

Application reference: 23/2052/DD01 HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
19.07.2024	19.07.2024	13.09.2024	13.09.2024

Site:

16 Seymour Road, Hampton Wick, Kingston Upon Thames, KT1 4HW

Proposal:

Details pursuant to condition U0165805 Arboriculture Method Statement, of planning permission 23/2052/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 REON VAN WIJK
64, KINGS ROAD
KINGS ROAD
TEDDINGTON
Middlesex
TW11 0QD
United Kingdom

AGENT NAME

Mr Reon van Wijk
64
Kings Road
Teddington
TW11 0QD

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

Expiry Date

07.08.2024

Neighbours:

-

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

Development Management

Status: GTD Application:81/1144
Date:23/10/1981 Formation of vehicular access to highway.

Development Management

Status: GTD Application:09/T0127/TCA
Date:27/03/2009 T1 - Unknown - removal T2 - Beech - removal T3 - Unknown - removal

Development Management

Status: GTD Application:23/2052/HOT
Date:29/09/2023 GROUND FLOOR REAR SIDE RETURN EXTENSION AND INTERNAL ALTERATIONS

Development Management

Status: PDE Application:23/2052/DD01
Date: Details pursuant to condition U0165805 Arboriculture Method Statement, of planning permission 23/2052/HOT.

Building Control

Deposit Date: 21.01.2009 Internal refurbishment work
Reference: 09/0064/BN

Building Control

Deposit Date: 30.01.2009 Re-wire House Dwelling
Reference: 09/NAP00027/NAPIT

Building Control

Deposit Date: 27.01.2009 Installed a Gas Boiler
Reference: 09/COR00552/CORGI

Building Control

Deposit Date: 02.04.2024 Single storey rear extension and internal alterations
Reference: 24/0443/BN

Application Number	23/2052/DD01
Address	16 Seymour Road, Hampton Wick Kingston Upon Thames KT1 4HW
Proposal	Details pursuant to condition U0165805 Arboriculture Method Statement, of planning permission 23/2052/HOT
Contact Officer	Phil Shipton
Target Determination Date	13/09/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0165805 Arboriculture Method Statement, of planning permission 23/2052/HOT was provided on the 19th July 2024. This included a cover letter and Arboricultural Method Statement.

The comprehensive list of planning history can be found above however the most relevant planning history is that of which this application relates – 23/2052/HOT granted on 29th September 2023 for ground floor rear side return extension and internal alterations.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0165805 Arboricultural Method Statement

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 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.

The following have been submitted:

- Cover Letter prepared by Reon van Wijk of IOA Architects, dated 17th July 2024
- Arboricultural Method Statement prepared by Mark Welby Consulting Arborists, dated 3rd July 2024

The Arboricultural Method Statement includes all the items/detail required as listed in the condition and therefore, satisfies the condition.

It is noted that in bullet point 1.4 of the Arboricultural Method Statement, the author states "I have not checked the status of the tree because Richmond Council do not provide online mapping access. This must be checked before any tree surgery work is carried out." The planning officer can confirm that the subject tree, nor any tree within the property or neighbouring properties have Tree Protection Orders (TPO).

The cover letter includes two photos showing the material storage and tree zone protection fencing in place.

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 U0165805 of application ref: 23/2052/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): PS

Dated: 09/08/2024

I agree the recommendation: TFA

~~Team Leader/Head of Development Management/Principal Planner/Senior Planner~~

Dated:04/09/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head 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
