

**The Trustees of Hampton School  
Trust**

**S73 to vary condition 4  
from permission  
22/3479/FUL at Hampton  
Pre-Prep School  
Planning Statement**

**Final report**  
Prepared by LUC  
June 2024



**The Trustees of Hampton School Trust**

**S73 to vary condition 4 from permission  
22/3479/FUL at Hampton Pre-Prep School  
Planning Statement**

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# Chapter 1

## Introduction and Context

**1.1** This Planning Statement has been prepared by LUC on behalf of the Trustees of Hampton School Trust (the 'Applicant') to accompany an application made under section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 4 from permission 22/3479/FUL at Hampton Pre-Prep School, 41-43 Wensleydale Road, Hampton, in the London Borough of Richmond upon Thames (LBRuT).

**1.2** The consented application to which the condition in question relates was approved on 25 April 2023 for the following development:

*'Improvement works at Hampton Pre-Prep, to include demolition of existing modular buildings, storage buildings and rear lean-to and erection of a single storey rear extension, provision of a new school hall, new timber shed and shade sails. No increase in pupil numbers, staff numbers or car parking is proposed.'*

**1.3** The permission included a number of conditions, including condition 4 which lists the approved drawings. This application seeks to replace a number of the originally approved drawings to allow a minor amendment to the design of the extension to the school.

## Background

### Hampton Pre-Prep

**1.4** Hampton Pre-Prep School was founded and has been on the site since 1924 (formerly known as Denmead School). The Pre-Prep forms part of the wider Hampton School Trust which also includes the Prep School and Secondary School. Both are located within close proximity to the Pre-Prep, in Hampton.

**1.5** The Pre-Prep caters for children aged 3 to 7 years and includes Kindergarten, Reception, Year 1 and Year 2, all of which are one form entry. There are currently 90 pupils enrolled and 22 members of staff (full and part time) work at the Pre-Prep.

**1.6** The site currently comprises the main two storey school building with a playground to the rear which includes a single storey prefabricated kindergarten building as well as a garage and a number of timber sheds / storage structures. Nos. 41 and 43 Wensleydale Road were previously two separate residential dwellings and the buildings have been linked by a single storey extension.

**1.7** The school includes the following facilities:

- A kindergarten building
- Reception classroom
- Year 1 classroom
- Year 2 classroom
- Art room
- Cooking room
- School hall
- Library
- Head teacher's office
- Staff room
- Two offices
- Sick bay
- Kitchen

#### Permission 22/3479/FUL

**1.8** Permission 22/3479/FUL was granted on 25 April 2023 and implemented on 10 July 2023.

**1.9** The purpose of this S73 application is to vary the drawing number condition to allow an increase in the size of the proposed link extension which connects the main school building to the new multi-purpose hall.

**1.10** The larger link extension will enable the school to add an accessible toilet on the ground floor, contributing towards improved accessibility of the building as well as creating a larger storeroom, providing additional storage for the school which would otherwise need to be accommodated within the playground area.

**1.11** This application does not propose a change to the description of the development (the operative part of the permission) or seek to vary the time limit condition.

**1.12** The principle of an extension to the existing school building and addition of a new school hall has been established by permission 22/3479/FUL which has been implemented. This permission therefore establishes a fallback position which is a material consideration. Further details are set out in Chapter 4.

