



The Chelsea Society

Registered Charity 276264

Founded in 1927 to preserve and improve the amenities of Chelsea for the public benefit.

The Director of Planning,
Royal Borough of Kensington and Chelsea
Hornton Street
London W8.

1st May 2019

Dear Sir,

Planning Application Ref; PP/19/02182 19 Mallord St., London SW3 6AP

The Chelsea Society was formed in 1927 to preserve and enhance the amenities of Chelsea for the public benefit, and has today more than a thousand members. The Society objects to the above planning application for a secondary school in Mallord St. SW3 6AP on the following grounds:-

1. The building and location are inappropriate for a school with over 400 pupils. This quiet residential street in the Chelsea Park/Carlyle Conservation Area, is narrow with parking bays on both sides, in effect making the street a single lane. From the edge of the pavement on one side to the edge of the pavement on the other side it is 7.40 meters, but in between cars parked on both sides of the street, the carriageway is only approximately 3.40 meters.



2. The congestion resulting from inevitable drop offs and pick-ups of pupils, staff, and visitors, together with deliveries, maintenance, refuse removal and other vehicles, would be severe. Vehicle



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movements would in practice be impossible to regulate, and the Council does not have the resources to monitor and enforce at all relevant times, even if specific conditions were imposed.

3. There is no rear access to the site.
4. There is no off-street parking for staff and visitors or school buses on the site, nor in the surrounding area, and there are not enough parking spaces to serve local residents. There is already a school attracting traffic on the corner of Mallord Street and The Vale.
5. Access for emergency services would be severely restricted by the resulting congestion.
6. There would also be a very substantial flow of pedestrian traffic along the street at the beginning and end of the school day. Schoolchildren are particularly noisy pedestrians, and would be very likely to sit on the garden walls of residential properties or stand outside the windows while talking in groups. These properties are often occupied during the school day by people working from home or engaged in other activities which require a quiet environment.
7. The noise nuisance for local residents from increased vehicular traffic and vastly increased footfall would be intolerable in this quiet residential street in a Conservation Area.
8. There would not be enough bicycle parking spaces on site for a school of this size, and the pavement is not wide enough to put them outside. They would in any event be unsightly and would impair the visual amenity of the street in this Conservation Area.
9. Noise and odours from the school kitchen would have a negative impact on the neighbours.



10. There is no open space on the ground floor for a playground. A play area on the roof would create a serious noise nuisance for many residents, especially those directly adjoining the site on the south, east, and west sides and for those on the north side of Mallord Street opposite. The sound of children at play is very intrusive.



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11. The proposal to extend the existing mansard roof vertically by approximately 1.5 metres and the brick extension at the roof for stairs, lifts and plant accommodation (resulting in an approximate 7.5 metres to the top of this from the top of the street elevation parapet of the neighbouring premises) would result in an ungainly, bulky, top-heavy form, creating a negative visual impact for direct neighbours and from other streets and buildings in the Chelsea Park/Carlyle conservation area.
12. The raising of the existing ridge and the siting of bulky plant on the roof is contrary to established planning policies in a Conservation Area.
13. The 'statement of community involvement' is fundamentally flawed, as was the consultation process itself, the applicant not having consulted The Chelsea Society as a significant representative body of local residents, pursuant to the Localism Act 2011, to which the applicant refers in regard to local 'consultation'. The resultant statistics and 'conclusions' of that consultation were therefore unreliable.
14. The 'consultation' on 7th and 9th February 2019 consisted of only 40 people, only 21 of whom responded. No changes to the proposed plans were made as a result of that 'consultation', despite significant issues being highlighted.
15. At 4.6 in the statement of community involvement it states that only 21% would not support the use of the building for educational purposes, but it does not follow from that statistic that 79% would support it. In fact, it is clear from the many objections to this proposal (over 50 to date) that there is very substantial local opposition to the proposal, together with this present objection by The Chelsea Society.
16. The Summary of Feedback states that only 40 people attended the public consultation and only 21 people completed feedback forms at the consultation events, and that not all respondents answered every question. Overall, the responses provided were mixed, with some recognising the benefits which the development would bring, although there were a number of concerns and comments which were also raised. Of those who "recognised the benefits" how many actually supported the proposal for a large school in this location?
17. The results of this consultation do not mean that the consultation has provided any confirmation that the local community found the proposal for a large school in this location 'appropriate' as suggested in the statement of community involvement.

The Chelsea Society therefore advises the Council to reject this planning application.

Chairman of the Planning Committee
planning@chelseasociety.org.uk