p>	<p>1. Pupils and staff from Thomas's Kensington have used these facilities for PE, Gym, play and drama constantly since 1981, first in the gymnasium (now the Heythrop library) and hall and use of the tennis courts to this day.</p> <p>2. The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottessmore Gardens where planning restrictions do not allow use of the garden for outside play at all.</p>	<p>1. The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.</p> <p>2. Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site during the school day, estimated to be over four thousand single journeys per week</p>	<p>1. This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community, there may be a need to extend access to the garden for local residents.</p> <p>2. The Maria Assumpta Teacher Training College was founded there from 1946-1978.</p> <p>3. The buildings are currently in full time educational use under Heythrop College.</p> <p>4. Kensington's children need the facilities that this excellent educational site provides.</p>	<p>For the following reasons, we request that you please include the potential for non-residential education (D1 use) on the site in the final version of the Supplementary Planning Document:</p> <p>The first Montessori school and training school was started there in 1921 and Maria Montessori herself lectured there periodically.</p>
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted	Support for educational uses noted.	Support for an educational use noted.

92	Eliza Tendjoukian			The relocation of the sites into one campus will reduce the traffic flow in the surrounding streets.	Allowing the school to have the proper facilities including, ample indoor space to facilitate a better academic environment as well as adequate outdoor space, will provide an ideal school environment for local children, which is lacking in the area.	This is a unique opportunity for the children of Thomas's Kensington, as the Heythrop College location will provide an easily accessible education for local children under one roof. Currently the Thomas's Kensington school facilities are spread across three different buildings in the same neighbourhood, requiring children to move between campuses daily, which poses an inconvenience.
	Officer Response			Support for an educational use noted	Support for the retention of educational use and green open space noted.	Support for an educational use noted
93	Amanda & Charles Bathurst		Keep Heythrop College (The Convent) as a building for educational use. Please make sure therefore that D1 use is up-held.			The Heythrop College site has wonderful grounds, a large hall and masses of space currently used by local Schools and other educational establishments. It would be a tragedy if all this was developed into yet more luxury flats. Please consider carefully the implications of barring this site from further educational use.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.			Support for an educational use noted
94	Isabel Emo Capodilista	Yes - this site would provide a fantastic area for a school and bring a huge benefit to children residing in Kensington.	A school would be a truly excellent use of the site. As a child, I attended Thomas's Kensington and we used to use some of the facilities at this location including the gym and library. I remember it very well and believe that a relocation of the school to this location would provide a safe, more appropriate and more accessible educational environment for its pupils, who are themselves residents of the Borough.	Vehicle access should remain. The road is wide and accessible providing a safe environment for children to be dropped off and picked up from the school.	Having benefitted from the use of this space to play when I was a student at Thomas's in the 1990s I consider its retention essential. It would be a great pity to develop this open space. Thomas's would preserve the existing gardens, trees and open space for the benefit of the pupils and the community. I would be so delighted if my own son was able to benefit from the wonderful environment that this site would provide if Thomas's are able to redevelop the site for a school.	There is a precedent for a school in this location. Kensington's children need the facilities that this excellent educational site provides. Educating future generations should be at the forefront of what the Borough is looking to achieve with its spaces.

	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.		Support for the retention of educational use and green open space noted.	Support for an educational use noted
95	Physic Triangle RA - James Thompson					I wish to register my approval of your new policy on construction noise.
	Officer Response					Noted.
96	Lazarus	<p>To whom it may concern,</p> <p>I am writing regarding the redevelopment of the site at Heythrop College. I am a local resident living in St Albans Mansion, Kensington Court Place and a parent of a pupil at Thomas's Kensington.</p> <p>I hope that the Council could envisage a day school on the site and that the site could include the potential for non-residential education (D1 use) on the site as part of the land use mix in the SPD.</p>	<p>I am hoping that this opportunity would allow Thomas's Kensington a unique opportunity to relocate and consolidate the school on a wonderful single site with open space that they have been using for over 33 years. It would benefit the children and the whole school environment. The current neighbours of Thomas's Kensington would benefit as the school would return their existing 4 converted houses to residential use.</p>	<p>5.The relocation from two site to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area</p> <p>6.Relocation to Heythrop offers the potential to reduce time lost travelling to remote facilities and reduce the number of pupil journeys walking between each site during the school day.</p> <p>7.The site has been used for wider education purposes for over 150 years</p>	<p>2.Thomas's Kensington pupil and staff have been using these facilities for PE, Gym, play and drama constantly since 1981</p> <p>3.The site has the potential to provide much needed open space for pupils, especially for those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all.</p> <p>8.It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.</p>	<p>9.A day and boarding school for girls, now known as Our Lady of Victories Catholic Primary School was established there from 1865-1959 when it relocated to Clareville Street. There is therefore a precedent for a day school on the site.</p> <p>10.The first Montessori school and training school was started there in 1921.</p> <p>11.The buildings are currently in full time educational use under Heythrop College.</p> <p>12.Kensington's children need the facilities that this excellent educational site provides.</p>
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted	Support for the retention of educational use and green open space noted.	Noted.

