

Application reference: 21/2583/DD02 BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
29.12.2021	29.12.2021	23.02.2022	23.02.2022

Site:

56 Madrid Road, Barnes, London, SW13 9PG

Proposal:

PART DISCHARGE ONLY

Details pursuant to conditions U0108913 - Arboricultural Method Statement, which includes details of the proposed Tree Planting Scheme (FULL DISCHARGE); U0108914 - Tree Planting Scheme (PARTIAL DISCHARGE - discharge of sections 1: A, B & C only); U0108915 - Proposed Hard & Soft Landscaping Plan (REFUSED DISCHARGE) of planning permission 21/2583/HOT.

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

APPLICANT NAME

Mr Cornish
56 Madrid Road
Barnes
London
SW13 9PG

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)
LBRuT Ecology

Expiry Date

18.01.2022
18.01.2022

Neighbours:

-

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

Development Management

Status: GTD Application:05/0579/HOT
Date:14/06/2005 Side and rear extension at first floor level, roof extension to side and two dormer windows to the rear.

Development Management

Status: GTD Application:15/2151/HOT
Date:13/07/2015 Ground floor rear extension to single family dwelling.

Development Management

Status: WDN Application:18/2750/PS192
Date:28/08/2018 Rear dormer roof extension

Development Management

Status: WDN Application:18/2934/HOT
Date:05/11/2018 Enlarge the existing rear dormer windows

Development Management

Status: GTD Application:18/2945/HOT
Date:16/11/2018 Basement extension, side lightwell, install window panels on top of garage

door and new window to side elevation. Installation of a timber door on side elevation (amended description)

<u>Development Management</u> Status: GTD Date:08/02/2019	Application:18/2945/DD01 Details pursuant to condition U52444 (Construction Method Statement) of planning permission 18/2945/HOT.
<u>Development Management</u> Status: GTD Date:01/02/2021	Application:20/3669/HOT Replacement rear dormer windows and roof lights.
<u>Development Management</u> Status: RNO Date:31/03/2021	Application:21/T0143/TCA T1 - Pittosporum - Reduce top by 3m. Prune/trim sides to reshape. Crown lift 3m - final height 5m and width 4m T2 - Parrotia - Crown reduce by up to 3m to previous pruning points - final height 4.5m and width 4m
<u>Development Management</u> Status: WDN Date:28/05/2021	Application:21/1576/HOT Proposed Installation of New Air Conditioning Units Application
<u>Development Management</u> Status: GTD Date:08/09/2021	Application:21/2583/HOT Proposed rear garden outbuilding for summer house/studio/office/gymnasium.
<u>Development Management</u> Status: WNA Date:04/01/2022	Application:21/2583/DD01 Details in pursuant of conditions U0108914 (Tree Planting Scheme) AND U0108913 (Arboricultural Method Statement) of planning permission 21/2583/HOT
<u>Development Management</u> Status: PDE Date:	Application:21/2583/DD02 PART DISCHARGE ONLY Details pursuant to conditions U0108913 - Arboricultural Method Statement, which includes details of the proposed Tree Planting Scheme (FULL DISCHARGE); U0108914 - Tree Planting Scheme (PARTIAL DISCHARGE - discharge of sections 1: A, B & C only); U0108915 - Proposed Hard & Soft Landscaping Plan (REFUSED DISCHARGE) of planning permission 21/2583/HOT.

<u>Building Control</u> Deposit Date: 22.08.2003 Reference: 03/1664/BN	Formation of through room and removal of chimney breast.
<u>Building Control</u> Deposit Date: 18.05.2005 Reference: 05/0985/FP	First floor rear infill extension loft conversion and internal alts to form first floor bath and shower rooms.
<u>Building Control</u> Deposit Date: 24.03.2006 Reference: 07/94610/CORGI	Installed a Gas Boiler
<u>Building Control</u> Deposit Date: 09.05.2006 Reference: 07/NIC01606/NICEIC	New installation rewire or partial rewire New consumer unit One or more new circuits Main/ supplementary equipotential bonding Ring/ radial power circuit Lighting circuit Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Dwelling house
<u>Building Control</u> Deposit Date: 07.07.2015 Reference: 15/1606/IN	Single storey rear extension and internal alterations to form WC
<u>Building Control</u> Deposit Date: 06.10.2015 Reference: 15/NIC02491/NICEIC	Install one or more new circuits Install a replacement consumer unit
<u>Building Control</u> Deposit Date: 06.10.2015 Reference: 15/FEN03052/GASAFE	Install a gas-fired boiler Install an unvented hot water storage vessel Installed a Gas Cooker