## Chapter 2

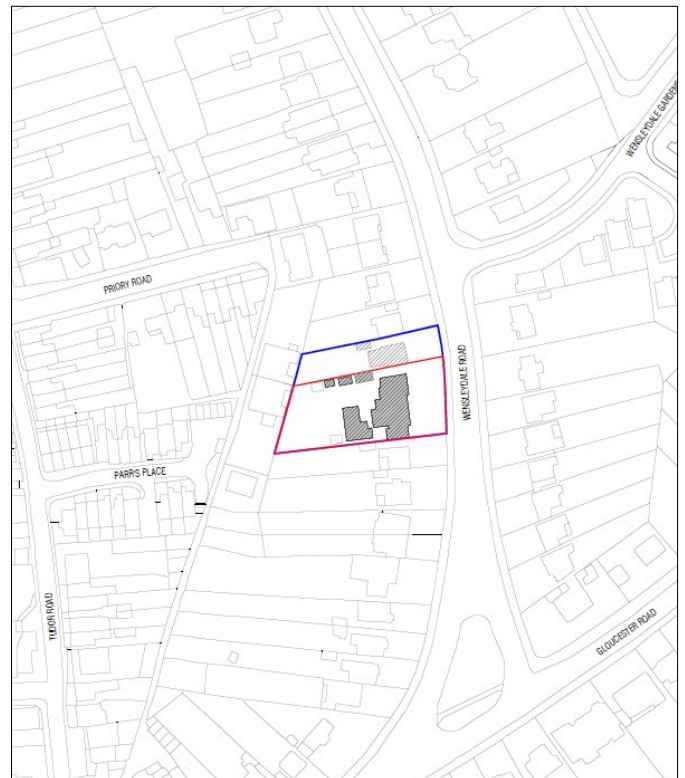
# Application Site and Context

### Site Location

**2.1** Hampton Pre-Prep School is located at the southern end of Wensleydale Road, in Hampton. The site is located within a predominantly residential area and both immediately adjacent neighbouring properties (nos. 39 and 45 Wensleydale Road) are residential dwellings.

**2.2** As shown in Figure 2.1 below, no. 45 Wensleydale Road, immediately to the north of the site, is within the wider ownership of the applicant but does not form part of the proposal.

**Figure 2.1: Site Location Plan**



### The Application Site

**2.3** The application site measures 0.14ha.

**2.4** The site is not located within any statutory designated ecological sites. The site is located within Flood Zone 1 having a low probability of flooding.

2.5 There are no listed buildings on the site and the site is not located within a Conservation Area.

2.6 There are no known Tree Preservation Orders covering the site.

### Planning History

2.7 The site has a planning history associated with its use as a school. The below table sets out the planning history for the site.

Application ref.	Description of development	Decision & date
22/3479/DD03	Details pursuant to condition U0154922 - Biodiverse roofs, of planning permission 22/3479/FUL.	Under consideration
22/3479/DD02	Details pursuant to condition U0154911 - Boundary fencing-Building occupy, U0154916 - Soundproofing within building, and U0154919 - Plant And Equipment, of planning permission 22/3479/FUL.	Approved 13/09/2023
22/3479/DD01	Details pursuant to Conditions 7 (U0154915 - Construction Management Plan) and 15 (U0154923 - Construction Environ./Ecol. Man. Plan) of planning permission 22/3479/FUL.	Approved 07/07/2023
22/3479/FUL	Improvement works at Hampton Pre-Prep, to include demolition of existing modular buildings, storage buildings and rear lean-to and erection of a single storey rear extension, provision of a new school hall, new timber shed and shade sails. No increase in pupil numbers, staff numbers or car parking is proposed.	Approved 24/04/2023

Application ref.	Description of development	Decision & date
20/3434/FUL	Improvement works at Hampton Pre-Prep, to include demolition of existing modular buildings, provision of a new School Hall, replacement Kindergarten accommodation, a redesigned visitor reception and waiting area, a replacement outside WC block and Reception Class wet area extension, improvements to the sick bay, and improved internal and external connectivity. No increase in pupil numbers, staff numbers, or car parking is proposed.	Appeal dismissed 06/09/2021
12/0386/DD 01	Details pursuant to condition re appeal decision for boundary treatment	Approved 16/07/2015
12/0386/FUL	Replacement of school climbing frame	Appeal allowed 05/11/2012

2.8 The following conditions have been discharged from permission 22/3479/FUL:

- Condition 3 (U0154911 - boundary fencing details)
- Condition 7 (U0154915 - construction management plan)
- Condition 8 (U0154916 - soundproofing within building)
- Condition 11 (U0154919 - details of plant enclosure)
- Condition 15 (U0154923 - construction environmental / ecological management plan)

2.9 An application was also submitted in June 2024 to discharge condition 14 (U0154922 – details of the biodiverse roof). This application is under consideration by LBRuT.

2.10 The amendment to the scheme proposed by this S73 application would not result in the need to update any of the details submitted to discharge conditions 3, 7, 8, 11, 14 or 15. The details submitted to discharge these conditions would remain unchanged.

## Chapter 3

# Proposed Minor Amendment

### Increased Size of Link Extension

**3.1** The original consent (ref: 22/3479/FUL) granted permission for the demolition of a number of existing buildings and an existing rear lean-to and the erection of a new single storey extension to the main school building, addition of a new school hall and a new timber shed and shade sails.