97	Charles Ted Wright	I believe this is attractive from a number of perspectives. First, it would ensure development consistent with the conservation area and the listed buildings on the square. There are a variety of Day Schools in the borough, many of which have successfully re-purposed period buildings for academic use. As the Heythrop College site is already developed only similar lines, the heritage of the area would be preserved. The site has been used for education purposes for many years now.	Second, a development of this kind would also reduce the amount of journeys by young children between each location. This lowers the risk of accidents. A move of this nature would also diminish traffic movements in the De Vere Conservation area.	While I accept some of these traffic movements would only shift to the new location, I believe this can be mitigated by encouraging use of public transport -which is now closer near the High Street- and more aggressive parking and standing enforcement.	Second, a Day School would preserve the social and community use of the space. This is self-evident as it would be a school. Moreover, I believe a development of this nature would likely retain the open space that exists behind the Kensington Square facade, including the listed trees which continue to provide some amenity value.	In the specific case of Thomas's, who I understand are making representations separately, I support a development that would unify their Kensington campus in one location. The pedagogic case for a unified campus is quite self-evident. For the council, there are also benefits. First, it would return the present buildings in Cottesmore Gardens and Victoria Road to their original residential use.
	Officer Response	Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.		Support for the retention of educational use and green open space noted.	Support for an educational use noted
98	Twentieth Century Society (Clare Price)	We would also like to note that the Chapel, convent building and adjacent 24 Kensington Square are Grade II listed and the entire site is in the Kensington Square Conservation Area and as a result any development on the site should be carefully considered for the impact it has on the setting of the listed buildings and the appearance of the Conservation Area.	Referring to the Copleston Wing and Alban Hall, The Society would like to see full research into the significance of these buildings undertaken to justify these statements as we believe they merit further investigation.			The buildings are recorded in Pevsner Buildings of England series for north west London under the entry for the church of the Assumption by Goldie (1870), they are referred to as Post Second World War additions for a teachers' training college and convent buildings, 1959 onwards by C. Lovett Gill. The Survey of London dates the buildings to 1959–62 and 1966–7 in its entry for the Convent of the Assumption.
	Officer Response	The SPD outlines the heritage significance of the site, the listed buildings within it, and the importance of Kensington Square conservation area. A core consideration for any redevelopment of the site is how any new development preserves or enhances the existing heritage assets on site.	The Council does not view the Copleston Wing and Alban Hall as having historic or architectural significance. Neither building contributes positively to the character and appearance of Kensington Square conservation area. Any development of the site is likely to involve the redevelopment of these blocks.			Noted.

99	Caroline Costin	<p>Having read the 'Issues and Options Paper,' I would like to ask that the 'Supplementary Planning Document' consider the possibility of the site being used as a Day School.</p> <p>The present site has been in use as an education institution for nearly 150 years. As a result, I believe the heritage of the site and area would be preserved. The Listed buildings, in particular, could form an attractive centre for any academic institution located there.</p>	<p>A Day School would also preserve the social and community use of the space. It would not increase the residential footprint for the area, which I do not believe is necessary taking into account the large amount of units now on available at the One Kensington Road development. Moreover, I believe a development of this nature would likely retain the open space that exists behind the Kensington Square facade, including the listed trees which continue to provide some amenity value .</p>	<p>This lowers the risk of accidents. A move of this nature would also diminish traffic movements in the De Vere Conservation area. While I accept some of these traffic movements would only shift to the new location, I believe this can be mitigated by encouraging use of public transport- which is now closer near the High Street- and more aggressive parking and standing enforcement.</p>	<p>There are also benefits for the community as a whole. First, it would return the present buildings in Cottesmore Gardens and Victoria Road to their original residential use. Second, a development of this kind would also reduce the amount of journeys by young children between each location.</p>	<p>I understand that Thomas's Kensington has expressed interest in a Day School being considered in the SPD. I would like to support this interest. Now presently spread across three sites, I believe the academic case for a unified campus is quite self-evident.</p>
	Officer Response	<p>Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.</p>	<p>Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.</p>	<p>Support for an educational use noted</p>	<p>Support for the retention of educational use and green open space noted.</p>	<p>Support for an educational use noted</p>
100	Paulson Europe LLP (Ned & Antonia Dybvig)	<p>My wife and I write to you in relation to the Heythrop College SPD. This beautiful and secluded site has a 150 year legacy of education in the Borough, and we enthusiastically suggest that Thomas's Kensington would be the best steward of this unique asset.</p>				<p>Thomas's Kensington would benefit greatly from consolidation of its current three Kensington locations and a strengthened Thomas's would be an asset for the Borough. Additionally the Council would gain needed residential units from the three locations vacated by Thomas's.</p> <p>We appreciate your consideration of our views and look forward to the revised SPD.</p>
	Officer Response	<p>Support for educational uses noted. The principle of an educational use on the site would be acceptable in policy terms and an application for such a use could be successful provided that other constraints on the site such as access and traffic are dealt with or overcome. Policy CK1 would allow for an element of enabling development to fund the provision of a new educational use on the site, provided that the developer was able to demonstrate that it was necessary to make the scheme financially viable.</p>				<p>Support for an educational use noted</p>

