

Planning Services
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

3rd July 2024

Dear Sir/Madam

**LAND ADJACENT 12 WILLOW AVENUE BARNES LONDON
DISCHARGE OF CONDITION U0133404 OF APPLICATION 21/2282/FUL**

I am pleased to enclose an application to discharge planning condition U0133404 attached to full planning permission DC/VAA/21/2282/FUL/FUL. For your information, condition U0133404 requires the following information to be submitted for approval: -

“(A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. refuse or other storage units, signs, lighting 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.”

It is proposed to install the following hard/soft landscape: -

- PJC.1264.001 Rev D Landscape General Arrangement Plan;
- PJC.1264.002 Rev D Hard Landscape & Boundary Treatment Plan;
- PJC.1264.003 Rev D Landscape Detailed Planting Plan;
- PJC.1264.004 Rev B Soft Landscape Specification; and

- PJC.1264.005 Landscape Maintenance & Management Plan.

In the meantime, should you have any questions or queries please do not hesitate to contact me to discuss further on 07824 877253 or vlucas@chartwaygroup.co.uk.

I look forward to hearing from you in due course.

Yours faithfully



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