

Application reference: 24/1591/VRC HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

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.

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

APPLICANT NAME

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

AGENT NAME

Hannah Gillett
250 Waterloo Road
London
SE1 8RD

DC Site Notice: printed on 03.07.2024 and posted on 12.07.2024 and due to expire on 02.08.2024

Consultations:**Internal/External:****Consultee**

14D Urban D
LBRuT Ecology
LBRuT Trees Preservation Officer (North)

Expiry Date

17.07.2024
17.07.2024
17.07.2024

Neighbours:

54 Wensleydale Road, Hampton, TW12 2LX, - 03.07.2024
1A Priors Road, Hampton, TW12 2NR, - 03.07.2024
17 Priors Road, Hampton, TW12 2NR, - 03.07.2024
11 Priors Road, Hampton, TW12 2NR, - 03.07.2024
9 Priors Road, Hampton, TW12 2NR, - 03.07.2024
19 Priors Road, Hampton, TW12 2NR, - 03.07.2024
13 Priors Road, Hampton, TW12 2NR, - 03.07.2024
7 Priors Road, Hampton, TW12 2NR, - 03.07.2024
5 Priors Road, Hampton, TW12 2NR, - 03.07.2024
16 Parris Place, Hampton, TW12 2NJ, - 03.07.2024
14 Parris Place, Hampton, TW12 2NJ, - 03.07.2024
12 Parris Place, Hampton, TW12 2NJ, - 03.07.2024
18 Parris Place, Hampton, TW12 2NJ, - 03.07.2024
34 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
52 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
50 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
44 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
40 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
38 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
36 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
42 Wensleydale Road, Hampton, TW12 2LT, - 03.07.2024
51A Wensleydale Road, Hampton, TW12 2LP, - 03.07.2024
51 Wensleydale Road, Hampton, TW12 2LP, - 03.07.2024
35 Wensleydale Road, Hampton, TW12 2LP, - 03.07.2024
35A Wensleydale Road, Hampton, TW12 2LP, - 03.07.2024

33 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 37 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 47 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 49 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 28 Gloucester Road,Hampton,TW12 2UH, - 03.07.2024
 26 Wensleydale Gardens,Hampton,TW12 2LU, - 03.07.2024
 52 Buckingham Road,Hampton,TW12 3JG, - 03.07.2024
 1 Wensleydale Gardens,Hampton,TW12 2LU, - 03.07.2024
 24 Wensleydale Gardens,Hampton,TW12 2LU, - 03.07.2024
 70 Wensleydale Road,Hampton,TW12 2LX, - 03.07.2024
 98A Wensleydale Road,Hampton,TW12 2LY, - 03.07.2024
 55A Gloucester Road,Hampton,TW12 2UQ, - 03.07.2024
 9 Scotts Drive,Hampton,TW12 2UN, - 03.07.2024
 48 Wensleydale Road,Hampton,TW12 2LT, - 03.07.2024
 1 Priory Road,Hampton,TW12 2NR, - 03.07.2024
 39 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 45 Wensleydale Road,Hampton,TW12 2LP, - 03.07.2024
 46 Wensleydale Road,Hampton,TW12 2LT, - 03.07.2024
 3 Priory Road,Hampton,TW12 2NR, - 03.07.2024

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

Development Management

Status: REF Application:12/0386/FUL
 Date:17/04/2012 Replacement of school climbing frame

Development Management

Status: GTD Application:12/0386/DD01
 Date:16/07/2015 Details pursuant to condition re appeal decision for boundary treatment

Development Management

Status: NONDET Application:20/3434/FUL
 Date:11/05/2021 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.

Development Management

Status: GTD Application:22/3479/FUL
 Date:25/04/2023 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.

