

Open Land Indicators 2016 - 2022

Planning

17 August 2023

Local Plan Monitoring Report

Open Land Indicators

2016 - 2022

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Summary

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website. This report is to monitor Local Plan open land policies relating to Metropolitan Open Land, Other Open Land of Townscape Importance, Public Open Space, Local Green Space and Green Belt.

The data used in this report comes from the Council's planning applications monitoring system and includes all developments completed between 1st April 2016 and 31st March 2022 where designated open land was within or adjacent to the site.

Details of the planning permission, site address and map are presented together with an assessment of the impacts and compliance with the relevant policies made by Planning Officers, such as in the Delegated Officer Report or Committee Reports. The relevant policy sets out where exceptional cases such as small-scale structures are acceptable and development is therefore policy compliant, which is indicated in the Policy Compliance column by "Compliant with policy." This also sets out whether an "Exception to policy" was made due to wider community or overall benefits from the development going ahead.

Introduction

Policy LP 13 of the Local Plan (adopted July 2018) states:

- 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.
- 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.

Policy DM OS 2 of the Development Management Plan (2011) similarly recognised that there may be exceptional cases where appropriate development such as small-scale structures is acceptable in MOL, but only if it:

1. Does not harm the character and openness of the metropolitan open land; and
2. Is linked to the functional use of the MOL or supports outdoor open space uses; or
3. Is for essential utility infrastructure and facilities, for which it needs to be demonstrated that no alternative locations are available and that they do not have any adverse impacts on the character and openness of the metropolitan open land.

Policy DM OS 3 Other Open Land of Townscape Importance

Other open areas that are of townscape importance will be protected and enhanced in open use. It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria must be taken into account when assessing appropriate development:

1. It must be linked to the functional use of the Other Open Land of Townscape Importance; or
2. It can only be a replacement or minor extension of existing built facilities.
3. In addition to 1. or 2., it does not harm the character and openness of the open land

Metropolitan Open Land

There were 35 developments completed between 2016 and 2022 which involved developments on sites wholly or partially designated as Metropolitan Open Land (MOL). Of these, 10 were developments on school sites, 6 were at the Royal Botanic Gardens, Kew, and 4 were on sports grounds. In total, 23 were found to be compliant with MOL policies and 15 were found to be an exception.

Public Open Space

There were 5 developments completed between 2016 and 2022 which involved developments on sites wholly or partially designated as Public Open Space (POS). Of these, 5 were in parks and 2 were at the Royal Botanic Gardens, Kew. In total, 8 were found to be compliant with policies, and 1 was found to be an exception.

Other Open Land of Townscape Importance

There were 5 developments completed between 2016 and 2022 which involved developments on sites wholly or partially designated as Other Open Land of Townscape Importance (OOLTI). Of these, 6 were found to be compliant with policies, and 2 were found to be an exception.


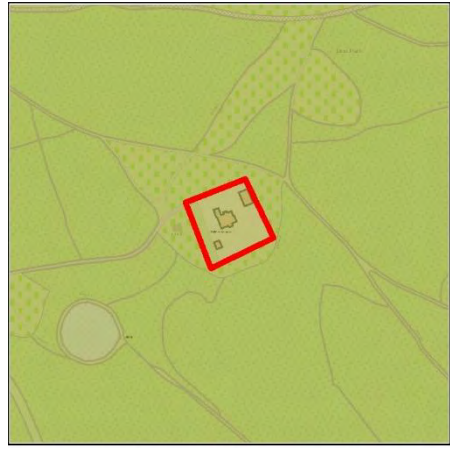
Local Green Space

There were no developments completed between 2016 and 2022 which involved developments on sites wholly or partially designated as Local Green Space



Green Belt

There were no developments completed between 2016 and 2022 which involved developments on sites wholly or partially designated as Green Belt.



Appendix 1: Completed developments on designated Metropolitan Open Land

Completed developments on designated Metropolitan Open Land					
Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/1896/FUL	31/07/2016	Ham Glebe Church Road Ham Richmond TW10 5HG		Demolition of an Existing Dwelling House and construction of one Replacement Dwelling House.	Overall, it is considered that the existing house is unsustainable in comparison to the proposed building and the applicant's Design and Access Statement suitably indicates that it would not be feasible to upgrade or renovate the existing property to current standards. A one for one replacement is considered acceptable in this instance. Compliant with MOL policy
14/4971/FUL	01/09/2016	White Ash Lodge Richmond Park Richmond TW10 5HZ		Reversion from two flats to a single family dwelling house and change of use of domestic garden to public open space.	The site area includes a collection of buildings dating back to the 18 th century, including stables and outbuildings as well as the main residential building itself. The requirement for the proposed upgrades to the building to conserve its heritage listing is noted and it is unlikely that on their own, they would be deemed significant enough to affect openness in this location. The increase of MOL of 390sqm, however, by setting in the close border fence nearer to the dwelling, enhances MOL in this location by providing an increase of public open space and outweighs any proposals put forward to amend the house itself. Overall, it is deemed that this proposal can be considered as an exception to

