SUMMARY
This application seeks planning permission for the expansion of the school from 477 pupils to 630 pupils (2-form entry to 3-form entry), the removal of the temporary building containing 4no. classrooms and the erection of 2no. single storey buildings containing a total of 12no. classrooms, together with a hall and an extension to the kitchens.

RECOMMENDATION
It is RECOMMENDED that the Sub-Committee express its views on the application so that the Development Control Committee can consider them when it determines this planning application.

REASON FOR RECOMMENDATION
To enable the Neighbourhood’s views to be considered.

SITE AND SURROUNDINGS
1. The application relates to King's Oak Primary School, which is presently a 2-form entry, primary school with a nursery and a children's centre incorporated on the site. Records show that there was a school on the site in 1911, which was expanded immediately after WWII to form Malden West County Primary and Malden West Secondary School, and has been altered and enlarged since. The site is designated as part of the Hogsmill Valley Key Area of Change in the LDF Core Strategy 2012. The school site is enclosed to the south by housing dating from 1913 and to the north by 1930's houses. The original school field which extended to the west was developed in the 1990's to form 1-69 Archdale Place. Dickerage Lane runs along the east boundary of the site and provides two separate accesses to the school; one for the nursery and reception and one for the remainder of the school. Staff park in two car-parks located adjacent to Dickerage Lane. As an RBK School site, trees have not been protected by preservation orders. Notable trees on the site include a mature English Oak in the centre of the site and a mature Willow tree in the south playground. The site has a Public Transport Accessibility rating (PTAL) of 1b (very poor). The school has five entrances, two vehicle-only and two pedestrian-only located off Dickerage Lane and a pedestrian-only entrance off Norbiton Common Road.
PROPOSAL

2. The application is in connection with proposals to expand the present capacity of the school from 2-form entry, to 3-form entry, with the first additional intake commencing in September 2013. It seeks planning permission for the removal of a temporary, single storey hut containing 4no. classrooms whose temporary consent expired in August 2005, and the erection of 2no, single storey buildings of 6 classrooms each, a hall, and an extension to the kitchens. The new classrooms, 12no. in total, would be located on one of the two playgrounds and on the school playing field, towards the west boundary of the site. They would be contained in 2no. single storey buildings, each 22m square with pitched roofs of eaves 3.5m above ground and ridge 5.5m above ground. The classrooms would be no closer than 5.5m to the boundary of the back gardens of the houses in Archdale Place, and a minimum of 17m from the rear walls of these houses. The proposed hall would be 4m high to a flat roof and stand at least 18m from the rear walls of the houses in Archdale Place. The kitchen would be extended by 2m in depth. The number of pupils would increase from 477 to 630 with an additional 10 members of staff.

CONSULTATIONS

1. Neighbour notification: Neighbours were notified on 06 February 2014. A site notice was displayed on 10 February 2014. No comments received as of 14 March 2014; comments received prior to Committee will be reported as late material.

2. Sport England: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

3. Natural England: No objections to the proposals.

4. Environment Agency: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

5. RBK Tree Officer: The willow tree is hollow and rotten and should be removed for safety. The English Oak appears in good health and should be retained at all costs.

6. RBK Neighbourhood Traffic Engineer: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

7. RBK Climate Change and Sustainability: Whilst BREEAM Outstanding is the Policy standard it is very difficult to achieve, especially given the mitigating circumstances submitted, i.e. site constraints, the building structure, and cost constraints. It would achieve a BREEAM Very Good rating. 40% CO2 reduction is the Policy standard - the Energy Strategy indicates 25% CO2 reduction. 40% is unrealistic target given condition of existing school. Recommend standard conditions for BREEAM Very Good and 25% CO2 reduction over 2010 Building Regulations requirements.

8. Metropolitan Police: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

9. RBK Sustainable Travel: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.
10. RBK LDF & Policy: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

11. RBK Green Spaces: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

12. RBK Borough Valuer: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

13. RBK Workplace Travel Co-ordinator: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

14. RBK Education Asset Management: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

15. RBK Early Years Directorate: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

16. RBK Early Years and Childcare Partnership: No comments received as of 14 February 2014; comments received prior to Committee will be reported as late material.

