

Application reference: 24/0798/NMA
KEW WARD

Date application received	Date made valid	Target report date	8 Week date
20.08.2024	29.08.2024	26.09.2024	26.09.2024

Site:

Broomfield House School, 10 Broomfield Road, Kew, Richmond

Proposal:

Non material amendment to planning approval 24/0798/FUL to allow for moving gate to refuse store.

APPLICANT NAME

Mr Adam Anstey
10 Broomfield House School
Broomfield Road
Kew
Richmond Upon Thames
TW9 3HS

AGENT NAME

Mr Tom Kimbell
38 Weston Road
London
W4 5NJ
United Kingdom

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

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

Development Management

Status: GTD Application:01/T1727

Date:16/11/2001 Ailanthus - Reduce By 20 And Thin By 20

Development Management

Status: REF Application:01/T1728

Date:16/11/2001 Lime - Clean Up Main Stem And Crown Thin

Development Management

Status: REF Application:01/T1729

Date:16/11/2001 Beech - Crown Thin By 20 And Deadwood

Development Management

Status: REF Application:01/T1730

Date:16/11/2001 Lime - 40 Crown Reduction And Lightly Thin Crown

Development Management

Status: REF Application:01/T1731

Date:16/11/2001 Lime - 40 Crown Reduction And Lightly Thin Crown

Development Management

Status: REF Application:03/T0243

Date:19/02/2003 Lime (tilia) - Reduce By 1/3, Remove Deadwood And Suckers.

Development Management

Status: REF Application:03/T0244

Date:19/02/2003 Lime (tilia) - Reduce By 1/3, Remove Deadwood And Suckers.

Development Management

Status: GTD Application:03/T0245

Date:19/02/2003 Robinia - Fell To Ground Level.

Development Management

Status: REF Application:03/T0246

Date:19/02/2003 Tree Of Heaven (ailanthus Altissima) - Reduce By 1/3 And Deadwood.

Development Management

Status: GTD Application:03/T0247

Date:19/02/2003 Beech (fagus) - Deadwood, Secondary Lift By 2 Metres.

Development Management

Status: GTD Application:03/T0308

Date:20/02/2003 Lime - Reduce By 25 , Deadwood And Remove Suckers.

Development Management

Status: GTD Application:03/1196/FUL

Date:28/08/2003 Demolition Of Single Storey Side Extension And Garage /store. Proposed 3 Storey Side Extension To Old School Building Providing 3 New Classrooms. Erection Of New Dining Room Building. Re-landscaping Works Including New Netball Practice Ar

Development Management

Status: GTD Application:03/1196/DD01

Date:24/09/2004 Details Pursuant To Conditions NS02U (Bicycle Storage), BD05 (Materials) and BD11U (Gates) of Planning Permission 03/1196/FUL

Development Management

Status: GTD Application:03/1196/DD02

Date:19/08/2004 Details Pursuant To Condition LA07A (tree Planting Scheme) Of Planning Permission 03/1196/FUL Dated 28/08/2003.

Development Management

Status: GTD Application:90/1425/FUL

Date:05/09/1990 Widening Of Existing Vehicular Access.

Development Management

Status: REF Application:95/T3664/PO

Date:29/11/1995 Lime Tree (right-hand Side Of Entrance) - Pollard To Suitable Height

Development Management

Status: REF Application:95/T3665/PO

Date:29/11/1995 Lime Tree (left-hand Side Of Entrance) - Pollard To Suitable Height

Development Management

Status: GTD Application:97/T0145

Date:25/04/1997 Beech - Crown Thin By 30 And Remove Deadwood

Development Management

Status: GTD Application:98/0126

Date:02/06/1998 Erection Of A Three Storey Extension To Provide Additional Classrooms And Glazed Canopies Adjacent To Extension.

Development Management

Status: WNA Application:98/1297

Date:17/06/1998 Removal Of Timber Temporary Classroom/library For The Erection Of New Three Storey School Building.

Development Management

Status: GTD Application:98/T0923

Date:25/07/1998 Beech - Raise Canopy Adj To The Existing Building By 1.2-1.5m Cut Back Canopy Adj To Proposed Access Road By 1-2m, Cutting Back To Suitable Side Growth.

Development Management

Status: GTD Application:98/T0924

Date:25/07/1998 Lime - Cut Back Canopy Adj To The Proposed Access Road By Approx 900mm Cutting Back To Suitable Side Growth.

Development Management

Status: GTD Application:99/0314

Date:12/07/1999 Erection Of Play Equipment.

Development Management

Status: GTD Application:98/0126/DD03

Date:27/07/1999 Details Pursuant To Condition Bd12 (windows And Hard Surfacing) Ns04u (underground Services) Of Planning Permission Dated 28/5/98.

Development Management

Status: GTD Application:87/0379/DD02

Date:29/02/1988 Proposed Assembly Hall/Gymnasium and 2 No. classrooms. Detailed drawings pursuant to Condition 3 (Materials).

Development Management

Status: REF Application:87/0379/DD01

Date:12/01/1988 Proposed Assembly Hall/Gymnasium and 2 No. Classrooms. Condition 3 (materials).

Development Management

Status: GTD Application:87/0379

Date:22/09/1987 Proposed Assembly hall/Gymnasium and 2 No. classrooms (Amended Plan

No.(s) S1.7286.8 and S2.7286:9 received on 18th June and 19th June 1987 respectively).

Development Management

Status: GTD Application:67/1107

Date:24/07/1967 Erection of a single storey prefabricated classroom.

Development Management

Status: REF Application:70/0028

Date:11/05/1970 Demolition of existing buildings and erection of a five-storey block comprising a school on the lower and upper ground floors with basement music, studio, three floors of residential above providing 8 two bedroom flats and 4 bed-sitting room flats and provision of parking for 17 cars.

Development Management

Status: REF Application:73/2857

Date:21/02/1974 Demolition of existing single storey classroom and erection of a two-storey classroom, lavatory and dining room extension at side of existing premises.

Development Management

Status: GTD Application:74/1015

Date:04/11/1974 Construction of dormer windows in flank and rear elevations to form playroom in the roof as additional accommodation to residential flat within a School.

Development Management

Status: GTD Application:75/1281

Date:14/01/1976 Demolition of shed and erection of single storey extension to existing classroom for use as library.

Development Management

Status: GTD Application:75/1334

Date:27/07/1976 Construction of hardstanding for off-street parking for school coach and staff cars.

Development Management

Status: GTD Application:09/T0323/TCA

Date:13/07/2009 T4 - Prunus - Fell and replace T7 - Silver Birch - Remove all deadwood T8 - Apple - Crwon reduce by 1.5m and remove deadwood

Development Management

Status: GTD Application:09/T0379/TPO

Date:13/07/2009 T1 - Lime - Crown raise to 3m, establish 1m clearance from street light T2 - Lime - Crwon raise to 3m T3 - Tree Of Heaven - Remove all dead limbs T5 - Lime - Crown raise to 3m

Development Management

Status: GTD Application:10/T0716/TPO

Date:20/12/2010 T1 - T2 - Lime - Reduce lateral growth towards the School Building to acheive a clearance from the roof line of 2m. All cuts made to suitable secondary growth points T3 - Apple - Reduce in length by approximately 1m the long rear limb extending over the boundary wall and into the canopy of the adjacent Holly tree. Cut made to suitable growth point

Development Management

Status: GTD Application:11/1129/ADV

Date:01/07/2011 Display of a plastic banner to advertise sponsorship and date of a primary school summer fair.

Development Management

Status: GTD Application:11/T0818/TPO

Date:07/12/2011 T1- Lime - thin by aprox 30% the two pollard heads from two limbs extending over the entrance footpath. works are to reduce weight on branch ends. T5- lime- raise the crown to 6 meters, crown thin by aprox 20% and remove all major dead wood.

Development Management

Status: GTD Application:12/0733/ADV

Date:01/05/2012 Erection of a plastic banner to advertise a primary school summer fair.

Development Management

Status: GTD Application:13/1064/ADV

Date:08/01/2014 Proposed temporary plastic banner to advertise sponsorship and primary school fair, banner to be displayed on a boundary wall of the school.

Development Management

Status: GTD Application:15/T0014/TPO

Date:12/02/2015 Tree 1: Lime - Pollard at approximately 12 meters (reducing by 5-6 meters). Tree 2: Lime - Pollard at approximately 12 meters (reducing by 5-6 meters). Tree 3: Tree of Heaven

- Remove deadwood over footpath and remove Ivy. Tree 9: Lime - Remove epicormic growth to 6-7 meters over the playground Tree 10: Yew - Reduce lateral growth over playground by 1-2 meters to a height of 4 meters, tapering the reductions back into the upper canopy. Works are to allow more light into the School and Playground and maintain the Lime trees at a safe height.