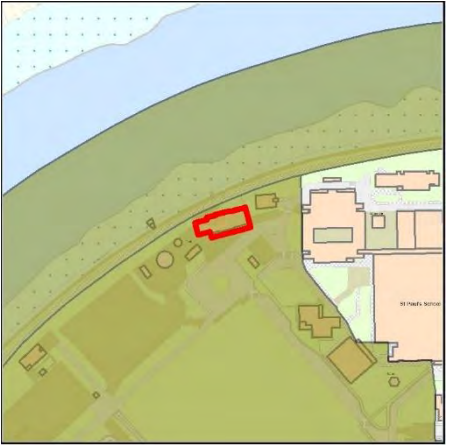
Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
					inappropriate development in line with the NPPF and Policy DM OS 2. Compliant with MOL policy
15/4342/FUL	14/10/2016	St Marys CE Primary School Junior Site Richmond Road Twickenham TW1 3BA		Two storey extension to the existing school structure.	As the proposed site for the extension is outside of designated MOL and given that the proposed extension is relatively small in scale and that it sits within an existing built-up area of school buildings the Council has no concerns in regard to impact on the character and openness of the adjacent MOL. Compliant with MOL policy
14/1579/FUL	12/12/2016	Harrodian School Lonsdale Road Barnes London SW13 9QN		Erection of a roof extension to the senior block building to accommodate additional sixth form classrooms and other school accommodation. Erection of a temporary portable building for a period of up to two years.	At that time, the site of the proposed development was considered for removal from MOL under the then emerging Local Plan. As such, the protection afforded to this part of the site by its MOL designation has been significantly lessened in line with the NPPF. On balance, the educational benefit of increasing pupil numbers and accommodation for the sixth form, and no unacceptable visual harm would occur to the character and openness of the MOL; it is considered that in this particular case there are 'very special circumstances' to justify a departure from MOL policy. Exception to MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
15/5192/FUL	12/05/2017	East Sheen County Primary Junior School Upper Richmond Road West East Sheen London SW14 8ED		Part demolition, removal of demountable classroom and erection of single and two storey extensions with re-configuration of onsite parking and other associated external works.	Whilst the extension will restrict the views through to Palewell Fields, reasoning has been provided for the siting of the two storey extension. In addition, in response to this being seen within the context of the existing school buildings, and the adjacent residential flatted development, the scheme is not deemed to have an unreasonable impact on the openness of the MOL. Compliant with MOL policy
12/3650/FUL	01/06/2017	Twickenham Sorting Office London Road Twickenham TW1 1EE		Demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of a 3 to 5 storey building accommodating 82 residential units (16 affordable and 66 private sale), 2 restaurant units (A3 Use Class) with basement car and cycle parking, associated plant equipment and courtyard area; Erection of a 2 to 5 storey community building with associated outdoor space; 28 houses with associated car parking and gardens; New public space, internal access road,	The MOL covers an area of approx. 1,161 sqm. This area comprises a hard-surfaced car parking area which was last used in conjunction with the operation of the former Sorting Office. The scheme would result in six of the proposed houses being constructed on land designated MOL. Whilst it is acknowledged that this would have an impact upon the openness of the MOL, it is considered that in isolation, this area and its location to the rear of the site contributes little to the quality of the local environment of the River Crane corridor and is not functionally linked to this corridor. Subject to the 'Contract of Sale', the Council will secure the Twickenham Rough which is designated MOL for public use and will open up important links to the surrounding area if