**3.2** This application seeks to increase the width of the link extension (between the existing school building and the proposed school hall) by approximately 2.3m. The proposed larger extension would result in an additional 6sqm of floorspace compared to the consented scheme. The proposed increase in the size of the link extension will enable the school to add an accessible toilet on the ground floor, contributing towards improved accessibility of the building and will allow for the creation of a larger store.

**3.3** The link extension would be extended to the north, therefore the distance maintained between the proposed development and no. 39 Wensleydale Road to the south would not be changed. The link extension would be brought approximately 2.3m closer to no. 45 Wensleydale Road to the north, however, a distance of 10m would be maintained.

**3.4** Other than the marginal increase in the footprint of the link extension, the proposed development would remain as originally consented. The link extension would have a flat sedum roof, as proposed under the consented scheme.

### Materials

**3.5** This S73 application does not propose any changes to the proposed materials.

**3.6** The proposed materials palette has been chosen to complement the existing building. The link extension between the main building and the multi-purpose hall would be constructed of brick to match the existing building. The link extension would have a sedum roof. All doors and windows on the external face of the new-build elements would be dark grey powder coated aluminium.

### Fire Escape Staircase

**3.7** The larger link extension will result in the need to re-position the proposed fire escape stairs, which is to be located immediately to the north of the link extension. The stairs would be moved north compared to the consented scheme to



accommodate the increased size of the link extension and they would maintain a distance of approximately 4.4m to the northern boundary of the application site with no. 45 Wensleydale Road.

**3.8** No other conditions are proposed to be amended as part of this application. Condition 5 (U0154913) from permission 22/3479/FUL states that the roof of the building and fire escape access shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

## Landscaping

**3.9** This S73 application does not propose any changes to the proposed landscaping.

**3.10** The larger link extension would not result in the loss of any trees. The originally consented decorative planting will be incorporated within the playground, including planters around the hall.

## Access and Parking

**3.11** This S73 application does not propose any changes to the proposed access and parking.

**3.12** All forms of access to the school would remain unchanged. The main pedestrian entrance to the school, used by pupils, staff, parents and other visitors, would remain at the northern end of the front elevation. Vehicular access to the driveway to the north of the main building would remain.

**3.13** Parking and delivery arrangements would not change.

S73 to vary condition 4 from permission 22/3479/FUL at Hampton Pre-Prep School  
School  
June 2024

