

DELEGATED REPORT

**St Mary's College
Twickenham
03/2802/FUL**

Site and Proposal

Site comprises of the St. Mary's college site including teaching and residential buildings and playing field facilities. Approximately $\frac{3}{4}$ of the site, is classified as Metropolitan Open Land. Two Grade I listed buildings are located to the north of the site and another Grade I listed building "Chapel in the Woods" is located on the southern part of the site just to the north of the proposal. To the east of the site (not immediately adjacent to the proposal) is Clive Road, which consists of mostly 2-storey detached and semi-detached residential properties. To the West residential properties (mostly detached and two storey) are located on the opposite side of Waldegrave Road.

The proposal is for the erection of a temporary portacabin, to provide accommodation while building works are carried out elsewhere in the campus. The applicant has stated that they wish the structure to remain for 5 years.

Relevant History

Numerous history, none particularly relevant

Public and Other Representations

Adjoining occupiers consulted. No comments received.

Urban Design- No Objection, providing for temporary period only

English Heritage – No objection

Professional Comments

In my opinion the main considerations are design and the impact of the proposal on setting of the Grade I listed building to the north of the site.

Design- Impact on Listed Building

The setting of the Grade I listed buildings to the north of the site is not affected by the proposal. The proposed temporary portacabin, is located in the southern part of the campus, which contains various modern buildings, a Grade I listed building "The Chapel in the Woods" is located fairly close to the proposed structure (15m away). While the proposed portacabin is of a utilitarian appearance, given its position immediately adjacent to existing modern college buildings and providing that only a temporary approval is granted, I do not consider that the proposal would adversely affect the setting of this Grade I listed building.

Impact on neighbours

The nearest residential properties are located on the opposite side of Waldegrave Road. Due to the distance involved as well as the structure being located adjacent to

other campus buildings and the mature conifer screen on the boundary of the site, I do not consider that the proposal would be detrimental to neighbouring residential amenity.

I therefore recommend **APPROVAL** for a temporary period of 5 years