

**Application reference: 16/4201/DD03**  
**KEW WARD**

Date application received	Date made valid	Target report date	8 Week date
04.10.2017	04.10.2017	29.11.2017	<del>29.11.2017</del>

*Revised*

*8.1.2018.  
(E.o.T uploaded to CAPS + IDOX)  
[PART OF]*

**Site:**

The Queens C Of E Primary School, Cumberland Road, Kew, Richmond

**Proposal:**

Details pursuant to conditions U20464( commissioning report - Acoustic ), and U20444 (travel plan) of planning permission 16/4201/VRC.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

Mrs Inga Hall  
The Queens C Of E Primary School  
Cumberland Road  
Kew  
Richmond  
TW9 3HJ

**AGENT NAME**

**DC Site Notice:** printed on and posted on and due to expire on-

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
LBRUT Environmental Health

**Expiry Date**

31.10.2017  
31.10.2017

**Neighbours:**

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: GTD Application:01/T0923  
Date:02/08/2001 Lime - Remove Dead, Dying And Dangerous Branches And Crown Lift

Development Management

Status: GTD Application:01/T0924  
Date:02/08/2001 Maple - Remove Dead, Dying And Dangerous Branches

Development Management

Status: GTD Application:01/T0925  
Date:02/08/2001 Holly (dead) - Remove

Development Management

Status: GTD Application:01/T0926  
Date:02/08/2001 Maple - Remove Dead, Dying And Dangerous Branches And Crown Lift Over Footpath

Development Management

Status: GTD Application:01/T0927  
Date:02/08/2001 Maple - Remove Dead, Dying And Dangerous Branches And Crown Lift Over Footpath

Development Management

Status: GTD Application:01/T0928

Date:02/08/2001	Holly - Crown Lift To A Height Of 6'
<u>Development Management</u>	
Status: GTD	Application:01/T0929
Date:02/08/2001	Whitebeam - Restake
<u>Development Management</u>	
Status: GTD	Application:01/T0930
Date:02/08/2001	Sycamore - Crown Lift Away From Building And Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0931
Date:02/08/2001	Sycamore - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0932
Date:02/08/2001	Ash - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0933
Date:02/08/2001	Sycamore - Remove Dead, Dying And Dangerous
<u>Development Management</u>	
Status: GTD	Application:01/T0934
Date:02/08/2001	Sycamore - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0935
Date:02/08/2001	Sycamore - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0936
Date:02/08/2001	Ash - Take Off Lower Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0937
Date:02/08/2001	Ash - Take Off Lower Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0938
Date:02/08/2001	Cedar -remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0939
Date:02/08/2001	Beech - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:01/T0940
Date:02/08/2001	Lime - Remove Dead, Dying And Dangerous Branches
<u>Development Management</u>	
Status: GTD	Application:02/0614
Date:25/04/2002	Erection Of A Temporary Single Storey Classroom Building For 11 Month Period Commencing September 2002 For Use In Connection With Kew Riverside Primary School.
<u>Development Management</u>	
Status: GTD	Application:02/1375
Date:16/08/2002	Proposed Construction Of New Entrance, Infill Existing Courtyard Area To Create A New Class Room.
<u>Development Management</u>	
Status: GTD	Application:04/0013
Date:13/02/2004	Retention Of Temporary Single Storey Classroom For Five Years.
<u>Development Management</u>	
Status: GTD	Application:92/0161/FUL
Date:14/05/1992	Erection Of Temporary Classroom.
<u>Development Management</u>	
Status: GTD	Application:92/1518/FUL
Date:12/10/1992	Extension To Form Two Additional Classrooms With Toilet Facilities And Cloakspace.
<u>Development Management</u>	
Status: GTD	Application:93/0691/FUL
Date:08/09/1993	Erection Of An External Storage Building With Access From Playground Only.
<u>Development Management</u>	
Status: GTD	Application:93/1889/FUL

Date:08/02/1994	Replace Existing Deteriorated Swimming Pool Changing Rooms.
<u>Development Management</u>	
Status: GTD	Application:96/3020/FUL
Date:08/11/1996	Installation Of Play Equipment To Playground Area
<u>Development Management</u>	
Status: GTD	Application:98/1472
Date:17/08/1998	Converting Covered External Area Between Classes Into A Group Room.
<u>Development Management</u>	
Status: WNA	Application:98/1908
Date:11/01/1999	Resurface Eroded Grass Areas With Tarmac And Erection Of Fencing.
<u>Development Management</u>	
Status: REF	Application:05/0733/TPOVOI
Date:15/12/2005	T1 - Sycamore (Acer pseudoplatanus) - Remove.
<u>Development Management</u>	
Status: GTD	Application:06/2493/FUL
Date:18/09/2006	Replace existing timber cladding to front elevations with GRP profile shiplap cladding (facing Mortlake Road _ Cumberland Road).
<u>Development Management</u>	
Status: GTD	Application:06/3761/FUL
Date:20/12/2006	Removal of current existing timber shiplap cladding to the side and rear elevation. Replace existing with profiled shiplap cladding. New cladding to be fixed to existing structure with new tanalised timber battens.
<u>Development Management</u>	
Status: GTD	Application:08/1695/FUL
Date:28/07/2008	Construction of timber gazebo, timber play equipment and new timber fence to rear playground area (close to western boundary).
<u>Development Management</u>	
Status: GTD	Application:11/2718/VRC
Date:10/10/2011	Variation to condition U37895 (Approved drawings) of planning permission 10/2907/FUL for the demolition of the existing house and the erection of a new detached house, of four bedrooms, with a separate flat in the basement. The variation relates to the disposition of photo-voltaic cells and roof lights on the side roof and a single-storey ground floor extension at the rear.
<u>Development Management</u>	
Status: GTD	Application:12/T0859/TPO
Date:18/02/2013	T1 (T75) - Cedar - Crown thin ends by 15%, remove crossing limbs, dead, dying & dangerous wood - Tree has a history of limb failure
<u>Development Management</u>	
Status: GTD	Application:13/T0048/TPO
Date:21/03/2013	T1 - Cherry - Fell to ground level T2 - Cherry - Remove dead, dying and dangerous branches T3 - Norway Maple - Crown lift to 4m from ground level & remove dead, dying and dangerous branches T4 - Norway Maple - Crown lift to 4m from ground level & remove dead, dying and dangerous branches T7 - Conifer - Fell to ground level T8 - Sycamore - Cut back to clear building by 2m & remove dead, dying and dangerous branches T11 - Elder - Fell to 1m T12 - Sycamore - Remove dead, dying and dangerous branches T13 - Ash - Remove dead, dying and dangerous branches T14 - Ash - Remove dead, dying and dangerous branches T15 - Sycamore - Remove dead, dying and dangerous branches T16 - Sycamore x2 - Remove dead, dying and dangerous branches T19 - Prunus - Remove dead stem T20 - Cedar - Crown thin ends by 15% & remove dead wood and crossing limbs T22 - Plane - Crown lift to 3m T23 - Lime - Remove dead, dying and dangerous branches T24 - Norway Maple - Fell to ground level
<u>Development Management</u>	
Status: GTD	Application:13/T0366/TPO
Date:07/08/2013	T1 - Cedar - Fell - Due to risk of major limb failure - Replace with a Copper Beech
<u>Development Management</u>	
Status: GTD	Application:15/0073/FUL
Date:19/06/2015	To demolish and rebuild the existing school building under the Priority Schools Building Programme, providing a new replacement 2-form entry primary school for 4-11 year olds with associated landscaping and infrastructure works.
<u>Development Management</u>	

Status: GTD  
Date:23/10/2015

Application:15/0073/DD01  
Details pursuant to PART OF conditions U84993 - BD04 (Details to specified scale), BD12 (Details - Materials to be approved) and DV29F (Potentially Contaminated Sites); and condition U85003 - PK06 (Cycle/scooter parking) of planning permission 15/0073/FUL.

Development Management

Status: GTD  
Date:03/09/2015

Application:15/T0494/TPO  
T1 (T15) - Lime - Crown lift south west side to 5m T2 - Laurel - Fell as close to ground level as possible and leave stump T3 - Purple Plum - Fell as close to ground level as possible and leave stump T4 - Laurel - Fell as close to ground level as possible and leave stump T5 (T17) - Evergreen trees/shrubs - Reduce west side by 2m T6 (T30) - Sycamore - Crown reduce south east side by 3m and remove lowest limb at 2m from Ash T7 (T31) - Ash - Crown reduce south east side by 3m and remove lowest limb at 2m from Ash T8 (T33) - Ash - Crown reduce south east side by 3m T9 (T34) - Sycamore - Crown reduce south east side by 3m T10 (T35) - Sycamore - Crown reduce south east side by 3m T11 ( T36) - Ash - Crown lift to 4m T12 (T39) - Elder - Crown reduce south east side by 1.5m T13 (T45) Sycamore - Crown lift on north side over building to 7m T14 (T46) - Ash - Crown lift to 3.5m T15 (T19) - Birch - Crown lift on north west side to 4m

Development Management

Status: GTD  
Date:21/03/2017

Application:15/0073/DD02  
Details pursuant to conditions PART OF BD10 (Sample panels of brickwork), U85002 - DV49 (Construction Method Statement), U85016 - NS07 (Arboricultural Method Statement), U85023 - NS14 (TFL - Construction Logistics Plan), U85030 - NS19 (Section 278 Agreement), U85032 - NS21 (Phase of development), DV28 (External Illumination), DV18 (Refuse and recycling arrangements) and NS03 (Service management plan) of planning permission 15/0073/FUL.

Development Management

Status: GTD  
Date:23/03/2017

Application:16/4201/VRC  
Application for the variation of conditions U85000 (Approved drawings) and U84994 (Boundary Fencing) of planning permission 15/0073/FUL to enable the installation of a larger multi-sports pitch than that approved (from 30m x 40m to 35m x 50m); to specify the material used for the pitch as artificial 3G astro turf and to permit a change to the height and type of fencing used to surround the pitch from 1.8m weldmesh to 2.5m modern mesh rebound fencing.

Development Management

Status: GTD  
Date:03/03/2017

Application:17/0147/FUL  
Installation of a 40m long x 4m wide lean-to canopy to the rear elevation.

Development Management

Status: PCO  
Date:

Application:15/0073/DD03  
Details pursuant to conditions U84998 (Travel Plan), U85008 (Car Parking Provision), U85014 (Roof Structures), U85015 (Community Use), U85018 (Site Monitoring Evidence), U85020 (Ecologist), U85024 (Mechanical Services Noise Control), U85025 (Fumes and Odours), U85026 (Plant), U85027 (Temporary access points) and U85031 (Tree protection) of planning permission Ref No 15/0073/FUL.

Development Management

Status: PCO  
Date:

Application:16/4201/DD01  
Details pursuant to conditions U20450 - NS08 (Site Monitoring Evidence) and U20460 - NS15 (Bird Nesting) of Planning Permission 16/4201/VRC.

Development Management

Status: PCO  
Date:

Application:16/4201/DD02  
Details pursuant to condition U20449 - NS07 (Community Use Agreement) of Planning Permission 16/4201/VRC.

Development Management

Status: PCO  
Date:

Application:16/4201/DD03  
Details pursuant to conditions U20464( commissioning report - Acoustic ), and U20444 (travel plan) of planning permission 16/4201/VRC.

<u>Building Control</u>	
Deposit Date: 16.07.2002	Single storey extension, new entrance and internal partition alterations.
Reference: 02/1315/FP	
<u>Building Control</u>	
Deposit Date: 05.08.2002	Temporary classroom.
Reference: 02/1477/AI	
<u>Building Control</u>	
Deposit Date: 27.08.2002	Single storey extension, new entrance and internal partition alterations.
Reference: 02/1315/1/FP	
<u>Building Control</u>	
Deposit Date: 09.10.2002	Single storey extension, new entrance and internal partition alterations.
Reference: 02/1315/2/FP	
<u>Building Control</u>	
Deposit Date: 29.01.1992	Erection of temporary classroom
Reference: 92/0121/FP	
<u>Building Control</u>	
Deposit Date: 31.01.1994	Storage shed
Reference: 94/0125/BN	
<u>Building Control</u>	
Deposit Date: 17.01.1994	Replacement of changing rooms
Reference: 93/1425/1/FP	
<u>Building Control</u>	
Deposit Date: 05.09.2005	Replacing existing sanitary ware with new fittings and connecting to existing and replacing redundant extract fans. Renewing lighting.
Reference: 05/1840/BN	
<u>Building Control</u>	
Deposit Date: 23.10.2006	Replacement of external cladding system
Reference: 06/2259/FP	
<u>Building Control</u>	
Deposit Date: 26.07.2010	Internal alterations and library extension
Reference: 10/1416/FP	
<u>Building Control</u>	
Deposit Date: 10.03.2011	Internal alterations and library extension
Reference: 10/1416/FP/1	
<u>Building Control</u>	
Deposit Date: 10.03.2015	New school
Reference: 15/0526/IN	
<u>Building Control</u>	
Deposit Date: 28.08.2015	Alterations to existing school
Reference: 15/2073/IN	
<u>Building Control</u>	
Deposit Date: 07.08.2016	Install a photovoltaic system
Reference: 16/NAP00249/NAPIT	

Enforcement

Opened Date: 06.06.2017 Enforcement Enquiry  
Reference: 17/0285/EN/BCN

Enforcement

Opened Date: 01.08.2017 Enforcement Enquiry  
Reference: 17/0396/EN/BCN

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): SAR .....