101	John Westmacott	Acceptable to re-develop the site but in a sensitive fashion. Height should not exceed current height precedent.	Educational use would be appropriate with a limited residential element.	Either access is acceptable provided a policy of private cars only being allowed access if they are zero emissions is implemented.	Very important to retain the open space and development on it should be prohibited.	None
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.		Support for the retention of educational use and green open space noted.	
102	Aqib Fayyaz	It is therefore a beneficial and appropriate use of an existing building and grounds within a Conservation area.		The relocation from two sites to one will help reduce the traffic movements in the streets surrounding our current buildings, a move long desired by the members of the De Vere Conservation Area.	The proposed site has the potential to provide much needed open space for the pupils, especially those at 17/19 Cottesmore Gardens where planning restrictions do not allow use of the garden for outside play at all. This school will preserve the existing gardens, trees and open space for the benefit of the pupils and the community.	Relocation to the Heythrop site offers the potential to reduce time lost travelling to remote facilities and will help reduce the number of pupil journeys walking between each site during the school day
	Officer Response			Support for an educational use noted	Support for the retention of educational use and green open space noted.	Support for an educational use noted
103	The Kensington Society (Amanda Frame)	The Society is not convinced that there is a need for enabling development for the existing uses to be retained, but if such need were demonstrated that this would be minimised and, if possible, accommodated on the Kensington Square frontage. The last thing that is needed is a gated development in this location, which is in any case contrary to Local Plan Policy CR1 (e).	Education should remain the main use of the site, but, because of the constraints on vehicular access, it would need to be limited to tertiary or secondary educational uses that do not generate large amounts of vehicular traffic. This would exclude primary and prep schools where a proportion of the pupils do not travel to school independently. The ideal use would therefore be tertiary education with associated student accommodation	The site's only access points are through 23 Kensington Square and South End which provides restricted pedestrian and vehicular access. With the unsuitability of potential vehicular access routes to the site – Kensington Square, but particularly the convoluted and restricted access to South End would make vehicular traffic highly unsuitable. In the event of major development activity on the site, access for construction traffic could prove problematic.	The garden, trees and the tennis courts should be retained. This is supported by Local Plan Policy CR5 which resists the loss of parks, gardens and open spaces. These open spaces and sports facilities are a valuable asset and must be retained. See link below for an assessment. Sports facilities are covered by CK1	Alban Hall contains 109 single study bedrooms and represents a significant element in the Borough's supply of student accommodation, but it also an integral part of the Borough's supply of housing. Should it be demolished or redeveloped the loss of 109 study bedrooms would count against any gains of housing completed in the Borough, so reducing the net additional housing output.
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Access concerns noted.	Support for the retention of green open space and sports facilities noted.	Noted.

104	Amy Li					<p>I would strongly support the prospect of relocating Thomas' Kensington to the site of the above college at Kensington Square.</p> <p>Turning the whole site for educating the young on one premises is a very fitting change for the better.</p>
	Officer Response					Support for an educational use noted
105	Scott Ransley	<p>Educational redevelopment should be considered as there are already too few school options for central Kensington residents. RBKC planning department seemingly prioritises high density luxury "buy-to-leave" residential developments that seemingly benefit offshore foreign investors and not resident families.</p>	<p>The site should be reserved for social, community and educational use. Residential development should be strictly forbidden.</p> <p>Multiple high density developments are already underway in central Kensington, while essential infrastructure is left behind. In terms of educational use, there are already extremely limited options for central Kensington residents, whether in the state or private sectors.</p>	No comment.	<p>Play space retention is vital, especially if the site be developed for educational use. Children need space to play and RBKC schools are increasingly cramped as class sizes increase.</p>	<p>After two difficult years of navigating the state and private school admissions process, our son is now settled at Thomas's Kensington. We would like to be able to keep him in the school as long as possible so the expansion of the school and the possibility of extending his education locally beyond age 11 would be an attractive option for us.</p>
	Officer Response		<p>Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.</p>		<p>Support for the retention of the place space noted. Any redevelopment of this site would constitute a major development and therefore would have to provide on site external play space, including for under fives, based on expected child occupancy.</p>	Support for an educational use noted
106	David Thomas	<p>The buildings in the NORTH of the site that front on to Kensington Square should be retained as they are even though I understand that they are not listed. The buildings to the SOUTH of the site, that is to say from a line drawn from the back gate at Southend to the bordering railway line could be developed in a way in keeping with the rest of the site both as far as height wise and appearance is concerned.</p>	<p>It is clear that the NORTHERN part of the site has been in educational use for many years. Even today there is a day school that operates in number 24 Kensington Square. It is equally clear that there is a strong demand for good day schools in the Borough, particularly secondary day schools. Therefore, D1 educational use should continue as this is the use that is the most needed for local residents. In the SOUTHERN part residential development subject to CK1 would be acceptable.</p>	<p>Yes. Vehicle access must be maintained from Southend. There is no other way of servicing the site. I do not think a car-free development is realistic but some ground floor or underground parking could be developed together with pedestrian access for the educational users through the back gate.</p>	<p>Play space for the educational users is most important and it would not interfere with any other residents - unusual for Kensington! The gardens and trees should be adapted and retained for educational use and provide amenity for local residents. Some of the poorly used open spaces at the rear of the site could be redeveloped and made to look more attractive within CK1</p>	<p>Concentrating Thomas's, Kensington, on this single site that is far more suitable for education would allow the four houses in which they currently operate to revert to residential again. This would be a net gain not only for the school itself but for the amenity of local residents. This could be done subject to a suitable traffic plan that the school would devise. Residents, parents and children would all gain to a very great degree.</p>
	Officer Response	<p>Support for the principle of development in the south of the site noted.</p>	<p>Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated. Residential development would only be permitted where it would fund the provision of another social and community use on the site.</p>		<p>Support for educational uses noted.</p>	Support for an educational use noted

