

DHPUK
243 Brooklands Road
Weybridge
KT13 0RH

Letter Printed 26 October 2017

FOR DECISION DATED
26 October 2017

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 17/0824/FUL
Your ref: Newhouse Centre
Our ref: DC/JSI/17/0824/FUL/FUL
Applicant: Mrs Beverly Butler
Agent: DHPUK

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **1 March 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

The Newhouse Centre Buckingham Road Hampton TW12 3LT

for

Single-storey extensions to north eastern and south western sides of existing school to provide accommodation for additional Special Educational Needs (SEN) pupils. The proposed works will consist of and include: creation of dropped kerb on Tangle Park Road to create cross-over for minibus drop-off/pick-up; relocation of existing refuse and cycle stores; internal refurbishment; associated boundary treatment and hard and soft landscaping.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 17/0824/FUL

APPLICANT NAME

Mrs Beverly Butler
Civic Centre
44 York Street
Twickenham
TW1 3BZ

AGENT NAME

DHPUK
243 Brooklands Road
Weybridge
KT13 0RH

SITE

The Newhouse Centre Buckingham Road Hampton TW12 3LT

PROPOSAL

Single-storey extensions to north eastern and south western sides of existing school to provide accommodation for additional Special Educational Needs (SEN) pupils. The proposed works will consist of and include: creation of dropped kerb on Tangle Park Road to create cross-over for minibus drop-off/pick-up; relocation of existing refuse and cycle stores; internal refurbishment; associated boundary treatment and hard and soft landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV40B Travel Plan

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U32718 NS01 Car parking provision

The development hereby approved shall not be occupied until the approved car-parking provision and its associated demarcation has been provided on site, and is thereafter retained. The parking spaces shall not be occupied other than by staff and visitors of the school.

REASON: To ensure the development does not result in unacceptable parking congestion or highway safety concerns.

U32719 NS02 Pupil numbers

The total number of pupils on the school roll shall not exceed 50 pupils.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers

U32720 NS03 Service and waste management plan

No servicing or deliveries shall take place other than in accordance with a Servicing Management Plan (to include a plan depicting manoeuvring layouts and tracking for the service vehicles and proposed hours) which shall have been submitted to and approved in writing by the Local Planning Authority prior to first occupation of any part of the building. The use of the site shall only operate in accordance with the agreed service management plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is not detrimental to the free flow of traffic, and the conditions of general safety.

U32721 NS04 Soft and hard landscaping

1. Soft landscaping: Prior to scheme's occupation, all soft landscaping details must be submitted to and approved in writing by the Local Planning Authority, including:

a. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed planting should be undertaken in accordance with appropriate British Standards.

b. Landscaping should be of native or non-native plants of known value for wildlife.

c. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with: British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. There will also be a requirement which must acknowledge and accept the party responsible for the maintenance and replacement of any tree planted under the scheme that is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) within the period of 5 years from the date planting completed.

2. Hard landscaping: Prior to scheme's completion and any occupation, all hard landscaping details must be submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Any means of enclosure around and within the site;

b. new vehicular gate on Tangle Park Road - demonstrating sightlines

c. car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;

d. structures (e.g. furniture, play equipment, refuse or other storage units / cabins, signs, external lighting etc.);

3. All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U32722 NS05 Submitted Arboricultural Details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (Partially superseded BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan - dated

December 2016 and email from Shirley Clifford dated 18 October 2017), unless otherwise previously agreed in writing with the local planning authority.
REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

U32723 NS06 Ecology

Prior to the occupation, an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall detail the proposed enhancements, location, specifications, and maintenance plan for 5 years. The enhancement scheme should include:

1. swift nesting boxes at highest point of any wall except those facing directly south (preferably somewhere between north and east to avoid direct sunlight and prevailing winds and rain).
2. A selection of other nesting boxes to suit a variety of species should also be provided.

The development shall not be implemented other than in accordance with the approved scheme.

REASON: To preserve the ecological value of the site and for mitigation to the loss of green verge.

U32724 NS07 Mechanical services

No mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant shall be installed, other than in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority. This shall including location, design, noise output and odour control.

REASON: To protect the amenities of nearby occupants.

U32725 NS08 Bird nesting

No trees or vegetation shall be removed other than outside of the bird nesting season (mid-February-August inclusive), unless previously approved in writing with the local planning authority and an inspection by an experienced ecologist must be undertaken up to five days before the work being completed.

REASON: To ensure the development does not compromise the habitat value of the site.

U32726 NS09 Construction Management

No development shall take place, until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan. The plan include:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details (including numbers) and location of parking for site operatives and visitor vehicles and proposed means of travel for site operatives
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed

within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;

11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);

12. Details of the phasing programming and timing of works;

13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;

14. A construction programme including a 24 hour emergency contact number.

REASON: To ensure highway safety and minimise the impact of delivery and serving movements to, from and within the site.

U32727 NS10 BREEAM for Non-Housing

The development hereby approved shall achieve BREEAM Rating Good; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U32728 NS11 Management plans

The school shall not be occupied until a mini bus management plan and play ground management plan have been submitted to and approved in writing by the Local Planning Authority. The use of the site shall only operate in accordance with the agreed management plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is not detrimental to the free flow of traffic, and to preserve the amenities of nearby residents.

