



Application reference: 23/1623/DD02
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	20.09.2024	15.11.2024	15.11.2024

Site:

21 - 23 Queens Road, Richmond, ,

Proposal:

Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

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

APPLICANT NAME

Mr Anil Bangar
 16 Onslow Road
 Richmond
 Surrey
 TW10 6QF
 United Kingdom

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)

Expiry Date

04.10.2024

Neighbours:

-

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

Development Management

Status: GTD Application:00/T0514
 Date:11/04/2000 Ash - Fell

Development Management

Status: RNO Application:22/T0046/TCA
 Date:24/02/2022 Apple - (T1) - fell to ground level - extensive Inonotus in main scaffold limb
 Apple - (T2) - fell to ground level - extensive large diameter deadwood throughout canopy. Tree in terminal decline

Development Management

Status: WDN Application:22/0386/FUL
 Date:26/09/2022 Change of use from student accommodation to C3 residential use and associated cycle store.

Development Management

Status: GTD Application:22/3233/FUL
 Date:24/04/2023 Change of use from student accommodation to C3 residential use,

side extension, erection of a part width rear extension to the lower and upper ground floor.

Development Management

Status: REF
Date:02/08/2023

Application:23/1623/FUL
Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Development Management

Status: PCO
Date:

Application:23/1623/DD02
Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: GTD
Date:06/11/2024

Application:23/1623/DD01
Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: PCO
Date:

Application:24/2771/HOT
The proposals are to install a spiral wine store within the lower ground floor

Development Management

Status: REF
Date:02/08/2023

Application:23/1623/FUL
Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Development Management

Status: PCO
Date:

Application:23/1623/DD02
Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: GTD
Date:06/11/2024

Application:23/1623/DD01
Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Appeal

Validation Date: 21.03.2024

Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Reference: 24/0039/AP/REF

Appeal Allowed

Appeal

Validation Date: 21.03.2024

Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Reference: 24/0039/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 19.08.1991 Installation of Wc Bath/Basin & Drainage

Reference: 91/0897/FP

Building Control

Deposit Date: 10.01.1994 Provision of cooking & washing facilities & internal fireproofing for bedsits

Reference: 94/0041/BN

Building Control

Deposit Date: 07.06.1996 Re-roofing

Reference: 96/0725/BN

Building Control

Deposit Date: 23.11.2007 Installed a Gas Boiler Installed a Gas Boiler Installed a Gas Boiler

Reference: 08/COR01200/CORGI

Building Control

Deposit Date: 18.10.2024 Change of use from student accommodation to C3 residential use, side extension, erection of part width rear extension to the lower and upper ground floor and the creation of vehicular access to 23 Queens Road with alterations and improvements to the front boundary walls and landscaping

Reference: 24/1350/IN

Application Number	23/1623/DD02
Address	21 - 23 Queens Road Richmond
Proposal	Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL (Allowed at appeal ref: APP/L5810/W/23/3333651)
Contact Officer	Jack Davies
Target Determination Date	15/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal site at no 23 to which the proposals relate is a four-storey, detached building, located on the western side of Queens Road. The site is located within St Matthias Conservation Area and is locally designated as Building of Townscape Merit (BTM). Flooding designations at the site include being within Floodzone 1, a Critical Drainage Area and is in a Throughflow Catchment Zone.

The host site, is subject to recently approved development (Council ref: 23/1623/FUL) for: *Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.*

This request for compliance with conditions relates to **condition 4 (Arboricultural Method Statement and Tree Constraints Plan)** shown below.

Arboricultural Method Statement and Tree Constraints Plan

The submitted Arboricultural documentation "Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) for a development at 23 Queens Road, March 2022", must inform an Arboricultural Method Statement (AMS), incorporating a Tree Protection Plan (TPP).

The AMS shall be submitted prior to the commencement of development 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. Outline any tree constraints and explain any impacts for both above and below ground and specify mitigation measures in line with BS5837.
- C. Detail all tree protection by way of a specification, in line with BS5837 (including plans)
- D. Detail any special engineering for construction within the Root Protection Area.
- E. 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
- F. Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, including a timetable for submission to the Local Planning Authority. The development shall not be implemented other than in accordance with the approved AMS.

2. EXPLANATION OF OFFICER RECOMMENDATION

The Councils Tree Officer has reviewed the submitted information and notes the submission of the "BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan from ATS Trees dated September 2024.

The tree officer noted that the recommendations and working methodologies of the aforementioned Tree Report are consistent with good Arboricultural practice for construction activities around trees and are in line with the British Standard BS5837 (2012) in the execution of this proposal.

The 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 **condition 4 (Arboricultural Method Statement and Tree Constraints Plan)**, of application ref: 23/1623/FUL 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): DAV Dated: 12/11/2024

I agree the recommendation:

SGR
Senior Planner
Date: 13/11/2024