

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

To clarify, the Property Name is 'St Catherine's School Music Building and Lodge'.

The application relates only to this part of the School grounds, as shown on the Site Location Plan.

(It doesn't appear to be possible to enter the Property Name manually in the form - it can only be selected as an address connected to the postcode.)

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Ferguson

Company Name

St Catherine's School

Address

Address line 1

St Catherine's School

Address line 2

Cross Deep

Address line 3

Town/City

Twickenham

County

Richmond Upon Thames

Country

United Kingdom

Postcode

TW1 4QJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Pamela

Surname

Self

Company Name

Tim Ronalds Architects

Address

Address line 1

57 Kingsway Place

Address line 2

Sans Walk

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC1R 0LY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

788.00

Unit

Sq. metres

Site information

Please note: This question is specific to applications within the Greater London area.

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Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number: Unregistered

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Public/Private Ownership

What is the current ownership status of the site?

- Public
 Private
 Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The proposed development is a new Music and Art Building, to improve the facilities at St Catherine's School. The existing single storey music building and 20th century extension to the Lodge are to be demolished, to make space for the new two storey building. The external areas will be improved, with new paving, planting and trees.

Has the work or change of use already started?

- Yes
 No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response](#).

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

- Yes
 No

Do the proposals cover the whole existing building(s)?

- Yes
 No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

- Yes
 No

Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

- Yes
 No

Building reference:

New Music and Art Building

Maximum height (Metres):

8.9

Number of storeys:

2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

- Yes
 No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

- Yes
 No

Superseded consents

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Does this proposal supersede any existing consent(s)?

- Yes
 No

Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

Entire Development

When are the building works expected to commence?:

2024-07

When are the building works expected to be complete?:

2025-07

Scheme and Developer Information

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

Yes

No

Please enter the scheme name

New Music and Art Building

Developer Information

Has a lead developer been assigned?

Yes

No

Existing Use

Please describe the current use of the site

The site is part of the School grounds, and is used for educational purposes, including teaching spaces and administration offices.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:

F1 - Learning and non-residential institutions

Existing gross internal floor area (square metres):

253

Gross internal floor area lost (including by change of use) (square metres):

165

Gross internal floor area gained (including change of use) (square metres):

430

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	<input type="text" value="253"/>	<input type="text" value="165"/>	<input type="text" value="430"/>

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

The Lodge: Red bricks to lower part and chimney stacks, with white render and black timbers to upper level (half-timbered)

Proposed materials and finishes:

The Lodge: Existing walls retained as existing. Opening where extension removed to be infilled with red bricks to match. New building: Red bricks, in a more subdued tone than the existing red bricks on the Lodge.

Type:

Roof

Existing materials and finishes:

The Lodge: Tiles

Proposed materials and finishes:

The Lodge: Existing tiles retained. New building: Zinc standing seam roofing to main roof, at shallow 5 degree pitch (not visible from Cross Deep). Extensive green roof to flat roof over foyer link.

Type:

Windows

Existing materials and finishes:

The Lodge: White-painted timber

Proposed materials and finishes:

The Lodge: White-painted timber. New building: Grey powder-coated metal.

Type:

Doors

Existing materials and finishes:

The Lodge: Black-painted timber.

Proposed materials and finishes:

The Lodge: Black-painted timber. New building: Grey powder-coated metal.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac

Proposed materials and finishes:

Pedestrian area to front of building: Natural stone paving, eg York stone. Pedestrian area to rear of building: Resin-bound gravel

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

SCT 110, SCT 130 and Design & Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cycle spaces

Existing number of spaces:

20

Total proposed (including spaces retained):

20

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

- Yes
- No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

- Yes
- No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The existing drainage plan is shown on page 16 of the Flood Risk Assessment

Water management

Please note: This question is specific to applications within the Greater London area.

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes

No

Please state the expected internal residential water usage of the proposal

0.00

litres per person per day

Does the proposal include the harvesting of rainfall?

Yes

No

Does the proposal include re-use of grey water?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes

No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes

No

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

- Yes
 No

Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

- Yes
 No

Other Residential Accommodation

Please note: This question contains additional requirements specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

- Yes
 No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- Yes
 No

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be provided

Unit Reference:

1

Dry Recycling:

No

Food Waste:

No

Residual Waste:

No

Dry Recycling:

No

Food Waste:

No

Residual Waste:

No

Please enter the reason why all of these spaces cannot be provided for this unit.:

Storage of recycling and waste will be in the existing designated storage space in the School. There will be no increase in pupil or staff numbers, and no additional storage is required.

Utilites

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

Yes

No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes

No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

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Community energy

Will the proposal provide any on-site community-owned energy generation?

- Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

- Yes
 No

Total Installed Capacity (Megawatts)

0.02

Solar energy

Does the proposal include solar energy of any kind?

- Yes
 No

Total Installed Capacity (Megawatts)

0.01

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- Yes
 No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

48.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.10

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

80

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

67

Part-time

33

Total full-time equivalent

86.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

67

Part-time

33

Total full-time equivalent

86.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

06:45

End Time:

19:45

Saturday:

Start Time:

06:45

End Time:

18:30

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/P0162/PREAPP

Date (must be pre-application submission)

04/10/2023

Details of the pre-application advice received

The follow advice was received, in response to this second pre-app:

- Consider setting the building further back from Cross Deep.
- Revise the rear elevation.
- Consider different roofing materials.
- Consider rooflights flush with the roofing surface.
- Introduce subtle variation to the brickwork to avoid it completely blending in with the Lodge BTM.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Ms

First Name

Pamela

Surname

Self

Declaration Date

30/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- Tim Ronalds Architects

Date

2023/12/01