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
				landscaping and associated infrastructure and utilities.	planning permission is granted. It is considered that the loss of MOL is acceptable in this instance given the wider strategic benefits of the redevelopment and securing Twickenham Rough will help deliver more extensive and wider aims for the surrounding area more generally. Exception to MOL policy
15/5476/FUL	24/08/2017	Colet Court St Pauls School Lonsdale Road Barnes London		Single storey brick infill extension to the ground floor of the existing Junior Music School building.	The works are a minor development to the existing Junior Music Building. Although the site is in MOL, the northern boundary to the River Thames is screened by an existing treeline, whilst the immediate vicinity around the rest of the building is hardstanding used for recreation and car parking. The proposals are for works to an essential facility for which there are clearly no alternative locations. The works to the building are proposed in order to make it a facility for numerous users with accessibility requirements, whilst the proposals do not harm the existing character and openness of the MOL in this location. Exception to MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/5076/FUL	31/08/2017	The Russell School Petersham Road Petersham Richmond TW10 7AH		<p>Proposal for the co-location of Strathmore and Russell Schools onto a single site in purpose built facilities with associated car parking and landscaping. The Proposed Development involves the construction of a new purpose built school to house the existing Russell Primary School with an expanded size from its existing one form entry provision.</p>	<p>Whilst substantial weight has been given to the encroachment into the MOL and its consequential impact on the openness of the MOL, in this instance, officers deem it has been demonstrated that there are Very Special Circumstances that clearly outweigh the harm to MOL. Full justification has been given as to the reasons for the rebuild, the siting of the building, the lack of other suitable sites or location. Furthermore, there are clear benefits arising from the scheme, in particular, the education provision, the enhanced facilities, and prospect of greater community use.</p> <p>Exception to MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
15/5206/FUL	27/10/2017	The German School Douglas House Petersham Road Petersham Richmond TW10 7AH		<p>Demolition of existing sports building including sports hall, swimming pool, changing areas, and other ancillary accommodation. Erection of a new two storey sports building including main sports hall, secondary sports hall, changing areas, and other ancillary accommodation. The erection of a temporary Sports Hall with changing and WC facilities during the construction of the new sports hall.</p>	<p>As the proposed site for the new hall is generally in the existing footprint, the scheme is outside of designated MOL and given that the proposal sits within an existing built-up area of school buildings the Council has no concerns in regard to impact on the character and openness of the adjacent MOL. However, it is acknowledged that a temporary sports hall will be required whilst the construction of the new development is carried out. The proposed temporary structure would be contrary to MOL by virtue of size, scale, and height, however due to its temporary nature an exception to policy can be made, provided that a condition is appended to ensure the condition of the MOL will be reinstated to its previous condition following removal of the temporary structure. As such an exception to MOL policy can be made for the temporary sports hall and associated facilities.</p> <p>Exception to MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
15/3128/FUL	01/11/2017	The Lady Eleanor Holles School Hanworth Road Hampton TW12 3HF		Extension and works to existing buildings with associated landscaping works.	The school is surrounded by designated MOL, but the main school buildings are inset into the MOL. The northward extension of the building slightly encroaches into MOL; however, as this is modest and low, and cannot be delivered elsewhere, the proposal is acceptable in terms of having no significant effect on character and openness of MOL. Exception to MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
16/2300/FUL	04/12/2017	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB		Change of use of the ground floor of Museum No.1 from D1 (museum use) to D1/A3 (museum/cafe use) to incorporate a new cafe in the existing museum space.	<p>The proposed tables and chairs to the front of the building are mobile and temporary in nature and as such will not harm the openness of the MOL or the settings, view, or vista to and from the gardens. Similarly, the proposed external alterations to the rear are discreetly located as well as being minor and reversible in nature, these alterations will not harm the openness of the MOL or the settings, views, or vistas to and from the gardens. Given the above, the proposal is considered to meet the aims and objectives of DM OS 2 and DM OS 4.</p> <p>Compliant with MOL policy</p>