Dated: 5.1.2018 .....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: *ap 5.1.18* .....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

*Handwritten signature 'SAR' is written across the REASONS, CONDITIONS, and INFORMATIVES rows.*

The following table will populate as a quick check by running the template once items have been entered into Uniform

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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**Application Reference: 16/4201/DD03**

**Address: The Queens C Of E Primary School, Cumberland Road, Kew, Richmond TW9 3HJ**

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**Delegated Report:**

**Site Description:**

The Queens Church of England School is located on the corner of Cumberland and Mortlake Road. The site has a number of Tree Preservation Orders (TPO) primarily on the southeast and northeast boundary. A significant portion of the site, adjacent to the northwest boundary and northeast corner is designated Other Open Land of Townscape Importance (OOLTI). The site is within Floodzones 2 and 3.

Whilst not sited within a conservation area, the site is adjacent to two, Kew Gardens to the east and south, and Kew Green to the north. A number of Buildings of Townscape Merit (BTMs) surround the school. The site is also located with Kew Village Plan (Area 3).

The School is designated Proposed Site K3: *"To relieve the shortage of children's playgrounds in the area and to implement the Council's dual use policy, to use of school playground out of school hours supervised by a suitable community group"*.

**Relevant History:**

There is an extensive planning history for the site. Application 15/0073/VRC was approved for demolition and rebuild of the existing school building under the Priority Schools Building Programme, providing a new replacement 2-form entry primary school for 4-11 year olds with associated landscaping and infrastructure works by the Planning Committee 10 June 2015.

The school building had been constructed and was being occupied at the time of submission of application ref. 16/4201/VRC which is the most pertinent application. The application which was for the variation of conditions U85000 (Approved drawings) and U84994 (Boundary Fencing) of planning permission 15/0073/FUL to enable the installation of a larger multi-sports pitch than that approved (from 30m x 40m to 35m x 50m); to specify the material used for the pitch as artificial 3G astro turf and to permit a change to the height and type of fencing used to surround the pitch from 1.8m weldmesh to 2.5m modern mesh rebound fencing was approved by the Planning Committee on 22 March 2017.

**Proposal:**

This application seeks to discharge the requirements of the following conditions of planning permission 16/4201/VRC:

- U20464 (Commissioning Report);
- U20444 (Travel Plan (Silver))

**Professional Comments:**

Condition U20464 (Commissioning Report)

Condition U20464 states:

*Within 28 days of the commencement of use on the 3G pitch, a commissioning acoustic test and report shall be undertaken and submitted to the Local Planning Authority for approval in writing. The report shall demonstrate that the noise limits detailed in Table 5 of 'Additional submission in support of planning application 16/4201/VRC dated 13/01/2017' have been achieved. If the noise limits are exceeded, suitable mitigation shall be outlined. The 3G pitch shall thereafter only be used in accordance with the approved report.*

*REASON: To protect the amenities of nearby residents.*



The application was supported by the following details:

- *Noise Assessment Report*; prepared by Blue Tree Acoustics; doc ref: 02889-100201; dated 28/9/2017; received 4.10.2017;

The Council's Principal Environmental Health Officer has reviewed the submitted details and is satisfied that the report demonstrates compliance with the condition.

Condition U20444 (Travel Plan (Silver))

Condition U20444 states:

A. *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.*

B. *Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan, and silver accreditation. 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.*

The application was supported by the following details:

- *The Queen's Church of England Primary School STARS document*; received 4 October 2017.

The Council's Travel Plan Co-ordinator has reviewed the submitted details. The Officer has noted that the school was awarded silver accreditation in September 2017 for the 16/17 academic year. This is valid for two years (until August 2019) and they will be expected to resubmit in May 2019. It is hoped by this stage that The Queen's will be able to apply for gold. Notwithstanding this, the condition requires 'Silver' accreditation so The Queen's will need to see a shift away from the car and apply for silver at the least in May 2019.

It is suggested that to keep the 'Silver' accreditation up to date this year,

- 5 activities will need to be completed and evidenced of a walking/ scooting/ cycling/ road safety/ smarter driving/ public transport/ independent travel nature.
- The Queen's should ensure their basic information tab is up to date.
- The surveys for 2017/18 must be entered and if not yet undertaken this must be done soon as the weather will have an effect.

The Travel Plan Co-ordinator was supportive of the approval of the details.

It is considered that these details have satisfied part (A) of the condition. Part (B) is still required to be discharged.

**Recommendation:**

Approve application