U32717 NS12 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

- o Arboricultural Impact Statement - dated December 2016
- o BREEAM New Construction Report - received 01/03/2017
- o Clarendon School STARS Travel Plan - received 01/03/2017
- o Construction Traffic Management Plan and Statement - dated January 2017
- o Phase II Ground Investigation Report - dated January 2017
- o Planning Compliance Report - dated 31.01.2017
- o Sustainability Construction Checklist - Dated January 2017
- o Waste Classification Report - Dated 1/23/2017
- o (Revised) Design & Access Statement - dated July 2017
- o Revised Transport Statement - dated July 2017
- o Existing Boundary Location Plan 5455-1001 P0 - received 01/03/2017
- o Existing Elevations 5455-1100 P0 - received 01/03/2017
- o Existing Ground Floor Plan 5455-1010 P0 - received 01/03/2017
- o Existing Landscaping Plan 5455-1050 P0 - received 01/03/2017
- o Existing Roof Plan 5455-1020 P0 - received 01/03/2017
- o Proposed Elevations Sheet 1 of 2 5455-3000 T0 - received 01/03/2017
- o Proposed Elevations Sheet 2 of 2 5455-3001 T0 - received 01/03/2017
- o Proposed Sections 5455-4000 T0 - received 01/03/2017
- o Mini-Bus Swept Paths Option 2 TSP/DHP/P3178/11 A - received 31/08/2017
- o Proposed Block Plan 2001 P3 - received 31/08/2017
- o Proposed Ground Floor Plan 2100 P1 - received 31/08/2017
- o Proposed Landscaping Plan 2202 F2 - received 31/08/2017
- o Proposed Roof Plan 2110 P1 - received 31/08/2017
- o Site Location Plan 1000 P1 - received 31/08/2017
- o Email from Shirley Clifford dated 18 October 2017

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

DETAILED INFORMATIVES

U19727 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

The scheme is for 2x single-storey extensions to the existing school to allow for an increase in pupil numbers from 25 to 50, assisting to meet much-required school places.

The existing school is not of great architectural merit. The single-storey elements of the scheme integrate discreetly into the school complex and are not considered to represent a significantly greater visual presence, unduly compromise the character and appearance of the site, street scene, or impact unacceptably amenities of adjoining residents.

A parking survey has been undertaken and an assessment carried out on the travel modes of existing pupils and staff who will transfer from nearby Clarendon School. Whilst it is acknowledged that the expected levels of parking spaces are not being provided, given the adequate space being given to allow manoeuvrability of 6 minibuses, the school's commitment to encouraging sustainable travel, the securing of a robust travel plan condition, and when taking into account the overall benefits of the additional school places this school allows for, on balance, a refusal on parking and traffic grounds is not deemed warranted.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

- o Core Strategy (2009): CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP10, CP18
- o Development Management Plan (2011): DM SD1, SD2, OS5, OS6, OS8, SI1, TP1, TP2, TP6, TP7, TP8, DC1, DC4, DC5.
- o Local Plan (Publication version 2017): LP1, LP8, LP13, LP15, LP16, LP20, LP22, LP24, LP28, LP29, LP31, LP44, LP45,
- o National Planning Policy Framework (NPPF) (2012)
- o The London Plan (2016), including: 1.1, 3.1, 3.18, 3.19, 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 6.3, 6.9, 6.10, 6.13, 7.2, 7.3, 7.4, 7.5, 7.6, 7.13, 7.14, 7.15, 7.19, 7.21
- o Supplementary Planning Guidance and Documents

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U19728 NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U19791 Applicants advice

For the avoidance of doubt, the siting of the play equipment / climbing frames have not been approved as part of this application. Such details are required as part of the Hard and Soft Landscaping condition. It is further advised to locate these away from residential properties to minimise impacts, in particular overlooking and loss of privacy.

U19730 NS02 Advice on Travel Plan

School Travel Plan recommendations:

1. Suggest a park and stride target for staff (0% to 2%)
2. Car share staff target included and should read from 0 to 2%.
3. If they ever use Public Transport they can add the "public transport for school trips" activity in PUBLIC TRANSPORT tab. If you use school minibuses you can add the "private coaches used for school trips" in SMARTER DRIVING tab - or both, if applicable. I would set these dates to run with the academic year - Sept to July 2017.
4. If they have a pool bikes/scooters these can be entered too - "pool bike and scooter scheme" - CYCLING and SCOOTING tabs -
5. Promotion of adult cycle training courses - "cycle skills sessions for adults" in the CYCLING tab.
6. Holding a "Cycle to work day" alongside your bikers breakfast day - CYCLING tab
7. If they look in the diary section under ABOUT at the top right of the site, you will see all the London, National and global events that you may wish to consider as part of the curriculum and also for staff to take part in.
8. Add supporting activities - curriculum, partnership/funding and promotion options.

U19767 Highway works

The applicant would need to deliver or pay all costs associated with the amendments to the highway.

U19729 NI01 Advice landscaping and ecology

- o The hard and soft landscaping condition is required to submit details of external lighting. This should include locations, specifications, lux plan (vertical and horizontal) and spectrum. The applicants are advised that there should be no upward lighting or spill. Further all lighting should be at a low level with minimum spillage and designated using Bat Conservation Trusts guidance 'Landscape and Urban Design for Bats and Biodiversity.
- o The email from Shirley Clifford dated 18 October 2017 identifies the trees to be removed.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
17/0824/FUL