Figure 3.1: Consented Proposed Ground Floor Plan

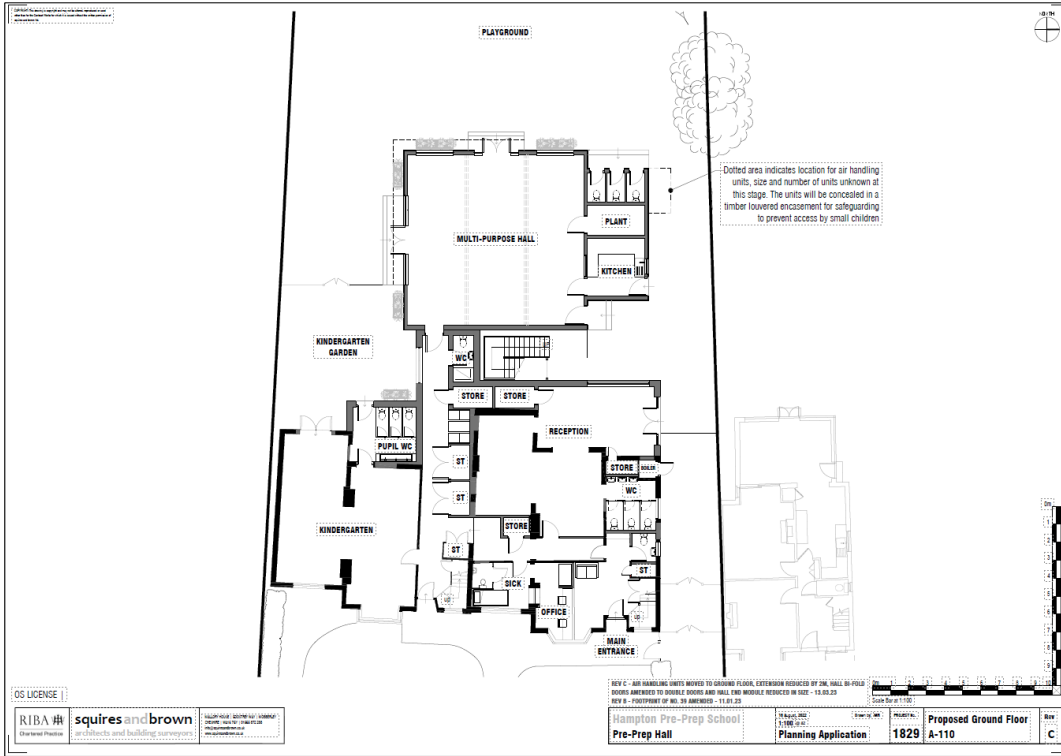
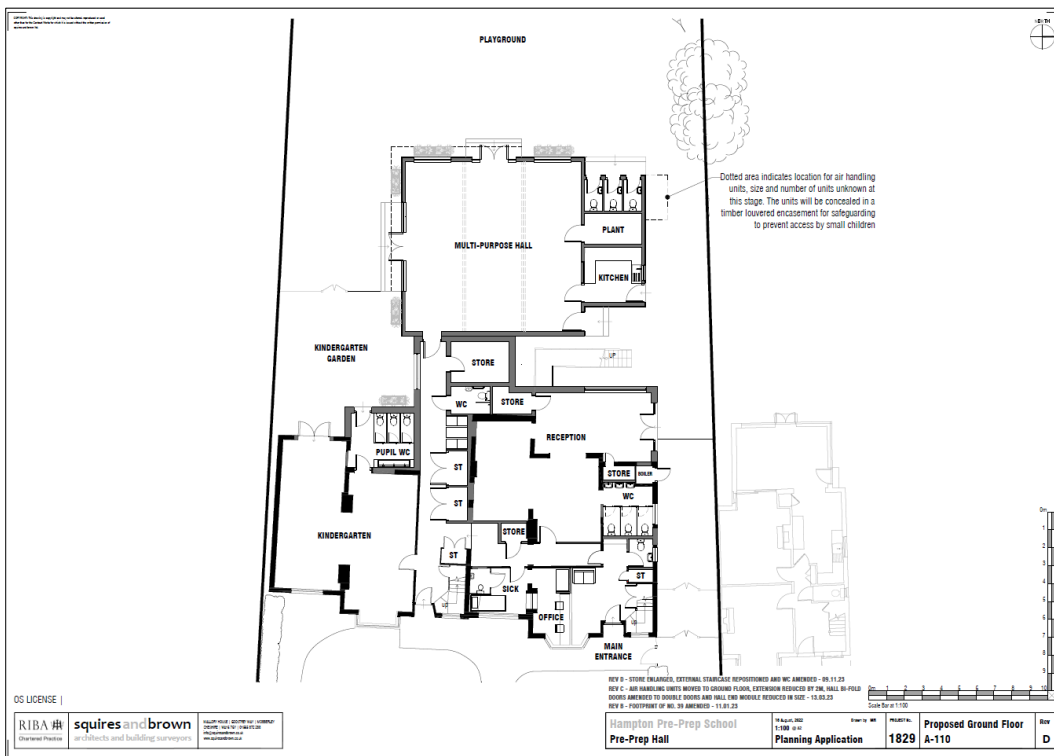


Figure 3.2: Amended Proposed Ground Floor Plan



## Chapter 4

# Consideration of Key Planning Matters

**4.1** The principle of an extension to the existing school building and addition of a new school hall has been established by permission 22/3479/FUL which has been implemented. This permission establishes a fallback position which is a material consideration.

**4.2** This S73 application therefore considers the larger link extension and re-location of the fire escape staircase only. The key planning considerations are summarised below.

### Principle of Development

**4.3** The site has been used as a school since 1924 and will continue to be used as a school. The larger link extension will not result in an increase in pupil capacity (currently 90) or staff capacity (currently 22). There will also be no change to the existing hours of operations and the proposal will not impact traffic or parking.

**4.4** Development proposals which enhance education and skills provision are supported by policy S3 of the London Plan, policy LP29 of the LBRuT Local Plan and policy 50 of the LBRuT Draft Local Plan. Developments which enhance social and community infrastructure facilities and incorporate inclusive design are also supported by policy S1 of the London Plan and policy LP28 of the LBRuT Local Plan. Proposals which protect and enhance formal and informal play spaces are supported by policy LP31 of the LBRuT Local Plan.

**4.5** Given the proposal seeks to enhance the school's facilities (through the creation of a new accessible toilet and larger store room), it is considered that the principle of development is acceptable.

