

## Application reference: 24/1292/DD03

### HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
29.11.2024	29.11.2024	24.01.2025	24.01.2025

**Site:**

Avenue Lodge, 51 Ham Common, Ham, Richmond

**Proposal:**

Details pursuant to condition U0185096 - Schedule of Works - Ceiling of listed building consent 24/1292/LBC.

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

**APPLICANT NAME**

Mr & Mrs John & Susanne Furse  
Avenue Lodge  
51 Ham Common  
Ham  
Richmond  
TW10 7JG

**AGENT NAME**

Mr Tom Turner  
Stanmer House  
Stanmer Village  
Brighton  
BN1 9QA

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

**Consultations:**

**Internal/External:**

**Consultee**

21D Urban D

**Expiry Date**

25.12.2024

**Neighbours:**

-

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

Development Management

Status: GTD

Date:15/01/2002

Application:01/0623

Conservatory To Rear Courtyard. Re-roof Service Area With Skylight And Flat Roof On North Wing, Widen Internal Access Adjacent To Swimming Pool. Replace Side Porch. Extend At First Floor Above Porch, Associated Internal And Window Alteratio

Development Management

Status: GTD

Date:22/10/2001

Application:01/0605

Erection Of Conservatory In Rear Courtyard. Service Area Roof Reformed And Passage Way Added To Access Swimming Pool. Front Enclosure And Swimming Pool Moved Out. Porch To Side Reformed. First Floor Extension.

Development Management

Status: GTD

Date:30/04/2001

Application:01/T0415

Purple Leaved Plum - Remove

Development Management

Status: GTD

Date:17/03/2004

Application:04/T0035

Flowering Plum (prunus) - Fell.

Development Management

Status: GTD

Date:17/03/2004

Application:04/T0036

Hazel (corylus) - Coppice.

Development Management

Status: GTD Date:17/03/2004	Application:04/T0037 Bird Cherry (prunus Padus) - To Tidy Previous Poor Workmanship Leaving Many Large Stubs To Bs3998.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0038 Japanese Cherry (prunus Serrulata) - Prune By 30 To Raise And Shape Canopy.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0039 Magnolia - Prune To Raise And Shape Canopy. Prune And Thin Canopy By 30 In Late Summer.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0040 Japanese Cherry (prunus Serrulata) - Prune By 30 To Raise And Shape Canopy.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0041 Magnolia - Prune By 30 To Shape Canopy And Crown Lift By 10 In Late Summer.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0042 Bay Laurel (laurus) - Prune 5 Stems, To Thin By 50 Leaving Healthy Well Shaped Stems.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0043 Pink Leaved Plum (prunus) - Thin Canopy By 30 And Prune Back Leaders By 30
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0023 Bird Cherry (prunus Padus) - Fell.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0024 Japanese Cherry (prunus Serrulata) - Fell.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0025 Red Maple (acer Rubrum) - Lift Lateral Branches Overhanging Lawn To 3 Metres. 20 Crown Lift.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0026 Laburnum - Fell.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0027 Wych Elm (ulmus Glabra) - Fell.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0028 Red Maple (acer Rubrum) - Lift Lateral Branches Overhanging Lawn To 3 Metres. 20 Crown Lift.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0029 Japanese Cherry (prunus Serrulata) - Prune At The Break And Reduce The Leader By 0.5 Metres.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0030 Ash (fraxinus Excelsior) - For 4 Metres From The Ground Tidy Already Broken Branches And Stubs To Bs 3998.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0031 Ash (fraxinus Excelsior) - Lift Lower Lateral Branches Overhanging The Tennis Court To 3 Metres. Crown Lift By 10
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0032 Hawthorn (crataegus) - Fell.
<u>Development Management</u>	

