



# PLANNING REPORT

## Application reference: 23/0680/DD02 HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.05.2024	02.07.2024	27.08.2024	27.08.2024

**Site:**

Hampton Wick Infants School, Normansfield Avenue, Hampton Wick, Hampton

**Proposal:**

Details in pursuant of conditions:

- U0173963 Hard and Soft Landscaping Works
- U0173964 Ecological Enhancements (Plan required)
- BD12 Details - Materials to be approved
- U0173968 Potentially Contaminated Sites (Discharge in Part)
- U0173969 Rubber crumb - green
- U0173970 Arboricultural Method Statement (AMS)

of Planning Permission 23/0680/FUL.

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

**APPLICANT NAME**

Ms Rene Labuschagne  
Civic Centre  
44 York Street  
Twickenham  
Richmond  
TW13BZ  
United Kingdom

**AGENT NAME**

- DHPUK  
The Pavilion  
Ascot Racecourse  
High Street  
Ascot  
SL5 7JF  
United Kingdom

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

**Consultations:**

**Internal/External:**

- Consultee**
- 14D Urban D
- LBRuT Trees Preservation Officer (North)
- LBRuT Ecology
- LBRUT Environmental Health Contaminated Land

**Expiry Date**

- 17.07.2024
- 17.07.2024
- 17.07.2024
- 17.07.2024

**Neighbours:**

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

Development Management

Status: GTD  
Date:13/02/2003

Application:02/3592  
Erection Of Extension To Front Elevation To Provide New Administration Department And Head Teachers Office.

Development Management

Status: GTD

Application:02/3592/DD01

Date:15/05/2003	Details Pursuant To Condition Bd11 (materials) Of Planning Permission 02/3592/ful
<u>Development Management</u> Status: GTD Date:03/01/1989	Application:88/2550/FUL Use Of School Premises For Indoor Sales Organised By The Parents Teachers Association
<u>Development Management</u> Status: GTD Date:13/10/1980	Application:80/1065 Erection of a single storey extension at the rear of the premises for use as a new nursery unit.
<u>Development Management</u> Status: GTD Date:22/05/1985	Application:85/0183 Erection of a wooden storage shed.
<u>Development Management</u> Status: GTD Date:27/02/1989	Application:88/2550 Use of school premises for indoor sales organised by the Parents Teachers Association.
<u>Development Management</u> Status: GTD Date:01/08/2005	Application:05/1680/FUL Refurbishment and extension of existing nursery unit to provide improved nursery facilities and a new community room and out of school hours club room
<u>Development Management</u> Status: WNA Date:14/03/2011	Application:09/2573/FUL Mixed use development, comprising the erection of a community centre, 17 residential units (8 private sale and 9 affordable units), comprehensive landscape proposals including amenity space and play space, car parking and associated highways works.
<u>Development Management</u> Status: WNA Date:14/03/2011	Application:09/2574/CAC Mixed use development, comprising the erection of a community centre, 17 residential units (8 private sale and 9 affordable units), comprehensive landscape proposals including amenity space and play space, car parking and associated highways works.
<u>Development Management</u> Status: GTD Date:04/05/2010	Application:10/0383/FUL Install 2 x steel framed canopies behind existing classrooms to allow a covered external learning space with the existing playground
<u>Development Management</u> Status: GTD Date:26/04/2011	Application:11/0531/FUL The siting of two new portacabins to be used as additional learning space and the relocation of the existing site manager's container workshop within the existing car park.
<u>Development Management</u> Status: GTD Date:17/06/2011	Application:11/1350/FUL Proposed new classroom block comprising 2 no. 60m2 classrooms with associated storage and childrens toilets, located within the grounds of the existing Hampton Wick Infants school for a period of 3 years.
<u>Development Management</u> Status: GTD Date:08/11/2012	Application:12/2341/FUL Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of carpark. Increase number of children fro 180 to 270 plus existing 26 nursery places.
<u>Development Management</u> Status: GTD Date:17/03/2015	Application:12/2341/DD01 Details pursuant to conditions U55131 (construction method statement), U55133 (Aboricultural method statement) U55134 (tree protection), U55137 (site monitoring methods), LT06 (tree planting), LT09 (hard/soft landscaping), DV29E (contaminated site)

Development Management

Status: GTD

Date:30/04/2013

Application:12/2341/NMA

Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of carpark. Increase number of children fro 180 to 270 plus existing 26 nursery places. (Non-material amendment request to allow for changes to proposal)

Development Management

Status: GTD

Date:12/07/2013

Application:12/2341/DD02

Details pursuant to condition BD12 Materials

Development Management

Status: WDN

Date:24/09/2013

Application:13/2327/FUL

3 year permission sought for the relocation of 2no. existing learning cabins to just within land known as The Wilderness. Overcladding of learning cabins with timber and topped with sedum roofs. Establishment of straightened boundary as already undertaken during the setting up works for classroom extension. Final /precise location of learning cabins to be agreed with planning and ecology officers.

Development Management

Status: GTD

Date:15/11/2013

Application:12/2341/DD03

Details pursuant to condition DV28 - External Lighting

Development Management

Status: GTD

Date:23/09/2014

Application:14/1525/VRC

Retention of de-mountable classrooms for 3 more years

Development Management

Status: GTD

Date:27/04/2015

Application:12/2341/DD04

Details pursuant to condition U55127 (other work to highway) of planning permission 12/2341/FUL

Development Management

Status: GTD

Date:06/11/2019

Application:19/2686/FUL

Continued use of two portacabin buildings on the south eastern part of the school grounds for continued ancillary education use.

Development Management

Status: GTD

Date:29/01/2024

Application:23/0680/FUL

Resurface of playground areas, relocation of sand pit, erection of a stage, two timber huts, replace existing canopy with an enlarged canopy, replacement of a fence panel, replacement of an existing climbing frame with an enlarged climbing frame, erection of fence screening panels and landscaping.

Development Management

Status: PCO

Date:

Application:23/0680/DD01

Details submitted pursuant to the partial discharge of condition U0173968 (Part 1(i) - Potentially Contaminated Sites) of planning permission 23/0680/FUL dated 29th January 2024.

Development Management

Status: PCO

Date:

Application:23/0680/DD02

Details in pursuant of conditions: U0173963 Hard and Soft Landscaping Works U0173964 Ecological Enhancements (Plan required) BD12 Details - Materials to be approved U0173968 Potentially Contaminated Sites (Discharge in Part) U0173969 Rubber crumb - green U0173970 Arboricultural Method Statement (AMS) of Planning Permission 23/0680/FUL.

Building Control

Deposit Date: 13.12.2002

Single storey extension to provide new administration & head-teachers offices

Reference: 02/2379/FP

Building Control

Deposit Date: 04.11.2003	Single storey extension to provide new administration & head-teachers offices
Reference: 02/2379/1/FP	
<u>Building Control</u>	
Deposit Date: 28.07.1994	Underpinning
Reference: 94/1052/BN	
<u>Building Control</u>	
Deposit Date: 09.02.2004	Single storey extension to provide new administration and Head Teachers office.
Reference: 02/2379/RS2/FP	
<u>Building Control</u>	
Deposit Date: 21.07.2005	Refurbishment and extension of existing nursery
Reference: 05/1486/FP	
<u>Building Control</u>	
Deposit Date: 09.08.2005	Refurbishment and extension of existing nursery
Reference: 05/1486/RS1/FP	
<u>Building Control</u>	
Deposit Date: 22.08.2005	Refurbishment and extension of existing nursery
Reference: 05/1486/RS2/FP	
<u>Building Control</u>	
Deposit Date: 15.07.2010	2 No. Free standing canopies
Reference: 10/1331/FP	
<u>Building Control</u>	
Deposit Date: 22.06.2011	Construction and erection of demountable classrooms
Reference: 11/1154/FP	
<u>Building Control</u>	
Deposit Date: 20.07.2011	Construction and erection of demountable classrooms
Reference: 11/1154/FP/1	
<u>Building Control</u>	
Deposit Date: 25.08.2011	Re-roofing with insulation
Reference: 11/1669/BN	
<u>Building Control</u>	
Deposit Date: 16.08.2012	Extension to infants school, minor refurbishment works and landscape including car park.
Reference: 12/1536/FP	
<u>Building Control</u>	
Deposit Date: 16.04.2013	Extension to infants school, minor refurbishment works and landscape including car park.
Reference: 12/1536/FP/1	
<u>Building Control</u>	
Deposit Date: 31.07.2015	Single storey kitchen extension
Reference: 15/1835/FP	
<u>Building Control</u>	
Deposit Date: 30.06.2017	Install replacement doors in a dwelling
Reference: 17/FEN01464/FENSA	
<u>Building Control</u>	
Deposit Date: 27.08.2020	Install one or more new circuits Partial rewire
Reference: 20/NIC01488/NICEIC	
<u>Building Control</u>	
Deposit Date: 15.08.2023	Replacement of existing flat roof area coverings. Roof area A only as detailed in specification.
Reference: 23/1244/FP	
<u>Building Control</u>	
Deposit Date: 15.08.2023	
Reference: 23/1245/FP	
<u>Building Control</u>	
Deposit Date: 10.11.2023	Flat Reinforced Bitumen Membrane
Reference: 24/NFR00007/NFRCCR	

Enforcement

Opened Date: 29.08.2003

Enforcement Enquiry

Reference: 03/00308/EN

<b>Proposal</b>	<p>Details pursuant to condition:</p> <ol style="list-style-type: none"> <li>1) <b>U0173963 Hard and Soft Landscaping Works</b></li> <li>2) <b>U0173964 Ecological Enhancements (Plan required)</b></li> <li>3) <b>BD12 Details - Materials to be approved</b></li> <li>4) <b>U0173968 Potentially Contaminated Sites (Discharge in Part)</b></li> <li>5) <b>U0173969 Rubber crumb - green</b></li> <li>6) <b>U0173970 Arboricultural Method Statement (AMS)</b></li> </ol> <p>of planning permission <b>23/0680/FUL</b>.</p>
<b>Site description / key designations</b>	<p>The application site is an infant's school accommodating 270 children and 26 nursery places as per approval reference: 12/2341/FUL (see above for further information).</p> <p>The site is sited west of Lower Teddington Road and south of Normansfield Avenue. The site is located in Hampton Wick Village in the Hampton Wick Ward. It is subject to the below constraints:</p> <ul style="list-style-type: none"> <li>• Area Susceptible to Groundwater Flood - Environment Agency.</li> <li>• Article 4 Direction Basements.</li> <li>• Critical Drainage Area - Environment Agency.</li> <li>• Increased Potential Elevated Groundwater.</li> <li>• Land Use Past Industrial.</li> <li>• Other Open Land of Townscape Importance (HAMPTON WICK INFANTS SCHOOL).</li> <li>• Other Open Land of Townscape Importance (ST JOHN THE BAPTIST SCHOOL).</li> <li>• Other Site of Nature Importance.</li> <li>• Area Susceptible to Surface Water Flooding - Environment Agency.</li> </ul> <p>The Normansfield Conservation Area (CA) 59 is opposite the site to the north. The site is not in a CA. The site is adjacent to a Public Right of Way to the south.</p>
<b>Relevant planning history</b>	<p><b>23/0680/FUL</b> - Resurface of playground areas, relocation of sand pit, erection of a stage, two timber huts, replace existing canopy with an enlarged canopy, replacement of a fence panel, replacement of an existing climbing frame with an enlarged climbing frame, erection of fence screening panels and landscaping - Granted 29.01.2024.</p> <p>23/0680/DD01 - Details submitted pursuant to the partial discharge of condition U0173968 (Part 1(i) - Potentially Contaminated Sites) of planning permission 23/0680/FUL dated 29th January 2024 - Pending.</p>
<b>Internal Consultees</b>	<p><b>Urban Design:</b> does not object to the discharge of the above conditions (commented summarized in the main body of this report).</p> <p><b>Tree:</b> does not object to the discharge of the above conditions (commented summarized in the main body of this report).</p>

	<p><b>Ecology:</b> does not object to the discharge of the above conditions (commented summarized in the main body of this report).</p> <p><b>Contamination:</b> does not object to the discharge of the above conditions (commented summarized in the main body of this report).</p>
<b>Representations</b>	None received.
<b>Amendments</b>	See the main body of this report.
<b>Professional comments</b>	<p>The application proposes the discharge of conditions:</p> <ol style="list-style-type: none"> <li><b>1) U0173963 Hard and Soft Landscaping Works</b></li> <li><b>2) U0173964 Ecological Enhancements (Plan required)</b></li> <li><b>3) BD12 Details - Materials to be approved</b></li> <li><b>4) U0173968 Potentially Contaminated Sites (Discharge in Part)</b></li> <li><b>5) U0173969 Rubber crumb - green</b></li> <li><b>6) U0173970 Arboricultural Method Statement (AMS)</b></li> </ol> <p>of planning permission <b>23/0680/FUL</b>.</p> <p>The full wording of the conditions which is intended to discharge is:</p> <p><b>1) U0173963 Hard and Soft Landscaping Works</b></p> <p><i>Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details.</i></p> <p><i>These details shall include:</i></p> <p><i>(A) Hard landscape works shall include:</i></p> <ol style="list-style-type: none"> <li><i>1. Proposed finished levels or contours.</i></li> <li><i>2. Other vehicle and pedestrian access and circulation areas.</i></li> <li><i>3. Hard surfacing materials; hard surface construction and drainage.</i></li> <li><i>4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).</i></li> <li><i>5. A program or timetable of the proposed works</i></li> </ol> <p><i>(B) Soft landscape works shall include:</i></p> <ol style="list-style-type: none"> <li><i>1. Full Planting Plans in context with the development, including turf specification.</i></li> <li><i>2. Written specifications (including cultivation and other operations associated with plant and grass establishment).</i></li> <li><i>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, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance, especially over the first 2 years.</i></li> <li><i>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).</i></li> </ol>

	<p><i>REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.</i></p> <p>The applicant has provided sufficient details to discharge this condition.</p> <p><b>2) U0173964 Ecological Enhancements (Plan required)</b></p> <p><i>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 and remain in situ thereafter.</i></p> <p><i>(A) These details shall:</i></p> <ol style="list-style-type: none"><li><i>1) Include 1 no bird boxes (either sparrow terraces or swift bricks), to be mounted onto a building elevation or wall within the school grounds.</i></li><li><i>2) Include 1 no stag beetle loggery within the grassed areas in the school grounds.</i></li><li><i>3) Ensure all walls/fences have mammal holes to allow continued movement of wildlife.</i></li><li><i>4) Ensure all plant species are native or wildlife friendly.</i></li></ol> <p><i>(B) Details should include:</i></p> <ol style="list-style-type: none"><li><i>1) specific location (including proposed aspect and height) on a plan in context with the development.</i></li><li><i>2) specific product/dimensions.</i></li><li><i>3) proposed maintenance.</i></li></ol> <p><i>Reason: To enhance nature conservation interest.</i></p> <p>Following the below request:</p> <p>For the Ecological Enhancements, the location of bird box, stag beetle loggeries and hedhgehog holes in fences need to be indicated on a plan, the internal Consultee has recommended the above condition to be discharged, and no reason has been found to go against their expert knowledge.</p> <p><b>3) BD12 Details - Materials to be approved</b></p> <p><i>The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>REASON: To ensure that the proposed development does not prejudice the appearance of the locality.</i></p> <p>The applicant has provided sufficient details to discharge this condition.</p>
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**4) U0173968 Potentially Contaminated Sites**

1. No development shall take place until:  
i) a preliminary risk-assessment has been submitted to and approved in writing by the local planning authority.  
ii) a site-investigation has been conducted to consider the potential for contaminated land.  
iii) a remediation method statement/strategy describing how to make the site suitable for its intended use by removing unacceptable risks to sensitive receptors has been submitted to and approved in writing by the local planning authority.

2. None of the development hereby approved shall be used until:

a) the remediation strategy has been completed and a verification report, produced on completion of the remediation works, submitted to and approved in writing by the local planning authority. Such report to include: i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

*REASON: To protect future users of the site and the environment.*

This condition is partially discharged with its part 1(i) discharged and the rest of it still outstanding.

**5) U0173969 Rubber crumb - green**

*The proposed rubber crumb surface hereby approved shall be of a high quality and of a natural green appearance.*

*REASON: To safeguard the appearance of the site.*

The applicant has provided sufficient details to discharge this condition.

**6) U0173970 Arboricultural Method Statement (AMS)**

1. Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- a. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations;
- b. Be written in conjunction with the schemes Construction Method Statement and Construction and Environmental Management Plan (where applicable);
- c. Outline any tree constraints and explain any impacts for both above and below ground;
- d. Details of all servicing runs (existing and proposed);



	<p>e. Detail all tree protection (including plans);</p> <p>f. Detail any special engineering for construction within the Root Protection Area;</p> <p>g. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work. Recommendations. unless approved by the Councils Arboricultural Officer;</p> <p>h. Confirmation of the appointment of an Arboricultural Consultant for the duration of the development; a schedule of inspections to ensure an auditable monitoring and supervision programme; and a timetable for submission to the Local Planning Authority.</p> <p>i. Details the methodology for the tree relocation, including timing of operations and aftercare</p> <p>2. The development shall not be implemented other than in accordance with the approved AMS.</p> <p><i>REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.</i></p> <p>The Consultee has recommended the discharging of the above condition, and no reason has been found to go against their expert knowledge.</p>
<p><b>Recommendation</b></p>	<p>It is recommended the discharging of the conditions as per above.</p>

**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): GAP

Dated: 05/08/2024

**I agree the recommendation: TFA**

~~Team Leader/~~Head of Development Management/~~Principal Planner/~~Senior Planner

Dated: .....23/08/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**INFORMATIVES**

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