

Place Division / Development Management

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Hannah Gillett
LUC
250 Waterloo Road
London
SE1 8RD

Letter Printed 19 August 2024

FOR DECISION DATED
19 August 2024

Dear Sir/Madam

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

Application: 24/1591/VRC
Your ref: Proposed improvement works at...
Our ref: DC/JPH/24/1591/VRC/VRC
Applicant: c/o Agent
Agent: Hannah Gillett

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 **24 June 2024** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

Denmead School 41 - 43 Wensleydale Road Hampton TW12 2LP

for

Variation of planning approval: 22/3479/FUL - Condition Number(s): Condition 4 - U0154912 - Approved Drawings, to allow for an increase in the width of the link extension between the existing school building and the proposed school hall.

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 24/1591/VRC

APPLICANT NAME

c/o Agent
41-43 Wensleydale Road
Hampton
TW12 2LP
England

AGENT NAME

Hannah Gillett
250 Waterloo Road
London
SE1 8RD

SITE

Denmead School 41 - 43 Wensleydale Road Hampton TW12 2LP

PROPOSAL

Variation of planning approval: 22/3479/FUL - Condition Number(s): Condition 4 - U0154912 - Approved Drawings, to allow for an increase in the width of the link extension between the existing school building and the proposed school hall.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0187178	Use of roof and staircase restricted
U0187179	Doors/Windows kept shut
U0187180	External Lighting
U0187181	Development begun within 3 years
U0187182	Outbuilding/ Sail shade
U0187188	Community Use
U0187184	Hours and Numbers of Children
U0187185	Landscaping
U0187186	Ecological Enhancements
U0187187	Materials
U0187183	Approved drawings/documents

INFORMATIVES

U0093705	NPPF APPROVAL - Para. 38-42
U0093704	Composite Informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0187178 Use of roof and staircase restricted

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.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

U0187179 Doors/Windows kept shut

The double door(s) on the north elevation shall be kept shut between the hours of 18:00 and 07:00 Monday to Sunday except in cases of emergency and/or for maintenance purposes.

REASON: To safeguard the amenities of the adjoining occupiers.

U0187180 External Lighting

Full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall include:

- o Locations, technical specifications,
- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.
- o Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;

Reason: To safeguard the ecology of the site and neighbour amenity.

U0187181 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.

U0187182 Outbuilding/ Sail shade

Construction details of the proposed shed and shade sail are to be submitted and approved by the LPA before the works are put in hand.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

U0187188 Community Use

The dates, times, rates and means by which the building(s) hereby approved shall be made available for community use, the means by which this use is to be advertised, as well as amended travel plans and community use agreement, are to be submitted and approved in writing by the Local Authority within six months of the date that the works are completed and the buildings occupied.

REASON: To provide social and community infrastructure.

U0187184 Hours and Numbers of Children

- a. The use of the premises shall not commence before 07:00 Monday to Friday and 09:00 Saturday, Sunday and bank holidays and such activity shall cease at 20:00 Monday to Friday, 16:00 on Saturday and 13:00 on Sundays and bank holidays.

- b. No more than 90 pupils will be on the school roll at any one time and, prior to the commencement of the first term of each year in September, the school roll shall be submitted to the Local Planning Authority to confirm compliance.
- c. No more than 100 persons shall be regularly accommodated at the premises at any one time.

REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and for the safety of users of the site.

U0187185 Landscaping

Full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details.

These details shall include:

- (A) Hard landscape works shall include:
1. Proposed finished levels or contours
 2. Other vehicle and pedestrian access and circulation areas.
 3. Hard surfacing materials; hard surface construction and drainage.
 4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).
 5. A program or timetable of the proposed works
- (B) Soft landscape works shall include:
1. Full Planting Plans in context with the development.
 2. Written specifications (including cultivation and other operations associated with plant and grass establishment).
 3. Plans and written specifications shall detail the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, and their annual maintenance schedule.
 4. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

U0187186 Ecological Enhancements

Full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

- (A) These details shall:
- o Include 1 no integrated bird bricks starling box or sparrow terrace
 - o Ensure all plant species are native or wildlife friendly
- (B) Details should include
- 1) specific location (including proposed aspect and height) on a plan in context with the development.
 - 2) specific product/dimensions
 - 3) proposed maintenance.

Reason: To enhance nature conservation interest.

U0187187 Materials

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, except where indicated otherwise on the submitted application form and/or approved drawings.

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

U0187183 Approved drawings/documents

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

A-001_REV_A, A-002_REV_A, A-003_REV_A, A-011_REV_C, A-012_REV_D, A-100_REV_A, A-101_REV_A, A-102_REV_A, A-110_REV_D, A-111_REV_D, A-112_REV_E, A-150_REV_A, A-151_REV_A, A-152_REV_A, A-160_REV_C, A-161_REV_C, A-200_REV_B, A-201_REV_B, A-202, Fire Safety Design Strategy Issue 1.5 June, Memo 001 (dated 8th March 2024), Technical Report 13494/1C, Arboricultural (Tree Protection) Method Statement (dated 24th January 2023), Drainage Strategy (ref. P23533_R1_REV2, dated May 2024), Energy Statement AK/VL/P20-2140/03 Rev A, Transport Statement (dated November 2022) received 24th June 2024

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

DETAILED INFORMATIVES

U0093705 NPPF APPROVAL - Para. 38-42

In accordance with paragraphs 38-42 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 acceptable as submitted, and approved without delay.

U0093704 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.

Principal Policies:

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

London Plan Policies: D4, D11, D12, D14;

Local Plan Policies: LP1, LP4, LP8, LP15, LP16, LP17, LP21, LP22, LP28, LP29, LP44, LP45;

Supplementary Planning Guidance: Hampton Village Plan, Development Control for Noise Generating and Noise Sensitive Development, Transport, Buildings of Townscape Merit;

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 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 Management 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 BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/1591/VRC

VRC Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