Status: GTD Date:17/03/2004	Application:04/T0033 False Acacia (robinia Pseudoacacia) - Remove The Lateral Branchoverhanging The Lawn And Deadwod The Crown. 5 Reduction.
<u>Development Management</u> Status: GTD Date:17/03/2004	Application:04/T0034 Apple (malus) - Fell.
<u>Development Management</u> Status: PCO Date:09/03/1994	Application:94/0200/FUL Crown Lift Prunus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0180/CA Remove Chamaecyparis Leylandii
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0181/CA Remove Chamaecyparis Leylandii Adjacent To Robinia In Rear Garden
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0182/CA Remove Chamaecyparis Leylandii - Tree Furthest From Tennis Court
<u>Development Management</u> Status: WDN Date:02/03/1994	Application:94/T0183/CA Remove Chamaecyparis Leylandii
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0184/CA Remove Prunus Sp Adjacent To The Avenue
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0185/CA Remove Prunus Sp Adjacent To The Avenue
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0186/CA Fraxinus Tree At End Of Garden - Crown Lift, Reduce Overlong Laterals And Thin And Rebalance
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0187/CA Remove Sorbus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0188/CA Remove Ailanthus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0189/CA Remove Acer Negundo Tree
<u>Development Management</u> Status: GTD Date:04/03/1994	Application:94/T0190/CA Crown Lift Prunus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0191/CA Crown Lift To Prunus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0192/CA Crown Thin Prunus Sp Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0193/CA Crown Thin Prunus Padus Tree
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0194/CA Reduce Prunus Sp Tree Away From Property
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0195/CA Prune Prunus Kanzan In Front Garden
<u>Development Management</u> Status: GTD Date:10/03/1994	Application:94/T0196/CA Crown Lift Fraxinus Tree Adjacent To Tennis Courts
<u>Development Management</u> Status: GTD	Application:94/T0197/CA

Date:10/03/1994	Lightly Crown Thin Prunus Sp Tree Adjacent To St Michaels Convent
<u>Development Management</u>	
Status: GTD	Application:94/T0198/CA
Date:10/03/1994	Crown Thin Prunus Cerasifera
<u>Development Management</u>	
Status: GTD	Application:94/T0199/CA
Date:10/03/1994	Crown Lift Prunus Sp Tree
<u>Development Management</u>	
Status: GTD	Application:94/T0200/CA
Date:10/03/1994	Crown Lift Prunus Sp Tree
<u>Development Management</u>	
Status: GTD	Application:94/T0201/CA
Date:10/03/1994	Remove Low Limb Of Fraxinus Tree
<u>Development Management</u>	
Status: GTD	Application:94/T0202/CA
Date:10/03/1994	Reshape Taxus Tree
<u>Development Management</u>	
Status: PDE	Application:07/T0500/TCA
Date:	T1 - Holly (Ilex aquifolium) - Crown reduce to 12 ft and shape. T2 - Crab Apple (Malus sylvestris) - Tip reduce to balance. T3 - Bay (Laurus nobilis) - Reduce in height to 2.5 metres. Remove large section over road. T4 - Purple leaf Plum (Prunus cerasifera 'pissardii') - Fell to ground level. T5 - Purple leaf Plum (Prunus cerasifera 'pissardii') - Tip reduce from property and cottage. T6 - Purple Maple (Acer spp.) - Remove low limb over garden. T7 & T8 - Hornbeam x 2 (Carpinus betulus) - Raise canopy over tennis courts and crown clean. T9 & T10 - Cherry x 2 (Prunus spp.) - Fell. T11 - Cherry (Prunus spp.) - Raise canopy and tip reduce from tennis court. T12 - Leyland cypress (Cupressocyparis leylandii) - Fell to ground level. T13 - Malus spp. - Reshape. T14 - Cryptomeria spp. - Remove split stem and shape as feasible.
<u>Development Management</u>	
Status: RNO	Application:12/T0759/TCA
Date:17/12/2012	T1 - Purple Leaf Plum - Front Garden - Reduce crown by 25% to contain T2 - Norway Maple - Rear Garden - Prune to form a straight line from dome of crown to reshape T3 - Norway Maple - Rear Garden - Prune 3 x branches to limit impact over lawn & improve lawn T4 - Conifer - Rear Garden - Prune to 6ft above fence line T5 - Dogwood - Rear Garden - Prune over-long branches growing over lawn to improve lawn T6 - Tree of Heaven - Rear Garden - Fell to ground level as poorly located unwanted specimen T8 - Ash - Rear Garden - Prune overhang to tennis court fence line to clear tennis court T12 - Whitebeam - Rear Garden - Cut branches to clear overhang to tennis court
<u>Development Management</u>	
Status: RNO	Application:19/T0381/TCA
Date:26/06/2019	T1 - Ash - Crown reduce reducing the height and spread of the tree by up to 2m (final height 12m; final spread 8m) T2 - Ash - Crown reduce reducing the height and spread of the tree by up to 2m (final height 10m; final spread 6m) T3 - Cherry - Fell to ground level and grind down stump T4 - Cherry - Reduce spread over tennis court by 2-3m to ensure no overhang (final height no change at 12m; final spread 6m) T5 - Cherry - Reduce spread over tennis court by 2-3m to ensure no overhang (final height no change at 12m; final spread 6m) T6 - Cherry - Remove minor stem at 2m to north west and reduce spread over tennis court by 3-4m to ensure no overhang (final height no change at 12m; final spread 5m) T7 - Ash - Crown reduce reducing the height and spread of the tree by up to 3m (final height 14m; final spread 8m) T8 - Hornbeam - Reduce spread over tennis court by 3-4m to ensure no overhang (final height no change at 10m; final spread 7m) G9 - Sorbus x3 & Hornbeam - Reduce spread over tennis court by 3-4m to ensure no overhang (final height no change at 10m; final spread 7m) T10 - False Acacia - Fell to ground level and grind down stump T11 - Dogwood - Crown reduction reducing the height and spread of the tree by up to 2m (final height 6m; final spread 5m) T12 - Crab Apple - Fell to ground level and grind down stump
<u>Development Management</u>	

