



Application reference: 21/3809/DD03
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

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

Site:

Langholm Lodge, 144 - 152 Petersham Road, Richmond,

Proposal:

Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL

APPLICANT NAME

2nd Floor
Victoria House
Victoria Road
Aldershot

AGENT NAME

Geraint Williams
-

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)

Expiry Date

18.10.2024

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

Development Management

Status: RNO Application:13/T0844/TCA

Date:15/01/2014 T1-Thin Holm Oak to allow more light into property. Reduce limb over road on Holm Oak to reduce weight. T2- Reduce pride in Indian tree by 1.5M to allow more light into garden.

Development Management

Status: WON Application:19/T0285/TCA

Date:06/04/2020 T1 - Taxus Bacata - large branches from this tree in Terrace Gardens overhanging the boundary into Langholm Lodge leading to excessive shade throughout the year and bird waste on the property throughout the year T2 - Quercus ilex - large tree within the Langholm Lodge estate that was severely damaged 18 months ago by another tree falling on it, now has mismatched branches and needs shaping up and cutting back in places T3 - Koelreuteria paniculate - small tree within the Langholm Lodge estate needs general pruning

Development Management

Status: GTD Application:21/3809/FUL

Date:06/05/2022 The construction of replacement retaining wall structures

Development Management

Status: GTD Application:21/3809/DD01

Date:05/01/2024 Details in pursuant of condition U0126649 (Ecological Construction Management Plan) of Planning Permission 21/3809/FUL

Development Management

Status: WDN Application:21/3809/DD02

Date:22/03/2024 Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL

Development Management

Status: PDE Application:21/3809/DD03
 Date: Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL

Building Control
 Deposit Date: 03.10.2023 Construction of retaining walls to gardens
 Reference: 23/1497/FP
Building Control
 Deposit Date: 06.03.2024 Install a gas fire Install a flue liner
 Reference: 24/FEN01075/GASAFE

Application Number	21/3809/DD03
Address	Langholm Lodge, 144-152 Petersham Road, Richmond
Proposal	Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL
Target Determination Date	28.11.2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

21/3809/FUL – The construction of replacement retaining wall structures. Granted.

21/3809/DD01 - Details in pursuant of condition U0126649 (Ecological Construction Management Plan) of Planning Permission 21/3809/FUL. Granted

21/3809/DD02 - Details in pursuant of condition U0126651 (Pre-Start Meeting) of Planning Permission 21/3809/FUL. Withdrawn.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition U0126651 – Pre-Start Meeting

(A) *Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be formally invited, via the planning system, to attend a pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.*

(B) *Minutes from the meeting must be prepared and submitted to and approved by the Local Planning Authority Arboricultural Officer prior to the commencement of development.*

The minutes should also include the following:

- i) Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and complete monitoring reports, to be submitted to the LPA via the LBRuT planning portal for approval by the Local Authority Tree Officer.*
- ii) Details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.*
- iii) Details of the agreed induction procedures and material for all personnel in relation to Arboricultural matters.*

REASON: *To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.*

The applicants arranged a pre-start meeting for 31/10/2024 at which time the tree protection was in

place.

Following this, minutes were submitted to the Council's tree Officer setting out that pins were recommended to anchor the fencing protecting T25, that protection had complied with the protection fencing plan and that agreement was made to board over grass areas and for damaged areas to be reinstated afterwards. A working sequence and timeframe was also confirmed.

The Tree Officer 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 Condition U0126651 – Pre-Start Meeting of application ref: 21/3809/FUL 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
 in Uniform) (*If yes, complete Development Condition Monitoring

This application has representations online YES NO
 (which are not on the file)

This application has representations on file YES NO

Case Officer (Initials):SG..... Dated:25/11/2024.....

I agree the recommendation:



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

Dated: ...27/11/2024.....

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: