

Application reference: 23/0111/DD03
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date received	application	Date made valid	Target report date	8 Week date
09.09.2024		03.10.2024	28.11.2024	28.11.2024

Site:

Gordon House, 20 Ham Common, Ham, Richmond

Proposal:

Details in pursuant of conditions U0162178 (Tree Planting Scheme) U0162182 (NS17 Hard and Soft Landscaping)of planning permsiion 23/0111/HOT

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

APPLICANT NAME

Mr Kurosh Davis
The Dairy Studio
Sergehill Lane
Abbots Langley
WD5 0RZ
United Kingdom

AGENT NAME

Mr Kurosh Davis
The Dairy Studio
Sergehill Lane
Abbots Langley
WD5 0RZ
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)
LBRuT Ecology

Expiry Date

18.10.2024
18.10.2024

Neighbours:

-

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

Development Management

Status: GTD Application:02/T1564
Date:16/10/2002 Sycamore (on North West West Boundary) - Remove

Development Management

Status: GTD Application:02/T1565
Date:16/10/2002 Sycamore (on Front Boundary) - Raise Canopy, Prune Back From Building And Parking Area, Retaining A Natural Appearance. Crown Clean.

Development Management

Status: GTD Application:94/T0826/CA
Date:12/04/1994 Cut Back Overhanging Branches Of Sycamore Tree

Development Management

Status: GTD Application:94/T0827/CA
Date:12/04/1994 Sycamore Tree - Middle Tree Looking From The Rear Of Maranda Court - Remove Three Lowest Lateral Branches.

Development Management

Status: GTD Application:94/T0828/CA
Date:12/04/1994 Sycamore Tree - Right Hand Tree Looking From The Rear Of Maranda Court -

Remove Lower Three Lateral Branches Of A Maximum Diameter Of 10cm.

Development Management

Status: GTD Application:96/T3457/CA

Date:12/11/1996 Oak - Crown Lift To 2 Metres And Remove All Deadwood

Development Management

Status: GTD Application:96/T3458/CA

Date:12/11/1996 Sycamore - Crown Lift And Thin

Development Management

Status: GTD Application:96/T3459/CA

Date:12/11/1996 Sycamore - Crown Lift And Thin

Development Management

Status: GTD Application:96/T3460/CA

Date:12/11/1996 Sycamore - Crown Lift And Thin

Development Management

Status: GTD Application:96/T3461/CA

Date:12/11/1996 Sorbus - Crown Lift And Thin

Development Management

Status: GTD Application:96/T3462/CA

Date:12/11/1996 Sycamore - Crown Lift And Thin

Development Management

Status: REF Application:97/T7272

Date:06/10/1997 Remove Lime Tree

Development Management

Status: GTD Application:97/T7498

Date:06/11/1997 Sycamore - (left Hand Side Looking From Miranda Ct) - Crown Lift Removing Large Suckers To A Height Of Approx. 8 Metres. Crown Thin Remainder Removing Deadwood.

Development Management

Status: GTD Application:97/T7499

Date:06/11/1997 Sycamore (middle Tree) - Right Hand Side 1st Limb - Remove Secondary Branch Growing Towards Adjacent Sycamore. Second Branch Remove At Fork-branch Growing Towards Miranda Ct. Centre Section, Remove Two Lowest Branches Growing Towards Mirand

Development Management

Status: GTD Application:97/T7500

Date:06/11/1997 Sycamore (right Hand Side) - Remove Secondary Branch Growing Towards Miranda Ct, Remove Low Branch Growing Over Garages, Shorten Overlong Branches Growing Towards Miranda Ct Back To Main Crown Line. Crown Thin By 20 .

Development Management

Status: GTD Application:81/1037

Date:29/10/1981 Erection of timber balcony and external staircase at rear and revised internal sanitary arrangements.

Development Management

Status: GTD Application:83/0351/DD01

Date:30/09/1983 Retention of wire security fencing. (Details to discharge Condition (a)).

Development Management

Status: GTD Application:83/0351

Date:25/07/1983 Retention of wire security fencing.

Development Management

Status: GTD Application:83/1141

Date:15/02/1984 Erection of a green coated plastic chain link netting and posts to a height of 9ft 0ins around the proposed tennis court, 6ft 6ins from the south-western boundary and 3ft 3ins from the south-eastern boundary of the property. (Additional plans received 19th Sept., 1983 and 24th Nov., 1983).

Development Management

Status: GTD Application:66/0669

Date:23/06/1966 Alterations.

Development Management

Status: GTD Application:04/0072/TCA

Date:05/08/2004 T1 Maple - Cut back to boundary. T2 Oak (Quercus spp.) - Cut back to boundary. Remove broken branch. T3 Large tree (Unknown) - Cut back to boundary. T4 Leylandi (Cupressocyparis

leylandii) - Cut back to boundary.

Development Management

Status: REF Application:05/T0328/TPO

Date:08/06/2005 T1- Lime (Tilia europaea) - 20% thin and crown reduction. Remove deadwood.