Status: RNO  
Date:14/04/2021

Application:21/T0311/TCA  
5 DAY NOTICE T1 Purple Leafed Plum (Prunus cerasifera 'Pissardii')  
Fell dead stem, as low as possible. T2 Magnolia Remove  
dead stems

Development Management

Status: GTD  
Date:15/07/2024

Application:24/1291/HOT  
Ground floor: widen entrance hall, reinstate access via stair, reorganise  
pantry, laundry room and rear hall. First floor: remove internal partitions from  
SE bedroom and NE dressing rooms, amend rear hall into double height  
space with new stair. External: Addition of decorative parapet, amend  
chimney, amend entrance door via narrowing and addition of porch.

Development Management

Status: GTD  
Date:15/07/2024

Application:24/1292/LBC  
Ground floor: widen entrance hall, reinstate access via stair, reorganise  
pantry, laundry room and rear hall. First floor: remove internal partitions from  
SE bedroom and NE dressing rooms, amend rear hall into double height  
space with new stair. External: Addition of decorative parapet, amend  
chimney, amend entrance door via narrowing and addition of porch.

Development Management

Status: GTD  
Date:30/10/2024

Application:24/2362/HOT  
Proposed demolition and replacement of pool wing building, new loggia and  
associated landscaping works.

Development Management

Status: GTD  
Date:30/10/2024

Application:24/2363/LBC  
Proposed demolition and replacement of pool wing building, new loggia and  
associated landscaping works.

Development Management

Status: WDN  
Date:05/11/2024

Application:24/1292/DD01  
Details pursuant to condition U0185095 - Detailed Drawings - Entrance  
Doors, and U0185096 - Schedule of Works - Ceiling, of listed building  
consent 24/1292/LBC.

Development Management

Status: GTD  
Date:18/12/2024

Application:24/2765/VRC  
Removal of condition 'U0185095 - Detailed Drawings - Entrance Doors' and  
variation of condition U0185093 - Approved Drawings of Listed Building  
Consent 24/1292/LBC. The front door will no longer be changed to a new  
opening with canopy. The existing canopy and opening will remain with a  
new door and side lights. Opening up works at the side door exposed  
structures above which prevented the proposed fanlight from being installed.  
An arrangement of door and sidelights resembling the existing is proposed.  
The door and associated glazing arrangements to be changed for the side  
and front doors of the house.

Development Management

Status: REF  
Date:22/11/2024

Application:24/1292/DD02  
Details pursuant to condition U0185096 - Schedule of Works - Ceiling, of  
listed building consent 24/1292/LBC.

Development Management

Status: PDE  
Date:

Application:24/2812/VRC  
Removal of condition 'U0185088 - Detailed Drawings - Entrance Doors' and  
variation of condition 'U0185086 - Approved Drawings' of planning  
permission 24/1291/HOT. The front door will no longer be changed to a new  
opening with canopy. The existing canopy and opening will remain with a  
new door and side lights. Opening up works at the side door exposed  
structures above which prevented the proposed fanlight from being installed.  
An arrangement of door and sidelights resembling the existing is proposed.  
The door and associated glazing arrangements to be changed for the side  
and front doors of the house.

Development Management

Status: PDE  
Date:

Application:24/1292/DD03  
Details pursuant to condition U0185096 - Schedule of Works - Ceiling of  
listed building consent 24/1292/LBC.

Building Control

Deposit Date: 14.01.2004 Internal alterations, new first floor partition walls, including new kitchen and bathrooms.

