

Comment on a planning application

Application Details

Application: 23/3208/FUL

Address: St Catherines School Cross Deep Twickenham TW1 4QJ

Proposal: 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.

Comments Made By

Name: Mrs. V G

Address: 28 Cross Deep Twickenham TW1 4QW

Comments

Type of comment: Object to the proposal

Comment: I would like to object to the proposal on the following grounds:

This proposal has an impact on a Conservation Area, non-designated heritage assets and designated heritage assets. Local Plan LP 3 states that "all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area."

Local Plan LP 4 Non-Designated Heritage Assets sets out that "the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features."

NPPF Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The development is required to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. This includes requiring the retention of the interrelationship between buildings, how they relate to surrounding spaces and areas as well as whole or partial street views. The proposal neither conserves, enhances the character or the appearance of the Conservation Area nor retains the interrelationship between the buildings. In fact it does the opposite as compared to the current music building, it adds a new over-bearing, out of scale and character building to the eclectic group of buildings, negatively impacting the character and appearance of the Conservation Area and the Cross Deep street view, and detracting from the designated / non-designated heritage assets within the Conservation Area, including the Lodge and Ryan House.

The proposed development does not preserve, enhance, the significance, character and setting of the important heritage assets on the site and in the vicinity of the site, in fact the development would have an adverse effect on the same.

In addition, there would be a detrimental impact on trees in the Conservation Area.

The Local Plan LP5 requires that the quality of the views, vistas, gaps and the skyline are protected. This is to be achieved by a number of means, including: (a) resisting development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline; and (b) seeking improvements to views within the Conservation Area. The proposal is contrary to this policy, in that due to the scale of the proposed new building it will create a harmful intrusion into significant local views, detracting from the character and appearance of the Conservation Area, the gap between the buildings will change and it will create a harmful intrusion into the historic views of the Lodge from Cross Deep, adversely affecting the setting of the Lodge.