Building Control

Deposit Date: 31.03.2021 Install replacement windows in a dwelling Install replacement doors in a dwelling

Reference: 21/FEN00616/FENSA

Building Control

Deposit Date: 02.07.2021 Proposed internal alterations to two existing dormer loft rooms, additional refurbishment to all further floors and the construction of a new brick outbuilding to the rear of the existing two storey detached residential dwelling The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A)

Reference: 21/1140/IN

Building Control

Deposit Date: 23.09.2021 Stuv: Stuv 6 60-65 H Woodburning Freestanding Stove with Descriptor
Install a solid fuel dry fuel room heater stove or cooker Poujoulat (UK) Ltd:
Starflex 2012 with Descriptor Install a flue liner

Reference: 21/HET00140/HETAS

Application Number	21/2583/DD02
Address	56 Madrid Road, Barnes, London, SW13 9PG
Proposal	Details pursuant to conditions U0108913 - Arboricultural Method Statement, which includes details of the proposed Tree Planting Scheme; U0108914 - Tree Planting Scheme; U0108915 - Proposed Hard & Soft Landscaping Plan of planning permission 21/2583/HOT.
Contact Officer	Kerry McLaughlin
Target Determination Date	23.02.2022

1. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
21/2583/HOT	Proposed rear garden outbuilding for summer house/studio/office/gymnasium.	Granted Permission

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

Arboricultural Method Statement

Any retained trees identified in the submitted document "Arboricultural Impact assessment & Tree Constraints Plan for 56 Madrid Road by ATS dated May 2021" will require the submission of and must inform an Arboricultural Method Statement (AMS). The AMS shall be submitted prior to the commencement of development and approved in writing by the Local Planning Authority.

The AMS must:

- A. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations
- B. Outline any tree constraints and explain any impacts for both above and below ground.
- C. Detail all tree protection (including plans)
- D. Detail any special engineering for construction within the Root Protection Area, including any underground services.
- E. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- F. Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

Tree Planting Scheme Required

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:

- A) Details of the quantity, size, species, and position.
- B) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)
- C) Proposed time of planting (season)
- D) 5-year aftercare, maintenance and management programme.

2. Written and photographic confirmation of the tree planting as specified in the Tree Planting Scheme.
3. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

Hard and Soft Landscaping Works

(A) Before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials; hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

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

The following documentation has been submitted:

- Arboricultural Method Statement
- Proposed Landscaping Plan

The submitted information has been reviewed by the councils Arboricultural officer and Ecology officer.

Given then extent of the proposed works, the "Arboricultural Method Statement (AMS) for 56 Madrid Road" Dated November 2021, is sufficient for the purposes of providing protection for the retained trees on site.

The Tree planting details in the AMS are adequate for the single planting of the Amelanchier. However, they do not include details of the required 5-year aftercare, maintenance and management programme.

The supplied landscape plan is suitable for the size of the project. However, it shows the planting of 3x new trees in the garden whereas the supplied AMS refers only to 1x new tree. This incongruity between both submitted plans needs to be clarified as to how many trees are to be planted and where and what species.

3. RECOMMENDATION

- U0108913 - Arboricultural Method Statement, which includes details of the proposed Tree Planting Scheme;
Full discharge of the condition pertaining to the Arboricultural Method Statement only.
- U0108914 - Tree Planting Scheme
Partial discharge for sections 1: A, B & C only. D cannot be discharged until a 5-year maintenance and aftercare plan has been submitted.
Section 2 remains undischarged until the project is complete.
Section 3 can only be discharged after 5 years have elapsed.
- U0108915 - Proposed Hard & Soft Landscaping Plan
Condition cannot be discharged. The number of trees to be planted must correlate with the tree planting plan. Moreover, the wording of the condition asks for details including species, size, number and density

and therefore insufficient details have been provided.

FULL discharge of condition U0108913, PART discharge of U0108914, REFUSAL of discharge of condition U0108915.

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
- 4. SPLIT DECISION

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): KM

Dated: 03.02.2022

I agree the recommendation:



~~Team Leader/Head of Development Management/Principal Senior Planner~~

Dated: ...03/02/2022.....

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

Head of Development Management:

Dated: