

Application reference: 23/3452/DD01
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
27.03.2024	27.03.2024	22.05.2024	22.05.2024

Site:

Stokes House, Ham Street, Ham, Richmond

Proposal:

Details pursuant to conditions U0175251 - Archaeology and U0175252 - Submitted Arboricultural Details of planning permission 23/3452/HOT.

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

APPLICANT NAME

Mr & Mrs McNicholas
Stokes House
Ham Street
Ham
Richmond
TW10 7HR

AGENT NAME

Andrew Breathwick
129 Kew Road
Richmond
TW9 2PN

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

Consultations:

Internal/External:

Consultee
14D Urban D
LBRuT Trees Preservation Officer (South)
GLAAS 1st Consultation

Expiry Date

10.04.2024
10.04.2024
18.04.2024

Neighbours:

-

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

Development Management

Status: PCO Application:95/T3736/PO
Date:10/01/1996 Lime - Reduce Crown By One Third

Development Management

Status: GTD Application:96/T1103/PO
Date:26/04/1996 Lime - Thin Crown By 30 & To Lift Damaged Branches Over Road Side

Development Management

Status: GTD Application:98/0669
Date:11/05/1998 Demolition Of Existing Entrance Lobby Swimming Pool Wall Enclosure And Conservatory, construction Of Entrance Lobby Enlarged Pool Enclosure To Existing Glazed Pool Roof.

Development Management

Status: GTD Application:98/T0685
Date:24/06/1998 T1 Mulberry - Light Reduction Of Crown To Reduce Overall Weight And Stress On Decayed Stem

Development Management

Status: GTD Application:98/T0686
Date:24/06/1998 T4 Elm - Fell

<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0687 T6 Lime - Crown Lift To Statutory Height Over Back Lane, Remove Deadwood, Remove Truncal And Basal Shoots. Fit Cobra Type Cable Brace.
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0688 T8 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0689 T9 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0690 T10 Pine - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0691 T12 Silver Birch - Removal Of Dead Crown And Retraining Of Lateral Shoots To Replace Dead Leader
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0692 T15 Lime - Removal Of Deadwood And Truncal Shoots
<u>Development Management</u> Status: GTD Date:24/06/1998	Application:98/T0693 T17 Magnolia - Removal Of Deadwood
<u>Development Management</u> Status: GTD Date:14/06/1999	Application:99/0586 Alterations To Car Parking Area Including Demolition Of Existing And Erection Of New Car Port.
<u>Development Management</u> Status: GTD Date:30/05/1980	Application:80/0194 Demolition of 10 metre section of wall fronting Ham Street.
<u>Development Management</u> Status: GTD Date:09/03/1983	Application:83/0066 Alterations including the repositioning of existing entrance or raising garden wall.
<u>Development Management</u> Status: PDE Date:	Application:06/T0486/TPO T1 - Lime (Tilia europaea) - Approximately 30% reduction. T2 - Pine (Pinus spp.) - Remove lowest limb only. T3 - Apple (Malus spp.) - Fell.
<u>Development Management</u> Status: PDE Date:	Application:08/T0237/TPO T1; Lime - Fell
<u>Development Management</u> Status: GTD Date:03/09/2008	Application:08/2195/HOT Rebuilding of entrance lobby and replacement of pitched roof to swimming pool with a flat roof (and central roof lantern).
<u>Development Management</u> Status: REF Date:10/07/2023	Application:23/1314/HOT Construction of extensions, re-roofing, replacement boundary wall and associated landscaping works.
<u>Development Management</u> Status: GTD Date:16/02/2024	Application:23/3452/HOT Demolition of extension to northeastern boundary and replacement with new single storey extension. Alterations to fenestration. Replacement of the main roof and addition of rooflights.
<u>Development Management</u> Status: REF Date:02/05/2024	Application:24/T0200/TPO As per plan
<u>Development Management</u> Status: PDE Date:	Application:23/3452/DD01 Details pursuant to conditions U0175251 - Archaeology and U0175252 - Submitted Arboricultural Details of planning permission 23/3452/HOT.

Building Control

Deposit Date: 27.05.1998

Single storey rear extension to enclose swimming pool

Reference: 98/0876/FP

Building Control

Deposit Date: 02.07.1998

Single storey rear extension to enclose swimming pool

Reference: 98/0876/1/FP

Building Control

Deposit Date: 15.10.2008

Replacement of flat roof structure over swimming pool with new rooflights

Reference: 08/2114/FP

Building Control

Deposit Date: 21.09.2021

Install a gas-fired boiler

Reference: 21/FEN03964/GASAFE

Building Control

Deposit Date: 09.10.2022

Install replacement windows in a dwelling

Reference: 22/FEN01793/FENSA

Building Control

Deposit Date: 14.11.2022

Install replacement windows in a dwelling

Reference: 22/FEN02007/FENSA

Building Control

Deposit Date: 18.05.2023

Extensive alterations of existing three storey dwelling comprising single and three storey extensions and internal alterations and construction of single storey gym building

Reference: 23/0812/IN

Application Number	23/3452/DD01
Address	Stokes House, Ham Street, Ham, Richmond, TW10 7HR
Proposal	Details pursuant to conditions U0175251 - Archaeology and U0175252 - Submitted Arboricultural Details of planning permission 23/3452/HOT.
Contact Officer	Kerry McLaughlin

1. RELEVANT PLANNING HISTORY

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

23/3452/HOT - Demolition of extension to northeastern boundary and replacement with new single storey extension. Alterations to fenestration. Replacement of the main roof and addition of rooflights. - Application Granted

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

U0175251 - Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To control impact of the development on archaeological remains.

U0175252 - Submitted Arboricultural Details

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details "Arboricultural Impact Assessment for Stokes House Project no: 2045, dated, 21/12/2023", unless otherwise previously agreed in writing with the local planning authority.

B. Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to the Arboricultural Officer.

C. Monitoring reports shall be submitted to the Arboricultural Officer upon completion of works hereby approved.

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

The following have been submitted:

- Stokes House Arboricultural Watching Brief, received on 27 Mar 2024
- Written Scheme of Investigation, received on 27 Mar 2024
- Site Photographs, received on 09 Apr 2024
- Site Video Recordings, received on 09 Apr 2024
- Arboricultural Consultant Site Note, received on 20 May 2024

U0175251 - Archaeology

The Greater London Archaeological Advisory Service was consulted as part of the application process. Having reviewed the submitted documents, they have confirmed that the submission accords with relevant standards and guidance and as such is in compliance with the condition.

The start date when known should be communicated by the archaeological practice to the Greater London Archaeological Advisory Service. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

U0175252 - Submitted Arboricultural Details

The applicant has confirmed "Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience, has been instructed by Sean McNicholas and Sarah Taylor to undertake the role of Arboricultural Consultant for the project, to prepare this Watching Brief and to undertake Arboricultural supervision." This information satisfies part B of condition U0175252 - Submitted Arboricultural Details.

Upon completion of the works, monitoring reports should be submitted to the council's Arboricultural Officer.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of conditions U0175251 - Archaeology and U0175252 - Submitted Arboricultural Details of application ref: 23/3452/HOT have been met.

Discharge Conditions in part

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): KM

Dated: 21.05.2024

I agree the recommendation:

South Area Team Manager:ND.....

Dated:21.05.2024.....