

Application reference: 24/1642/DD01
ST MARGARETS AND NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
23.12.2024	23.12.2024	17.02.2025	17.02.2025

Site:

Twickenham Film Studios, The Barons, Twickenham, TW1 2AW

Proposal:

Details in pursuant of condition 0194981 (Arboricultural Method Statement (AMS) 1) of planning permission 24/1642/VRC

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

APPLICANT NAME

-

Twickenham Film Studios
The Barons
Twickenham
Richmond Upon Thames
TW1 2AW

AGENT NAME

Mr Mark Batchelor
Gainsborough House
59-60 Thames Street
Windsor
SL4 1TX
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

Expiry Date

07.01.2025

Neighbours:

-

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

Development Management

Status: GTD

Date:05/03/2001

Application:01/T0201

Lime - Remove Lower Trunk Growth To First Lateral Branch. Crown Thin By 30 . Crown Thin.

Development Management

Status: GTD

Date:05/03/2001

Application:01/T0199

* Please Note That This Specification Was Altered In Consultation With Your Client * (1) Horse Chestnut - Western Tree - Crown Reduce By 25 (2) Horse Chestnut - Middle Tree - Remove (3) Horse Chestnut - Eastern-most Tree - Crown Reduce By

Development Management

Status: GTD

Date:05/03/2001

Application:01/T0200

Row Of Leyland Cypress - Reduce By Approximately 50

Development Management

Status: WDN

Date:30/01/1991

Application:90/0435/DD01

Details Pursuant To Condition (b) (staircase) Of Planning Permission 90/0435 Dated 21/5/90.

Development Management

Status: GTD

Application:90/0435/FUL

Date:21/05/1990	Two Storey Front Extension To Restaurant.
<u>Development Management</u>	
Status: GTD	Application:91/0499/FUL
Date:09/05/1991	Part Ground,part Two Storey Rear Extension
<u>Development Management</u>	
Status: GTD	Application:93/0085/FUL
Date:28/05/1993	Erection Of An Additional Floor To Existing 3 Storey Office Block To Provide 2 No Additional Offices.
<u>Development Management</u>	
Status: REF	Application:94/T3684/PO
Date:06/02/1995	Fell Chestnut T3
<u>Development Management</u>	
Status: GTD	Application:95/1424/FUL
Date:30/06/1995	Complete Refurbishment Of Existing Dressing Rooms And Ancillary Accomodation To Sound Stage 1 Including New External Walls And Raising And Fitting New Roof And New Bridge Link
<u>Development Management</u>	
Status: PNR	Application:98/2166
Date:06/10/1998	Pole Antennae Fixed To Existing Structure And Equipment Housing.
<u>Development Management</u>	
Status: GTD	Application:77/0439
Date:30/08/1977	The erection of a single storey building comprising ten cutting rooms, involving the demolition of existing temporary buildings together with the formation of car parking area.
<u>Development Management</u>	
Status: GTD	Application:77/1160/DD01
Date:10/01/1979	Erection of a two storey building for use as cutting rooms and offices, including the provision of two external fire escape staircases. (Detailed drawings tree planting and landscaping). Condition No. 42 of planning permission 77/1160 dated 15/3/78.
<u>Development Management</u>	
Status: GTD	Application:77/1160
Date:15/03/1978	Erection of a two storey building for use as cutting rooms and offices, including the provision of two external fire escape staircases.
<u>Development Management</u>	
Status: GTD	Application:78/0869
Date:31/05/1979	Demolition of four garages, the erection of six new garages and the relocation of six existing spaces with the widening of the existing access road.
<u>Development Management</u>	
Status: GTD	Application:78/1402
Date:24/01/1979	Erection of single storey toilet block for male and female staff.
<u>Development Management</u>	
Status: GTD	Application:80/0601
Date:10/12/1980	Erection of a two storey office building, involving the demolition of existing single storey office and toilet block and the provision of additional car parking adjacent to service road on the northern boundary.
<u>Development Management</u>	
Status: GTD	Application:80/1571/ADV
Date:19/01/1981	For Advertisements.
<u>Development Management</u>	
Status: GTD	Application:82/1471
Date:08/02/1983	Erection of a single storey building to house electrical switch gear.
<u>Development Management</u>	
Status: GTD	Application:83/0312
Date:28/04/1983	The raising of the existing mono-pitched roof over dressing rooms to horizontal position. (Additional drawing M205/1 received 24/3/83).
<u>Development Management</u>	
Status: GTD	Application:83/0559
Date:12/07/1983	Provision of 15 parking spaces at the side of an estate road and the provision of five additional spaces within the site all for use in conjunction with new two-storey office building approved under Ref: 80/0601.
<u>Development Management</u>	
Status: GTD	Application:84/0651