Reference: 04/0047/BN

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Building Control

Deposit Date: 28.09.2010 Installed a Gas Boiler

Reference: 11/FEN02483/GASAFE

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Building Control

Deposit Date: 02.02.2023 Install a gas-fired boiler

Reference: 23/FEN00491/GASAFE

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Building Control

Deposit Date: 02.02.2023 Install a gas-fired boiler

Reference: 23/FEN00492/GASAFE

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Building Control

Deposit Date: 02.02.2023 Install a gas-fired boiler

Reference: 23/FEN00503/GASAFE

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Building Control

Deposit Date: 12.10.2023 Install replacement window in a dwelling Install replacement door in a dwelling

Reference: 23/FEN02116/FENSA

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Building Control

Deposit Date: 30.08.2024 Replacement of the pool wing and the addition of a new loggia to the rear of the house with associated refurbishment works

Reference: 24/1082/IN

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<b>Application Number</b>	<b>24/1292/DD03</b>
<b>Address</b>	<b>Avenue Lodge, 51 Ham Common, Ham, Richmond, TW10 7JG</b>
<b>Proposal</b>	<b>Details pursuant to condition U0185096 - Schedule of Works - Ceiling of listed building consent 24/1292/LBC.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 1. RELEVANT PLANNING HISTORY

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

Ref	Proposal	Decision
24/2765/VRC	Removal of condition 'U0185095 - Detailed Drawings - Entrance Doors' and variation of condition U0185093 - Approved Drawings of Listed Building Consent 24/1292/LBC. The front door will no longer be changed to a new opening with canopy. The existing canopy and opening will remain with a new door and side lights. Opening up works at the side door exposed structures above which prevented the proposed fanlight from being installed. An arrangement of door and sidelights resembling the existing is proposed. The door and associated glazing arrangements to be changed for the side and front doors of the house.	Granted Permission
24/1292/DD02	Details pursuant to condition U0185096 - Schedule of Works - Ceiling, of listed building consent 24/1292/LBC.	Refused Permission
24/1292/DD01	Details pursuant to condition U0185095 - Detailed Drawings - Entrance Doors, and U0185096 - Schedule of Works - Ceiling, of listed building consent 24/1292/LBC.	Withdrawn by the Applicant
24/1291/HOT	Ground floor: widen entrance hall, reinstate access via stair, reorganise pantry, laundry room and rear hall. First floor: remove internal partitions from SE bedroom and NE dressing rooms, amend rear hall into double height space with new stair. External: Addition of decorative parapet, amend chimney, amend entrance door via narrowing and addition of porch.	Granted Permission
24/1292/LBC	<b>Ground floor: widen entrance hall, reinstate access via stair, reorganise pantry, laundry room and rear hall. First floor: remove internal partitions from SE bedroom and NE dressing rooms, amend rear hall into double height space with new stair. External: Addition of decorative parapet, amend chimney, amend entrance door via narrowing and addition of porch.</b>	<b>Granted Permission</b>

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **U0185096 - Schedule of Works - Ceiling**

**Prior to the commencement of relevant works a detailed schedule of works setting out how the existing ceiling will be removed and details of the installation of the new ceiling (including confirmation of the lime plaster mix) shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be undertaken other than in accordance with the approved details.**

**REASON: To protect the integrity of the Listed Building.**

The following documentation has been submitted:

- Proposed Vaulted Ceiling Buildups (drawing number 2304-03-10) received on 29 Nov 2024

This current application is a resubmission of 24/1292/DD02 which was refused due to proposed lime plaster being placed directly onto wood fibre insulation boards.

The removal of the suspended floor and repairs to the lath and plaster ceiling were only considered appropriate because of the poor condition of the lath and plaster and the non-original suspended ceiling.

As part of the original application a build-up of the ceiling was submitted showing reinstated lath and plaster, which is an appropriate approach and reinstatement.

This revised submission proposes lath and plaster roof as per the condition. As such, the proposals would preserve the special architectural and historic interest and heritage significance of the building, in line with Section 16 of the Town Planning (Listed Buildings and Conservation Areas) Act 1990. The application is in line

with the aims and objectives of the Richmond Local Plan (2018) in particular policy LP3, the Publication Local Plan, in particular policy 29 as supported by the relevant Supplementary Planning Documents/Guidance, in particular, Listed Buildings.

**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 'U0185096 - Schedule of Works - Ceiling' of application ref: 24/1292/LBC 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): KM

Dated: 19/12/2024

**I agree the recommendation:**

SG  
Senior Planner

Dated: .....20/12/2024.....