

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: When considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm. To give effect to this duty a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special status. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so. In this case there are no such material considerations. The council has previously highlighted Local Plan Policy LP29 Part A ie the council will work with partners to encourage the provision of facilities and services for education and training of all age groups to help reduce inequality and support the local economy. In addition paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

It is hard to run an argument that the development would help to reduce inequality and support the local economy, or that it would lead to anything other than very limited public benefits, given that the focus of the development is art and music facilities for pupils at the 'fee paying' school, with any wider public benefit being very limited.

If, despite the concerns raised, the council is minded to approve the application, it should be subject to a condition that there is a cap on the number of pupils attending the school, set at the current level.