ASSESSMENT

3. The main considerations material to the determination of this application are:

• Principle of Proposed Development
• Impact on Character of Area
• Impact on Neighbour’s Residential Amenity
• Highways and Parking
• Trees
• Legal Agreements
• Sustainability
• Other Material Considerations

Principle of Proposed Development

4. London Plan Policy 3.18 says that proposals which enhance education and skills provision will be supported, including new-build, and the expansion of existing facilities. Proposals which address the current projected shortage of primary school places will be particularly encouraged. Policy CS15 (Future needs of Kingston University, Kingston College, and Schools) of the LDF Core Strategy says that the Council will facilitate improvements to the school estate and make provision for a permanent increase in the number of school places to meet increasing demand through the expansion of existing schools and the provision of new schools.

5. The National Planning Policy Framework (para. 74) stipulates that "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

• an assessment has been undertaken which has clearly shown the
open space, buildings or land to be surplus to requirements; or
• the loss resulting from the proposed development would be
replaced by equivalent or better provision in terms of quantity and
quality in a suitable location;
• or the development is for alternative sports and recreational
provision, the needs for which clearly outweigh the loss”.

6. The LDF Core Strategy recognises that school green space plays an
important role in providing for play, sports, recreation and
environmental activities and provides visual amenity within the
locality. It sets out in Policy DM23 (Schools) that the Council will
protect open space on school sites as shown on the Proposals Map
and seek to ensure that school expansion proposals retain open
space and that all options to re-organise/ expand schools within the
existing built footprint are explored, with a presumption against a net
reduction in open space. It provides criteria against which to assess
proposals for school expansion, including:-
• the size of the site, its location and suitability to accommodate
expansion taking account of compatibility with surrounding uses
and existing policy designations
• the impact on green open space, games pitches, outdoor play and
amenity space, taking account of the character of the area,
whether the site is within an area of open space deficiency and
whether the school has sufficient outdoor space for play and
games
• the location and accessibility of the site and
• the extent to which the building design contributes towards the
target that schools should be zero carbon from 2016

Impact on Character of Area

7. Policy DM11 of the LDF Core Strategy says that new developments
will be expected to submit a character statement demonstrating how
the development enhances the local character of the area. Where
existing development lacks any cohesive character, the Council will
seek a high quality development that creates its own distinctive
character. The original school building contains a range of post-war
detail and material including tile creasing in brick walls and clay tiles.
It is limited in size and humble in stature. There is no distinctive style
or building on the site, the more recent development having a
melange of materials and styles.

8. The development contains a collection of three boxes containing two
stands of classrooms, each classroom having one glazed wall to the
outside and the opposite wall opening to the inside, to a corridor of
toilets and stores. Three classrooms would open onto a 2.2m high
hedge, 3m from the glazed wall, and a fourth would look onto a wall,
8m distant. Three of the classrooms would have a circulation route to
and from 12no. classrooms running 1m from their glazed wall.

9. The proposal is a scheme of linked rooms just about fitting into the
gap between the existing school buildings and the south-west,
boundary fence. The development would have little relationship to the more interesting, older school buildings. The proposed materials include areas of facing brick and render with aluminium windows and doors. The hall proposes high level plastic panels. The roofs of the classrooms are proposed in felt, with no material specified for the hall roof or the roofs of the covered walkways.

Impact on Neighbours’ Residential Amenity

10. Policy DM10 of the Core Strategy states that development proposals will be expected to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance. The proposed classrooms and hall would be at least 18m from the rear walls of the houses Nos.48-59 Archdale Place, and at least 31m from the houses on Kingston Road. The heights of the buildings are relatively modest with an eaves of 3.5m above ground and a ridge of 5.4m (6m including PV panels) above ground for the classrooms and 4.2m above ground to the flat roof of the proposed hall.

Highways & Parking

11. The Council has a range of Policies which manage car use to ensure sustainability, road safety and congestion reduction. Policy DM8 of the LDF Core Strategy 2012 encourages sustainable modes of transport and requires school development to develop and implement a Travel Plan. Policy DM9 requires major development to submit a Transport Assessment (TA).

12. Congestion: The TA suggests that in terms of traffic and congestion, the expansion is expected to generate 46 and 61 vehicular trips in the morning and afternoon school peak hours respectively. This would result in a maximum increase of 33 and 22 vehicles along the Kingston Road during 08h00 - 09h00 and 15h00 - 16h00 hours respectively. The affected local roads (excluding the A2043 Kingston Road) are presently operating under capacity and would continue to do so as a result of the development.

