

## Comment on a planning application

### Application Details

**Application:** 20/1496/FUL

**Address:** Harrodian School Lonsdale Road Barnes London SW13 9QN

**Proposal:** Erection of a two storey with basement level sports and cultural centre on the current tennis courts site and associated hard and soft landscaping. Relocation of the tennis courts to the current sports pitch. 2 x one storey changing rooms with shower and WC facilities to the east of the current car park. Proposed boundary treatments and hardstanding for access from the car park.

### Comments Made By

**Name:** Mrs Andy HIRSCH

**Address:** 6 Belgrave Road Barnes London SW13 9NS

### Comments

**Type of comment:** Object to the proposal

**Comment:** Part 2

The school states that it has a need for a sports hall and notes in its submission that the building only needs to be 34.5m x 20m x 7.5m to accommodate the sports activities (Design & Access Statement 3.3). It goes on to state the proposal is of a larger size in order to accommodate further classrooms, offices, seating etc. Given that the School already has its own theatre and assembly hall, the provision of seating for 400 people is unnecessary for a school sporting facility and the classrooms and offices included within the plans similarly have nothing to do with a sports hall. Given that Sport for England sets out the required dimensions for a 4 court sports hall as being 34.5m x 20m x 7.5m, the School's proposal for such a much larger structure is unnecessary and inappropriate. These extra, non-sporting related facilities were given as reasons for the previous planning rejection in August 2013.

The proposed siting of the new building is wholly unacceptable in a residential area. The plans suggest it will be only 9m from the nearest property and 7.3m from the boundary. In communicating their decision about the school's previous application for a sports hall, the Council stated it would impact on the amenity of the residents in a four storey block of flats that was 20m from the proposed building. Clearly the current proposal will present the same problem for residents in buildings which are considerably smaller than the four storey block of flats. The proposed building will permanently obstruct this local vista, view and gap across to the River Thames, contrary to The Mayor's London Plan Policy (LP 5). The building could clearly be located substantially closer to the existing buildings to the north thereby reducing the impact on neighbouring properties.

The proposed changing rooms and the existing pitches that are currently located on the site of the proposed development are to be relocated to the north of the site on land which is in the remaining MOL area. There is no justification for this given the School was given an extensive new designation of non-MOL land in 2018. It shouldn't be necessary to encroach further on MOL designated land and this shouldn't be permitted.

None of the state senior schools or any of the private ones in the Richmond Borough has located buildings of this size alongside boundaries with residents. They all cluster their buildings away from such boundaries. The St. Paul's School's single storey sports hall that is given as an example, is not sited along a boundary fence and nor is it in sight of any local residents because it is only single storey.

The stated intention is for the facility to be open during school hours plus it will then be open to the public from 6.30pm to 10.00pm and for school matches on Saturday mornings plus from 2.00pm to 7.00pm again for use by the public. There is no mention of whether or not there is any intention to open the facility on Sundays. Such extensive opening hours will create a substantial increase and disturbance in the neighbourhood which is not acceptable in a residential area.

We have been told by somebody who attended one of the Consultation meetings that the School's specifically stated that it will hold its regular parties in the facility. As Belgrave Road residents, we are very familiar with the impact these gatherings have. They appear to be attended by hundreds of guests and loud music booms out all evening and usually beyond midnight.

PART 3 to follow