

Kreena Patel
London Borough Richmond upon Thames

Dear Kreena

Our reference
11158

Application for Non-Material Amendment of Planning Permission 21/1537/FUL

Date
21 June 2024

This letter accompanies an application under S.96A of the Town and Country Planning Act 1990 (as amended), for a non-material amendment to planning permission 21/1537/FUL which was granted in June 2022.

Address
250 Waterloo Road
London SE1 8RD
Tel: 020 7199 5801

The planning permission is for:

‘Demolition of a number of existing school buildings; erection of a new two and three story teaching block to include teaching classrooms, music and drama spaces; link between the new teaching block and the existing sports hall which will be extended; internal refurbishment works to existing main school buildings including enlarging the dining hall and library; installation of a sprinkler tank and pump room; reconfigured outdoor playspace; and associated landscape works.’

One of the conditions attached to the permission is DV49 Construction Management Statement, which states:

‘No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

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 and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
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;*

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- 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 Statement 5837:2012 '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;
 - 15. See also TfL guidance on Construction Logistics Plans.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area.'*

Since permission was granted and the conditions were agreed, it has become clear that the construction of the development will need to be undertaken in phases. The first phase will begin in summer 2024, with other phases following at a later date. Therefore, there is the need to re-word this condition to allow for a phased discharge.

We propose that the condition is re-worded to the following:

Prior to the commencement of each development phase(s), no development shall take place including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority for that phase(s). The approved plan shall be adhered to throughout the relevant construction phase(s). The Statement shall provide for....

This amendment is considered to be very minor, and is not a material change to the development as approved.

For information, the development phases are as follows:

Phase and works	Date
Phase 1 – Sports hall extension piling works	From July 2024
Phase 2 – Construction of new teaching blocks	TBC
Phase 3 – Extension to the sports hall	TBC
Phase 4 – Demolition of old teaching block	TBC
Phase 5 – internal alterations	TBC
Phase 6 – External works	TBC

If you would like to discuss the application please do not hesitate to contact me.



Yours sincerely

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