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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Richard Matthews
IID Architects
1 Victoria Villas
Richmond
Surrey
TW9 2GW
UK

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: 786 Denmead
Preparatory Schoo...

Our ref:
DC/AVE/13/2102/FUL/FUL

Letter Printed: 9 January 2014

FOR DECISION DATED
09.01.2014

Dear Sir/Madam

Applicant:

Agent: Mr Richard Matthews

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **13 June 2013** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Denmead School, Gloucester Road, Hampton, TW12 2UQ.

for

Redevelopment of school site comprising demolition of 3no. existing single storey teaching blocks, stores, the existing hall and construction of new two storey building with associated external works and landscaping.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully



Robert Angus
Development Control Manager

APPLICANT NAME	AGENT NAME
Denmead Preparatory School Gloucester Road Hampton Middlesex TW12 2UQ UK	Mr Richard Matthews 1 Victoria Villas Richmond Surrey TW9 2GW UK

SITE:

Denmead School, Gloucester Road, Hampton, TW12 2UQ.

PROPOSAL:

Redevelopment of school site comprising demolition of 3no. existing single storey teaching blocks, stores, the existing hall and construction of new two storey building with associated external works and landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS

U67186 Habitat Survey

Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development on site, the works hereby approved shall not be carried out other than in accordance with submitted extended Habitat Survey and the ecological enhancements contained therein. REASON: To ensure the development preserves the ecological value of the site.

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD10 Sample panels of brickwork

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

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

BD12 Details - Materials to be approved

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.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

DV17A Dustbin enclosure required

None of the buildings hereby approved shall be occupied until a dustbin enclosure has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV27A Recycling - Details required

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

DV28 External illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian

access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing 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. 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).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

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

DV49 Construction Method Statement

No development shall take place, including any demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the parking of vehicles of site operatives & visitors
2. loading/unloading of plant & materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate.
5. wheel washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for recycling/disposing of waste resulting from demolition & construction works.
8. routing of delivery vehicles to and from the site

Reason: in the interests of highway and pedestrian safety together with the amenity of the area

U67168 Approved Drawings

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

786.D01.01, 786.D01.02, 786.D01.03, 786.D01.04, 786.D01.05, 786.D01.06, 786.D01.07, 786.D01.08, 786.D02.01, 786.D02.02, 786.D02.03, 786.D08.04, 786.D08.05, 786.D08.06, C426_001 rev F, C426_002 rev D, 2495-DR01, received 13 June 2013

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

U67171 Ecological Enhancements

That prior to the occupation of the uses hereby approved a detailed scheme for the creation/enhancement of refuges & habitats for birds, bats, stag beetles & reptiles shall be submitted to & approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as part of the development hereby approved. Reason: to protect, conserve & enhance the natural features of importance within and adjoining the site & to ensure there is no net loss of habitat.

U67172 Restriction on pupil numbers

That no more than 144 pupils shall be on the school role at any one time and prior to the commencement of the first term of each year in September, the school role shall be submitted to the Local Planning Authority to confirm such compliance.

Reason: to safeguard the amenities of neighbouring residential properties, to ensure a safe form of

development in terms of traffic to & from the site & to accord with the terms of the application.

U67173 Emergency access only

Following completion of the development, the proposed vehicular access onto Wensleydale Gardens shall be used for emergency vehicles only. Reason: to ensure a safe form of development and in the interests of neighbour amenity.

U67174 Details of green roof

Details of the proposed green roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and built in accordance with the submitted details. REASON: To ensure their design maximises benefits to biodiversity and surface water drainage.

U67175 Cycle Parking

No part of the development hereby approved shall be occupied until the displaced and new cycle parking facilities have been provided on site in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the design, materials and finishes thereof. REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U67176 Car parking

The development hereby approved shall not be occupied until the approved car parking provision and its associated demarcation has been provided on site, and is thereafter retained. The parking spaces shall not be occupied other than by staff and visitors of the school. REASON: To ensure the development does not result in unacceptable parking congestion or highway safety concerns.