13. School parking: In terms of parking provision on-site, the London Plan does not provide a car-parking standard for education use. There would be no expansion of the present car-park which provides a total of 28 spaces including one disabled, one for the school mini-bus and three dedicated for the Norbiton Children's Centre. There is no formal cycle or scooter parking for pupils or staff. The London Plan recommends that primary schools provide 1 cycle space per 10 staff or students, which would equate to 63 bicycle spaces.

14. Parent parking: There are limited parking restrictions in force on the majority of roads in close proximity to the school. There are around 300 legal parking spaces available around the school. In terms of parking impact, maximum demand is concentrated around a 45-minute period within the morning peak period (08h15 - 09h00) and a
15-minute period in the afternoon peak (15h00 to 15h15). With the additional trips the level of parking is unlikely to reach capacity. Impact could be significantly reduced following the implementation of the School Travel Plan which accompanies this application.

15. The majority of staff and pupils live within 1km of the site suggesting sustainable modes of travel are a realistic option. The applicant's School Travel Plan aims to:
   • reduce the number of car journeys to the school
   • increase the number of children who walk to school
   • encourage cycling and
   • promote the use of public transport

16. It identifies numerous ways to meet the Plan objectives with key actions such as:
   • Cycle parking
   • Bling your bike
   • Travel surveys
   • Wheely Wednesday
   • Investigate a walking bus
   • Hold a walk to school week
   • Investigate a parents' sheltered waiting area
   • Promote the use of reflective clothing
   • Book scooter training
   • Investigate cycle and scooter parking on-site

17. **Servicing:** access for servicing will remain via the two vehicular only accesses. It is anticipated that deliveries and servicing will take place outside peak hours with vehicles unloading from within the staff car-park.

Trees

18. The impact of the development on trees would be limited. The English oak tree in the centre of the site which is considered a class 'A' specimen, would be retained. However, part of its root protection area would be under the proposed development. The willow tree in the south playground has been proposed for removal because it would impede construction access. However, an inspection by the RBK Tree Officer revealed that its health is poor and he recommends its removal. A group of 9no. cherry trees, and a horse chestnut tree which provide good visual amenity would be lost as a result of the development. The applicant has submitted a phasing plan indicating that construction traffic would cross under the canopy of the English oak. The existing mature hedge which is 2.2m high and on the west site boundary is proposed to be removed to enable construction access around the site. This hedge provides substantial screening to the houses to the west and would help to reduce the impact of the proposed buildings proximity to this boundary.
Legal Agreements

19. There is no requirement for a legal agreement as a result of this development.

Sustainability

20. The London Plan 2011 in Policy 5.2 requires major development in the years 2013-2016 to meet the target of a 40% improvement on 2010 Building Regulations carbon dioxide emissions (the target from 2019 is zero carbon). In 2009, the Council adopted an Energy Strategy which aims to significantly reduce carbon emissions and energy use from Council operations. The Core Strategy confirms this commitment in Policy DM1 (Sustainable Design & Construction Standards), under which all new build developments over 500m2 are encouraged to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) rating of Outstanding. Outstanding is the most superior level of sustainable design, excellent falls below that, and very good below excellent.

21. The applicant has submitted a BREEAM pre-assessment which rates the development as 'Very Good'. Policy DM1 requires that where it is not possible to meet the standard, compelling reasons must demonstrate that achieving the standard would not be technically feasible or economically viable. No reasons justifying the departure from the policy have been submitted. The Energy Report submitted indicates that with a 27m2 array of PV cells, the development would achieve an overall reduction in CO2 of 25%.

Other Material Considerations

22. Flood Risk: The site is in Flood Zone 1, so the primary flood risk comes from surface water flooding. The London Plan requires development to use sustainable urban drainage systems and suggests development should achieve green field run-off rates (typically 5l/s/ha) and ensure surface water run-off is managed as close to its source as possible. Policy DM4 (Water Management and Flood Risk) of the LDF Core Strategy requires development to include sustainable urban drainage systems and for development in flood zone 1 on sites greater than 1hectare to submit a flood risk assessment addressing sources of flooding and climate change. The applicant has submitted a Drainage Strategy which shows that rainwater from the roofs and paved areas around the new buildings would be attenuated by an underground tank (200m3) to the south-east of the proposed buildings to hold the 1 in 100 year storm + climate change (30%) water. The surface water discharge is proposed to control to 6l/sec (the site has an area of 1.5ha). Surface water from the development would therefore not increase the rate of discharge into the public sewer.

