

**Application reference: 24/0434/DD01**  
**HAMPTON NORTH WARD**

Date application received	Date made valid	Target report date	8 Week date
16.09.2024	20.09.2024	15.11.2024	15.11.2024

**Site:**  
32 Broad Lane, Hampton, TW12 3AZ

**Proposal:**  
Details in pursuant of condition U0181890 (Arboricultural Method Statement) of planning permission 24/0434/HOT

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

**APPLICANT NAME**  
Mr Robert Cox  
32 Broad Lane  
Hampton  
Richmond Upon Thames  
TW12 3AZ

**AGENT NAME**  
Ms Grainne O Keeffe  
Atrium 36 Broad Lane  
Hampton  
TW12 3AZ  
United Kingdom

**Consultations:**  
**Internal/External:**  
**Consultee**  
LBRuT Trees Preservation Officer (North)

**Expiry Date**  
04.10.2024

**Neighbours:**  
NA

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

Development Management  
Status: WDN Application:00/3570  
Date:02/05/2001 Demolition Of Existing House And Erection Of Four Semi-detached And Two Detached Houses.

Development Management  
Status: WTD Application:01/0880  
Date:21/05/2001 Demolition Of Existing House And Erection Of Two Semi- Detached And Three Detached Houses.

Development Management  
Status: WNA Application:03/0097/FUL  
Date:02/04/2003 Conversion Of Existing Building Into 4 X 3 Bedroom Flats, 2 X 2 Bedroom Flats. Erection Of 2 X Semi Detached Houses To Land Rear Of 32 Broad Lane. Formation Of Vehicular Access And Provision Of 12 Parking Spaces

Development Management  
Status: REF Application:03/1383/FUL

Date:15/07/2003	Erection Of 2 Semi Detached 4 Bed + Study Houses To Land R/o 32 Broad Lane And Formation Of Vehicular Access And Provision Of 2 Parking Spaces
<u>Development Management</u> Status: REF Date:04/08/2003	Application:03/1803/FUL Proposed Conversion Of Existing House To 5 Self Contained Flats And Provision Of Six Car Parking Spaces.
<u>Development Management</u> Status: REF Date:16/10/2003	Application:03/2307/FUL Erection Of 2 Semi-detached 4 Bed + Study Houses To Land To Rear Of 32 Broad Lane And Formation Of Vehicular Access And Provision Of 2 Parking Spaces
<u>Development Management</u> Status: GTD Date:17/10/2003	Application:03/T1656 Tulip Tree (Iiriodendron Tulipifera) - Crown Thin By 25 Reduce Lateral Rowing Towards House Back To Main Crown. Remove Basal Suckers, Remove Deadwood.
<u>Development Management</u> Status: GTD Date:17/10/2003	Application:03/T1657 Pine (pinus) - Remove Four Lowest Lateral Branches, Reduce Lowest Remaining Lateral Over Drive Back To Crown Line.
<u>Development Management</u> Status: REF Date:05/02/2004	Application:03/3456/FUL Erection Of 2 X 4 Bed + Study Semi Detached Houses To Land To Rear Of 32 Broad Lane And Formation Of Vehicular Access And Provision Of 2 Parking Spaces
<u>Development Management</u> Status: REF Date:04/02/2005	Application:04/3935/FUL Erection of 2No. semi-detached 4 bedroom houses and formation of vehicular access
<u>Development Management</u> Status: REF Date:03/06/2005	Application:05/1223/FUL Erection of 2 detached houses both with vehicular access
<u>Development Management</u> Status: WDN Date:28/03/2007	Application:06/1586/FUL Erection of new detached dwellinghouse
<u>Development Management</u> Status: GTD Date:12/04/2007	Application:07/0619/HOT Proposed two story side extensions and rear extension to existing house and single storey garage
<u>Development Management</u> Status: GTD Date:03/09/2007	Application:07/2660/HOT Insert two windows to side of property
<u>Development Management</u> Status: REF Date:07/10/2011	Application:10/3499/HOT Erection of first floor extension over existing garage to create additional living accommodation
<u>Development Management</u> Status: GTD Date:04/09/2014	Application:14/T0535/TPO T1 - 1 x tulip tree: rear garden. Remove basal growth from bottom. Crown reduce x 25% & crown thin x 20%. T2 - 1 x mature pinus: front near garages. Reduce back lateral limbs on one side over driveway to balance crown. T3 - 1 x prunus: front garden. Adjacent to malus. Deadwood & crown thin. T4 - 1 x Malus: front garden. Fell as is in poor health & large rip out. T5 - 1 x quercus: front gate overhanging road. Reduce x 20% plus crown thin x 20% & crown clean.
<u>Development Management</u>	

Status: GTD  
Date: 24/03/2022

Application: 22/T0079/TPO  
Oak t2 Crown thin by 15% and remove deadwood. Reason is to clean out crown of deadwood and regrowth from Pervious reduction. Tulip Tree, t1. Reduce crown to old reduction points by removing 2m from height and 1.5m from lateral branches. The tree will have a height of 12m and spread of 8m. Reason for works is to contain the shape and size of the tree given its location next to the house.