107	Antunes da Silva	It would be great to carry on seeing a school that uses the space to the back and is in keeping with its neighbours.	It would be great to see a school.	Yes there should be car access	Keeping play space would be important.	Thomas Kensington is part of the local community and it would be great to see itself expand into such a prestigious site.
	Officer Response	Support for educational uses noted.	Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Noted.	Noted.	Support for an educational use noted
108	Amaya Manzano	The relocation of Thomas's Kensington to consolidate the school's teaching excellence and community contribution in one site. This site has been dedicated to wider education over the past 150 years, having previously served as a primary school for many years. Thomas's Kensington pupils need and have been using this site for many years for Gym, PE, play and drama. Having the school there will further improve education and benefit the community.	It should remain a social and community use and Thomas's Kensington would excel at providing this service	The school would have to comply with the strictest safer option.	It is important to retain play space and continue to have pupils from Thomas's Kensington benefit. Children from Thomas's Kensington have been using this space for many years already. Having the school there would, however, maximise its use during break times and PE lessons.	
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.			
109	Historic England (David English)	Heythrop College Supplementary Planning Document and associated Screening Opinion Thank you for your consultation of 15th October 2015, seeking our advice on the scoping report for the Heythrop College Supplementary Planning Document and associated Strategic Environmental Assessment Screening Opinion. Historic England is the Government's advisor on all matters relating to the historic environment and a statutory consultee on a broad range of applications affecting the historic environment including the Environmental Impact Assessment (EIA) of projects. Accordingly, we have reviewed this consultation in the context of the National Planning Policy Framework (NPPF) and its core principle that heritage assets be conserved in a manner appropriate to their significance, so that they can be				

	<p>enjoyed for their contribution to the quality of life of this and future generations.</p> <p>Historic England welcomes the production of a planning brief for this site, due to the high number of designated assets in close proximity to it. These include one Grade II* listed building; 39 Grade II listed buildings and a Grade II registered garden, many of which are set around Kensington Square, which is a protected London Square. We note that 24 Kensington Square, which is Grade II listed, forms part of the site. Given the age of the list description and its lack of detail we would suggest that the building might benefit from more detailed analysis of its significance. To this end, the College, or the Council, may wish to consider contacting Historic England's listings team to review the list entry. For more details you can consult our website: http://historicengland.org.uk/listing/apply-for-listing/.</p> <p>Given the quality of the historic environment in and around this site, Historic England welcomes the Council's aspirations to clarify how they consider this site could be developed, and we encourage you to be more explicit. On the basis of the information provided we consider that there are likely to be opportunities to better reveal the historic significance of the site, and for new development to make a positive contribution to local character and distinctiveness, as set out in paragraphs 126 and 137 of the NPPF. A more detailed assessment of the existing character of the conservation area including its grain, materials, scale etc. would help ensure that new development is appropriate. We note that this has been done in the past with the Kensington Square Conservation Area Proposals Statement (1993). You may wish to review the conservation area guidance, and cross-reference any updates with the planning brief.</p> <p>Similarly, while we acknowledge that it is important to consider the proposals as a new piece of townscape, a key</p>				
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	<p>consideration with regard to the historic environment will be the impact of any development on the setting of heritage assets. As such, you may wish to consider which assets would be affected by new development of different heights, and what contribution setting makes to the assets' significance. Our Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2015), available online, provides a methodology for this. Testing different heights of development in advance of any planning applications will give the Council a robust evidence base for making decisions about building heights. This would provide potential developers and local residents more certainty about the scale of development that might be considered acceptable, as well as the opportunity for continued engagement during the early stages of the planning process.</p> <p>In addition to the heritage considerations raised in the document and above, we would also encourage you to consider the potential impact of works on this site on archaeology. Although the site is not in an archaeological priority area, the Greater London Archaeological Advisory Service (GLAAS) are likely to advise that archaeological safeguards are built into any redevelopment scheme. This is due to the size of the site; its proximity to the ancient Roman Road that followed the line of modern day Kensington High Street; and excavations of prehistoric and Roman sites nearby.</p>				
<p>Officer Response</p>	<p>We have amended the SPD to include references to the Kensington Square Conservation Area Proposal Statement (CAPS).</p> <p>The consultation document was an 'issues and options' stage document and therefore did not seek to be overly prescriptive. The next iteration of the SPD will provide greater guidance on uses, heights, massing and planning constraints on the site. These broad parameters for development have considered the issues laid out in your Planning Note 3 guidance note.</p>				