Development Management

Status: RNO Application:18/T0317/TCA

Date:21/06/2018 Tree 8 - Apple - Fell

Development Management

Status: GTD Application:19/0797/VRC

Date:26/04/2019 Variation of condition NS01U (Pupil numbers) of planning permission 03/1196/FUL (Demolition of single storey side extension and garage/store. Proposed 3 storey side extension to old school building providing 3 new classrooms. Erection of new dining room building. Re-landscaping works including new netball practice area and retaining walls. New cycle storage facilities and pedestrian entrance from Princes road.) to increase the pupil numbers from 160 to 192 children.

Development Management

Status: GTD Application:19/T0262/TPO

Date:22/05/2019 T1 - Lime - Re-pollard to previous levels (leaving completed height of approx. 12-14m) and clear epicormic growth. T2 - Lime - Re-pollard to previous levels (leaving completed height of approx. 12-14m) and clear epicormic growth. T5 - Lime - Re-pollard to previous levels (leaving completed height of approx. 14m). Remove crossing limb at 10m on South side of crown and clear epicormic growth. T7 - Catalpa - Remove five small secondary lateral limbs on Southwestern side of crown to balance following recent split leader.

Development Management

Status: GTD Application:19/1076/ADV

Date:03/07/2019 Plastic banner to advertise sponsorship and date of primary school summer fair. To be hung on boundary wall of school for 3 weeks per year - temporary advert for 5 years.

Development Management

Status: REF Application:21/T0142/TPO

Date:31/03/2021 Tree 3: Tree of Heaven - Crown reduce by approximately 6 metres to previous reduction levels. Leaving a finished height of approximately 12 metres and a radius of 4 metres. Crown lift to 6 metres. Works are to contain tree in its situation, reduce debris over the building and footpaths and reduce the risk of failures from the old pollard points. Tree 7: Catalpa - Crown reduce by 1.5-2 metres to secondary growth points. Leaving a finished height of approximately 3 metres and a radius of 2 metres. Works are to reduce stress on the damaged stem.

Development Management

Status: RNO Application:21/T0647/TCA

Date:20/08/2021 5 DAY DANGEROUS TREE NOTICE the dead Catalpa located on the grounds of Broomfield house school - would like to remove this tree

Development Management

Status: GTD Application:23/T0165/TPO

Date:21/04/2023 Tree 1: Lime - Repollard to previous levels by the removal of approximately 1-2 metres of new growth leaving a finished height of approximately 9-10 metres and crown radius of approximately 2-3 metres. Remove epicormic growth from the main stem and base. Tree 2: Lime - Repollard to previous levels by the removal of approximately 1-2 metres of new growth leaving a finished height of approximately 9-10 metres and crown radius of approximately 2-3 metres. Remove epicormic growth from the main stem and base. Tree 5: Lime - Repollard to previous levels by the removal of approximately 1-1.5 metres of new growth leaving a finished height of approximately 10-11 metres and crown radius of approximately 3-4 metres. Remove epicormic growth from the main stem. Works are to maintain trees at previously pollarded levels, reducing debris and increasing light over public areas and playgrounds.

Development Management

Status: GTD Application:23/0705/PS192

Date:11/05/2023 Replacement of two windows to second floor of old school house west and south elevation. Remove metal framed louvred window. Replace with traditional sash window to match existing original windows.

Development Management

Status: GTD Application:24/0798/FUL

Date:15/05/2024 New and replacement fenestration. Timber pergola at lower ground floor. Partial replacement boundary wall. Existing car park converted to play area.

Development Management

Status: PDE Application:24/0798/NMA

Date: Non material amendment to planning approval 24/0798/FUL to allow for moving gate to refuse store.

Building Control

Deposit Date: 21.11.2003 New dining hall building and associated external works.

Reference: 03/2291/AI

Building Control

Deposit Date: 25.06.1998 3 storey extension

Reference: 98/1080/FP

Building Control

Deposit Date: 01.09.1998 3 storey extension

Reference: 98/1080/1/FP

Building Control

Deposit Date: 10.03.2004 Demolition of existing dining block and erection of three storey side extension to school and associated internal alterations

Reference: 04/0472/IN

Building Control

Deposit Date: 15.01.2010 Lighting Number of Points Served House Dwelling Extension to an Existing Circuit House Dwelling

Reference: 10/NAP00092/NAPIT

Building Control

Deposit Date: 04.01.2018 Install a gas-fired boiler

Reference: 18/FEN00085/GASAFE

Building Control

Deposit Date: 05.08.2018 Install a gas-fired boiler

Reference: 19/FEN02590/GASAFE

Building Control

Deposit Date: 25.05.2020 Install a gas-fired boiler

Reference: 20/FEN01903/GASAFE

Building Control

Deposit Date: 09.08.2021 Install replacement windows in a dwelling

Reference: 21/FEN01143/FENSA

Building Control

Deposit Date: 28.03.2023 Alterations to second floor layout

Reference: 23/0488/FP

Building Control

Deposit Date: 31.08.2023 Install replacement windows in a dwelling

Reference: 23/FEN01753/FENSA

Building Control

Deposit Date: 31.08.2023 Install a gas-fired boiler

Reference: 23/FEN02900/GASAFE

Building Control

Deposit Date: 11.10.2023 Install one or more new circuits

Reference: 23/NIC02486/NICEIC

Building Control

Deposit Date: 11.07.2024 Enlargement of window to form a door opening and alterations to landscaping/external routes and gates.