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Development Management

Status: GTD  
Date: 24/05/2024

Application: 24/0434/HOT  
Conversion of existing garage to habitable space. Replacement and re-shaping of garage roof. New front and rear windows/doors.

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Development Management

Status: PCO  
Date:

Application: 24/0434/DD01  
Details in pursuant of condition U0181890 (Arboricultural Method Statement) of planning permission 24/0434/HOT

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Appeal

Validation Date: 07.06.2001  
Reference: 01/0880

Development Appeal

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Appeal

Validation Date: 11.11.2003  
Reference: 03/1803

Proposed Conversion Of Existing House To 5 Self Contained Flats And Provision Of Six Car Parking Spaces.  
**Appeal Allowed**

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Appeal

Validation Date: 16.03.2004  
Reference: 03/3456

Erection Of 2 X 4 Bed + Study Semi Detached Houses To Land To Rear Of 32 Broad Lane And Formation Of Vehicular Access And Provision Of 2 Parking Spaces

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Appeal

Validation Date: 18.07.2005  
Reference: 05/0076/AP/REF

Erection of 2No. semi-detached 4 bedroom houses and formation of vehicular access

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Appeal

Validation Date: 19.07.2005  
Reference: 05/0077/AP/REF

Erection of 2 detached houses both with vehicular access

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Building Control

Deposit Date: 19.04.2007  
Reference: 07/0863/FP

Two storey side and rear extensions

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Building Control

Deposit Date: 11.07.2007  
Reference: 07/0863/FP/1

Two storey side and rear extensions

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Building Control

Deposit Date: 05.11.2007  
Reference: 07/COR01029/CORGI

Installed a Gas Fire

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Building Control

Deposit Date: 11.02.2008  
Reference: 08/BRE00031/BRECECA

BRECECA: Special installation (electric floor/ ceiling heating garden lighting/ power ELV lighting generator) Garden

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Building Control

Deposit Date: 17.04.2008  
Reference: 08/FEN01064/FENSA

16 Windows 2 Doors

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Building Control

Deposit Date: 19.07.2020  
Reference: 20/NIC01228/NICEIC

Install one or more new circuits

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Building Control

Deposit Date: 14.11.2020      Install a gas-fired boiler  
Reference: 20/FEN03830/GASAFE

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Building Control

Deposit Date: 03.10.2024      Conversion of garage to habitable accommodation with new WC and  
replacement crown roof with rear gable  
Reference: 24/1283/IN

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Enforcement

Opened Date: 31.07.2007      Enforcement Enquiry  
Reference: 07/0334/EN/NAP

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Enforcement

Opened Date: 07.07.2011      Enforcement Enquiry  
Reference: 11/0346/EN/BCN

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<b>Application Number</b>	24/0434/DD01
<b>Address</b>	32 Broad Lane, Hampton
<b>Proposal</b>	Details in pursuant of condition U0181890 (Arboricultural Method Statement) of planning permission 24/0434/HOT
<b>Contact Officer</b>	Brad Greening
<b>Target Determination Date</b>	15 Nov 2024

## 1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to of Condition U0181890 (Arboricultural Method Statement) of planning permission 24/0434/HOT.

Planning permission was granted for conversion of the existing garage to habitable space, involving replacement and re-shaping of the roof, and new front and rear windows/doors.

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **Condition U0181890 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.*

The following have been submitted:

- Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) 32 Broad Lane, Hampton, prepared by Trevor Heaps Arboricultural Consultancy Ltd, and dated 9<sup>th</sup> May 2024.
- Tree Protection Plan (Drawing No. TH/A3/4611/TPP), prepared by Trevor Heaps Arboricultural Consultancy Ltd, and dated 9<sup>th</sup> May 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. Notably, it contains adequate tree protection and mole boring for any services to be installed within the RPAs of retained trees. Additionally, the retained sycamore T2 will be crown lifted and reduced away from the building which is acceptable provided the specification within the AMS is followed.

The condition above can there 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 Condition U0181890 of application ref: 24/0434/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 online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): BGR

Dated: 31 October 2024

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>

<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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