Development Management

Status: GTD Application:05/T0329/TCA

Date:20/06/2005 T1 - Evergreens - Reduce by 1-3 metres in height.

Development Management

Status: PDE Application:07/T0333/TCA

Date: T1 - Oak (Quercus spp.) - Crown thin by 20-30% Remove deadwood. T2 - Conifers - reduce in height by approximately 1 metre.

Development Management

Status: RNO Application:14/T0869/TCA

Date:18/12/2014 Leylandii trees - pruning back the branches which overhang my property causing excessive shading

Development Management

Status: GTD Application:14/4975/HOT

Date:21/05/2015 Reinstatement of blocked windows to the bay of the south elevation, removal of tennis court, modern external wall and hardstanding, new window to west elevation and security cameras. Replacement of cast iron soil and drain pipes.

Development Management

Status: GTD Application:14/4976/LBC

Date:21/05/2015 Reinstatement of blocked windows to the bay of the south elevation; removal of tennis court, modern external wall and hardstanding, new window to west elevation, security cameras and internal alterations. Replacement cast iron soil and drain pipes.

Development Management

Status: GTD Application:15/0616/HOT

Date:20/04/2015 Proposed replacement of existing rear deck and steps, replacement of non-historic windows to lower ground frontage, provision of a new entrance at lower ground floor level to the north elevation, removal of brick addition to north west elevation, temporary removal and rebuilding of non-original section of front boundary wall and refurbishment of metal railings.

Development Management

Status: GTD Application:15/0617/LBC

Date:16/04/2015 Proposed replacement of existing rear deck and steps, replacement of non-historic windows to lower ground frontage, provision of a new entrance at lower ground floor level to the north elevation, removal of brick addition to north west elevation, temporary removal and rebuilding of non-original section of front boundary wall and repair and replacement of metal railings; extension of internal stud wall at lower ground floor level.

Development Management

Status: GTD Application:15/T0182/TPO

Date:07/04/2015 T1 - Lime - Remove

Development Management

Status: WDN Application:15/1203/HOT

Date:17/04/2015 Removal of tennis court, installation of new natural pond with trees, shrubs, and wildflowers surrounding it.

Development Management

Status: RNO Application:15/T0604/TCA

Date:30/09/2015 T1 - Oak - Fell

Development Management

Status: WNA Application:16/0765/HOT

Date:11/04/2016 Proposed painting of the timber fire surround of the drawing room fireplace at Gordon House.

Development Management

Status: GTD Application:16/0766/LBC

Date:14/04/2016 Proposed painting of the timber fire surround of the drawing room fireplace at Gordon House.

Development Management

Status: RNO Application:17/T0580/TCA

Date:11/09/2017 T1 - Sycamore - Dismantle T2 - Sycamore - Reduce crown by 3m in height and by 2m at the sides T3 - Sycamore - Reduce crown by 4m in height and by 2-3 at the sides

Development Management

Status: RNO Application:22/T1010/TCA

Date:11/01/2023 T1 Sycamore (x1) - Reduce height by 4-5m and width by 2-3m. Reason: General

maintenance. To maintain the tree at a smaller size. Final height to be 12m and width to be 6m.

Development Management

Status: GTD Application:23/0111/HOT

Date:03/08/2023 New raised ground floor and basement rear extension. Remodeling of garage and front steps. New pool and outbuildings to include a pool house and a wendy house at the southern end of the grounds.

Development Management

Status: GTD Application:23/0112/LBC

Date:03/08/2023 New raised ground floor and basement rear extension. Remodeling of garage and front steps. New pool and outbuildings to include a pool house and a wendy house at the southern end of the grounds. Internal alterations.

Development Management

Status: GTD Application:23/0111/DD01

Date:20/03/2024 Details pursuant to condition U0162182 - NS17 Hard and Soft Landscaping, and Part 1 of U0162178 - Tree Planting Scheme Required, of planning permission 23/0111/HOT.

Development Management

Status: GTD Application:23/0111/DD02

Date:20/03/2024 Details pursuant to condition U0162180 - Ecology Report, of planning permission 23/0111/HOT.

Development Management

Status: INV Application:23/0112/DD01

Date: Details in pursuant of condition U0162188 (Detailed Drawings) of Listed Building Consent 23/0112/LBC

Development Management

Status: RNO Application:24/T0614/TCA

Date:30/08/2024 Sycamore (T1) - Remove Magnolia (T17) - Remove Sycamore (T27) - Remove Sycamore (T28) - Remove

Development Management

Status: WDN Application:24/2260/NMA

Date:08/10/2024 Permission to fell four trees, and add two trees.