		Archaeology - The final version of the draft SPD will highlight the potential significance of the site for archaeology and highlight the possible need for an archaeological survey to be conducted.				
110	Matthew Glowasky		<p>Thomas's Kensington provides excellent education in a caring and safe environment. Permitting the school to consolidate its current three facilities onto the Heythrop College site would provide for an opportunity to continue and expand such education.</p> <p>The students of Thomas's Kensington have used the athletic facilities of Heythrop College since 1981.</p> <p>Should Thomas's Kensington be permitted to use the Heythrop College site, the school is committed to preserving the extant gardens and open spaces, for the betterment of both its pupils, and the members of the surrounding community.</p>	<p>The relocation of the school to the Heythrop College site would help reduce road traffic on the streets surrounding Thomas's Kensington's three existing sites within RBKC.</p> <p>Permitting Thomas's Kensington to consolidate its three locations on this one site would reduce transit time for pupils travelling among its three campuses.</p>		<p>I believe that the best use of the Heythrop College site is for the relocation of Thomas's Kensington.</p> <p>I would like to highlight the following considerations that influence my view on this matter; all would benefit both Thomas's Kensington and the surrounding community in my opinion</p>
	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted		Support for an educational use noted
111	Ian Rennie		<p>While the responses we have received from your colleagues to date highlight the need to adequately address Policy CK 1 as part of any proposals they also confirm that if the loss of all or part of the community uses on site were accepted then a predominantly residential use would be acceptable in this location.</p> <p>Such an approach accords with national and regional planning policy which seeks to make the best use of previously developed land and promote housing growth.</p> <p>In terms of the draft SDP we welcome the acknowledgement that there is an opportunity to make better use of the site by replacing or renewing the buildings to the rear with high quality architecture. We also welcome the acknowledgement that the blocks at the rear of the site could be replaced with buildings supporting new uses (including residential) and the</p>	<p>Access – we believe a case could made for the creation of improved access to the site off of Kensington Square in a similar way to that which already exists in the north eastern corner of the square</p>	<p>Open Space – the sports courts within the site are used on a very low intensity basis by the college and on an ad hoc basis by a local school (with no formal agreement in place). The loss of such a use would have a minimal impact with a variety of alternative facilities available in the area (particularly Holland Park)</p>	<p>As you are aware it is no longer viable for Heythrop College to remain in situ and our client is therefore proposing to sell the site with part of the proceeds put towards helping the college re-establish itself elsewhere.</p> <p>If sufficient funds cannot be secured from the sale of the site there is a very real danger that the college will cease to function.</p> <p>As you know we began pre-application discussions on the site with your Development Management colleagues in October 2014 with the aim of trying to provide both residents and potential purchasers with clarity on its potential future use.</p> <p>In summary Heythrop College cannot remain on the site and as such it is being sold in part to help fund their</p>

		<p>acknowledgement that the site is large and could accommodate a higher density development.</p> <ul style="list-style-type: none"> • Paragraph 1.10 – your Development Management colleagues consider that the site is in D1 use rather than C2 as stated in the SPD (albeit they had not visited the site at the time of writing) • Paragraph 1.11 – the Heythrop College building (23 Kensington Square) is not a listed building • Threats – planning could not control a higher intensity educational use moving into the site to the detriment of the quiet residential character of the area. This has to be of relevance when considering the future use of the site • Land Use – the site presents a unique opportunity to enhance the character of the surrounding listed buildings and wider conservation area through the introduction of high quality replacement buildings and new uses. Notwithstanding the requirements of Policy CK 1 we believe the most appropriate use for the site is residential (a low intensity use entirely in keeping with the character of the area) complimented by a low intensity community use that would serve the local community. To insist on a significant proportion of the site being retained as a community use would open the site to uses such a school which would fundamentally alter the character Kensington Square particularly in terms of traffic 			<p>relocation to another more appropriate site and location.</p> <p>Notwithstanding the requirements of Policy CK 1 we believe the most appropriate future use for the site is residential - a low intensity use entirely in keeping with the character of the surrounding area.</p> <p>A high quality residential development on the site could include a consolidated and purpose built community facility which would benefit local residents. In contrast any scheme that included a significant quantum of community use could open up the possibility of a school or similarly intensive user occupying the site to the detriment of the local community.</p> <p>We trust the above is helpful and look forward to continuing our engagement with you throughout the evolution of the SPD.</p>
Officer Response		<p>Para 1.10 – The site includes 109 student residential units. For this reason the site is a residential institute, which is correctly characterised a falling within a C2 Use.</p> <p>Para 1.11 - Agreed - the map has been amended accordingly.</p> <p>Threats – As discussed the site falls within a C2 Use and therefore planning permission would be required to change the use to a D1. The impact on residential amenity is a key factor in weighing up new development proposals (see Policy CL5).</p> <p>The Council’s Policy CK1 operates a clear sequential approach with regard to residential development. A purely residential development, would only be acceptable where a social and community use was re-provided elsewhere in the Borough and where it can be demonstrated that the land</p>	Any new access from Kensington Square would likely have a negative impact upon the character and appearance of the historic townscape and may harm the conservation area.	Depending on the proposed development	Support for a greater degree of residential uses in conjunction with a community use noted.