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
11/2592/FUL	13/02/2018	The Kings Observatory Old Deer Park Kew Road Richmond TW9 2SB		<p>Phase 1: Change of use and conversion of Observatory from mainly B1 office use to single C3 dwelling house with associated external/internal alterations including new services/plant, relocation of Meteorological Huts /other historic remnants within curtilage; removal of majority of ancillary buildings/structures/hardstanding including C3 caretaker's lodge. Conversion of part of ancillary B1 office building to interim C3 staff cottage with external/ internal alterations; interim retention of part car park; construction of lake with boathouse/replace transformer/groundsman shed; realignment of existing access road and regrading of artificial mounds, new landscaping, and boundary treatment. Phase 2: Removal of interim C3 staff cottage, remaining surface car parking and section of Observatory vault; construction of subterranean extension with underground link to provide ancillary accommodation for dwelling house and staff, separate staff flat and car park</p>	<p>The more compact nature of the proposed scheme, including the subterranean nature of much of the proposal, when compared to the wider spread of buildings on the existing site, the majority of which are above ground, means this will lead to a reduction in the visual impacts on MOL. Although the scale of the development would nevertheless constitute 'inappropriate development.' On balance, despite the size and scale of the subterranean development, there will be a net loss in 'development' on this site. This is a very exceptional scheme, providing significant and exceptional benefits to the historic landscape and listed building, and without which a development of this size and scale would be unacceptable in MOL.</p> <p>Exception to MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
15/0890/FUL	14/03/2018	Orleans House Gallery Riverside Twickenham TW1 3DJ		Partially demolish the existing North Wing of the North and West Wings of Orleans House Gallery and rebuild a larger three storey extension.	The proposed extension to the north wing will restore Orleans House to its original pre-1960s size and form, and on balance it is considered that the external works proposed will enhance and positively contribute to the special interest of the building, the wider conservation area and would provide a community facility, considered to be of wider benefit to the public. It is considered that this justifies an exception to MOL policy on this occasion despite the increase in footprint and potential harm to the MOL. Exception to MOL policy
18/0740/FUL	05/07/2018	Kew And Ham Sports Association Clubhouse Riverside Drive Ham Richmond TW10 7SL		Retrospective application for flexible permission for change of use from Class D2 and other community facilities to Class D2 and other community facilities and a Class D1 children's nursery.	No extensions to the building are proposed that might affect the appearance and openness of the site. However, national, and local planning policies do not identify D1 use to be an appropriate use in MOL and so the nursery use is considered to be a departure from policy. Notwithstanding, it is not considered likely that the D1 element in itself would bring about an intensification of use or an introduction of movement or activity that is considered significantly beyond what would be expected from the site's current D2 use or that would cause demonstrable harm to the character of the Metropolitan Open Land. Compliant with MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/1345/FUL	31/08/2018	The Lion Gate Hotel Hampton Court Road Hampton East Molesey KT8 9BZ		Demolition of two storey side extension to western side elevation and construction of two storey side extensions to both east and west elevations, raising of the roof between the two hip roofs to create additional accommodation and a lift over-run, renovation of existing facades and alteration to internal floor plans. Use of part of the building for retail purposes.	The extension on the east side would take up 25 sqm of open space which is part of the car park which is designated Metropolitan Open Land. Bearing in mind the benefits of the change to the extension on the west side, where the footprint is being reduced by 20 sqm and land is being made available to the public, that this is a hard surfaced area and that the adjacent siting of Bushy Park, an exception can be made in this case by allowing a minor amount of development. Exception to MOL policy
16/1892/FUL	01/10/2018	Hampton School Hanworth Road Hampton TW12 3HD		A three-storey extension to an existing school within an enclosed quad to provide a Sixth Form Study Centre, comprising teaching spaces, quiet study areas and office and storage facilities.	The application is within a courtyard that is inset from the wider site's MOL. The infill three storey extension is proposed within an existing courtyard area, therefore views from the surrounding areas of the new structure will be very limited and there will be no additional impact on MOL resulting from the extension when compared to the existing building. Compliant with MOL policy


