

PLANNING REPORT

Printed for officer by
Kerry McLaughlin on 14 November
2024

Application reference: 24/2409/FUL HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
25.09.2024	25.09.2024	20.11.2024	20.11.2024

Site:

Grey Court School, Ham Street, Ham, Richmond

Proposal:

Removal/demolition of the Ingenium building (single classroom).

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

APPLICANT NAME

Mr Graham Griffiths
Grey Court School
Ham Street
Ham
Richmond
TW10 7HN

AGENT NAME

Mr Stephen Muggridge
8 - 9 Faraday Road
Guildford
GU1 1EA

DC Site Notice: printed on 03.10.2024 and posted on 11.10.2024 and due to expire on 01.11.2024

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)
LBRuT Ecology
LBRUT Transport
21D Urban D
21D POL

Expiry Date

17.10.2024
17.10.2024
17.10.2024
24.10.2024
24.10.2024

Neighbours:

11 Arlington Road, Petersham, Richmond, TW10 7BX -
Ringstead House, 2 Stuart Road, Ham, Richmond, TW10 7QB -
11 Manor Road, Teddington, TW11 8BH -
74 Kingston Road, Teddington, TW11 9HY -
23 Broom water, Teddington, TW11 9Qj -
8 Buckingham Road, Petersham, Richmond, TW10 7EQ -
23 Broom Water, Teddington, TW11 9QJ -
35 WOODSIDE ROAD, KINGSTON UPON THAMES, KT2 5AT -
287 Petersham Road, Petersham, Richmond, TW10 7DA -
36 Clifford Road, Petersham, Richmond, TW10 7EA -
99 Strawberry Vale, Twickenham, TW1 4SJ -
220 Sheen Road, Richmond, TW10 5AN -
8 Ashley Gardens, Petersham, Richmond, TW10 7BU -
36 Kingfisher Drive, Ham, Richmond, TW10 7UD -
Ham Village Centre, Ham Street, Ham, TW10 7HN, - 03.10.2024
The Royal Oak, Ham Street, Ham, Richmond, TW10 7HN, - 03.10.2024
Flat 2, Grey Court Stables, Sandy Lane, Petersham, Richmond, TW10 7HB, - 03.10.2024
Flat 1, Grey Court Stables, Sandy Lane, Petersham, Richmond, TW10 7HB, - 03.10.2024
Grove Cottage, 52 Ham Street, Ham, Richmond, TW10 7HT, - 03.10.2024
79 Ham Street, Ham, Richmond, TW10 7HW, - 03.10.2024
81 Ham Street, Ham, Richmond, TW10 7HW, - 03.10.2024

77 Ham Street,Ham,Richmond,TW10 7HW, - 03.10.2024
 71 Ham Street,Ham,Richmond,TW10 7HW, - 03.10.2024
 69 Ham Street,Ham,Richmond,TW10 7HW, - 03.10.2024
 67 Ham Street,Ham,Richmond,TW10 7HW, - 03.10.2024
 Grey Court Cottage,Ham Street,Ham,Richmond,TW10 7HN, - 03.10.2024
 97 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 93 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 95 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 103 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 87 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 89 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 83 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 101 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 91 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 85 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 105 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 99 Ham Street,Ham,Richmond,TW10 7HL, - 03.10.2024
 4 Breamwater Gardens,Ham,Richmond,TW10 7SQ -
 14 Locksmeade Road,Ham,Richmond,TW10 7YT -
 23 Lovell Road,Ham,Richmond,TW10 7LB -
 38 Jocelyn Road,Richmond,TW9 2TH -
 190 Secrett House,Ham Close,Ham,Richmond,TW10 7PE -
 458 Upper Richmond Road West,East Sheen,London,Richmond,TW10 5DY -
 ,,,TW10 7HN -
 28 Burnell Avenue,Ham,Richmond,TW10 7YE -
 9 St Winifreds Road,Teddington,TW11 9JS -
 3 Russell Gardens,Ham,Richmond,TW10 7QE -
 3 Cave Road,Ham,Richmond,TW10 7TZ -
 61 Lauderdale Drive,Ham,Richmond,TW10 7BS -
 40 Stretton Road,Ham,Richmond,TW10 7QQ -
 201 Ham Street,Ham,Richmond,TW10 7HF -
 19 Ham Street,Ham,Richmond,TW10 7HR -
 2 Perryfield Way,Ham,Richmond,TW10 7SP -
 56 Buckingham Road,Petersham,Richmond,TW10 7EQ -
 6 Holmesdale Road,Teddington,TW11 9LF -
 3 Brooke Court,Parkleys,Ham,Richmond,TW10 5LX -
 6 Dancer Road,Richmond,TW9 4LA -
 Grey Court School,Ham Street,Ham,Richmond,TW10 7HN -
 18 Mariner Gardens,Ham,Richmond,TW10 7UT -
 2 Marchmont Gardens,Marchmont Road,Richmond,TW10 6ET -

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

Development Management

Status: GTD	Application:02/0820
Date:01/08/2002	Erection Of A Pre-fabricated Classroom Building And Associated Landscaping.

Development Management

Status: PCO	Application:90/0016/DD01
Date:22/11/1990	Details Pursuant To Condition Bu08 Of Planning Permission 90/0016 Dated 9/4/90.

Development Management

Status: GTD	Application:90/0016/FUL
Date:22/02/1990	Adaptations To Science Block & Addition Of Two Labs At First Floor Level & Extension Comprising Art & Drama Studios With Ancillary Areas.

Development Management

Status: GTD	Application:92/0973/FUL
Date:02/04/1993	Construction Of A Single Storey Building For Use As Day Nursery.

Development Management

Status: GTD	Application:94/3478/FUL
Date:02/02/1995	Erection Of A Single Storey Extension Comprising Music Suite

Development Management

Status: GTD	Application:95/T0275/CA
Date:23/02/1995	Remove Sycamore.

Development Management

Status: REF Date:27/01/1999	Application:98/2677 Erection Of 15m Pole Mast With 3 X-polar Antennae And 2 600mm Microwave Dishes Plus 2.5m X 3.71m Equipment Cabin.
<u>Development Management</u> Status: REF Date:27/01/1999	Application:98/2678 Erection Of 15m Pole Mast With 3 X-polar Antennae And 2 600mm Microwave Dishes And 2.5m X 3.71m Cabin.
<u>Development Management</u> Status: GTD Date:07/07/1977	Application:77/0305 Provision of hard surfacing of part of existing playing field, and erection of a section of 10ft 0ins high chain link fence.
<u>Development Management</u> Status: GTD Date:09/08/1977	Application:77/0609 Erection of four temporary classrooms.
<u>Development Management</u> Status: GTD Date:25/06/1979	Application:79/0255 Erection of bicycle sheds and stands.
<u>Development Management</u> Status: GTD Date:27/07/1979	Application:79/0522 Retention of 10ft 0ins high chain link fencing extended across gateway at end of Evelyn Road.
<u>Development Management</u> Status: GTD Date:11/01/1980	Application:79/1303 Retention of three mobile classrooms for a further period of two years.
<u>Development Management</u> Status: GTD Date:26/11/1990	Application:90/0016/DD1 Adaptations to science block and addition of two laboratories at first floor level and extension comprising art and drama studios with ancillary areas. Details pursuant to condition BU08 of planning permission 90/0016/FUL dated 9 April 1990.
<u>Development Management</u> Status: GTD Date:07/11/1988	Application:88/1891 Construction of 4 No. hardsurfaced tennis courts on existing sports field for use by community and school. (Amended Plan No.(s) 88/8/2A received on 10th October 1988).
<u>Development Management</u> Status: GTD Date:08/06/1988	Application:88/0784 Erection of demountable (double) classroom unit.
<u>Development Management</u> Status: GTD Date:19/05/1976	Application:76/0130 Erection of extensions to existing school.
<u>Development Management</u> Status: GTD Date:12/02/2009	Application:09/T0012/TCA T1 - T6 - Fir - Fell
<u>Development Management</u> Status: GTD Date:09/08/2010	Application:10/1379/FUL Installation of a new bicycle racks in an area of the school that already has cycle racks.
<u>Development Management</u> Status: GTD Date:17/08/2010	Application:10/T0376/TCA T2 - Yew - Reduction of 6ft all round T10 - Birch - Fell T30 - Norway Maple Crimson King - Fell T48 - Hawthron - Fell T53 - Unknown - Fell
<u>Development Management</u> Status: GTD Date:29/12/2010	Application:10/2312/FUL Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension, lift shaft addition and internal alterations to Cardinal Newman House with decking.
<u>Development Management</u> Status: SOS Date:02/02/2011	Application:10/2313/LBC Internal alterations, addition of lift shaft and erection of single storey rear extension to grade 2 listed building (Cardinal Newman House), ground level decking and erection of single storey west side extension to main school building.

<u>Development Management</u> Status: GTD Date:17/12/2010	Application:10/2921/FUL Installation of Solar Photovoltaic panels onto the roof of the school.
<u>Development Management</u> Status: GTD Date:09/08/2011	Application:10/2312/DD01 Details pursuant to condition LT01 (Location of Trees), LT03 (Protect Trees) and LT15 (Site Supervision) of planning permission 10/2312/FUL.
<u>Development Management</u> Status: GTD Date:11/04/2011	Application:10/2313/DD01 Details pursuant to condition U37671 (Archaeology) of listed building consent 10/2313/LBC.
<u>Development Management</u> Status: GTD Date:24/01/2012	Application:10/2313/DD02 Details pursuant to conditions U37668 (Joinery), U37670 (Hard And Soft Landscaping) and U37669 (Detailed Drawings) of Listed Building Consent 10/2313/LBC.
<u>Development Management</u> Status: GTD Date:14/07/2011	Application:11/1586/FUL Erection of single storey club house to support existing four tennis courts.
<u>Development Management</u> Status: GTD Date:18/07/2011	Application:11/1699/FUL The installation of 40 solar photovoltaic panels onto the science block roof, part of the school building.
<u>Development Management</u> Status: RNO Date:26/10/2011	Application:11/T0537/TCA T1 - Sycamore - Fell
<u>Development Management</u> Status: RNO Date:06/12/2011	Application:11/T0837/TCA T1 - Ash - remove, T2 - Rowan - remove.
<u>Development Management</u> Status: GTD Date:14/03/2013	Application:12/1765/FUL Erection of barn to house livestock and fencing of grazing area to facilitate use of part of the school as Grey Court School Farm.
<u>Development Management</u> Status: GTD Date:27/08/2012	Application:12/1894/LBC Replace wire-linked gates with architect-designed ironwork gates. Gates will be automated and have a sound and vision entry phone system.
<u>Development Management</u> Status: GTD Date:27/08/2012	Application:12/2146/FUL Replace wire-linked gates with architect-designed ironwork gates. Gates will be automated and have a sound and vision entry phone system.
<u>Development Management</u> Status: WNA Date:18/06/2015	Application:12/T0515/TCA Tree report attached with application. All works under urgent heading plus works outlined in contractors quote
<u>Development Management</u> Status: GTD Date:12/07/2013	Application:13/1268/FUL Proposed demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:20/08/2013	Application:13/1269/CAC Proposed demolition of existing Annex building to allow for the construction of new two storey Annex to include, 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: WNA Date:04/06/2015	Application:13/T0335/TCA T1 - Beech - Reduce overlongs in crown by 25% & shape T2 - Cherry - Reduce crown by 25% and give 1m clearance from lamp T3 - Cherry - Lift by 2m & prune back from road T4 (T21) - False Acacia - Lift to 3.5m over

footpath. Cut back 3.5m from adjacent building. T5 (T25) - Lime - Lift over footpath to 3.5m. Remove dead wood & crossing branches T6 (T27) - Oak - Lift to 2.5m. Remove dead wood & stubs T7 (T36) - Ash - Fell to ground level T8 (T43) - Lime - Lift to crown break. Reduce crown by 30% & remove dead wood T9 (T45) - Lime - Lift to crown break. Reduce crown by 30% & remove dead wood T10 (T50) - Ash Leaved Maple - Reduce back from building by 2m & remove dead wood T11 (T51) - Ash - Remove 2 lowest limbs T12 (PPT1) - Sycamore - Remove lowest limb & lift to balance T13 (PPT2) - Norway Maple - Cut back and lift on building side by 3m T14 (PPT3) - Yew - Lift to head height T15 (PPT4) - Sycamore - Fell & poison T16 (PPT5) - Yew - Reduce crown by 25%, shape & lift to 2.5m T17 (PPT7) - Cherry - Cut back from building 1-2m T18 (PPT8) - Yew - Cut back over path & lift to head height. Remove dead Elder tree from crown. T19 (PPT9) - Yew (Line of trees) - Lift to head height T20 (PPT11) - Chestnut - Reduce limb over car park by 40% & remove dead wood T21 (PPT13) - Robinia - Fell to ground level & poison T22 (PPT15) - Ash - Fell to ground level

Development Management

Status: GTD

Date:26/11/2013

Application:13/1268/DD01

Details pursuant to condition U61228 (Archaeology) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:08/06/2017

Application:13/1268/DD02

Details pursuant to condition U63008 (Construction Method Statement) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD03

Details pursuant to conditions LT09 (Hard and Soft Landscaping Required), U63018 (Location of trees - Adj' Dev't Sites), LT06 (Tree Planting Scheme), LT15 (Site Supervision), U63008 (Construction Method Statement) and BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:21/01/2014

Application:13/1268/DD04

Details pursuant to condition U63017 (Environment Agency) of planning permission 13/1268/FUL.

Development Management

Status: VOID

Date:22/01/2014

Application:13/1268/VOID

Details pursuant to condition BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:21/02/2014

Application:13/1268/DD05

Details pursuant to PART OF condition BD12 (Details - Materials to be approved) of planning permission 13/1268/FUL.

Development Management

Status: RNO

Date:05/03/2014

Application:14/T0027/TCA

T1- Poplar- Reduce height by 1/3rd T2- Ginko- Reduce crown by 25% and shape T3- Plane- Cut back from yew giving in clearance T4- Ash- Suppressed by Oak. Tree is dead fell to ground level

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD06

Details pursuant to conditions U63002 (Details to specified scale) and U63014 (Safety railing) of planning permission 13/1268/FUL.

Development Management

Status: GTD

Date:22/04/2014

Application:13/1268/DD07

Details pursuant to condition U63017 (Environment Agency) of planning permission 13/1268/FUL.

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD08

Details pursuant to conditions U63006 (Cycle - Phase 1); U61223 (PV Panels); DV28 (External illumination); U61274 (Plant/ Extract Equipment) of planning permission 13/1268/FUL

Development Management

Status: WNA

Date:28/08/2020

Application:13/1268/DD09

Details pursuant to conditions LT09 (Hard and Soft Landscaping Required),

LT11 (Landscape Management - Large Scheme), U63010 (Servicing), of planning permission 13/1268/FUL.

<u>Development Management</u> Status: GTD Date:10/10/2014	Application:13/1268/DD11 Partial discharge of details pursuant to BD12 (materials) of planning permission 13/1268/FUL for demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:10/10/2014	Application:13/1268/DD10 Partial discharge of details pursuant to conditions U63015 (Allotments) of planning permission 13/1268/FUL for demolition of existing Annex building; construction of new two storey Annex to include 6th form provision and sports changing facilities; construction of single storey extension to existing main entrance; alterations to soft and hard landscaping, on-site car parking, refuse and cycle storage provision.
<u>Development Management</u> Status: GTD Date:24/02/2016	Application:13/1268/DD12 Details pursuant to condition U63012 (School Travel Plan) of planning permission 13/1268/FUL.
<u>Development Management</u> Status: RNO Date:29/12/2014	Application:14/T0784/TCA T1- Sycamore-Self seeded tree growing on the boundary and causing damage to the wall.- fell to ground level
<u>Development Management</u> Status: GTD Date:22/09/2015	Application:14/4252/VRC Variation of condition U56857 (Decision drawings) of planning permission 12/1765/FUL for erection of barn to house livestock and fencing of grazing area to facilitate use of part of the school as Grey Court School Farm, to allow for a revision to the siting of the barn and ancillary structures.
<u>Development Management</u> Status: GTD Date:08/06/2015	Application:14/4565/FUL Construction of two new buildings; a two storey teaching building with two-bed independent living skills flat and a single storey hydrotherapy building. The existing vehicular route to the development area is accessed from Ham Street. The external works consist of a new car parking and drop-off area, sensory garden, all-weather and energetic play areas and additional paths and planting within the existing Grey Court grounds.
<u>Development Management</u> Status: GTD Date:17/03/2015	Application:14/4642/FUL Extension to the existing dining hall.
<u>Development Management</u> Status: RNO Date:18/06/2015	Application:15/T0233/TCA T1 - Sycamore - Reduce crown by 30% (Approx. 4m)
<u>Development Management</u> Status: GTD Date:10/09/2015	Application:14/4565/DD01 Details pursuant to PART of condition BD12 (materials - bricks and mortar only) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: GTD Date:10/11/2015	Application:14/4565/DD02 Details pursuant to condition DV49 (construction method statement), U8446 (bat survey) and U84471 (arboricultural method statement) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: GTD Date:12/02/2016	Application:14/4565/NMA Application for a non-material amendment to planning permission 14/4565/FUL for alterations to teaching block only to include: A reduction in gross plan area (building footprint) from 492.5m ² to 471m ² ; Alterations to the internal layout and window arrangements; Amending canopy design and lengths; and Increase the height of the parapet from 8m to 8.04m (increase of 40mm only)
<u>Development Management</u>	

Status: WNA Date:17/07/2024	Application:14/4642/DD01 Details pursuant to condition LT08 (soft landscaping) and U81916 (arboricultural method statement) of planning permission 14/4642/FUL
<u>Development Management</u> Status: RNO Date:03/12/2015	Application:15/T0727/TCA T1 - London Plane - Thin crown 20% T2 - London Plane - Cut back to below cable bracing points, to good growth points. Reduced by approx. 40% T4 - Oak - Reduced crown 25%. Removed deadwood T5 - Sweet Chestnut - Reduce crown 25%. Remove deadwood and crossing branches. Remove epicormic growth to 10cm. Thin crown 20% T6 - London Plane - Thin crown 20% T7 - Robinia - Lift to statutory height over footpath T8 - Robinia - Remove deadwood T9 - Catalpa - Remove deadwood T10 - Tree of heaven - Remove deadwood and cut back from building by 2cm T11 - Ash x4 - Deadwood T12 - Oak - Thin Crown 20%. Remove deadwood
<u>Development Management</u> Status: PDE Date:	Application:14/4565/DD03 Details pursuant to condition U84585 (tree planting scheme); U84449 (hard and soft landscaping); U84469 (green wall); U84476 (boundary treatment) and U84467 (thames water) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WNA Date:17/07/2024	Application:14/4565/DD04 Details pursuant to condition U84453 (landscape management) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WON Date:23/07/2019	Application:14/4565/DD05 Details pursuant to conditions BD12 (materials), BD04 (details to specified scale), DV28 (external illumination), and U84466 (roof structures) of planning permission 14/4565/FUL.
<u>Development Management</u> Status: WON Date:05/11/2021	Application:20/2381/FUL The installation of 9 no. low level LED floodlighting to two existing outdoor tennis court Nrs 2 and 3.
<u>Development Management</u> Status: WDN Date:14/07/2021	Application:21/2188/FUL New sports pavilion
<u>Development Management</u> Status: WON Date:08/11/2022	Application:21/3471/LBC - Replacement of roof coverings including slates, underfelt, battens, ridge and hip tiles, leadwork and parapet gutter linings. - Repairs to cut timber roof structure (if required) - Brickwork re-pointing and repairs - Removal of brickwork staining. - Overhaul of cast iron rainwater goods - Replacement of timber sash windows - Replacement of timber doors - Repairs to timber portico canopy structure and roof - External Decorations
<u>Development Management</u> Status: RNO Date:25/05/2022	Application:22/T0114/TCA G1 - Mixed Species - Oak, Sycamore, Elm - Ovrhanging - removing 3-5m - final height unchanged 10-12m and final spread 8m G2 - Mixed species - Holm oak and Yew - cut back overhang by 2m and fell ash tree - final height unchanged 10-12m and final spread 6m G3 - Mixed Species - large sycamore and small sycamore emerging from yew - raise crown of large sycamore by 1.5m - final height unchanged 13m and final spread 9m and fell small scyamore
<u>Development Management</u> Status: REF Date:22/11/2022	Application:22/2976/FUL Replacement windows and doors, replacement roof tiles/slates, cast iron rainwater goods, leadwork and parapet coping stones.
<u>Development Management</u> Status: REF Date:22/11/2022	Application:22/2977/LBC Replacement windows and doors, replacement roof tiles/slates, cast iron rainwater goods, leadwork and parapet coping stones. Remedial works such as repointing of brickwork, general redecorating and roof works.
<u>Development Management</u> Status: WDN	Application:23/0355/FUL

Date:20/03/2023	Replacement fencing and gates to the northern and western boundaries.
<u>Development Management</u>	
Status: GTD	Application:23/2905/FUL
Date:20/06/2024	Replacement fencing at the Playing Field adjacent to Grey Court School.
<u>Development Management</u>	
Status: WNA	Application:23/2949/LBC
Date:06/11/2023	Not applicable. Newman House is over 200 metres away from where the development is proposed.
<u>Development Management</u>	
Status: ARPR	Application:24/1095/DEMPN
Date:17/05/2024	Demolition of Ingenium building (single classroom).
<u>Development Management</u>	
Status: GTD	Application:23/2905/DD01
Date:08/08/2024	Details pursuant to condition U0183670 - Construction Ecological Management Plan (CEMP) of planning permission 23/2905/FUL.
<u>Development Management</u>	
Status: PDE	Application:24/2409/FUL
Date:	Removal/demolition of the Ingenium building (single classroom).

<u>Building Control</u>	
Deposit Date: 20.05.2002	Erection of pre-fabrication detached classroom building.
Reference: 02/0946/FP	
<u>Building Control</u>	
Deposit Date: 08.10.2002	Erection of pre-fabrication detached classroom building.
Reference: 02/0946/1/FP	
<u>Building Control</u>	
Deposit Date: 22.08.2003	Replacement of roof covering over sports hall gymnasium
Reference: 03/1657/FP	
<u>Building Control</u>	
Deposit Date: 25.08.1992	Internal chemical store
Reference: 92/0791/FP	
<u>Building Control</u>	
Deposit Date: 19.07.1995	New music suite
Reference: 95/0351/2/FP	
<u>Building Control</u>	
Deposit Date: 14.08.1996	Internal alterations to form computer room/administration office
Reference: 96/1132/FP	
<u>Building Control</u>	
Deposit Date: 06.07.2005	Internal refurbishment works, including fire alarm alterations and installation of detection system
Reference: 05/1359/FP	
<u>Building Control</u>	
Deposit Date: 12.04.2006	Refurbishment of CDT area
Reference: 06/0782/FP	
<u>Building Control</u>	
Deposit Date: 24.09.2010	Construction of three single storey classroom extensions and ancillary works to existing school
Reference: 10/1878/FP	
<u>Building Control</u>	
Deposit Date: 12.05.2011	Club house (accessed via Ham Avenue / car park adj. 50 Ham Common - opposite pond)
Reference: 11/0881/FP	
<u>Building Control</u>	
Deposit Date: 21.06.2011	Installed a Gas Boiler
Reference: 11/FEN02951/GASAFE	
<u>Building Control</u>	
Deposit Date: 27.09.2011	Club house
Reference: 11/0881/FP/1	
<u>Building Control</u>	
Deposit Date: 13.10.2011	Construction of three single storey classroom extensions and ancillary works

to existing school

Reference: 10/1878/FP/1

Building Control

Deposit Date: 08.11.2013

Detached two storey sixth form block and extension to main reception area

Reference: 13/2305/FP

Building Control

Deposit Date: 31.10.2014

Install one or more new circuits

Reference: 14/NIC02049/NICEIC

Building Control

Deposit Date: 26.05.2015

Single storey extension to existing dining hall with associated external paving steps and disabled access ramp

Reference: 15/1232/IN

Building Control

Deposit Date: 23.07.2015

Construction of a detached two storey specialist educational needs teaching block and a detached single storey hydrotherapy pool building

Reference: 15/1762/FP

Building Control

Deposit Date: 04.06.2019

Changing room alterations and refurbishment

Reference: 19/0885/IN

Building Control

Deposit Date: 10.06.2022

EXTENSION OF AN EXISTING BUILDING TO FORM A TWO STOREY SPORTS PAVILLION

Reference: 22/1073/IN

Building Control

Deposit Date: 27.07.2023

Internal alterations to layout of school building

Reference: 23/1152/IN

Building Control

Deposit Date: 12.07.2024

New toilet block extension and internal alterations

Reference: 24/0846/IN

Building Control

Deposit Date: 23.09.2024

Internal alterations to layout of school building

Reference: 24/1219/IN

Enforcement

Opened Date: 01.11.2010

Enforcement Enquiry

Reference: 10/0583/EN/UCU

Enforcement

Opened Date: 15.03.2021

Enforcement Enquiry

Reference: 21/0086/EN/UBW

Enforcement

Opened Date: 06.02.2023

Enforcement Enquiry

Reference: 23/0052/EN/UBW

Application Number	24/2409/FUL
Address	Grey Court School, Ham Street, Ham, Richmond, TW10 7HN
Proposal	Removal/demolition of the Ingenium building (single classroom).
Contact Officer	Kerry McLaughlin

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application relates to the 'Ingenium' building, a single classroom comprised of two shells of prefabricated GRP fixed to a steel frame within Grey Court School.

The application site is subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.11: Ham - Archaeological Priority Area - Tier II
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 308
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA23 Ham House
Historic Park / Garden	2 : Ham House Sandy Lane
Increased Potential Elevated Groundwater	GLA Drain London
Listed Building	Grade: II Site: Newman House Ham Close Ham Surrey TW10 7NT
Listed Building.	NEWMAN HOUSE - Grade: II - Location of listed building or structure is identified here by Historic England.
Metropolitan Open Land	Site: Greycourt Cottage - MOL - LP 13
Metropolitan Open Land	Site: Greycourt School - MOL - LP 13
Metropolitan Open Land	Site: The Manor House Ham - MOL - LP 13
Neighbourhood Plan Area	Ham and Petersham Neighbourhood Area - Ham and Petersham Neighbourhood Plan - Adopted by Council on 22 January 2019
Protected Vista (Indicative 20 metre Buffer)	VISTA 12 HAM HOUSE TWO
Registered Park / Garden.	Site: HAM HOUSE - Grade: II* - Ref: Registered_Parks_and_Gardens.1 - Register of Historic Parks and Gardens of special historic interest in England, part of the National Heritage List for England.
Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency	RoFSW Extent 1 In 100 year chance
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance
Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency	RoFSW Extent 1 In 30 year chance
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	Ham and Petersham Village

Ward	Ham, Petersham and Richmond Riverside Ward
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3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
24/1095/DEMPN	Demolition of Ingenium building (single classroom).	Prior Approval Refused

The above application was refused on the following grounds:

“Reason for Refusal - Conservation Area

Class B.1(b) states that demolition is NOT permitted by Class B if the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area). As the site is located within the 'CA23 - Ham House' Conservation Area, any demolition of a building without proposals for a new building on this site is 'relevant demolition' and therefore, in accordance with Class B.1(b) of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the scheme is not considered to be permitted development and a planning application is required.

Reason for Refusal - Site Notice

In the absence of evidence that satisfactory display of a notice has been posted in accordance with Part B.2 paragraph (b)(iv), the proposal is considered to fail to meet the requirements of Class B.2 (b) (ii) and B.2 (b) (iv) of Class B Part 11 of the Town and Country Planning (General Permitted Development) Order 2015."

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

4 letters of objection have been received, from 2 interested parties. These comments are summarised as follows:

- This building is a significant work by Stirling Prize winning architects Future Systems and built as a pilot project for the 'World Classrooms of the Future' programme in 2003-04. See the Twentieth Century Society web site for further information on its importance <https://c20society.org.uk/news/wanted-new-home-for-space-age-future-systems-classroom-pod>. As such, should be protected as part of our 20th century architectural heritage and history of education design.
- If the building cannot be retained in place, it should be repurposed and relocated elsewhere.
- The submitted Heritage Statement is misleading. This statement was produced in 2022 in support of applications for works to Newman House. It has not been updated to include any assessment of the Ingenium, the only reference in the 66-page document acknowledges that it is "a single-storey curvilinear structure c. 20m to the southeast" of Newman House.
- The Ingenium is of architectural value.
- The current application mentions the building is in a poor state of repair, and yet there is no conditions survey or structural assessment to support this statement.
- The current building possesses the means of relocation and future reuse, rather than a scandalous waste through demolition.

2 letters of observation have been received. These comments are summarised as follows:

- The Twentieth Century Society has no objections to proposals to remove the classroom pod from the school. However, the pod should be salvaged rather than sent to landfill. This is on account of its historic and architectural significance. The Twentieth Century Society is currently working constructively with the school to achieve this.
- The Ingenium classroom is an iconic building designed by Jan Kaplicky, of Future Systems. There are very few buildings by this extraordinary architect. The Kaplicky Foundation wishes to relocate this building to Prague before it has to be moved or demolished.

34 letters of support have been received. These comments are summarised as follows:

- This building needs to be demolished to build much needed new science labs for the children of Grey Court school.
- The building is unsafe.
- Demolition of the Ingenium building at Grey Court School is a crucial step to ensure the safety and well-being of students and staff. Due to severe structural deterioration, the building has been deemed unsafe and condemned.

- A safe and welcoming educational environment is paramount for students' academic success and overall development. The Ingenium's current state poses a significant risk to the health and safety of those on site. Therefore, it is imperative that Grey Court School obtain the necessary planning permission to demolish this dangerous structure.
- Given the size of the grey court student cohort every available classroom counts and makes a difference to the student learning experience. Especially for subjects requiring particular classroom resources and set up.
- This is preventing the re-build of another excellent facility.
- It is additional onerous responsibility for staff trying to keep students safe given where this building is sited on campus.
- The building is using up valuable space on the school's site that could be used for the good of the pupils.
- Eyesore
- Beyond repair
- Seems sensible to make the most of the space the school has, and if a building isn't fit for purpose.
- Children's educational environment should be safe and welcoming, and the Ingenium, though once a wonderful resource, is now in a severe state of disrepair. Demolition is essential.
- Constitutes a hazard.
- Practical issues such as flooding, and only providing one classroom where much more are needed.
- Not fit for purpose.
- No longer functional.

Neighbour amenity considerations are assessed under Section 7 in the report below.

5. AMENDMENTS

During officer assessment the following amendments were requested:

- The 'BNG Exemption Statement', dated 26 August 2024, received on 25 Sep 2024, outlined that the proposals are for the demolition and replacement of the existing Ingenium modular building. The statement outlined that "there will be no increase in built land as the new Ingenium building will be constructed on the footprint of the old building", however all other documents indicate that the building is not to be replaced. As such, officers requested that this be corrected. - This was received on 08 Nov 2024.
- The 'Historic Building Assessment' and the 'Open Space Assessment', dated August 2022, received on 25 Sep 2024, related to a different planning application regarding a different building (Newman House) on the school's site. As such, these documents were withdrawn.
- As originally submitted the application lacked full and proper details of the existing state of the built form, as such further evidence was requested to demonstrate that the building is unsafe and cannot be salvaged or otherwise adequate justification for its removal. - This was received on 08 Nov 2024.
- At officer's request, the applicant agreed to an amendment to the description of development to state "Removal/demolition of the Ingenium building (single classroom)." So, the granting of the planning application means that the school can remove the building from their grounds, but are free to either pass it on to an interested party or demolish it if no interested party can be found.

Neighbours were not re-consulted given no material amendment to the original scheme.

6. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4 - Decision-making
- 12 - Achieving well-designed places
- 13 - Protecting Green Belt land
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

D4 - Delivering good design
D12 - Fire Safety
HC1 - Heritage conservation and growth
S3 - Educational and childcare facilities
G3 - Metropolitan Open Land
G6 - Biodiversity and access to nature
G7 - Trees and woodlands
SI12 - Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Designated Heritage Assets	LP3	Yes	No
Archaeology	LP7	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Green Belt, Metropolitan Open Land and Local Green Space	LP13	Yes	No
Biodiversity	LP15	Yes	No
Trees, Woodland and Landscape	LP16	Yes	No
Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Archaeology	LP33	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Green Belt, Metropolitan Open Land and Local Green Space	LP35	Yes	No
Biodiversity and Geodiversity	LP39	Yes	No
Trees, Woodland and Landscape	LP42	Yes	No
Flood Risk and Sustainable Drainage	LP8	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Ham and Petersham Neighbourhood Plan (2019)

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Listed Buildings

Ham and Petersham Village Plan

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

CA23 Ham House Conservation Area Statement

CA23 Ham House Conservation Area Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Principle of Removal
- ii Impact on MOL
- iii Design/Visual Amenity
- iv Neighbour Amenity
- v Trees & Ecology
- vi Flood Risk

vii	Archaeology
viii	Biodiversity
ix	Fire Safety

Issue i - Principle of Removal

Local Plan policy LP29 states that the council will encourage the potential to maximise existing educational sites through extensions, redevelopment or refurbishment to meet identified educational needs and safeguard land and buildings in educational use.

Policy S3 of the London Plan seeks to ensure there is sufficient supply of good quality education and childcare facilities to meet demand.

The supporting information identifies that 117.1sqm of educational space will be lost as a result of the proposal. However, due to safety concerns the school stopped using the Ingenium building before the new term began in 2023, so the building has remained unused for a considerable period of time and will not affect the existing functionality of the school.

The applicant has submitted two condition reports by two different independent certified structural engineers, these reports demonstrate that the building is currently a safety hazard to both students and staff onsite. Particular attention is drawn to the following observations from the reports:

- “The shell being plastic or fibreglass, there is no possible accommodation for tension in the skin, and so the plastic welded seams of the shell are simply pulled apart. The distortion to the shell also causes the rooflight inserts to no longer fit the apertures, and therefore the rooflights now leak. The distortion across the width of the glazed entrance doors is easily visible at the door cill, and I understand that one glass panel imploded due to compression of the shell structure onto a glazed unit.”
- “Internally, it can now be seen that the lining panels no longer fit the interior shape of the pod correctly.”
- “There is evidence of significant movement within the pod structure. The top of the pod appears to have “sunk” downwards causing the entrance door frames to bind on the entrance doors.”
- “Where the structure has moved and deflection has occurred, there are wide gaps (approximately 0 - 10 mm) between the compressible material/sealant and outer wall/roof panel bay joints. This is possibly allowing moisture to enter the building fabric and internal environment. It is also possible that the structural timber frame core, within the GRP wall panels, is rotting.”
- “The main entrance outer doors and glazed screen are timber framed with integral double-glazed units. The outside face of the doors and screens have been clad with a secondary glazed pane with decorative obscured edges to conceal the timber frame of the doors/screen. Two of these secondary glass panes are missing. There are no visible markings to indicate if the glazing is safety glass.”
- “Between the door hinge edge and door frame there is a gap approximately 45 mm wide. A hand/fingers can easily go into this gap and there is a serious risk that a major injury could occur.”
- “Various areas of the internal GRP wall cladding is deflecting, buckling and debonding. It is suspected that this is a result of movement in the structure.”
- “The door and partitioning to the boiler cupboard is poorly constructed and not fire rated.”
- “The structure has become significantly deformed by the subsidence and deflection in the structure. The structural integrity of the building is questionable”

Therefore, the removal of the building from the school’s site is accepted as it can provide no useful educational function.

The scheme is accepted under policy LP29 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP50.

Issue ii - Impact on Metropolitan Open Land

Paragraphs 147-151 of the NPPF give guidance on development in Green Belt and Metropolitan Open Land (MOL) areas with the aim of keeping land permanently open, that is free from all forms of built development. Paragraph 149 states that most new buildings are inappropriate development in these areas, but gives a list of exceptions.

Policy G3 of the London Plan makes clear that ‘Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt: 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt 2) boroughs should work with partners to enhance the quality and range of uses of MOL’

Policy LP13 of the Local Plan 2018 covers Metropolitan Open Land (MOL) and states:

- A. *The borough’s Green Belt and Metropolitan Open Land will be protected and retained in predominately open use. Inappropriate development will be refused unless ‘very special circumstances’ can be*

demonstrated that clearly outweigh the harm to the Green Belt or Metropolitan Open Land. Appropriate uses within Green Belt or Metropolitan Open Land include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt or Metropolitan Open Land.

- B. It will be recognised that there may be exceptional cases where inappropriate development, such as small scale structures for essential utility infrastructure, may be acceptable.*
- C. Improvement and enhancement of the openness and character of the Green Belt or Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate. When considering developments on sites outside Green Belt or Metropolitan Open Land, any possible visual impacts on the character and openness of the Green Belt or Metropolitan Open Land will be taken into account.*

The application site (the ingenium building) is not located within land designated as Metropolitan Open Land (MOL), however the application site is adjacent to land designated Metropolitan Open Land.

The application is for the demolition or relocation off site of the ingenium building, which lies to the north of the wider school site between the main school buildings. The building functions as a single classroom. The building is a modular construction, comprised of two shells of prefabricated GRP fixed to a steel frame. The gap between the two layers accommodates a loom which supports a network of wires as well as insulation material. The building has fallen into a state of disrepair and can no longer be used by the school due to safety issues and therefore it is proposed to be demolished. Demolition or removal is defined as a form of building operations according to the Town and Country Planning Act 1990 and therefore constitutes development. Upon the removal of the building, the site is proposed to be infilled as necessary to provide a suitable sub-base for new turf and/or seeded to encourage the growth of new grass.

The wider school site contains a number of mature trees along the north-western, north and north-eastern boundaries. The south-eastern part of the wider school grounds comprises of existing playing fields which are generally more open in character. The application site is not within the footprint of Metropolitan Open Land designation, however it is adjacent to Metropolitan Open Land designation. There is approximately a 20 metres distance from the boundary to Metropolitan Open Land designation to the north of the modular building, and approximately 15 metres distance lies between the modular building and another Metropolitan Open Land boundary to the south-west of the modular building.



The NPPF defines what constitutes appropriate development in the Green Belt and Metropolitan Open Land. In particular, Paragraph 154c. states that ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’.

The proposed removal of the Ingenium building would increase the openness of the site. Therefore, it is considered to be an appropriate form of development in Metropolitan Open Land.

It is thus concluded that the development is appropriate development under para 154(c) of the NPPF.

The proposal complies with the aims and objectives of Chapter 13 of the NPPF (2023), policy G3 of the London Plan (2021) and policy LP13 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP35.