### Design

**4.6** The larger link extension will add 6sqm of new floorspace. The height of the extension will remain as previously consented. The link extension will be constructed in brick to match the existing building and it will have a flat sedum roof, as originally consented.

**4.7** Given the alterations are to the rear of the building, the proposed development would not be visible from Wensleydale Road and would therefore not impact the character of the area.

**4.8** The existing ground floor of the school is not accessible for wheelchair users throughout. The proposed alteration to

the link extension would allow the school to provide an accessible toilet, improving the accessibility of the building.

**4.9** The proposal is therefore considered to comply with policies GG2, D3, D4, D5 and D11 of the London Plan, policies LP1, LP2, LP17 and LP39 of the LBRuT Local Plan and policies 15, 28 and 44 of the LBRuT Draft Local Plan.

## Residential Amenity

**4.10** The larger link extension would extend the width of the consented extension by approximately 2.3m. The larger extension would not bring the overall development closer to either the southern boundary of the application site, with no. 39 Wensleydale Road, or the west (rear) boundary of the application site, with no. 3 Priory Road. Due to the position of the consented link extension and school hall, the larger link extension would not be visible from either no. 39 Wensleydale Road or no. 3 Priory Road. The fire escape staircase would not be located any closer to either neighbouring property. The larger extension and new position of the fire escape staircase would therefore not result in any detrimental impacts on neighbouring amenity in relation to visual intrusion or outlook, privacy, noise, daylight / sunlight or reasonable enjoyment.

**4.11** The proposed amendment would result in the link extension being located 2.3m closer to the northern boundary of the application site with no. 45 Wensleydale Road. However, the extension would still maintain a distance of approximately 10m to the northern boundary. Given the extension will be single storey, with a flat roof, the distance to be maintained between the extension and no. 45 is considered sufficient to ensure the proposal would not result in any unacceptable impacts on this neighbour. Although the proposed fire escape staircase would be closer to the northern boundary compared to the existing fire escape staircase and the consented staircase, the proposed staircase would maintain a distance of 4.4m to the northern boundary with no. 45. Also, condition 5 (U0154913) on permission 22/3479/FUL states:

*'The roof of the building and fire escape shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.'*

**4.12** This condition would remain unchanged. Given the distance which would be maintained between the staircase and the northern boundary and the restrictions on the use of the staircase it is therefore considered that the new location of the staircase would not result in a significantly different impact on the amenity of no. 45 compared to the existing or consented staircase.

## Noise

**4.13** An Acoustic Report was prepared by Adrian James Acoustics Limited to accompany the 22/3479/FUL application. The report concluded that there would be relatively little change in breakout levels at the nearest residences from the proposed development, with breakout noise varying by approximately +/- 1 dB(A). A change of 1 dB(A) is unlikely to be perceptible and therefore the proposed development is likely to have a minimal noise impact on surrounding residents.

**4.14** An addendum to the Acoustic Report has been prepared by Adrian James Acoustics Limited. The addendum concludes that given there are no significant changes to the proposal there are not expected to be any significant change to proposed activity noise levels. The proposed change to the link section therefore would not result in increased noise impact to neighbouring properties compared to the consented scheme.

## Summary

**4.15** The amendment to the link extension and re-location of the fire escape staircase would not result in any unacceptable impacts on neighbouring amenity in relation to visual intrusion or outlook, privacy, noise, daylight / sunlight or reasonable enjoyment.

**4.16** The proposal therefore complies with policies D3 and D14 of the London Plan, policies LP8, LP10 and LP39 of the LBRuT Local Plan and policies 15, 19 and 46 of the LBRuT Draft Local Plan.

## Transport and Access

**4.17** The application is accompanied by a Transport Note prepared by Quod. The amendment to the link extension would not result in an increase in pupil or staff numbers and would not result in any change to the existing access, servicing or parking arrangements for the school. No increase in vehicle or other operational transport movements is anticipated.

**4.18** Construction traffic will be managed through the construction management plan which was secured by condition 7 on permission 22/3479/FUL and discharged in July 2023. The amendment to the scheme does not require any changes to the approved construction management plan.

**4.19** The proposal therefore complies with policies T4 and T7 of the London Plan and policy LP44 of the LBRuT Local Plan.

**4.20** Given there will be no increase in traffic, the proposal will not cause any detrimental impact on air quality. It is therefore considered to comply with policy S11 of the London Plan and policy 48 of the LBRuT Draft Local Plan.