U67177 Obscure glazing

The proposed lower sections of glazing to the two larger first floor window(s) in the eastern elevation(s) of the new school building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level. REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U67178 Details to a specified scale

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show details of windows, doors, school signage and coloured cladding. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U67179 Travel Plan

Staff, visitor and pupil travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and agreed by the Local Planning Authority prior to it being carried out. Within 3 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets and actions for achieving a shift to more sustainable transport modes. Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets. The travel plan (including surveys) must be annually revised and an updated travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter until the 5th year after which it will become voluntary. REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

U67180 BREEAM

The development hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme). REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U67181 Arboricultural Details

Submitted Arboricultural details (ACS Arboricultural Implications Report ref: eb/aiams1/e/denmeadv2)-The

principles and methodology as described within the approved Arboricultural detail (ACS Arboricultural Implications Report ref: eb/aiaams1/e/denmeadv2) shall be followed throughout the entire course of development. REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

U67182 Site Monitoring Procedures and recording

Site supervision as described within 6.0 of the Arboricultural Report (ref:eb/aiaams1/e/denmeadv2) must be followed throughout the entire course of development. Records of the Arboricultural supervision as described within section 6.4 of the must be provided to the Local Planning Authority within 24 hours of the visits taking place. REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U67183 Soft Landscaping

o No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority such details to include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

o All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936 (parts 1, , Nursery Stock, Specification for trees and shrubs, and 4, , Specification for forest trees); BS 4043 Transplanting root-balled trees; and BS 4428, Code of practice for general landscape operations (excluding hard surfaces).

o All soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U67184 Landscape Management (Small Scheme)

No development shall take place until a schedule of landscape maintenance for a minimum period of 3 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

U67185 Tree Construction Method Statement-

No work shall take place until a construction method statement that includes the tree protection methodology for demolition and construction has been submitted to and approved in writing by the Local Planning authority. REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

U67161 Hours of use - MUGA

That the use of the 2 Multi Use Games Areas (MUGA) on the school site hereby approved shall not commence before 08.00 Monday to Friday and 09.00 Saturday, Sunday and bank holidays and such activity shall cease at 19.00 Monday to Friday, 16.00 on Saturday and 13.00 on Sunday and bank holidays . REASON: to safeguard the amenities of neighbouring residential properties.

DETAILED INFORMATIVES

U75113 Condition DV28

The applicant/agent is advised that with respect to condition DV28 attached, any lighting specification submitted shall not relate to lighting of the MUGA or playing fields or floodlighting.

U75118 School and residents liaison group

SCHEDULE OF REASONS FOR APPLICATION 13/2102/FUL

The school is encouraged to set up a 'School and Denmead Neighbours Association Liaison Group' that meet on a regular basis to address and discuss, although not limited to, matters of parking and the school travel plan, that may arise from the use of the site.

U75105NPPF Approval

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The application was acceptable as submitted, and approved without delay

U75108 Advertisements-

The applicant is advised of the need to obtain separate consent under the Town and Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on the premises

U75106 Highway condition survey

A highway condition survey will be required before works are carried out on the site. The applicants are advised to contact the Highways Inspector for their area within the Highways Management Group with regard to this survey, which will include but may not be limited to photographs of the public highway surrounding the site.

U75107 Thames Water

o Waste Comments- Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

o Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

o Water Comments-On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

o Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

U75104 Composite Informative

Principal Policies:

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

Core Strategy Policies:- CP1 (Sustainable Development), CP2 (Reducing Carbon Emissions), CP3 (Climate Change-adapting to the effects), CP 7 (Maintaining and improving the local environment), CP 18 (Education and Training)

Development Management Plan Policies:-DM SD 1 (Sustainable Construction), DM SD 2 (Re-newable energy and de-centralised energy), DM SD 5 (Living Roofs), DM SD 6 (Flood Risk), DM SD 7 (Sustainable Drainage), DM OS 3 (Other Open Land of Townscape Importance), DM OS 6 (Public Open Space), DM OS

SCHEDULE OF REASONS FOR APPLICATION 13/2102/FUL

8 (Sport and Recreation Facilities), DM SI 1 (Encouraging New Social Infrastructure Provision), DM TP 1 (Matching Development to Transport Capacity), DM TP 2 (Transport and new Development), DM DC 1 (Design Quality), DM DC 4 (Trees and Landscape), DM DC 5 (Neighbourliness, Sunlighting and Daylighting).

Supplementary Planning Guidance: 'Design Quality' and Sustainable Construction Checklist'

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 0845 612 2660).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 0845 612 2660).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 13/2102/FUL
