

Application reference: 16/0523/DD06
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2016	23.09.2016	18.11.2016	18.11.2016

Site:

STREET RECORD, Latchmere Close, Ham,

Proposal:

Details pursuant to formally condition -NS13 - (Soft Landscaping) of planning permission 16/0523/VRC.

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

APPLICANT NAME

Berkeley Homes (West London)
C/O Agent

AGENT NAME

Miss Elisabeth Glover
87 Chancery Lane
London
WC2A 1ET

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Trees Preservation Officer

Expiry Date

17.10.2016
17.10.2016

Neighbours:

-

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

Development Management

Status: PCO

Date:

Application: 16/0523/DD06

Details pursuant to formally condition -NS13 - (Soft Landscaping) of planning permission 16/0523/VRC.

✓ UD - No issues with planting proposals.

Tree - Tree establishment is good.

Tasha - Hedge maintenance detail missing - added to her discharge!

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): UTM

Dated: 18-07-2017
[Signature]

I agree the recommendation:

PN
manager
Team Leader/Development Control Manager
Dated: 18-07-2017

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

Development Control Manager:

Dated:

[Signature] 18/7/17

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

16/0523/DD06 and 16/0523/DD07

Site, history and proposal:

Consent was issued in May 2016 for:

Variation of condition 2 (approved drawings) of planning permission 14/0451/FUL (Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House), to allow changes to design of individual houses and improvements to the landscape.

These applications concern details pursuant to formally:

- Condition NS13 (Soft Landscaping)
- Condition NS14 (details of Landscape Management Plan)

Professional comments:

U05669 - NS13 - Formally condition 13 (soft landscaping scheme)

(A) Within 8 months of the date of this decision, a soft landscaping scheme (planting, seeding, turfing) shall be submitted to and approved in writing by the Local Planning Authority. This shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and shall specify the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.

All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(B) All soft landscaping works shall be carried out in accordance with the approved details and in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner.

(C) The approved landscaping areas shall be permanently retained for that purpose and any trees, shrubs or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

REASON: To ensure a satisfactory form of development

U04158 - NS14 - Formally condition 14 (Landscape Management Plan)

Before any of the dwellings hereby approved is occupied, a Landscape Management Plan for all landscaped areas except for small, privately owned domestic gardens, shall be submitted to and

approved in writing by the local planning authority. The Plan shall include details of the long-term design objectives for the landscaped areas, along with management responsibilities and maintenance schedules for them for a period of at least 10 years from the date of completion of the development. The Plan shall be carried out as approved.

REASON: To ensure a satisfactory form of development

The following documents have been submitted:

U05669 - NS13 - Formally condition 13 (*soft landscaping scheme*)

- Planting GA: Avenue TM246L08 B
- Planting GA: Entrance TM246L07 A.
- Landscape Report (May 2016)

U04158 - NS14 - Formally condition 14 (*Landscape Management Plan*)

- Ten Year Maintenance & Management Plan Rev B – December 2016

Assessment: The above documents outline / illustrate:

- Planting Strategy / aspiration:
 - For general species – Victorian Garden planting; species rich meadow; amenity turf and front garden shrub planting
 - Tree strategy – Including – Avenue, features, street, Victorian garden; rear garden and entrance.
- Planting plans (trees, hedge, shrub & perennial mix & Victorian Garden mix)
- Written specifications
- Quantity, density, size, species and position
- Proposed implementation time scales :
 - Wildflower and grass seeding - following completion of building phase / latter part of 2017;
 - Trees and scrubs – first planting season following completion of building – autumn of 2017
 - Should building and infrastructure works be completed sometime in advance of the recognised planting season, then spilling (including tree pits) would be undertaken ready for the next available planting season and all areas seeded.
- Details for integration and maintenance for years 1-10:
 - Frequency of maintenance and details of such
 - Management plan will be reviewed annually allowing for minor variation
 - All management and maintenance planning will be written in accordance with BS8545:2014 or subsequent revisions
- Confirmation that the management and maintenance of the external environment will be coordinated by Berkeley Homes Team, and it is for the Berkeley Homes management team to make appropriate arrangements for the subsequent years, and any future management and maintenance of the landscape.

The above has been reviewed by colleagues in UD and Arboricultural Team who confirm there are no issues with planting proposals, the landscaping management plan is acceptable, and tree establishment is good.

Summary:

The submissions meet the aims of the conditions, and therefore recommend discharge.