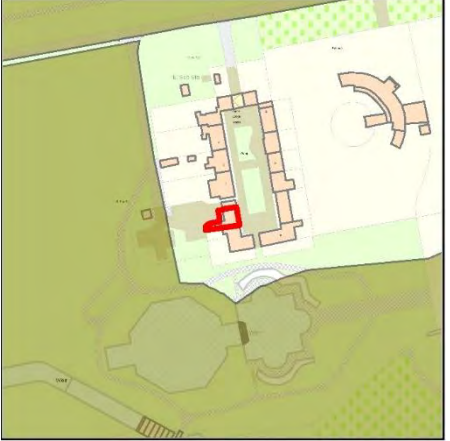
Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
17/2961/FUL	01/12/2018	Sports Ground and Premises Old Deer Park Kew Road Richmond		Change of use of rooms FRO1 to FR09 from D2 (Leisure) to mixed B1/D1 use (office/physiotherapy clinic).	As no external alterations are proposed to the Pavilion, the proposal is not considered to have an impact on the external appearance of the building or wider environment. As it is proposed to be accommodated within the existing footprint, it is considered to be MOL policy compliant. Compliant with MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
17/4293/FUL	01/02/2019	Anglers Hotel 3 Broom Road Teddington TW11 9NR		<p>Erection of two storey glazed link between main building and outbuilding to facilitate the relocation of customer toilets to outbuilding, new enclosure and enlargement of existing deck.</p>	<p>The application proposes the demolition of the existing conservatory and the erection of a replacement, enclosed extension to the rear of the public house. Given that the footprint of the proposed enclosed extension to the rear elevation is identical to that of the existing rear extension, it is not considered that the proposed development scheme results in a more prominent appearance and greater bulk and mass than the existing rear addition. In addition, the proposed two-storey glazed link between the main building and the outbuilding would be sited to the southern edge of the designated MOL. Given that this element of the proposal would be constructed of lightweight glazed materials, it is not considered to detract from the views afforded toward the MOL. As such, the scheme is not considered to harm the character and openness of the metropolitan open land.</p> <p>Compliant with MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/2731/FUL	14/06/2019	The Pheasantry Bushy Park Park Road Hampton TW11 0EW		20.5m2 rear extension to the existing building, to increase office and visitor space and associated elevational changes.	<p>The proposal seeks an extension to the north-end of the building for the purpose of improving toilet facilities and increase the amount of space for The Friends of Bushy and Home Parks to allow for public engagement with the charitable organisation. The alterations are considered to be of a modest scale and effective at improving the recreational use and access to the park. As such the proposal is considered to improve the facility's contribution to the character of the MOL.</p> <p>Exception to MOL policy</p>
15/3183/FUL	01/07/2019	5A And 5B Upper Lodge Mews Bushy Park Hampton Hill		Conversion of existing lower ground floor property and existing upper first floor property (5a and 5b) into one dwelling space and single storey rear extension	<p>Due to the nature of the proposal, it is considered that there would be no effect on the setting, views, and vistas to and from Bushy Park.</p> <p>Compliant with MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/2499/VRC	04/07/2019	Pavilion Restaurant Royal Botanic Gardens Kew Road Kew Richmond TW9 3AB		Variation of Conditions of Planning Permission 17/4314/FUL (Demolition of the existing Pavilion Restaurant at Royal Botanic Gardens, Kew, and replacement with a new restaurant building), to allow for reduction in approved building footprint by approx. 100sqm and associate landscaping, internal layout alterations	The proposals involve a reduction in footprint to approximately 604 sqm; therefore, the proposed building will be materially smaller than the previously approved (17/4314/FUL) structure which is considered to have a positive impact on the MOL in line with policy LP13 of the Local Plan. It is therefore considered that the proposed development would improve and enhance the openness and character of the MOL. Compliant with MOL policy
16/2502/FUL	27/09/2019	43 Strawberry Vale Twickenham TW1 4RX		Demolition of existing dwelling and erection of a new six bedroom house with basement.	The application is similar to a previously refused scheme (15/2179/HOT) which was allowed at appeal. The main difference is that the current application is for a complete demolition and rebuild as opposed to extensive extensions to the existing dwelling. In view of the planning inspector's decision, whilst it is recognised that the scheme does not meet the 'very special circumstances', the appeal has concluded that the proposed built form would not materially harm the appearance and character of the locality or unduly impinge on the openness of the MOL, therefore it is not considered to be sufficient to withhold planning permission. Exception to MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
16/2872/FUL	01/10/2019	Teddington Cricket Club Bushy Park Teddington TW11 0EA		Demolition of the existing timber framed pavilion and erection of replacement pavilion in a new position 50m to the north. New building to include four changing rooms, social spaces, and storage.	It is acknowledged that whilst the proposed development would represent an increase in the gross internal area of the site, the proposals would deliver wider enhancements to the site and MOL which would on balance outweigh the greater footprint of the proposal. The proposed development would also consolidate physically separated structures into one contained location, with the form and siting of the proposed pavilion allowing the training nets to sit behind, partially screening this element from wider views across the park. Exception to MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/3367/FUL	30/11/2019	St Peters Church Petersham Road Petersham Richmond TW10 7AA		New brick south extension to existing church, connected to the main church through a glazed link connected to the south transept.	A statement of need has been submitted with the application. This indicates that the additional facilities are needed for the expanded membership of the church and to deliver more enhanced services to support the local community. Given the need for the development to maintain the vitality of the church as an important community asset, it is considered that 'exceptional circumstances' have been demonstrated and there is adequate justification in the application to substantiate an exception to MOL policy. Exception to MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/2906/FUL	04/12/2019	St Pauls School Lonsdale Road Barnes London SW13 9JT		Demolition of the existing sports pavilion (72sqm GEA) and erection of a replacement single storey school sports pavilion (297sqm GEA).	Whilst the scale of the proposed structure could not be regarded as small scale, the principle for the pavilion has already been established with the outline application. The current proposal has a marginally larger footprint than the approved scheme and a lesser height. The case for 'very special circumstances' was demonstrated as part of the Outline scheme. MOL policies have not altered significantly since the 08/1760/EXT was granted and the appropriate tests for accepting inappropriate development in open space have been applied and the justification is still accepted. Exception to MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/3838/FUL	31/03/2020	Public Convenience at Buccleuch Gardens Petersham Road Richmond TW10 6UY		Conversion of redundant toilet block to cafe including external alterations	The proposal will result in a full refurbishment of the W/C building to allow conversion to a café with W/Cs upgraded to meet modern standards. There will be no resulting increase to the building’s footprint. The café is considered to be ancillary to the outdoor open recreational use of the POS and MOL and should not harm the character and openness of the MOL. Compliant with MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
19/3162/FUL	20/05/2021	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB		Demolition of existing Arboretum Nursery HQ welfare building and construction of a new welfare building and associated landscape works.	The existing building is no longer fit for purpose and a replacement is required. It is in an operational back of house area known as the Arboretum Nursery. It is also related to the functional use of the MOL. The footprint is reduced but there is an additional second storey; 203.3 to 361 sqm. The proposed new building will not be prominent in this setting and will not cause harm to the MOL, a view endorsed by Historic England. As such, through appropriate design, it is considered that the proposed development would not harm the character and openness of the MOL, rather it would arguably improve it. It is therefore considered that the proposed development would comply with Policy LP 13. Compliant with MOL policy


