

Application reference: 24/1300/DD01
HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
24.07.2024	24.07.2024	18.09.2024	18.09.2024

Site:

87 Hanworth Road, Hampton, TW12 3EA,

Proposal:

Details pursuant to conditions U0185014 Arboricultural Method Statement (AMS), U0185015 Tree planting and Soft Landscaping

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

APPLICANT NAME

Mr N Wilson
18 Manor Road South
Esher
KT10 0QL

AGENT NAME

Mr Jorge Giraldo
122 Carr Road
Northolt
UB5 4RF

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

Expiry Date

08.08.2024

Neighbours:

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

Development Management

Status: GTD

Date:15/07/2024

Application:24/1300/HOT

Construction of a single storey rear extension. Fenestration changes to west side elevation.

Development Management

Status: GTD

Date:16/07/2024

Application:24/1301/PS192

Two hip to gable roof extensions, rear dormer roof extension, 3 front rooflights, chimney extension, two extract ducts and alterations to fenestrations.

Development Management

Status: PDE

Date:

Application:24/1300/DD01

Details pursuant to conditions U0185014 Arboricultural Method Statement (AMS), U0185015 Tree planting and Soft Landscaping

Enforcement

Opened Date: 09.04.2002

Enforcement Enquiry

Application Number	24/1300/DD01
Address	87 Hanworth Road Hampton TW12 3EA
Proposal	Details pursuant to conditions U0185014 Arboricultural Method Statement (AMS), U0185015 Tree planting and Soft Landscaping.
Contact Officer	Alice Murphy
Target Determination Date	18/09/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to Conditions U0185014 Arboricultural Method Statement (AMS) and U0185015 Tree planting and Soft Landscaping of 24/1300/HOT.

Planning permission was granted for 'Construction of a single storey rear extension. Fenestration changes to west side elevation.'

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition U0185014 Arboricultural Method Statement (AMS)

1. Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to 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. Be written in conjunction with the schemes Construction Method Statement and Construction and Environmental Management Plan (where applicable);
 - c. Outline any tree constraints and explain any impacts for both above and below ground;
 - d. Details of all servicing runs (existing and proposed)
 - e. Detail all tree protection (including plans);
 - f. Detail any special engineering for construction within the Root Protection Area;
 - g. 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;
 - h. Confirmation of the appointment of an Arboricultural Consultant for the duration of the development; a schedule of inspections to ensure an auditable monitoring and supervision programme; and a timetable for submission to the Local Planning Authority.
2. 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.

Condition U0185015 Tree planting and Soft Landscaping Required

- (A) No development shall take place until full details of soft landscaping works and tree planting have been submitted to and approved in writing by the local planning authority. Such details to include:
 1. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment);
 2. Planting methodology;
 3. Specification of the quantity, density, size, species, position and the proposed time or programme of planting;
 4. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;
 5. A 3-year maintenance and management programme.
- (B) 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.
- (C) 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- 1:1992 (Nursery Stock. Specification for trees and shrubs) BS3936-4:2007, 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).
- (D) All soft landscaping works and tree planting shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.

(E) If within a period of 5 years from the date of planting of any tree 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 or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

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

In support of the application, the following have been submitted:

- Arboricultural Method Statement, prepared by Central London Tree Surveys Arboricultural Consultants, dated 10th July 2024.
- Tree Protection Plan, prepared by Central London Tree Surveys Arboricultural Consultants, 10th July 2024

The submitted arboricultural information has been reviewed by the Council's Arboricultural Officer who concurs that the submission contains details of acceptable tree protection measures and methodology. It also contains acceptable replacement planting for the site with adequate planting methodology.

The conditions above can therefore be **discharged**.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of the condition U0185014 Arboricultural Method Statement (AMS) and Condition U0185015 Tree planting and Soft Landscaping of 24/1300/HOT have been met.

Discharge condition

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):AMU..... Dated:09/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner/SENIOR- A Vedi

Dated: 11/08/2024.....

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:

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

U0093592	Decision Drawings
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