## Trees

**4.21** An Arboricultural (Tree Protection) Method Statement was prepared by The Tree Company to accompany the 22/3479/FUL application.

**4.22** A letter has been prepared by The Tree Company to address the proposed amendment to the scheme in relation to trees. The letter confirms that the proposed amendment to the link extension does not change the Arboricultural Impact Assessment dated 4 November 2022 or the Tree Protection Method Statement dated 7 July 2023. There are no trees in the vicinity of the change to the building layout and the trees are protected by their consideration within the other aspects of construction.

**4.23** The original tree survey is dated 20 October 2022 and so there will be no changes in tree size or condition that will affect the tree protection requirements.

**4.24** The proposal includes additional decorative planting in the rear playground including planters adjacent to the new hall. The details are secured by condition 13 on permission 22/3479/FUL.

**4.25** The proposal is therefore considered to comply with policies G6 and G7 of the London Plan, policies LP15 and LP16 of the LBRuT Local Plan and policy 42 of the LBRuT Draft Local Plan.

## Fire Strategy

**4.26** The application is accompanied by a Fire Safety Design Strategy prepared by Adena Fire Safety Services Ltd.

**4.27** The proposed means of escape and travel distances are considered satisfactory. The calculated exit capacity based on the number of pupils / staff and the escape routes is considered to be satisfactory. The design satisfies the requirements in relation to a suitable means of escape, suitable exit and stair capacities, a fire assembly location, external fire spread and fire service access. During RIBA stage 4 (technical design), the information set out in the strategy will aid the design of the fire detection system, fire alarm, emergency lighting, emergency signage, firefighting equipment, compartmentation, and fire stopping.

**4.28** This will ensure high standards of fire safety are incorporated into the design and thus compliance with the function requirements of the building regulations.

**4.29** The proposal therefore complies with policies D11 and D12 of the London Plan and policy 44 of the LBRuT Draft Local Plan.

## Energy and Sustainability

**4.30** The application is accompanied by an Energy Report and Construction Sustainability Checklist prepared by Create Consulting Engineers Ltd.

**4.31** The energy strategy has been developed in line with the London Plan's energy hierarchy (*Be Lean, Be Clean, Be Green*).

**4.32** The following '*Be Lean*' principles have been included within the design:

- The facades of the extensions have been optimised in order to provide a balance of thermal control, both from within and outside the buildings;
- The new school hall windows will be orientated south and west, to enable daylight penetration into the new building, reducing its heating load;
- Openable windows will allow effective purge ventilation;
- Overhangs above the south and west facing windows will reduce excessive solar gains in the summer months;
- Blinds will provide shading and glare control;
- A high standard of construction will optimise the thermal performance of the building. The new hall will be a modular build to meet the desired specification and the rear extension to the main building will be constructed of traditional brick-block cavity wall and timber frame roof;
- High efficiency low energy lighting and controls are specified throughout; and
- Efficient heat pumps are proposed.

**4.33** Following the '*Be Clean*' step of the energy hierarchy, the feasibility of connecting to an existing or proposed decentralised energy network has been investigated for the site in accordance with policy LP22 of the London Plan. The London Heat Map Tool indicates the location of a future decentralised energy network approximately 11km from the site. The site is therefore not located within a viable distance of any existing or proposed decentralised energy network and connection is unfeasible at the present time.

**4.34** For the '*Be Green*' stage of the energy hierarchy, an air source heat pump is proposed to provide space heating and cooling in the new hall. Photovoltaic panels are also proposed. There is sufficient space on the roof of the new hall to provide 16-18 PV panels which could provide a total of 5.6-6.3kWp. A system of this size would generate 4.71MWh of electricity per year, reducing emissions by 0.64 tonne per year.

**4.35** In respect of waste, recycling facilities will be provided on site for construction and operational waste.

**4.36** Overall, the proposed extensions would achieve a reduction in CO2 emissions of over 100% compared with part L of the Building Regulations in accordance with policy LP22. It is not financially viable to achieve a 35% reduction in CO2 emissions for the existing building. It is also not possible to undergo a deep renovation of the existing building at this time due to time constraints, posed by the operation of the building during school term time and construction works being limited to school holidays. However, policy LP22 states that high standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Various improvement measures are proposed for the existing building, including loft insulation, installation of draft excluders, the introduction of more efficient light bulbs and TRVs fitted to radiators where possible. The proposal therefore complies with policy GG6, SI4, SI5 and SI7 of the London Plan and policies LP20, LP22 and LP24 of the LBRuT Local Plan.