Development Management

Status: PCO Application:23/0111/DD03

Date: Details in pursuant of conditions U0162178 (Tree Planting Scheme) U0162182 (NS17 Hard and Soft Landscaping)of planning permissiion 23/0111/HOT

Development Management

Status: RNO Application:24/T0758/TCA

Date:09/10/2024 : Lawson Cypress hedge (H13) - Remove two sections of. The sections of H13 proposed for removal are highlighted on the accompanying Tree Location Plan Rev 2 (10939G), with dimensions included. These dimensions show the sections of the hedge proposed for removal (highlighted in red) and the sections of the hedge not proposed for removal as part of this application (highlighted in purple). The dimensions also include distances from the site boundaries and the sections of the hedge proposed for removal. One section of the hedge proposed for removal is L-shaped and measures circa 7m in length from the northwest boundary towards the southeast boundary and circa 6m in length from the southwest boundary towards the northeast boundary. The other section of the hedge proposed for removal measures circa 10m in length and begins circa 13m from the southwest boundary.

Development Management

Status: PCO Application:23/0111/DD04

Date: Details pursuant to condition U0162179 - Pre-Start Meeting, and U0162177 - Submitted Arboricultural details, of planning permission 23/0111/HOT

Building Control

Deposit Date: 04.10.2005 Installed a Gas Boiler

Reference: 07/95358/CORGI

Building Control

Deposit Date: 04.10.2005 Main/ supplementary equipotential bonding Heating (central heating/ room heating/ hot water/ boiler/ controls) Dwelling house

Reference: 07/NIC00005/NICEIC

Building Control

Deposit Date: 09.06.2015 Internal alteration and refurbishment new bathrooms kitchens and

replacement services and general repairs

Reference: 15/1322/BN

Building Control

Deposit Date: 18.10.2015 Installed Generic: Furanflex

Reference: 15/HET00350/HETAS

Building Control

Deposit Date: 01.12.2015 Install a flued gas cooking range

Reference: 15/FEN03595/GASAFE

Building Control

Deposit Date: 08.02.2016 Install a gas fire Install a gas fire Install a gas fire

Reference: 16/FEN00576/GASAFE

Building Control

Deposit Date: 09.07.2024 Demolition of existing rear garden room and construction of new rear extension of lower ground and ground floor levels with glazed roofs, comprising family dining room, family room and garden room, music room, wine cellar and gymnasium, together with minor works to the main house

Reference: 24/0824/IN

Building Control

Deposit Date: 16.07.2024 Install one or more new circuits

Reference: 24/NIC03130/NICEIC

Building Control

Deposit Date: 16.07.2024 Install one or more new circuits

Reference: 24/NIC03131/NICEIC

Building Control

Deposit Date: 12.09.2024 Install one or more new circuits

Reference: 24/NIC03884/NICEIC

Site and Surrounding

The application site comprises an 18th century Georgian Grade II listed building in the Ham Common Conservation Area CA7. The building was listed in 1960 and the list description is brief as follows:-
'C18 or C19. Brick built house. Two storeys. Five windows. With central 3 window bay slightly advanced and pedimented. Flat porch with Tuscan columns. The sides of the house have 3 window splayed bays. First floor Venetian window on south side.'

Other constraints:

- Article 4 Direction restricting basement development
- Archaeological Priority Site
- Ham and Petersham Neighbourhood Plan Area
- Area less susceptible to surface water flooding

Proposal

Details pursuant to condition U0162178 (Tree Planting Scheme) and U0162182 (NS17 Hard and Soft Landscaping), of planning permission 23/0111/HOT for:

"New raised ground floor and basement rear extension. Remodelling of garage and front steps. New pool and outbuildings to include a pool house and a wendy house at the southern end of the grounds. Internal Alterations"

Planning History

The planning history at the site is listed above.

Professional Comments

U0162178 (Tree Planting Scheme)

1. *Based upon the outline document "Proposed Planting Plan Ref: 249-L-P-103, dated 24/01/2023" and prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:*

- Details of the quantity, size, species, and position of each individual tree.*
- An indication of how they integrate with the proposal in the long term with regard to their mature size.*
- Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)*
- Proposed time of planting (season)*
- 5-year aftercare, maintenance and management programme.*

2. *Written and photographic confirmation of the tree planting, as specified in the approved Tree Planting Scheme, shall be submitted at the conclusion of the project to the local planning authority.*

3. *If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or, in the opinion of the local planning authority becomes seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.*

REASON: To safeguard the appearance of the locality and maintain tree cover.

U0162182 (NS17 Hard and Soft Landscaping)

Before constructing any new hard or soft landscape, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include:

(A) Hard landscape details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species,

position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces). All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.
REASON: *To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests*

The applicant has submitted a tree removal plan, planting plan and a garden proposal statement. The Councils Ecology and Tree Officers reviewed the information and noted no objections apart from the tree which was to be located on acid grassland. This tree was relocated and no further objections were raised.

Part 2 of the tree planting scheme condition is required to be discharged at a later date. Part 3 will remain in force until after 5 years have elapsed, after the conclusion of the project.

Conclusion

Partially Discharge condition U0162178 (Tree Planting Scheme) of planning permission **23/0111/HOT**

Discharge condition U0162182 (NS17 Hard and Soft Landscaping)_of planning permission **23/0111/HOT**

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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:14/11/24.....

I agree the recommendation:

GE

Dated: 18/11/2024