

Application No: 2023/5391/P
Consultees Name: Valerie Baudin
Received: 08/04/2024 16:14:10
Comment: COMMNT

Response:

Dear Mr Greenhalgh

I am writing on behalf of Collège Français Bilingue de Londres (CFBL) to formally object to planning application 2023/5391/P for the proposed development at 65 Holmes Road. We have several significant concerns regarding this application, outlined as follows:

1. Overlooking of School Premises:

The addition of 11 new rooms, some of which will overlook a nursery and primary school playground, poses a serious safeguarding risk for our students ranging from 3 to 16 years old. This intrusion into our school environment raises concerns about the privacy and safety of our students.

2. Roof Garden Accessibility:

The creation of a significant roof garden, accessible to all residents of 65 Holmes Road, partly overlooking our school premises, further compounds our safeguarding concerns. Unrestricted access to this area may facilitate unwanted views onto our school grounds, potentially endangering our students.

3. Incongruent Purpose of Stay Club:

The Stay Club, which also operates within the same premises, provides co-living and hotel accommodation, including for large groups of students on organised foreign holidays. This contradicts the purported purpose stated in the application and exacerbates the number of individuals residing at 65 Holmes Road, heightening safeguarding risks for our students.

4. Height and Enclosure:

The addition of a new floor, resulting in the creation of a 7th floor at 65 Holmes Road, exacerbates the sense of enclosure felt within our school premises. This impacts the overall ambiance of our learning environment and is inconsistent with the character of the surrounding area.

5. Loss of Light:

The proposed development will further diminish natural light, particularly direct sunlight, in classrooms facing Cathcart Road and in the primary school playground. Adequate natural light is essential for the well-being and academic performance of our students, and its reduction is unacceptable.

6. Potential for Anti-Social Behaviour:

The introduction of new rooms and a roof garden increases the likelihood of anti-social behavior, including noise disturbances and objects being thrown. The possible escalation of the risks of drug and alcohol related behaviours is a particular source of concern for CFBL and its student community.

7. Increased Traffic:

Construction activities associated with the proposed development will lead to increased traffic on Holmes Road, posing safety risks for pupils, staff, and families of CFBL. Additionally, heightened traffic levels contribute to concerns regarding air quality in the vicinity of the school.

8. Incompatibility with Conservation Area:

65 Holmes Road is already higher than surrounding buildings and is incongruous with the character of the Inkerman Conservation Area, in which our school is located. Further development exacerbates this inconsistency and detracts from the area's heritage value.

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In light of these concerns, CFBL strongly opposes planning application 2023/5391/P and urges the planning authority to consider the detrimental impact of the proposed development on our school community and the surrounding area.

Thank you for your attention to this matter.

Sincerely,

Valerie Baudin
Legal administration manager & Clerk to the board
Collège Français Bilingue de Londres (CFBL)