			cannot be retained in social and community use or some mix of community uses and residential uses.			
112	Yves Alexandre	<p>As part of the Heythrop College contemplated SPD, KSRA is keen to remind the council of the unique and its historical heritage of the square and need for protection.</p> <p>We are also very much focused on protecting the early Victorian facades facing the square, given the fact that all the buildings surrounding the College and generally around the square are Grade II listed in a predominantly quiet residential conservation area. We have further concerns about access to the site in any development and want to ensure site access is maintained in its current form and not to allow any vehicular access via the square.</p> <p>We believe Kensington Square, as one of the oldest squares in London, is unique and its historical heritage must be preserved at all cost to the benefit of the whole community. As outlined by the Chairman of the Planning and Conservation Committee in the Kensington Square Conservation Area statement, in remaining for the most part in residential use in the vicinity of substantial commercial activity, it represents characteristics which the Council particularly values and is committed to protecting in the performance of its planning duties. The Council acknowledged further in this statement that the activity generated by institutional uses could affect the character of the area and residential amenity; as such we are keen to see that reflected in the SPD.</p>	<p>While we are saddened at the Jesuits inability to maintain the College in its current use we remain hopeful of another university potentially taking over the site to continue the same use. We consider that higher education could remain the key use of the site, but due to the constraint of the vehicular access to the site, it must be limited to tertiary education, which has been its use for the past many years. Having said that, our stance remains that while we are open and sympathetic to some inevitable change, we are keen to protect the residential character of the square and strenuously protect against intensification of use.</p> <p>We would favour options with a social element given the current use of the site (residential institution Class C2, which is protected under RBKC policy CK1), such as housing for elderly people in the front or student housing for the back of the site. We would be open to combine those options with possibly some limited residential in the front, as long as the council can ensure it is of modest size and car free development. KSRA also supports the protection of the existing open space including the garden, trees and selected sport facilities, in accordance with Local Plan Policy CR5.</p> <p>We have also so far been subjected to a campaign from a primary school operating in the area that is aggressively promoting the case of using the site as a school. Our offer to meet has so far been left without any response contributing to our concern. For the avoidance of doubt, we would oppose a change of use to education, as a primary school would wholly alter the character of the square and result in significant loss of amenity for the neighbours and intensification of use. We do not believe that these private schools do contribute to the community. They are commercially driven ventures, and in this instance will not even create significant additional capacity as it would mostly be the regrouping of several facilities in this prestigious location. The residents' concerns have so far never been mentioned in any of their letters.</p>	<p>Anything that adds to noise, traffic, pollution and negative effects to the character of the square will be heavily opposed by KSRA with the support of our local councillors. Consequently, any option, such as a change of use of the site to education in order to accommodate any private primary and/or secondary school will be strongly opposed on the grounds that it would put unsustainable pressure on the domestic character of the square. Experiences everywhere in London does prove that those commercial use result in significant unregulated traffic causing significant disturbances to residents to the benefit only of the school owners and users.</p>		<p>We are also inviting RBKC to look at the site taking into account its strategic position in the borough and considering precedent such as the new development of Odeon, Olympia and Earls Court where a mix of residential and communal use was achieved to the benefit of the community and the borough. It seems that a broader consultation should take place in order to maximise the utilisation of the site and potentially its value to both the seller and the borough. We have considerable amount of adjacent space available such as the tracks that could be covered etc and would enable proper access going forward. Such approach is essential as we all acknowledge that currently the site does not have the access that would permit any acceptable use for the residents or any developer and generate true long-term benefit to the borough as part of a modernisation scheme of the area.</p>

	Officer Response	The SPD outlined the historic and architectural significance of the site and its location in the Kensington Square Conservation Area. The Council has a statutory duty to preserve or enhance the character and appearance of the conservation area and this duty will be clearly reflected in the final SPD.	Support for higher educational use and concerns regarding residential amenity if the site becomes a primary school noted. The site is constrained by access issues and a high trip generating use may not be appropriate. The principle of an educational use is acceptable at this site. It would be for an applicant proposing such a use to demonstrate how other factors including traffic, access and neighbouring amenity would be dealt with.	Traffic concerns relating to an educational use noted.		
113	Transport For London (Richard McEllistrum)			<p>The Heythrop College site lies adjacent to the Circle / District London Underground lines, immediately south of Kensington High Street London Underground Station. The site benefits from a generally good Public Transport Accessibility Level (between 3 & 5 on a scale between 0 and 6b, where 6b is the highest level), and as such, in regard to question 3, car free development should be encouraged. Any forthcoming development should also look to encourage, and where appropriate contribute towards, the usage of more efficient forms of transport.</p> <p>TfL also suggest that the final SPD sets out the need to engage with TfL (London Underground Limited) at an early stage of any subsequent site development scheme formation, in regard to the protection of the adjacent infrastructure.</p>		
	Officer Response			Support for a car free development noted.		