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/2640/FUL	06/09/2021	Douglas House Meadows Petersham Road Petersham		Demolition of existing scout hut and boat deck and replacement with new scout hut and boat deck in same location.	The proposal is for a replacement scout building and boat deck that is slightly larger than the existing building. It does not meet the policy test of Policy OS 2 and CP10, however it is linked to the functional use of the MOL and supports the use of the outdoor open space. Exception to MOL policy
21/0432/FUL	29/10/2021	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB		Demolition of existing staff welfare building and replacement with new single storey staff welfare building.	The proposed staff welfare facility will replace an existing staff welfare facility in the same location. The proposed facility has a smaller footprint compared to the existing facility, whilst the building height will see no increase over the existing to reduce the proposal's impact on openness. Compliant with MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
20/1251/FUL	01/11/2021	Strawberry Hill Golf Club Wellesley Road Twickenham TW2 5SD		Extension and improvements to existing building for retail unit, secretary's office, and greenkeeper's area.	<p>The green keeper's facility replaces an existing temporary metal portacabin and the garage/workshop replaces a former garage structure destroyed by fire. The application site is at the edge of Metropolitan Open Land (MOL). The proposals generally are considered to be improvements to the existing conditions on-site and would be beneficial to the character of the location and not harmful to openness. Overall, the scheme accords with Policy LP 13 of the Local Plan.</p> <p>Compliant with MOL policy</p>
19/2405/FUL	18/11/2021	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB		Demolition of existing 'Climbers and Creepers' glass house and replacement with a modern single storey catering venue and shop and associated landscaping.	<p>The current building provides an indoor play area and the proposed would provide a restaurant. The proposed development would be slightly smaller and lower in height than the existing Climbers and Creepers building, whilst also use natural materials more sympathetic to the surrounding environment compared to the current glass house with steel frame. The proposal would comply with LP13 due to no harm on the character and openness of MOL. The building is not materially larger than the existing and judged to be in the same use serving RBG Kew, therefore the proposal is in accordance with the NPPF.</p> <p>Compliant with MOL policy</p>


Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/1696/FUL	19/11/2021	Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB		Demolition of existing White Peaks Cafe and shop and its replacement with a modern catering venue and shop.	<p>The proposed building is significantly larger in terms of footprint and volume compared to the existing building, therefore not meeting the exception test set out in the NPPF. The applicant has however submitted a VSC test, highlighting the World Heritage status of RBG Kew and the duty under the national Heritage Act (1983) to facilitate public access to such sites. Replacing the café is part of a wider Family Landscape project to enhance the visitor experience at Kew. In terms of impacts on openness, the proposal would be less prominent than the existing structure, remaining single-storey and removing taller tent-like elements of the existing structure in favour of a varying roof height to reduce its impact on the setting. The proposal also makes use of darker, more natural appearing materials to mirror the surrounding environment and replicating the character of the site. It is therefore considered that the 'Very Special Circumstance' to justify the scale of the development within MOL have been demonstrated.</p> <p>Exception to MOL policy</p>


Completed developments on designated Metropolitan Open Land



Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/4176/FUL	01/12/2021	303 - 305 Uxbridge Road Hampton TW12 1AW		Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin, erection of a canopy and erection of a fence.	The proposal does not lead to a loss of MOL and as it is within an existing car park, there are not considered to be any harmful visual impacts or impacts on openness. Compliant with MOL policy
19/0078/FUL	11/03/2022	Kneller Gardens Pavilion Cafe Meadway Twickenham TW2 6PQ		Change of use of existing WC and amenity Pavilion including minor alterations and change of use to Cafe with WCs and changing room (sui generis)	There will be no resulting increase in the building footprint. As the pavilion will retain publicly accessible WC facilities and changing rooms/storage facilities and would be accessed primarily by foot or bicycle it is considered to be ancillary to the outdoor open recreational use of the MOL and should not harm the character and openness of the MOL. Compliant with MOL policy