Issue iii - Design/Visual Amenity

In Chapter 12 of the NPPF, Paragraph 134 advises that poorly designed developments should be refused, especially where designs do not reflect local design policies, guidance and supplementary planning documents. It also says that significant weight should be given to designs which reflect local character, or to ones which are innovative designs in achieving high levels of sustainability, or which help improve the general standard of design in an area and fit in with the 'overall form and layout of their surroundings'.

In Chapter 16 of the NPPF, Paragraph 199 states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It goes on to say in Paragraph 202 that, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.

Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.

Policy D4 of the London Plan states that the ' design of development proposals should be thoroughly scrutinised' and that 'design quality development should be retained through to completion'.

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

Although public objections have been received on the grounds of the buildings heritage value, the council's conservation team have been consulted on this application, who raise no objections to its demolition/relocation. The Conservation Officer has not ascribed any heritage significance to the building.

The building is situated within the Ham House Conservation Area and in the setting of the listed Newman House. However, the building itself is a modern single storey structure, erected in the early 2000s and does not contribute to the character or appearance of the conservation area or the setting of the listed building. Therefore, the proposals would not cause harm to these heritage assets and therefore, there are no objections to its removal.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character or appearance of the wider conservation area or application site and therefore, is in line with the aims and objectives of Chapters 12 & 16 of the NPPF (2023), policies D4 & HC1 of the London Plan and policies LP1 & LP3 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP28 & LP29.

Issue iv - Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The application site is located some distance from the nearest residential properties and is for removal only. Given nature and siting the proposal is likely to have a neutral impact upon residential neighbouring amenities.

The removal of would also result in the removal of a potential hazard which would be beneficial.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP46, and relevant Supplementary Planning Documents/Guidance.

Issue v - Trees & Ecology

Ecology

Policy LP15 of the Local Plan states 'The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats'.

The application has been reviewed by the Council's Ecology officer, who raises no objections to the scheme, subject to conditions to prevent harm to wildlife and protect existing biodiversity and to ensure that the proposed development does not prejudice the appearance of the locality and preserves and enhances nature conservation interests.

Should bats be found during the demolition/or removal, all works must stop immediately, and Natural England called for advice.

Subject to condition, the scheme is in line with the aims and objectives of policy LP15 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP39.

Trees

Policy LP16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits'.

Statutory Tree Protection

The location of this proposal is sited within the "CA23 Ham House" Conservation Area, which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are currently no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

Submitted Arboricultural Details

Council notes the submission of the "Arboricultural Method Statement for Demolition of Ingenium building (single classroom) Ingenium Building @ Grey Court School dated September 2024". A BS5837:2012 survey is included within this report.

Tree Impact Assessment and Protection

It is necessary to identify trees that will be affected by development and satisfy the Local Planning Authority that retained trees will not be damaged during demolition or construction. This is to ensure development protects, respects, contributes to, and enhances trees and landscapes, in accordance with LBR Local Plan (LBRLP) 5.5, Policy LP16, subsection 5 and pursuant to section 197 of the Town and Country Planning Act 1990.

LBRuT Local Plan, policy LP16, subsection 5. requires; That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012).

It is considered that the recommendations and working methodologies of the aforementioned Arboricultural Method Statement are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012) in the execution of this proposal.

Recommendations

No objections are raised against the development in terms of impact upon protected trees, subject to condition.

The scheme is in line with the aims and objectives of policy LP16 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP42.

Issue vi - Flood Risk

Policy LP21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere'.

The application site is situated within an area susceptible to surface water flooding.

The proposal seeks to demolish the building and infill the area to provide a suitable sub-base for new turf and or seeded to encourage the growth of new grass. As such, the works will result in an increase in permeable surface.

The works are in line with the aims and objectives of policy LP21 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP8.

Issue vii - Archaeology

Paragraph 194 of the NPPF states that 'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Policy HC1 of the London Plan states that 'development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes'.

Local Plan Policy LP7 states that the Council will seek to protect, enhance and promote its archaeological heritage. It will take the measures required to safeguard the archaeological remains found and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

The site is located in an Archaeology Priority Area (APA 2.11 Ham). The Ham APA is primarily focussed on the potential to reveal evidence for the early medieval Anglo-Saxon, medieval and early modern settlement.

Due to the developed nature of the site, the proposal is unlikely to result in excavation of any previously undisturbed land and so is not likely to detrimentally impact on any archaeological remains.

Given the nature and limited scale of the development, an archaeological assessment is not a requirement. However, if the subject works do uncover archaeological findings, it will be necessary to take measures to safeguard the archaeological remains where these are found in line with LP7, these policy objectives are taken forward in publication local plan policy LP33.

Issue viii - Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that:

- ☐ The application was made before 2nd April 2024
- ☒ The development impacts habitat of an area below a 'de minimis' threshold of 25m² or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- ☐ The development is for a small scale self-build or custom house building

There will be no increase in built land. The grassland surrounding the building likely to be affected by the development is assessed to be in poor condition, as described in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, July 2024). As such, less than 25m² of vegetated habitat and less than 5 linear metres of linear habitat is being affected to facilitate the proposed development.

Issue ix - Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has not submitted a Fire Safety Strategy. However, in this case this is not considered to be necessary as the policy is concerned with the fire safety arrangements for new buildings which this application would not involve. It is therefore considered to be a reasonable exception to the need to meet the criteria of Policy D12.

The applicant is advised that 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.

Other Matters**Relocation of the Ingenium Building**

It is noted that many public representations ask that the pod be salvaged and relocated on account of its historic and architectural significance. The council do not have the power to impose such a condition for the relocation of the building. However, the granting of planning permission does not preclude it being removed from the site in a manner that would allow for it to be reused and relocated, but that is a matter for the owner of the building and any interested party wishing to take it. Indeed, the granting of planning permission is required to facilitate a relocation.

8. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority

must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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): KM

Dated: 14/11/2024

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:15.11.2024.....