114	Christ Church Kensington (Mark O'Donoghue)	There was strong resistance to changing the education and care listing and, indeed, to preserving this use of the site if at all possible. I am aware that Local Plan policy CK1 contains a presumption that the site should be re-used for the same or similar use. Clearly, the site has had a long educational use, much of it as a Catholic primary school from 1865-1959 but also including housing the first Montessori school and training school (1921+), a teacher training college (1946+) and, more recently, as a higher education establishment.	We are aware that some have argued for such educational use to be limited to secondary or tertiary use but feel that, given the shortage of schools in the Royal Borough and the large number of families with young children in our local area, a primary or prep school should also be considered so long as a sensible traffic management plan could be devised. Residents felt that this has worked very well with Thomas's school in Victoria Road and Cottesmore Gardens in recent years. Indeed, as Thomas's school have themselves used the Heythrop College site for various activities since the early 1980s (according to a member of the church council and former parent), it was suggested that they should be approached to see if they might be interested in a move from Cottesmore Gardens and Victoria Road to a single site at Heythrop College. It has been pointed out that this may require the potential for non-residential education (D1 use) on the site (in the form of a day school) but we feel that this may have several advantages for local residents (assuming, as above, that a sensible and sustainable traffic management plan can be devised), not least the preservation of education on the site and the re-use of the site to provide first class primary/prep school education as happened there from 1865-1959. Therefore, we think it should be included as a possible use on your final version of the SPD.		There was a significant degree of concern expressed about any reduction or damage to the large area of green open space with a good number of mature trees. Members were concerned about the loss of green space and the failure to ensure that this opportunity was taken to improve access to this green space and to improve sporting facilities for local children and residents within the community. Indeed, we wondered whether access to this garden and the tennis courts could be increased for local residents and children as part of any development	Furthermore, there was real concern amongst a surprisingly large cross-section of members against any residential redevelopment that would result in yet more high end/luxury accommodation. It was felt that this appears to be the only form of residential development embarked on in our local neighbourhood and many people expressed reservations for the implications of such an approach for residents, families and the community in general. There were concerns that, if we are not careful, Kensington could begin to resemble a 'ghost town' of empty investment properties with little or any affordable housing available for the local community.
	Officer Response	Support for educational uses noted.	Support for St Thomas' school relocating to the site noted. Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.			If some form of residential development was to come forward on this site it would have be judged against the requirements of Policy CH2, which seeks a mix of types, tenures and sizes for new residential units.
115	marco reoli		The site has been used for education purpose for over 150 years and having a new school will benefit the community with the preservation of existing trees, gardens and open spaces Being located in a Conservation area means for me that the community will appreciate that the site after being a day school for almost 100 years will come back to its original purpose	Having one site instead of the existing three will reduce traffic in the streets around current buildings and will reduce the time pupils are now wasting walking between each site during the school day- also the site's facilities are already used for PE, Gym, play and drama by Thomas's pupils and staff for over two decades	The relocation of Thomas's to the site will provide needed open space especially for the pupils attending Preparatory School in Cottesmore Gardens where restriction do not allow outside play	I think that a relocation of Thomas's Kensington to Kensington Square will be the best option for the site for different reasons

	Officer Response		Support for an educational use noted. The sequential test within Policy CK1 favours the retention of a similar or related community/educational use, assuming other site constraints such as traffic and access are mitigated.	Support for an educational use noted		Support for an educational use noted
116	Victoria Road Area Residents' Association (Michael Bach)		<p>Educational Use</p> <p>The site, as a university with on-site accommodation, is designated as a residential institution (Class C2) in the Use Classes Order. The Royal Borough's Policy CK1 (Chapter 30, CLP) was adopted expressly to protect social and community uses in cases like this. Policy CK1 provides a sequential test and lists the steps and circumstances by which property can be taken out of such use. The first step being to look "for re-use for the same, similar or related use".</p> <p>VRARA believes firmly that Policy CK1 should be the basis of RBK&C's initial approach for the whole of the site. Since the site will continue in its present use until December 2018, there is ample time to allow Policy CK1 to have its intended effect by making clear through this SPD what the appropriate uses are and for the owners to undertake marketing for the most appropriate use.</p> <p>We do not feel it is necessary to concede now that "a modest amount of enabling residential development may be acceptable", since Policy CK1 provides for steps like that, if required, at the appropriate time. Indeed, we fear that any such initial concession would be highly undesirable as it would be certain to inhibit greatly the marketing of the site for re-use for the same or similar educational use, as the focus would naturally gravitate to the highly-profitable residential housing.</p> <p>Our association and, we understand, the other neighbouring residents' associations – Kensington Square Residents' Association and Kensington Court Residents' Association – consider that the site would be inappropriate for educational uses where a significant number of the students rely on being delivered and collected by car, rather than arrive on foot, bicycle or public</p>	<p>Site Constraints</p> <p>VRARA agrees broadly with the Council's analysis regarding the site constraints. In particular, we feel that any significant vehicular traffic through the only access point (South End) cannot be countenanced. It would be difficult enough a challenge for site traffic servicing any construction or development. We note RBK&C's comments regarding any new housing would need to be car-free (if such use were to become a possibility in due course under Policy CK1).</p> <p>Acceptable Uses</p> <p>Regarding acceptable social and community uses, VRARA has some views based on the particular constraints of the site and on local needs. A number of factors influence our views:</p> <p>(i) The present use - largely adult education and student housing – has historically produced moderate pedestrian / bicycle traffic, a very low level of vehicular traffic and minimal neighbourhood disturbance.</p> <p>(ii) Kensington Square is a no-through road, with just one very busy exit. The narrow rear entrance to the site, via South End, is single file width for cars and difficult for large traffic to negotiate around turns from St Albans Grove and Ansdell Street.</p> <p>Accordingly, uses for the site</p>		<p>Support for an educational use noted</p> <ol style="list-style-type: none"> 1. College (with residential capacity) An ideal solution and one which could occupy the whole site. Adult students would create minimal vehicular traffic (as now). It would maintain the Royal Borough's stock of educational property. The student housing opportunity at the rear of the site would support the college, although it could operate independently of the college. (see below) 2. College (without residential capacity – part use) A college, for pupils 18 or over, would maintain the present pattern of low vehicular use. Some residents note that the Royal Borough's own stock of adult education facilities are at present all concentrated in North Kensington or Chelsea. Other remarks as above. 3. Student Housing (part use) As an educational centre of global importance, London has a large and dynamic student housing market. However, this demand adds to the strain on the overall housing stock as student dwellings are often sited in London's more affordable housing stock. The rear of the Heythrop site, already provides some 109 study bedrooms which could be increased considerably in capacity. This would present an ideal solution to the access challenges as all that the occupants create is foot and bicycle traffic. This would reduce pressure on the affordable housing stock in the Royal Borough and elsewhere in London. It is essential that this element of student accommodation is retained in any scheme. 4. Accommodation for Elderly People (part use) <p>As noted, a local accommodation facility for elderly people would provide an alternative to leaving the</p>

		<p>transport, since any significant amount of car traffic in Kensington Square, but particularly in South End and its immediate area, would be highly undesirable. This would preclude the use of the site by a kindergarten, primary, or preparatory school.</p> <p>Student accommodation</p> <p>We believe special consideration should be given to student accommodation, not residential housing, on this site:</p> <p>(a) As we argue below, student housing is an ideal use of the site, or part of it, as it creates very little vehicular traffic; and</p> <p>(b) Student housing has been at the site for at least the last 70 years.</p> <p>However, the Royal Borough's policies on student accommodation are not consistent – if it is part of an educational facility on the same site, it qualifies as Class C2; if it is not connected to onsite education, it seems to qualify as residential housing. In VRARA's view, the Council should specifically favour student housing over other uses and we would suggest that this should be reflected in its prioritisation in any "enabling" comment in the SPD. Further, we understand that if the student housing were removed its 109 study rooms would count in full directly against housing completions, which would jeopardise the Council's ability to meet its London Plan housing target.</p>	<p>that involve frequent large scale vehicular traffic, either in Kensington Square or South End, should be avoided. Any use which requires significant vehicular access should be strongly resisted.</p> <p>(iii) We have an aging local resident population where a generational sale of property can lead to a forced exit from the neighbourhood, often due to the lack of suitable alternative local accommodation.</p> <p>(iv) The site is large enough that multiple social and community uses could be accommodated if a single suitable taker is not available.</p> <p>In considering appropriate social and community uses, and bearing in mind the current designation as C2 residential institution, VRARA has the following comments with regard to identifying appropriate uses:</p>		<p>area or staying in a home that is too large, thereby helping to take pressure off the housing market. This use creates minimal vehicular traffic.</p> <p>5. Open Space and Sports Facilities</p> <p>The garden and, particularly, the tennis courts must be retained, and the latter should remain accessible for use by nearby schools, such as Thomas' School. Indeed there should be much greater community access.</p>	
	Officer Response		<p>The Council's approach to new uses proposed at the Heythrop site begins with the sequential test laid out Policy CK1. The SPD will make it clear that the development objectives for the site will be to improve the existing social and community facilities. The Council agrees that the site has a number of constraints including traffic and access. The uses the society has indicated would be acceptable in planning policy terms and the Council would support such uses subject to detailed design considerations</p>	<p>The Council's policies would support a C2 use such as residential institutions for elderly people.</p>		<p>Each of these uses would be acceptable in principle assuming that site constraints can be mitigated.</p>
117	Mary-Lu Bakker					<p>I read the piece my colleague wrote about this wonderful college in Notting Hill Post and am joining many in the community who are worried it will be turned into more empty luxury flats. This is London's oldest square and so please protect it for us.</p>

	Officer Response					Noted.
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