Completed developments on designated Metropolitan Open Land

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/3561/FUL	31/03/2022	Land At Hospital Bridge Road, Twickenham TW2 6LH		<p>Change of use of part of the open grassland and adjacent horticultural nursery for the development of a 5FE Secondary School and Sixth Form (Class D1) for 1,050 pupils (750 secondary school places and 300 sixth form places). Development is to include the formation of a new north boundary line associated to the horticultural nursery, and the erection of a main teaching block and adjoining sports block, up to three storeys in height, and associated plant and mechanical equipment, 3 court MUGA, playing pitches, on site car park, cycle parking spaces, hard and soft landscaping; amendments to existing access road to provide dual access to Nursery and Turing House School; and associated public highway works. Additional provision of an area of land to be dedicated as Public Open Space as an extension to Heathfield Recreation Ground.</p>	<p>The proposal will result in a significant loss of grassland and habitats and is sensitively located adjacent to the Railway Line Site of Importance for Nature Conservation (SINC). The applicant is offsetting this through new public open space, grassland buffers, general landscaping and planting proposed across the site in addition to species specific mitigation. Significant public benefits form part of this proposal in the form of approximately 25,534m2 of space being made available for community use and approximately 17,672m2 of public open space being provided for informal recreation and habitat enhancement, secured through a Section 106 Legal Agreement. It is deemed that very special circumstances have been demonstrated to justify the harm to the MOL. Mitigation measures, conditions and Section 106 Heads of Terms and 278 Highway Works can satisfactorily address potential harm arising from the development. Overall, the benefits are deemed to outweigh the harm to MOL.</p> <p>Exception to MOL policy</p>


Appendix 2: Completed developments on designated Public Open Space

Completed developments on designated Public Open Space					
Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
14/4971/FUL	01/09/2016	White Ash Lodge Richmond Park Richmond TW10 5HZ		Reversion from two flats to a single family dwelling house and change of use of domestic garden to public open space with associated alterations to boundary treatment.	<p>The site area includes a collection of buildings dating back to the 18th century, including stables and outbuildings as well as the main residential building itself. The requirement for the proposed upgrades to the building to conserve its heritage listing is noted and it is unlikely that on their own, they would be deemed significant enough to affect openness in this location. The increase of MOL / POS of 390sqm, however, by setting in the close border fence nearer to the dwelling, enhances MOL/POS in this location by providing an increase of public open space and outweighs any proposals put forward to amend the house itself. Overall, it is deemed that this proposal can be considered as an exception to inappropriate development in line with the NPPF and Policy DM OS 6.</p> <p>Compliant with MOL policy</p>


Completed developments on designated Public Open Space					
Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/2731/FUL	14/06/2019	The Pheasantry Bushy Park Park Road Hampton TW11 0EW		20.5m2 rear extension to the existing building, to increase office and visitor space and associated elevational changes.	The proposal seeks an extension to the north-end of the building for the purpose of improving toilet facilities and increase the amount of space for The Friends of Bushy and Home Parks to allow for public engagement with the charitable organisation. The alterations are considered to be of a modest scale and effective at improving the recreational use and access to the park, in accordance with the Public Open Space Hierarchy. The proposal therefore complies with LP 12 Green Infrastructure and Policy LP 31 Public Open Space, Play Space, Sport and Recreation. Exception to POS policy
15/3183/FUL	01/07/2019	5A And 5B Upper Lodge Mews Bushy Park Hampton Hill		Conversion of existing lower ground floor property and existing upper first floor property (5a and 5b) into one dwelling space and single storey rear extension	Due to the nature of the proposal, it is considered that there would be no effect on the POS in this location. Compliant with POS policy

Completed developments on designated Public Open Space					
Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/3838/FUL	31/03/2020	Public Convenience at Buccleuch Gardens Petersham Road Richmond TW10 6UY		Conversion of redundant toilet block to cafe including external alterations	The proposal will result in a full refurbishment of the W/C building to allow conversion to a café with W/Cs upgraded to meet modern standards. There will be no resulting increase to the building's footprint. The café is considered to be ancillary to the outdoor open recreational use of the POS whilst improving the accessibility of the POS. The proposed conversion to a cafe is therefore considered to be appropriate and compliant with Policy LP 31 Public Open Space, Play Space, Sport, and Recreation. Compliant with POS policy
19/0078/FUL	11/03/2022	Kneller Gardens Pavilion Cafe Meadway Twickenham TW2 6PQ		Change of use of existing WC and amenity Pavilion including minor alterations and change of use to Cafe with WCs and changing room (sui generis)	There will be no resulting increase in the building footprint. As the pavilion will retain publicly accessible WC facilities and changing rooms/storage facilities and would be accessed primarily by foot or bicycle it is considered to be ancillary to the outdoor open recreational use of the POS. The proposed expansion of the café within the pavilion is therefore considered to be appropriate development in principle. Compliant with POS policy



Appendix 3: Completed developments on designated Other Open Land of Townscape Importance