23. Ecological Impact: Policy DM6 of the LDF Core Strategy requires major development to provide an Ecological Assessment and to protect and promote biodiversity through sustainable drainage, tree
planting, soft landscaping, habitat enhancement and green roofs and should include new or improved habitats. The development would result in the loss of an area of grassland, shrubs, vegetable beds, and a compost heap and areas of hard standing. The applicant proposes a range of improvements to the School Wildlife Area and some bat boxes. Natural England raises no objection to the proposals.

24. **Security:** Policy DM10 of the Core Strategy requires development to incorporate the principles of safe design to reduce the risk and fear of crime. The advice of the Metropolitan Police has been sought and will be reported as late material.

25. **Construction Management:** The developer would be required to address the likely impact on the highway network and surrounding accesses and residential neighbours during demolition and the construction of the proposed development.

26. **Loss of open space:** The protection and disposal of school playing fields is covered by section 77 of the School Standards and Framework Act 1998, and is outside the scope of this application. The matter in this application concerns general development and is governed by the provisions of the Town and Country Planning Act 1990 and the Development Plan.

27. The National Planning Policy Framework (para 74) stipulates that “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
   - an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
   - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
   - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss”.

28. The LDF Core Strategy recognises that school green space plays an important role in providing for play, sports, recreation and environmental activities and provides visual amenity within the locality. It sets out in Policy DM23 (Schools) that the Council will protect open space on school sites as shown on the Proposals Map and seek to ensure that school expansion proposals retain open space and that all options to re-organise/expand schools within the existing built footprint are explored, with a presumption against a net reduction in open space. It provides criteria against which to assess proposals for school expansion, including
   - the size of the site, its location and suitability to accommodate expansion taking account of compatibility with surrounding uses and existing policy designations
   - the impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and
games

- the location and accessibility of the site and
- the extent to which the building design contributes towards the target that schools should be zero carbon from 2016

29. The site has an open area of playing field which includes a hard surface area. The playing field has an expanse of approximately 70m by 60m, and an area of approximately 4000m². It is not designated as school open space and the site is not in an area of open space deficiency. Nine houses to the north boundary of the site back directly onto the field, which provides them a degree of visual amenity. One of the two proposed classroom blocks would encroach into around one quarter of this playing field and truncate the remaining field into an L-shaped area. The other classroom block and the new hall would sit on land presently used for playground space.

30. The applicant has submitted a statement in response to the requirements of Policy DM23. It sets out that the existing 410 pupils in the school require 14,000m² of open space. The site presently provides only 11,963m²; an under-provision of 2,000m², and the school already staggers playtimes and lunch-times. The proposed 630 pupils would require 15,000m² of open space, which would result in a shortfall of 3,000m² of open space.

31. The applicant justifies the loss of open space as a result of the proposed development on the basis that the existing buildings could not be developed-over because of disruption to the school and expense. The applicant states that a detailed feasibility study was undertaken (but not submitted) which explored a number of options for the location of the new build. The principal justification for the loss of open space is the consideration of a very tight schedule of construction, led by the requirement for the 2014 intake.

32. There would be no material loss of visual amenity to surrounding neighbours as a result of the development. The school is located centrally to its catchment and is accessible to its pupils and staff, and the design of the development goes some way to meeting sustainability targets. However, the amount of building footprint on the site after the proposed development would increase substantially. The amount of playing field, open space and playground space would be significantly reduced by the development. The character of the remaining playing field would change from an evenly-proportioned open expanse of modest size to a bisected field, with an overbearing feeling of being a cramped-in, left over space. Considering the proximity of the surrounding houses, and the existing built footprint of the school and the proposed classrooms, the development would result in a school site with very marginal, open space and very limited playground space. No alternative layout options for the proposed accommodation have been submitted. Moreover, there has been no attempt demonstrated to develop a rational master plan for development at the school - this proposal continues the past themes of incremental erection of corridor/walkway-linked boxes connected to the main building to meet increased demand rather than applying a
rigorous exercise of internal space reorganisation and rationalisation within the school built-envelope. The resulting character of the school after this development would tend towards one of overdevelopment.

33. Provision of school places: One of the principal material considerations in this application is the duty upon the Local Authority to provide school places for all children of compulsory school age. The proposed development is submitted to meet the projected, increased demand for primary school places in the area, by enlarging the school from 2 form entry to 3 form entry, with the first additional intake taking their places in September 2014, i.e. in six months. The weight accorded to the other material considerations identified in this report should be balanced against the pressing need for school places and the programme for the first intake of pupils who would be using the proposed classrooms, in six months time.

BACKGROUND PAPERS held by Patrick Whelan (author of this report)
Tel. 020 8547 5311
Email development.management@rbk.kingston.gov.uk

Application file
Relevant Committee reports and related papers/correspondence
Ward: Norbiton

Description of Proposal: Demolition of existing temporary classroom block and erection of 2no 6 class blocks. Erection of new school hall and extension to existing kitchen area.

Plan Type: Full Application

Expiry Date: 08/05/2014
<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>00/03434/FUL</td>
<td>Erection of single storey classroom building with corridor link to main school building</td>
<td>10/01/2001</td>
<td>Permit 5 Year Condition and Conditions</td>
</tr>
<tr>
<td>01/03271/FUL</td>
<td>Erection of a single storey classroom block linked to main building</td>
<td>12/07/2001</td>
<td>Permit 5 Year Condition and Conditions</td>
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<tr>
<td>01/03283/FUL</td>
<td>Erection of single storey front extension</td>
<td>25/07/2001</td>
<td>Permit 5 Year Condition and Conditions</td>
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<tr>
<td>02/12123/FUL</td>
<td>Erection of double temporary classroom block (Re-positioned)</td>
<td>20/01/2013</td>
<td>Permit with conditions</td>
</tr>
<tr>
<td>07/12160/FUL</td>
<td>Erection of a temporary single storey building on the playing field to the north of the school to provide nursery accommodation</td>
<td>11/09/2007</td>
<td>Permit with expiry condition + condition</td>
</tr>
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<td>12/12150/FUL</td>
<td>Erection of Replacement Modular Building comprising 2 no. Classrooms and ancillary facilities.</td>
<td>06/07/2012</td>
<td>Permit with conditions</td>
</tr>
<tr>
<td>13/12517/FUL</td>
<td>Single storey extension to existing School Hall to create store room</td>
<td>18/07/2013</td>
<td>Permit with conditions</td>
</tr>
<tr>
<td>92/1097/OUT</td>
<td>Redevelopment of site for residential purposes at 65 habitable rooms per acre including details of access to Kingston Road.</td>
<td>09/12/1992</td>
<td>Grant Outline Conditions with Conditions</td>
</tr>
<tr>
<td>92/1463/FUL</td>
<td>Refurbishment of existing school site involving part single/part two storey extension and external alterations to existing retained buildings and parking areas.</td>
<td>20/01/1993</td>
<td>Permit 5 Year Condition and Conditions</td>
</tr>
<tr>
<td>97/3058/FUL</td>
<td>Erection of a prefabricated unit containing four classrooms and ancillary accommodation</td>
<td>09/07/1997</td>
<td>Permit Conditions</td>
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<td>97/3448/FUL</td>
<td>Retention of pre-fabricated unit containing four classrooms and ancillary accommodation and construction of a glazed link</td>
<td>21/01/1998</td>
<td>Permit Conditions</td>
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<tr>
<td>9207</td>
<td>Erect movable classroom</td>
<td>14/01/1972</td>
<td>Deemed permission</td>
</tr>
<tr>
<td>9332</td>
<td>Erect caretakers house</td>
<td>28/03/1972</td>
<td>Deemed planning</td>
</tr>
<tr>
<td>14501</td>
<td>Provide new nursery unit to infants school</td>
<td>20/12/1974</td>
<td>Deemed permission</td>
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</table>
Applicant's Plan Nos:

5123450/A/10007/A Proposed Elevations Received 29/01/2014
5123450/A/1001/A Existing Site Plan Received 06/12/2013
5123450/A/1002/A Existing Floor Plans Received 06/12/2013
5123450/A/1003/A Existing Elevations Received 06/12/2013
5123450/A/1004/A Proposed Site Plan Received 06/12/2013
5123450/A/1005/A Proposed Block Plan Received 06/12/2013
5123450/A/1006/A Proposed Floor Plans Received 06/12/2013
5123450/A/1008/A Proposed Dimensioned Site Layout Received 29/01/2014
5123450/A/100x/x Proposed Elevations Received 06/12/2013
Arboricultural Impact Assessment Received 06/12/2013
Design and Access Statement Received 06/12/2013
Drainage Strategy Received 06/12/2013
Ecological Impact Assessment Received 06/12/2013
Energy Statement Received 29/01/2014
FNG-KO2001 Topographic & Utility Survey Received 06/12/2013
King’s Oak Primary School - Noise Impact Assess Received 06/12/2013
King’s Oak Primary School - Noise Survey Report Received 06/12/2013
Location Plan Received 29/01/2014
Mechanical and Electrical Survey Received 06/12/2013
Proposed Construction Phasing Received 24/01/2014
School Travel Plan Received 06/12/2013
Sustainability Statement Received 06/12/2013
Transport Assessment Received 06/12/2013

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies

LONDON PLAN JULY 2012
LP 2.8 Outer London: transport
LP 3.18 Education facilities
LP 5.13 Sustainable drainage
LP 5.2 Minimising carbon dioxide emissions
LDF CORE STRATEGY CORE POLICIES
CS 01 Climate Change Mitigation
CS 02 Climate Change Adaptation
CS 03 The Natural and Green Environment
CS 06 Sustainable Travel
CS 07 Managing Vehicle Use
CS 08 Character, Heritage and Design
CS 15 Future Needs of Kingston University, Kin
LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM01 Sustainable Design and Construction Stan
DM04 Water Management and Flood Risk
DM06 Biodiversity
DM08 Sustainable Transport for new Development
DM09 Managing Vehicle Use for New Development
The development hereby permitted shall be commenced within 3 years from the date of this decision.
Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 5123450/A/1004/A Proposed Site Plan 06/12/2013
- 5123450/A/100x/x Proposed Elevations 06/12/2013
- 5123450/A/1006/A Proposed Floor Plans 06/12/2013
- 5123450/A/1005/A Proposed Block Plan 06/12/2013
- 5123450/A/1003/A Existing Elevations 06/12/2013
- 5123450/A/1001/A Existing Site Plan 06/12/2013
- 5123450/A/1002/A Existing Floor Plans 06/12/2013
- FNG-KO2001 Topographic & Utility Survey 06/12/2013
- Design and Access Statement 06/12/2013
- Arboricultural Impact Assessment 06/12/2013
- Mechanical and Electrical Survey 06/12/2013
- Ecological Impact Assessment 06/12/2013
- School Travel Plan 06/12/2013
- Drainage Strategy 06/12/2013
- Sustainability Statement 06/12/2013
- Transport Assessment 06/12/2013
- 5123450/A/1008/A Proposed Dimensioned Site Layout 29/01/2014
- Energy Statement 29/01/2014
- Location Plan 29/01/2014
- 5123450/A/10007/A Proposed Elevations 29/01/2014
- King’s Oak Primary School - Noise Survey 06/12/2013
- Report
- King’s Oak Primary School - Noise Impact Assess 06/12/2013
- Proposed Construction Phasing 24/01/2014

Reason: For avoidance of doubt and in the interests of proper planning.

3 A sample of the facing materials, including windows, doors, roof coverings and walls to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any works on site are
commenced. The development shall then be built in accordance with these approved samples.
Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

4 Notwithstanding the details shown on the approved plans additional detailed drawings of the masonry walling including decorative detailing shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced on site.
Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 10 (Design Requirements for New Developments) of the LDF Core Adopted April 2012.

5 Prior to commencement of the development, a detailed arboricultural method statement and tree protection plan shall be submitted to and approved by the Local Planning Authority. This submission shall include:
(a) A plan to a scale and level of accuracy appropriate to the proposal, that shows the positions, crown spreads and root protection areas (RPA) of the English oak tree, and on nearby ground or land adjacent to the site, in relation to the approved plans.
(b) A schedule of pre-construction tree works for the above-detailed trees, where appropriate.
(c) Details and positions of the tree root protection zones.
(d) Details and positions of tree protection barriers and ground protection where appropriate.
(e) Details and positions of the construction exclusion zones.
(f) Details and positions of the existing and proposed underground service runs, to be routed to avoid root protection zones where possible.
(g) Details and positions of any change in levels or the positions of any excavations within 5m of the root protection area of retained trees.
(h) Details of any special engineering required to accommodate the protection of retained trees (e.g. in connection with foundations, service installation, bridging water features, surfacing).
(i) Details of the working methods to be employed for the installation of drives, paths within the RPA's of retained trees in accordance with the principles of 'No Dig' construction. The details shall be in accordance with British Standard BS: 5837: 2005 sections 9.3, 9.2, 9, 11.7, 5.2.2 and 10 for requirements (c) to (h) inclusive.
The approved protection scheme shall be implemented prior to commencement of any work on site and maintained to the
reasonable satisfaction of the Local Planning Authority until the completion of the development.
Reason: In the interests of visual amenities and so that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

6 Before the end of the planting season immediately following completion of the development 18no. trees shall be planted within the curtilage of the site in accordance with details previously agreed in writing by the Local Planning Authority. If within a period of 5 years from the completion of the development that tree dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenities and so that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

7 The 2.2m high hedge on the south-west boundary of the site and opposite 48-59 Archdale Place shall be retained and protected from damage during the construction works. If within a period of 5 years from the completion of the development the hedge dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenities and so that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

8 The crime prevention design measures and specification set-out in the consultation response from the Metropolitan Police and including X+Y+Z, shall be incorporated into the development and shall thereafter be retained as such, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To reduce the risk and fear of crime in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

9 The School Travel Plan submitted with the application shall be annually monitored and reviewed and an annual travel plan update report submitted to the Local Planning Authority for their approval. It shall contain the results of annually repeated staff and pupil travel surveys and demonstrate progress towards meeting the targets within the School Travel Plan.
Reason: To ensure that sustainable transport methods are promoted in accordance with Policy CS6 (Sustainable Travel) and Policy DM8 (Sustainable Transport for New Development) of the Royal Borough of Kingston upon Thames LDF Core Strategy adopted April 2012.

10 The development hereby permitted shall not be commenced until details of secure cycle parking facilities for staff, students and visitors to, the school have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

11 A Delivery and Servicing Plan demonstrating how servicing will be arranged and controlled shall be submitted to and approved in writing by the local planning authority before the development commences. The development shall be carried out in accordance with the approved details.
Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

12 All works on site shall take place in accordance with a Construction Management Plan which shall include the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:
   (a) Provision for loading/unloading materials.
   (b) Storage of plant, materials and operatives vehicles.
   (c) Temporary site access.
   (d) Signing system for works traffic.
   (e) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works.
   (f) Location of all ancillary site buildings.
   (g) Measures to protect any tree, shrubbery and other landscape features to be retained on the site during the course of development.
   (h) Means of enclosure of the site.
   (i) Wheel washing equipment.
   (j) The parking of vehicles of the site operatives and visitors.
   (k) The erection and maintenance of security hoarding.
Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design...
Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

13 The sustainable urban drainage system and surface water attenuation scheme submitted with the application shall be implemented as part of the development and shall thereafter be retained.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy CS1 (Climate Change Mitigation) and DM04 (Water Management and Flood Risk) of the LDF Core Strategy Adopted April 2012.

14 The development shall be constructed in accordance with details as set out in the Energy Statement (January 2014) by Messrs. Atkins to ensure that the development meets BREEAM standard 'Very Good and the outlined sustainability measures..
Reason: In the interests of sustainability and energy conservation as set out in Policy DM1 (Sustainable Design and Construction Standards) of the Local Development Framework Core Strategy.

15 Prior to construction of the development a BREEAM Very Good interim design-stage assessment certificate shall be submitted to and approved by the Local Planning Authority.
Reason: In order to confirm the targeted rating as set out in the pre-assessment report can be achieved and in the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

16 A final BREEAM Very Good post-construction report must be submitted to and approved by the Local Planning Authority prior to occupancy of the development, and within 6 months of the completion of the development.
Reason: In order to confirm the targeted rating as set out in the pre-assessment report can be achieved and in the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

17 The site and building works required to implement the development shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays.
Reason: To safeguard the amenities of the adjoining residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.