

## Comment on a planning application

### Application Details

**Application:** 21/0847/FUL

**Address:** The One O Clock Club Marble Hill Park Richmond Road Twickenham TW1 2NL

**Proposal:** Demolition of the existing buildings and erection of a new building for use as a children's play space, nursery and community hub (Class E(f), Class F2), installation of landscaping and associated works

### Comments Made By

**Name:** Ms Jane Boddington

**Address:** 36 Beaufort Road Twickenham TW1 2PQ

### Comments

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

#### Comment:

PART TWO

Metropolitan Open Land

The site is on Metropolitan Open Land. Its freehold is owned by English Heritage and the Applicant charity has a lease. Despite being requested no details of the lease have been divulged. The Committee will not therefore be able to address whether there are any restrictive covenants that have a relevant bearing on the application or the sustainability of what is proposed in the application.

As I understand the applicable law relating to MOL, planning permission for development in this borough is not to be granted unless the high bar of 'very special circumstances' can be met. The strongest protection is thus afforded to MOL as if it were green belt land.

May I submit that this is an inappropriate development when tested against that legal measure. The site sits in an important Conservation Area near to a Grade I listed landmark Georgian house. The proposed building is nearly five times the size of the existing space provided, of a height that reaches the second storey of the building in which my flat exists and extends far too close to it.

The actual spatial needs of each of the three charities and the commercial language school for which the proposed building aims to provide a permanent home are not detailed. It is not explained why their existing sites or other sites elsewhere in the area are inadequate or not available to meet their requirements rather than them being sited – and sited together on MOL.

If it is true that the children to be served will not exceed the existing numbers then a much smaller building would be appropriate for the site. Such an option you will note was rejected but only because it did not provide enough gross internal area to meet the amalgam of the three charities and the commercial Mandarin Duckling Bi-Lingual Montessori Nursery School requirements. All indications in the application point to the conclusion that the building must be of the proposed size and scope to both meet those requirements and for the site to be financially sustainable.

So instead of a modest single storey you are asked to approve planning for a building which is nearly five times the size of the existing buildings. The evidence all points towards substantially increased numbers of child/adult usage more akin to commercial scale with a degree of commercial intent. I submit that the proposed building is an intensification of use totally out of scale and keeping with the character of this MOL site and that the 'very special circumstances' test is not met by Marble Hill Playcentres in this application.

Overbearing effect on Outlook

The proposed two storey building will create an enclosed claustrophobic feel to my property at 36 Beaufort Road. Its height at 6.5 metres will have an overbearing impact on my outlook whatever materials are used to construct it. Upstairs on the first floor the proposed building will have an even more profound effect in that sense.