

Strategic Planning Committee 04/08/2020
Dukes School Neighbourhood Resident Association's Presentation
Application 19/00501/LBC

The Association supports the conversion of the Dukes School to residential apartments subject to the committee being satisfied that the conversion and extension can be achieved without detriment to the living conditions of the closest residents at Hope House and Kincaig.

The proposed conversion will safeguard the future of the listed building with a use consistent with the building's conservation.

However, the suggestion that the development is necessary to enable the conversion and secure the future of the listed building is unproven. There is no evidence that the scale of development is warranted. A financial appraisal comparing the expected value from the conversion compared to the costs of conversion should have been provided. In its absence there is no justification to support the development of 66 residential units in the open parkland setting of the listed building, 49 of which are in a 3 storeyed building of a scale, mass and design which is highly intrusive in the setting and more dominant than the listed building itself. The County has a duty to protect this setting.

The Association therefore disputes the officer's opinion that the development brings **less than substantial harm** to the setting.

Even if the Committee is persuaded this harm is **less than substantial**, in terms of the NPPF, they must be certain that public benefits outweigh the harm.

The holistic planning of the site claimed to be a public benefit is not. It is no more than is expected of any development.

The delivery of public open space is not guaranteed in perpetuity and cannot carry weight as a public benefit unless it is.

No landscape management plan is provided nor is any tree management delivered through the S106 agreement. This cannot be a benefit unless tree management and maintenance is guaranteed.

The other benefits namely affordable housing, replacement playing pitch and health and education contributions would all be secured by any development of the site as proposed in the ADNP.

Even taken together the benefits **do not outweigh the harm** from this excessive scale of development in the setting of the listed building. In terms of the NPPF and local policy therefore the application should not be permitted.