

Application reference: 22/2522/DD02
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
09.07.2024	09.07.2024	03.09.2024	03.09.2024

Site:

122 Castelnau, Barnes, London, SW13 9EU

Proposal:

Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/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 Taunton
122 Castelnau
Barnes
London
Richmond Upon Thames
SW13 9EU

AGENT NAME

Mr Aubin Torck
129 Kew Road
Richmond
TW9 2PN
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)

Expiry Date

25.07.2024

Neighbours:

-

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

Development Management

Status: GTD

Date:24/04/1991

Application:91/0026/FUL

Erection Of A Ground Floor Conservatory At Rear Over Existing Basement Garden Room.

Development Management

Status: GTD

Date:19/06/1991

Application:91/0771/LBC

Erection Of Conservatory On Existing Ground Floor Rear Balcony.

Development Management

Status: WDN

Date:16/07/1992

Application:91/0771/DD01

Details Pursuant To Condition (a) Details Of Elevations And Sections, Design And Construction Details And Finishes Pursuant To Planning Approval Ref 91/0771 Lbc Dated 19th June 1991 For The Erection Of

 Conservatory On Existing Ground Floor

<u>Development Management</u> Status: GTD Date:02/12/1993	Application:91/0026/DD01 Details Pursuant To Condition Bu07 (materials) Of Planning Permission 91/0026/ful Dated 24/4/91.
<u>Development Management</u> Status: GTD Date:02/11/1993	Application:91/0771/DD02 Details Pursuant To Condition Bv07(a) (design, Construction & Finishes Of Doors, Glazing Frames, Ridge & Eaves Details) Of Listed Building Consent 91/0771/lbc Dated 19/6/91.
<u>Development Management</u> Status: GTD Date:25/02/1999	Application:99/T0125 Beech (front Garden) - Crown Reduce By 30
<u>Development Management</u> Status: GTD Date:02/11/1993	Application:91/0771/DD2 Erection of conservatory on existing ground floor rear balcony details pursuant to condition BV07 (A) (design, consent 91/0771/LBC dated 19.6.91).
<u>Development Management</u> Status: GTD Date:03/12/1993	Application:91/0026/DD1 Erection of ground floor at rear over existing basement garden room - details pursuant to condition BU07 (materials) of planning permission 91/0026/FUL dated 24/4/91.
<u>Development Management</u> Status: GTD Date:	Application:06/T0185/TCA T1 - Copper Beech (Fagus sylvatica) - Reduction by 25%
<u>Development Management</u> Status: RNO Date:30/09/2015	Application:15/T0594/TCA T1 - Copper Beech - Reduce and reshape crown by 1.5-2m and balance. Lift crown to 3m.
<u>Development Management</u> Status: RNO Date:01/11/2017	Application:17/T0619/TCA T1 - Copper Beech - Reduce and re-shape crown to previous reduction points and retain furnishing growth
<u>Development Management</u> Status: RNO Date:22/01/2019	Application:19/T0032/TCA T1 - Leylandii Cypress - Fell by sectional takedown
<u>Development Management</u> Status: RNO Date:20/06/2019	Application:19/T0398/TCA T1 - Leylandii Cypress - Fell by sectional take down
<u>Development Management</u> Status: RNO Date:02/06/2021	Application:21/T0378/TCA T1 - Robina - Fell to ground level + grind out stump
<u>Development Management</u> Status: GTD Date:30/01/2023	Application:22/2522/HOT Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of floor levels within the coach house.
<u>Development Management</u> Status: GTD Date:30/01/2023	Application:22/2523/LBC Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of

chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of floor levels within the coach house.

<u>Development Management</u> Status: REF Date:03/07/2023	Application:23/1224/HOT Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: REF Date:03/07/2023	Application:23/1225/LBC Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: GTD Date:24/08/2023	Application:23/1666/LBC Minor internal modifications to the boot room at lower ground floor level of the main house.
<u>Development Management</u> Status: REF Date:16/08/2023	Application:23/1667/LBC Internal modifications to the living room and bar area at the upper ground floor level of the main house.
<u>Development Management</u> Status: REF Date:30/08/2023	Application:23/1671/LBC Formation of a double doorway between the two main rooms on the first-floor level of the main house.
<u>Development Management</u> Status: GTD Date:03/10/2023	Application:23/2096/HOT Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: GTD Date:03/10/2023	Application:23/2097/LBC Modification to the rear garden boundary treatments and construction of a single-storey outbuilding.
<u>Development Management</u> Status: PCO Date:	Application:22/2522/DD01 Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation of planning permission 22/2522/HOT
<u>Development Management</u> Status: PCO Date:	Application:22/2523/DD01 Details pursuant to condition U0148967 - Engineering Details, of listed building consent 22/2523/LBC.
<u>Development Management</u> Status: PDE Date:	Application:22/2522/DD02 Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/HOT.
<u>Development Management</u> Status: REC Date:	Application:24/2161/VRC Application Reference Number: 22/2522/HOT 22/2523/LBC Date of Decision: 30/01/2023 Condition Number(s): 22/2522/HOT: - U0148954 Approved Plans 22/2523/LBC: - U0148965 Approved Plans Conditions(s) Removal: Variation to the approved drawings. We would like to vary the following approved drawings: - 1664.03.03.Pln01.021 showing Proposed Lower Ground Floor Plan dated May 2022 - 1664.03.03.Pln01.022 Rev A showing Proposed Upper Ground Floor Plan dated May 2022 received 27.10.2022 - 1664.03.03.Pln01.023 showing Proposed First Floor Plan dated May 2022 - 1664.03.03.Pln01.024 showing Proposed Second Floor Plan dated May 2022 - 1664.03.03.Pln01.025 showing Proposed Roof Plan dated May 2022 - 1664.03.03.Pln01.040 showing Proposed Section A dated May 2022 - 1664.03.03.Pln01.041 showing Proposed

Section B dated May 2022 - 1664.03.03.Pln01.042 showing Proposed
 Section C dated May 2022 - 1664.03.03.Pln01.043 showing
 Proposed Section D dated May 2022 - 1664.03.03.Pln01.060 Rev A
 showing Proposed Front (west) Elevation dated May 2022 received
 27.10.2022 - 1664.03.03.Pln01.061 showing Proposed Side (North)
 Elevation dated May 2022 - 1664.03.03.Pln01.062 showing Proposed
 Rear (East) Elevation dated May 2022 - 1664.03.03.Pln01.063
 showing Proposed Side Return (South) Elevation dated May 2022 To
 the following drawings: - 1664.03.03.Pln01.021 Rev B showing
 Proposed Lower Ground Floor Plan - 1664.03.03.Pln01.022 Rev C
 showing Proposed Upper Ground Floor Plan - 1664.03.03.Pln01.023
 Rev B showing Proposed First Floor Plan - 1664.03.03.Pln01.024
 Rev B showing Proposed Second Floor Plan - 1664.03.03.Pln01.025
 Rev A showing Proposed Roof Plan - 1664.03.03.Pln01.040 Rev A
 showing Proposed Section A - 1664.03.03.Pln01.041 Rev A showing
 Proposed Section B - 1664.03.03.Pln01.042 Rev A showing
 Proposed Section C - 1664.03.03.Pln01.043 Rev A showing
 Proposed Section D - 1664.03.03.Pln01.060 Rev B showing
 Proposed Front (west) Elevation - 1664.03.03.Pln01.061 Rev A
 showing Pro...

Development Management

Status: REC

Date:

Application:24/2164/DD00

22/2522/HOT : BD12 - Details - Materials to be approved - Document
 name: 1664 - 122 Castelnau - Materials Schedule U0148960 -
 External Steps - Drawing number: 1664.03.03.Pln01.225
 1664.03.03.Pln01.226 U0148962 - Brickwork and Masonry to match
 exist - Document name: 1664 - 122 Castelnau - Materials Schedule
 22/2523/LBC: BD12 - Details - Materials to be approved - Document
 name: 1664 - 122 Castelnau - Materials Schedule U0148968 -
 External Steps - Drawing number: 1664.03.03.Pln01.225
 1664.03.03.Pln01.226 U0148970 - Brickwork and Masonry to match
 existing - Document name: 1664 - 122 Castelnau - Materials
 Schedule U0148971 - Larger Scale Details: a. External new and
 replacement windows and doors - Only external doors, drawing
 number: 1664.03.03.Pln01.217 1664.03.03.Pln01.218 b. Internal new
 and replacement windows and doors - Only internal doors, drawings
 number: 1664.03.03.Pln01.201 1664.03.03.Pln01.202
 1664.03.03.Pln01.203 1664.03.03.Pln01.204 1664.03.03.Pln01.205
 1664.03.03.Pln01.206 1664.03.03.Pln01.207 1664.03.03.Pln01.208
 1664.03.03.Pln01.209 1664.03.03.Pln01.210 1664.03.03.Pln01.211
 1664.03.03.Pln01.212 1664.03.03.Pln01.213 c. Joinery beneath the
 stair on the lower ground floor - Drawing number:
 1664.03.03.Pln01.216 d. the reopened internal archway at upper
 ground floor - Drawing number: 1664.03.03.Pln01.207 f. External
 steps - Drawing number: 1664.03.03.Pln01.225
 1664.03.03.Pln01.226 h. Internal fireplace alterations - Drawing
 number: 1664.03.03.Pln01.214 1664.03.03.Pln01.215 i. Works to
 the staircase and landing between the first and second floors -
 Drawing number: 1664.03.03.Exg01.227 1664.03.03.Pln01.228

Appeal

Validation Date: 30.04.2024

Reference: 24/0046/AP/REF

Internal modifications to the living room and bar area at the upper
 ground floor level of the main house.

Building Control

Deposit Date: 04.11.1993

Two storey extension at rear.Garden store at ground floor with
 conservatory at 1st floor

Reference: 93/1226/BN

Building Control

Deposit Date: 25.10.2023

Construction of a part two-storey, part single storey rear extension, including new stair, green roof and balcony. Mansard roof extension to the existing coach house, alterations to fenestration of front and side elevations of the coach house, lower of floor levels within the coach house and construction of an outbuilding

Reference: 23/1595/IN

Application Number	22/2522/DD02
Address	122 Castelnau, Barnes, SW13 9EU
Proposal	Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/HOT.
Target Determination Date	03.09.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0148957 - Arboricultural Method Statement, of planning permission 22/2522/HOT.

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

22/2522/HOT - Demolition of existing modern extension to rear of coach house and external staircase. Formation of a part two storey, part single storey rear extension including new external stair, green roof and balcony. Mansard roof extension over coach house and reinstatement of chimney stacks. Alterations to fenestration of front and side elevations of the coach house. Internal Alterations including lower of floor levels within the coach house. Granted,

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0148957 - Arboricultural Method Statement

1. Prior to the commencement of works hereby approved under this application, 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.

An Arboricultural Method Statement (AMS) has been submitted. It sets out that tree works will occur first including the removal of T2, pruning of T1 and crown lifts of trees at the front of the property overhanging the front drive. This is to facilitate construction access. Then protection including fencing

and ground protection will be placed, in particular to protect trees at the front of the property in accordance with the Tree Protection Plan provided. The name of the retained arboricultural consultant has been confirmed. Revision of the AMS will occur where necessary such as, but not limited to, change to the proposed plans, service runs or unexpected incidents on site.

The Council's Tree Officer has been consulted and raised no objective to the submitted AMS which is considered to satisfy the aims and objectives of the condition.

Therefore, Section 1 of this condition is recommended for discharge. Section 2 requires compliance with the approved details and so no further application is required to discharge this part of the condition.

While not a material planning consideration, it is noted that para 5.2.2 refers to access to the building from the rear. It is recommended that the applicant seeks permission from neighbouring land owners where seeking to use land outside of the applicants ownership for access purposes.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition U0148957 - Arboricultural Method Statement of application ref: 22/2522/HOT have been met.

Discharge condition/s

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 YES NO

Case Officer (Initials):SG..... Dated:27/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:GE.....28/08/2024.....