

## Application reference: 24/0268/DD01 SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
09.08.2024	09.08.2024	04.10.2024	04.10.2024

**Site:**

22 Mount Ararat Road, Richmond, TW10 6PG,

**Proposal:**

Details pursuant to condition U0177137 - Arboricultural Method Statement of planning permission 24/0268/HOT.

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

**APPLICANT NAME**

Mr Edyta Kulakowska  
24 Mount Ararat Road  
Richmond  
TW10 6PG

**AGENT NAME**

Ms Edyta Kulakowska  
Fourth Floor  
205 Regent Street  
London  
W1B 4HB

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

**Consultations:****Internal/External:****Consultee**

LBRuT Trees Preservation Officer (South)

**Expiry Date**

27.08.2024

**Neighbours:**

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

Status: GTD

Date:24/09/2001

Application:01/T1309

Robina - Reduce 20 , Crown Lift To 3m, Deadwood

Development Management

Status: PCO

Date:04/04/1990

Application:90/0299/FUL

Alterations To Provide Pitched And Flat Roof Over Kitchen.

Development Management

Status: GTD

Date:19/12/1999

Application:99/2387

Erection Of Side Extension.

Development Management

Status: PDE

Date:

Application:08/T0301/TCA

T1 - Cherry - 20% Crown Reduction  
T2 - Cherry - 20% Crown Reduction  
T3 - Cherry - 20% Crown Reduction

Development Management

Status: REF

Date:26/10/2021

Application:21/3201/HOT

Replacement of single storey rear extension and erection of Garden Room on the back of the garden to provide additional home office and gym space.

Development Management

Status: GTD

Date:20/12/2021

Application:21/3899/HOT

Replacement of single storey rear extension and erection of garden room on the back of the garden.

Development Management

Status: GTD

Date: 11/10/2022

Application: 21/3899/DD01

Details pursuant to condition U0115755 - Foundation details garden room of planning permission and condition U0115754 Submitted Arboricultural Details Part C of 21/3899/HOT.

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Development Management

Status: PDE

Date:

Application: 24/0268/DD01

Details pursuant to condition U0177137 - Arboricultural Method Statement of planning permission 24/0268/HOT.

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Building Control

Deposit Date: 08.02.2000

Part two & single storey side extension

Reference: 00/0244/BN

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Building Control

Deposit Date: 01.04.2008

Installed a Gas Fire Installed a Gas Fire

Reference: 08/COR00811/CORGI

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Building Control

Deposit Date: 28.03.2008

1 Door

Reference: 08/FEN00913/FENSA

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Building Control

Deposit Date: 05.10.2021

Full refurbishment of the property, to include internal structural works, full electrical rewiring and plumbing works, demolition of existing rear extension and to rebuild a larger single storey rear extension. Introduction of new insulation at roof rafter level to the loft space, insertion of roof lights for the loft storage room and structural strengthening of the floor.

Reference: 21/1671/IN

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Building Control

Deposit Date: 15.12.2021

Install a gas-fired boiler

Reference: 22/FEN00030/GASAFE

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Building Control

Deposit Date: 16.12.2022

Rewire of all circuits

Reference: 22/NIC03219/NICEIC

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<b>Application Number</b>	<b>24/0268/DD01</b>
<b>Address</b>	<b>22 Mount Ararat Road, Richmond, TW10 6PG</b>
<b>Proposal</b>	<b>Details pursuant to condition U0177137 - Arboricultural Method Statement of planning permission 24/0268/HOT.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 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
24/0268/HOT	Replacement of existing garden shed to provide garden room with sauna and gym space.	Granted Permission

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **U0177137 - Arboricultural Method Statement (AMS)**

**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:**

**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**

**Be written in conjunction with the schemes Construction Method Statement (where applicable)**

**Outline any tree constraints, and explain any impacts for both above and below ground.**

**Detail all tree protection (including plans)**

**Detail any special engineering for construction within the Root Protection Area.**

**Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measureable 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**

**Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.**

**Provide details of all servicing runs (existing and proposed)**

**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..**

The following have been submitted:

- Arboricultural Method Statement
- SIPS Ground Screws Trade Brochure
- 3D View GA1
- 3D View GA2
- 3D View GA3
- Floor F01 SIP150
- Floor Plan
- Foundation Slabs & Screws
- GF01 SIP150
- GF02 SIP150
- GF03 SIP150
- GF04 SIP150
- Lintel LI
- Roof R01 SIP150
- Proposed Plan

Received on 09 Aug 2024.

The submitted information has been reviewed by the council's Arboricultural officer.

The contents of document titled "Part 3: BS: 5837 Arboricultural Method Statement Report & 'Final' Tree Protection Plan Ref: JPL/240241/R3 dated 23/07/2024" meet the criteria for an AMS as stipulated in 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.

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0177137 - Arboricultural Method Statement of application ref: 24/0268/HOT have been met.

**3. RECOMMENDATION**

**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  YES  NO

Case Officer (Initials): KM

Dated: 28/08/2024

**I agree the recommendation:**

SG  
Senior Planner

Dated: .....29/08/2024.....