Completed developments on designated Other Open Land of Townscape Importance					
Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
15/0073/FUL	14/11/2016	The Queens C Of E Primary School Cumberland Road Kew Richmond TW9 3HJ		To demolish and rebuild the existing school building under the Priority Schools Building Programme, providing a new replacement 2-form entry primary school	<p>A significant proportion of the site is designated OOLTI, essentially wrapping around the North West and North East of the site. Currently, approximately 200m² of the existing school building and approximately 3,832m² of hard standing is within OOLTI. It is evident that the entire new building will be within OOLTI, leading to the loss of approx. 969m² of OOLTI. Notwithstanding such loss, in this instance, and for the following reasons an exception can be made:</p> <p>The school has a smaller footprint compared to the existing, albeit split over 2 floors. The new building has been sited to the northwest of the site, providing a new spacious and open environment to the front of the site, which will positively contribute to the setting to the street scene and conservation areas. Post construction there will be significantly more open space, when considering the site as a whole, ensuring that the completed site enhances the existing character of spaciousness and openness. Therefore, whilst there will be a loss of OOLTI, there will be a significant reduction in the overall built footprint on the site, and a significant increase in additional open space. As a result, the scheme increases the spaciousness of the</p>


Completed developments on designated Other Open Land of Townscape Importance

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
					<p>site, and enhancing the quality and character of the site. Consequently, a comprehensive approach to redevelopment for the provision of an educational use has been demonstrated in accordance with Policy DM OS 3 of the Development Management Plan 2011 and therefore an exception to OOLTI policy has been made.</p> <p>Exception to OOLTI policy</p>
<p>15/2698/FUL</p>	<p>20/12/2016</p>	<p>Laurel Dene 117 Hampton Road Hampton Hill Hampton TW12 1JQ</p>		<p>Demolition with the retention of the existing walls and change of use of former derelict care home to 7 residential units (5 x 3 bed and 2 x 2 bed units), including hard and soft landscaping, 14 car parking spaces and cycle provision</p>	<p>The extensions and alterations to the Villa were approved under 14/4321/FUL. The works within the OOLTI designated land comprise the provision of car parking as previously approved and to which no objection was raised. As such the proposal is not considered to detract from the character nor the openness of the adjoining OOLTI and an objection to the proposal on grounds of conflict with policy DM OS 3 is not considered sustainable.</p> <p>Compliant with OOLTI policy</p>

Completed developments on designated Other Open Land of Townscape Importance

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
18/2353/FUL	03/03/2021	76A Richmond Park Road East Sheen London SW14 8LA		Construction of a new indoor swimming pool with internal changing rooms and plant room	<p>Committee Members noted the site’s designation as Other Open Land of Townscape Importance (OOLTI) and the officer’s recommendation for refusal given the loss of OOLTI. Committee Members felt however that the mitigation landscaping including 50m of long native hedgerow and 225m² of grassland wildflower area would provide a net benefit in terms of nature conservation. The potential benefit of the scheme to the wider community was also considered. On balance, Committee Members considered that the benefits of the scheme outweighed the loss of OOLTI.</p> <p>Exception to OOLTI policy</p>
16/3552/FUL	11/03/2021	St Michaels Convent 56 Ham Common Ham Richmond TW10 7JH		Conversion and extension of the existing convent buildings (following demolition of some mid-20th century extensions), together with new build apartments and houses, to provide a total of 23 residential retirement units, an estate managers office and meeting rooms, parking, and associated works within a landscaped site.	<p>In comparison to the originally submitted plans, the applicant has heavily reduced the scheme with blocks C and D extending up to, but not beyond, the OOLTI/OSNI line as per the site allocation for policy SA 17. Block E and F lie within the OOLTI boundary. However, Block E is an existing greenhouse structure which is proposed to be retained in its current use and Block F is a purpose built community space to replace an existing timber shed. The proposed building would be to the same footprint and gives a similar appearance to the existing and so the proposal is considered in conformity with policy DM OS3 of the DMP and LP 14, LP 15, and SA 17 of the</p>

Completed developments on designated Other Open Land of Townscape Importance

Application	Completion Date	Address	Map	Summary of Proposal	Policy Compliance
					emerging Local Plan. Compliant with OOLTI policy
19/2646/FUL	27/07/2021	Collis Primary School Fairfax Road Teddington TW11 9BS		Demolition of existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts	Given the location of the school block on the edge of the OOLTI, the school building is not unreasonable in scale or height and has been orientated in a manner which retains some views through the site. A green wall has also been incorporated onto the south eastern flank and new tree planting is also proposed to soften the building in views from the east. On this basis, the proposal is not considered to unduly harm the character or openness of the OOLTI. It will result in a small loss of OOLTI (37 sqm) which is considered insignificant in the context of the wider OOLTI of which it forms part of, as it is a small extension to existing hardstanding and does not harm the character and openness of the OOLTI. As such, the proposal is in accordance with LP 14 of the Local Plan. Compliant with OOLTI policy