## Drainage

**4.37** A Drainage Strategy has been prepared by YellowSub Geo. Drainage of the proposed development will be to sewer, following suitable SuDS elements and attenuation.

**4.38** The LLFA require that SuDS elements are incorporated into the design. These can include, amongst other options, green roofs, swales, raingardens and infiltration trenches.

**4.39** Many of these options are inappropriate in a cramped, urbanised setting, particularly where open water, such as storage ponds and swales could pose a hazard to Site users such as in a school setting. The proposed development buildings have flat roofs but some of the roof area is reserved for solar panels, so the use of a green or sedum roof is feasible but limited.

**4.40** The water quality benefits of using SuDS are minimal if the discharge is ultimately to sewer, but some local biodiversity benefits may be achievable on the sedum roofs.

**4.41** Due to the size and nature of the application site, the proposed SuDS drainage train will comprise:

- Rainwater butts, as required in the London Plan. Whilst these will provide some storage they cannot be considered as attenuation storage as there is a high chance that they will be full in the event of a storm; and,
- SuDS planters, either fed from the rainwater butt overflow, or directly fed from rainwater downpipes as dictated by Site details. These provide storage in soil or aggregate within the planter and introduce vegetation into the environment. At the detailed design stage, all roof drainage from the proposed building will drain through a series of planters.

**4.42** The storage provided by these is variable depending on size but they should be designed to contain, in total, at least the remaining 0.48m<sup>3</sup> of first flush rainfall.

**4.43** Overflow from the SuDS planters will discharge to an underground attenuation tank under the playground before final discharge to sewer. A tank with a void ratio of 95% with a length of 1.8m, width of 1.5m and a depth of 1.2m would provide 3.08m<sup>3</sup> of attenuation, but other arrangements may be possible.

**4.44** Surface water will then be discharged to the public sewer network through a flow control device via the existing surface water connection.

**4.45** The proposal is therefore considered to comply with policy SI13 of the London Plan, policy LP21 of the LBRuT Local Plan and policy 8 of the LBRuT Draft Local Plan.

## Biodiversity Net Gain

**4.46** Biodiversity net gain (BNG) became mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) from 12 February 2024. From 2 April 2024 BNG became mandatory for small sites. Developments are required to deliver 10% BNG. Planning practice guidance (PPG) provides further guidance on BNG, including on the exemptions to BNG. PPG states:

*‘There are specific biodiversity net gain provisions for applications to vary conditions to existing permissions under section 73 to reflect the fact, while a section 73 permission is a new permission, it is linked to an earlier planning permission.*

*An application to vary a condition of a planning permission under section 73 which is made after 12 February 2024 (the commencement of the statutory framework for biodiversity net gain) is not in scope if the original permission (to which the section 73 application relates) was either granted or the application for the original permission was made before this date.’*

(Paragraph: 016 Reference ID: 74-016-20240214)

**4.47** In relation to this S73 application, the original permission (ref: 22/3479/FUL) was granted on 25 April 2023 and therefore prior to the commencement of the statutory framework for biodiversity net gain. This S73 application is therefore exempt from mandatory BNG.

## Chapter 5

### Conclusion

**5.1** This Planning Statement supports a S73 application, relating to condition 4 from permission 22/3479/FUL at Hampton Pre-Prep School, 41-43 Wensleydale Road, Hampton, in the London Borough of Richmond upon Thames (LBRuT).

**5.2** This application seeks to vary condition 4 to enable an amendment to increase the size of the link extension between the main school building and the proposed school hall. The proposed amendment will allow the school to provide an accessible toilet and a larger store.

**5.3** The amendments to the scheme will have no impact on the overall scale, massing or appearance of the scheme. The effects will therefore be minimal, meaning the conclusions of the previous submission (ref: 22/3479/FUL) remain valid. These are outlined below.

- The impacts of the proposed development will be minimal as the site is already used for the proposed purpose (i.e. Pre-Prep) and the development will not change the duration or intensity of the current use.
- The proposal will significantly improve the existing facilities, particularly in regards to accessibility as well as the quality of the teaching environment, school hall and ancillary facilities for pupils, staff and visitors and will include sustainability benefits. The proposal will not result in any significant impact to neighbouring properties.

**5.4** In light of the significant benefits of the proposed development, and lack of significant detrimental impacts, we recommend that the proposed development is approved.