Development Management

Status: GTD Application:22/3479/DD01
 Date:07/07/2023 Conditions 7 (U0154915 - Construction Management Plan) and 15 (U0154923 - Construction Environ./Ecol. Man. Plan)

Development Management

Status: GTD Application:22/3479/DD02
 Date:13/09/2023 Details pursuant to condition U0154911 - Boundary fencing-Building occupy, U0154916 - Soundproofing within building, and U0154919 - Plant And Equipment, of planning permission 22/3479/FUL.

Development Management

Status: GTD Application:22/3479/DD03
 Date:23/07/2024 Details pursuant to condition U0154922 - Biodiverse roofs, of planning permission 22/3479/FUL.

Development Management

Status: PCO Application:24/1591/VRC
 Date: 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.

Appeal

Validation Date: 14.05.2012 Replacement of school climbing frame
 Reference: 12/0093/AP/REF **Appeal Allowed**

Appeal

Validation Date: 11.05.2021 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.

Reference: 21/0063/AP/NON

Building Control

Deposit Date: 15.11.2008 Installed a Gas Boiler
 Reference: 08/COR02658/CORGI

Building Control

Deposit Date: 15.11.2008 Installed a Gas Boiler
 Reference: 08/COR02663/CORGI

Building Control

Deposit Date: 26.03.2014 Construction of new school building and associated works
 Reference: 14/0644/IN

Building Control

Deposit Date: 23.07.2014 Replace the roof due to H and S issues
 Reference: 14/1701/BN

Building Control

Deposit Date: 01.09.2015 Rewire of all circuits
 Reference: 15/NIC02328/NICEIC

Building Control

Deposit Date: 16.06.2020 Structural alterations to remove ground floor wall in classrooms (see exclusions**) (*) With reference to 5 (a) we would point out that there will be no new connection to the main sewer as all drains are taken to existing manholes.

Reference: 20/0709/IN

Building Control

Deposit Date: 19.05.2023 New hall building
 Reference: 23/0814/IN

Building Control

Deposit Date: 08.11.2023 Install a gas-fired boiler
 Reference: 23/FEN03730/GASAFE

Building Control

Deposit Date: 17.01.2024 Single storey infill link building between rear of existing main building and rear modular hall, single storey rear infill extension to main building to create WC block, internal alterations to provide new WC block within main building, and alteration of existing staircase leading to first floor rear terrace adjacent infill link

Reference: 24/0059/IN

Enforcement

Opened Date: 12.01.2012 Enforcement Enquiry
 Reference: 12/0017/EN/EOP

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application is to vary the drawings approved under planning permission 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.

The comprehensive list of planning history can be found above.

2. EXPLANATION OF OFFICER RECOMMENDATION

The proposed changes are to the link between the new hall extension and the main building.

In the approved scheme the proposed link is 3.57m wide and would sit next to the external fire escape staircase which would return within the gap between the hall and the main building.

In the proposed variation the link would be 5.7m wide. This would allow for storage space to be incorporated into the link. It would also require reconfiguration of the external fire escape staircase which would run without returning between the hall and the main building. As a result, the staircase would come closer to the boundary with No.45. No.45 is in the same ownership as the school, but it is thought to be in residential use.

At present the staircase is, at its closest point where it meets the ground, 9.1m. The top of the staircase is 8.6m from the boundary.

The proposed, reconfigured staircase would be approximately 4.5m from the boundary at its closest point and 8.9m. Therefore, while the bottom of the staircase would be much closer to the boundary, the top of the staircase would be a similar distance as at present. It is not thought, therefore, that there would be a significantly greater degree of overlooking than at present. It should also be noted that any overlooking would be mitigated by the fact that the staircase would only be used in the event of a fire or emergency. The use of the roof and fire escape/staircase is restricted by condition of the planning permission for the extension.

It is also noted that the acoustic assessment submitted concludes that there would be no additional noise impact for neighbours as a result of the changes.

3. RECOMMENDATION

Grant variation of condition

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): JPH

Dated: 13/08/2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 19/08/2024.....

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:

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

CONDITIONS

INFORMATIVES
