

The Royal Borough of Kingston
Planning Department
Guildhall 2
High Street
Kingston upon Thames
KT1 1EY

Date: 5 October 2023

Our ref: 62541/04/NG/JWo/26944256v1

Dear Sir/Madam

Burlington Junior School, Burlington Road, New Malden, KT3 4LT

Discharge of Conditions 4 and 5 attached to planning permission 21/03821/KPSID

On behalf of our client, the Mayor and Burgesses of the Royal Borough of Kingston Upon Thames, please find enclosed an application, (submitted via the Planning Portal), for approval of details under Conditions 4 and 5 attached to planning permission Ref: 21/003821/KPSID. Payment of the application fee has been made online via the Planning Portal system (Ref: PP-12492818).

A separate Non Material Amendment (NMA) application has been submitted to vary the wording of Conditions 4 and 5 attached to 21/003821/KPSID to allow works on the MUGA to progress, without reducing the level of control the Council will have on materials and the landscaping scheme.

Therefore, the below conditions quoted relate to the proposed varied wording which is yet to be determined by the Council.

However, given the tight programme for delivering the junior school works and that the NMA should be approved prior to the target determination date of this condition application, we consider this is a reasonable approach.

Condition 4

“Prior to the commencement of works to the MUGA and playing fields, typical details of the MUGA (detailed drawings at a scale of 1:5 of the following features) shall be submitted to and approved in writing by the local planning authority:

Prior to the commencement of the following relevant works, detailed drawings at a scale of 1:5 of the following features) shall be submitted to and approved in writing by the local planning authority:

- *all openings (windows, glazing systems, doors & public entrances, publicly visible vents and grilles)*

- *metal cladding & screening details*
- *roof details*
- *roof plant & enclosure (to include PV panels setting out if incorporated, and MVHR setting out and publicly visible intakes / exhausts)*
- *brickwork (materials, mortar and jointing)*
- *Rainwater goods*
- *fencing, boundary treatment types and gates*
- *Structures (covered link, play and exercise equipment (excluding MUGA equipment), planters, refuse and cycle stores)*
- *SUDs - seating and other street furniture and lighting - surfacing, curb and edging details*
- *Signage,*

The developer shall submit a site plan / elevation and key plans / elevations where applicable associated with each detail identifying the location of each typical detail.”

A Design Statement has been submitted which sets out the details of the proposed MUGAs.

A series of drawings prepared by Boon Brown and Morgan Sindall have also been submitted which provide details of the proposed MUGA including surface treatment.

Condition 5

“Prior to the commencement of works to the MUGA, samples of external lighting and boundary treatments (gates, fences etc) (including details of manufacturing specification) shall be submitted to and approved in writing by the local planning authority.

Prior to the installation of other relevant works, samples of the facing materials to be utilised in the development to which this permission relates (including external lighting and boundary treatments (gates, fences etc) including details of manufacturing specification) shall be submitted to and approved in writing by the local planning authority.

The development shall then be carried out in accordance with the approved samples.”

Specification of the proposed MUGA fencing has been submitted to discharge this Condition. Photographs of the relevant sample have also been submitted.

These samples are available for review on site. We can arrange a site visit to view these samples if that would be helpful.

A specification sheet for the proposed lighting for the junior MUGA.

Conclusion

We trust you have sufficient information to discharge the above Conditions. However, if you require further information, please do not hesitate to contact me or my colleague [REDACTED]

Yours faithfully

[REDACTED]

Jennifer Woods
Associate Director
MTCP MRTPI