



Application reference: 22/2522/DD01
BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	20.08.2024	20.08.2024 EOT: 13.09.2024

Site:

122 Castelnau, Barnes, London, SW13 9EU

Proposal:

Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation 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
 London
 SW13 9EU
 London

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 Transport
 LBRUT Transport
 LBRuT Ecology
 LBRUT Transport

Expiry Date

26.07.2024
 10.09.2024
 12.07.2024
 12.07.2024

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: PDE 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: GTD Date:28/08/2024	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 Variation of planning approval 22/2522/HOT - U0148954 Approved Plans
<u>Development Management</u> Status: PCO Date:	Application:22/2522/DD03 Details pursuant to conditions BD12 - Details - Materials to be approved, U0148960 - External Steps, U0148962 - Brickwork and Masonry to match existing

Appeal

Validation Date: 30.04.2024

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

Reference: 24/0046/AP/REF

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/DD01
Address	122 Castelnau, Barnes, SW13 9EU
Proposal	Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation of planning permission 22/2522/HOT
Target Determination Date	20.08.2024 EOT: 13.09.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation 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:

Condition DV49A – Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

- 1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing*
- 2. Programme length and phasing*
- 3. The number, type and dimensions of vehicles required*
- 4. Vehicle routing*
- 5. Details of holding areas for construction traffic and communication strategy for their arrival*
- 6. Methods of spoil removal and concrete supply*
- 7. Details and location where plant and materials will be loaded and unloaded*
- 8. Security hoarding and maintenance of such*
- 9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties*

10. *On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this*
11. *Details of how the safety of highway users and vulnerable pedestrians will be managed*
12. *Details of how access to neighbouring properties will be maintained*
13. *Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works*
14. *Details of any required footway and/or road closures, or highway licences*
15. *Any necessary parking suspension details*
16. *Details of any wheel-washing facilities, if required*
17. *Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36*
18. *Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.*

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

The Transport Officer has been consulted on the application. While all other matters were found acceptable, initially they did not recommend discharge as swept path analysis was required. This was provided by the applicant but rejected by the Transport Officer as it failed to show the vehicle reversing into the site and showed conflict with existing pillars. Further swept path analysis was then submitted to which the Transport Officer now raises no objection.

Therefore, this condition is recommended for discharge.

The Transport officer has also made the applicant aware that a photographic condition survey is required before works start, to ensure that the crossover returned to the original condition. This falls outside material planning considerations and so the applicant should contact Highways directly in this regard. Contact details can be found within informative U0074187 Composite Informative on the decision notice relating to the parent application.

U0148959 - Bat Roost Assessment and Mitigation

Prior to the first occupation of the coach house, the recommendations set out in the Preliminary Bat Roost Assessment Report by TSA Ecology dated 828.11.2022 shall be implemented in full.

If works do not commence prior to 01.11.2023, prior to the commencement of works, a further Bat Roost Assessment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure bat data is up to date and that mitigation remains relevant.

A preliminary bat roost assessment has been submitted. A site visit was undertaken in June 2024 to assess the property internally and externally. The report concludes that there are unlikely to be bats present at the site, the proposed works have negligible potential to affect these species, and no further surveys are necessary.

The Council's ecologist has been consulted on this application and raised no objection.

Therefore, this condition is recommended for discharge.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Conditions DV49A - Construction Management Plan,; U0148959 - Bat Roost Assessment and Mitigation of planning permission of application ref: 22/2522/HOT have been met.

Discharge conditions

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:09/09/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:GE.....10/09/2024.....