Reference: 24/0839/FP

Enforcement

Opened Date: 16.06.2008 Enforcement Enquiry

Reference: 08/0356/EN/ADV

Enforcement

Opened Date: 15.06.2009 Enforcement Enquiry

Reference: 09/0300/EN/ADV

**24/0798/NMA
Broomfield House School 10 Broomfield Road Kew Richmond TW9 3HS**

Proposal:

Non material amendment to planning approval 24/0798/FUL to allow for moving gate to refuse store.

Site description:

The site is composed of three separate buildings making up Broomfield House School which form a corner plot. The proposal would be located on the front brick boundary facing Broomfield Road. The site is located within the Kew Gardens Conservation Area and the school is designated as a Building of Townscape Merit.

The application site is situated within Kew Village and is designated as:

- Area Benefiting Flood Defence
- Area Poorly Provided With Public Open Space
- Area Susceptible To Groundwater Flood
- Article 4 Direction Basements
- Building of Townscape Merit
- Conservation Area (CA15 Kew Gardens Kew)
- Floodzone 2
- Risk of Flooding from Surface Water 1 in 1000 chance
- Strategic Flood Risk Assessment Zone 2 Medium Probability
- Surface Water Flooding
- Take Away Management Zone
- TPO
- Village Character Area (Ennerdale Road and surrounds - Area 4 & Conservation Area 15 Kew Village Planning Guidance Page 25)
- World Heritage Site and buffer zone
- World Heritage Site and its buffer zone by Historic England

Relevant Planning History:

Outlined above.

Public and other representations:

No consultation undertaken.

Amendments:

None

Planning Policies

The proposal has been considered having regard to the policies within the Council's Local Plan in particular:

Local Plan (Adopted July 2018)

- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-designated Heritage Assets
- LP8 Amenity and Living Conditions
- LP44, LP45 Parking and Highway Safety

Supplementary Planning Documents / Guidance:

- East Sheen Village Planning Guidance

Professional comment:

This submission seeks confirmation that changes to alter the gate to the refuse store constitutes a non-material alteration to the approved scheme.

There are four key tests that need to be satisfied in order for a proposal to be considered a non-material amendment, these are:

1. *Is the proposed change significant in terms of its scale (magnitude, degree etc.) in relation to the original approvals?*

- 2. *Would the proposed change result in a development that will appear noticeably different to what interested parties may have envisaged or could result in an impact on the amenity of the occupiers of the adjoining properties?*
- 3. *Would the interests of any third party or body who participated in or were informed the original decision be disadvantaged in any way?*
- 4. *Would the amendments be contrary to any planning policy of the LPA?*

Each the above tests is assessed below:

- 1. The size of the approved scheme will remain as approved. The brick element will remain unchanged in terms of height, however the gate will be relocated closer to the existing timber fence. The timber gate is lightweight in appearance and blends with the existing boundary treatment so will not appear significantly different in regards to scale.
- 2. Whilst the location and material of the gate will be different to that envisioned in the parent application, it is appreciated that the gate will now join the existing timber fence, and also be constructed in timber, creating a more seamless transition between materials. The location of the gate will be slightly further north than approved, however it is considered the change will be inconsequential viually and no harm will result.
- 3. It is not considered that 3rd parties will be disadvantaged. The scale of the development remains as approved and it is also sited at a distance from residential development so not to have impact of appearing overbearing nor resulting in loss of sunlight.
- 4. The amendments would satisfy Local Policies. Notably the scheme will remain acceptable in design terms, no amenity impact will arise, there is no further concern regarding flood risk, the gate is sliding and therefore will not impede pedestrians and the applicant will still be required to obtain highways permission for any works to the dropped kerb.

Summary

The changes proposed are not considered to represent a material alteration to the approved scheme or to affect the conditions imposed on the original planning permission.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

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): ...DAV..... Dated:05/09/2024.....

I agree the recommendation:

..... 
Principal Planner.....

Dated: ...11/09/2024.....