Date:21/08/1984	The demolition of the existing warehouse building and the erection of a new building containing new sound studios and cutting rooms and 31 parking spaces. (Revised drawing GJ1/P8 rev.1 received 11.7.84).
<u>Development Management</u> Status: GTD Date:21/06/1985	Application:84/1187/DD01 The demolition of the existing warehouse building and the erection of a new building containing new sound studios and cutting rooms, and 31 parking spaces. (Detailed Drawings - Materials). Condition No. 3 of planning permission 84/1187 dated 17.12.84.
<u>Development Management</u> Status: GTD Date:17/12/1984	Application:84/1187 The demolition of the existing warehouse building and the erection of a new building containing new sound studios and cutting rooms, and 31 parking spaces.
<u>Development Management</u> Status: GTD Date:10/05/1985	Application:85/0256 Resiting of cold water storage tank onto roof of Richmond House.
<u>Development Management</u> Status: GTD Date:18/09/1985	Application:85/0923 Erection of part three storey part four storey building comprising car parking, cutting rooms, dubbing and post-syne theatres and offices. (Plan Nos. GJ1/BR2 Rev.2 amended on 2nd August 1985).
<u>Development Management</u> Status: GTD Date:27/06/1986	Application:86/0806 Erection of gate, screen wall and security gate house.
<u>Development Management</u> Status: GTD Date:21/11/1951	Application:47/2743 The use of the existing premises for light engineering work involving the manufacture of radar equipment.
<u>Development Management</u> Status: GTD Date:24/10/1952	Application:47/3576 Erection of a nissen hut.
<u>Development Management</u> Status: GTD Date:20/11/1952	Application:47/3664 Erection of a nissen hut.
<u>Development Management</u> Status: GTD Date:27/07/1954	Application:47/5168 Retention of nissen hut for use as canteen.
<u>Development Management</u> Status: GTD Date:04/10/1954	Application:47/5309 The erection of a temporary building.
<u>Development Management</u> Status: GTD Date:04/10/1954	Application:47/5338 Erection of brick building for administration purposes.
<u>Development Management</u> Status: GTD Date:22/06/1955	Application:47/6151 The erection of dressing room block.
<u>Development Management</u> Status: GTD Date:25/08/1955	Application:47/6394 The erection of boiler house.
<u>Development Management</u> Status: GTD Date:11/06/1957	Application:47/8041 The use of two Nissen huts for light engineering purposes and the use of the office block for clerical purposes.
<u>Development Management</u> Status: GTD Date:30/01/1958	Application:47/8883 Erection of a new sound departmental building.
<u>Development Management</u> Status: GTD Date:28/05/1959	Application:59/0195 Erection of new stage, viewing and dubbing theatre, and property store.
<u>Development Management</u> Status: GTD Date:30/10/1959	Application:59/0195/DD01 Erection of new stage, viewing and dubbing theatre, and property store.

Condition No. (a) of planning permission 0195/59 dated 28th May, 1959.

<u>Development Management</u> Status: GTD Date:30/11/1959	Application:59/1018 Erection of re-recording and music scoring theatre and ancillary block.
<u>Development Management</u> Status: GTD Date:19/02/1965	Application:65/0015 Addition to existing building for cutting room facilities.
<u>Development Management</u> Status: GTD Date:21/08/1967	Application:67/1226 Erection of temporary workshops and offices.
<u>Development Management</u> Status: GTD Date:20/10/1967	Application:67/1226/DD01 Erection of temporary workshop and offices. Condition No. (a) of planning permission 67/1226 dated 21st August, 1967.
<u>Development Management</u> Status: GTD Date:03/01/1968	Application:67/1227 Demolition of existing workshop and erection of two-storey workshop, four-storey block of offices and provision of 66 car parking spaces.
<u>Development Management</u> Status: GTD Date:22/11/1973	Application:72/3440 Demolition of existing buildings and erection of three-storey block of offices over semi-basement car park; provision of 22 parking spaces.
<u>Development Management</u> Status: GTD Date:14/04/1949	Application:47/0604 The erection of Nissen huts as temporary workshops and stores and the provision of a temporary covered way.
<u>Development Management</u> Status: GTD Date:16/05/2011	Application:11/T0175/TPO T1 -T2 - Horsechestnut - crown reduce by 30% and 15% thin and prune back chestnut overhanging street lamp
<u>Development Management</u> Status: GTD Date:09/07/2014	Application:14/0735/FUL Erection of extensions at third floor level (following removal of zinc screened tank room) and elevational changes (front, side and rear) to the administration building; second floor extension to Stage 2 and 3 building.
<u>Development Management</u> Status: GTD Date:22/09/2014	Application:14/0736/ADV Proposed non-illuminated 'Twickenham Studios' signage to end flank wall of 116 St Margarets Road; large scale painted numbering to three stage (1, 2 and 3) buildings.
<u>Development Management</u> Status: REF Date:21/01/2015	Application:14/T0839/TPO T1 - Horse Chestnut, Aesculus hippocastanum, Remove to low stump and poison, this is due to damage to built structures around the tree, cracks in walls and proximity to the substation. The tree is also causing a deficit in safe passage width for emergency purposes between the building and the soil bed. T2 - Horse Chestnut, Remove to a low stump and poison, tree is causing cracking and has outgrown its reasonable limit for its location and has caused significant changes in subsoil level nearby. heavy cracking has been repaired in the nearest building with cracks over 1cm wide opening up. Both trees will be re-planted with Cersis siliquastrum or Davidia involucrata
<u>Development Management</u> Status: GTD Date:05/02/2015	Application:14/0735/DD03 Details pursuant to condition BD12 - Details - Materials to be approved of planning permission 14/0735/FUL.
<u>Development Management</u> Status: GTD Date:05/02/2015	Application:14/0735/DD02 Details pursuant to condition U73027 - Details of Screen of planning permission 14/0735/FUL.
<u>Development Management</u> Status: GTD Date:05/02/2015	Application:14/0735/DD01 Details pursuant to condition U73029 - Details of Doors and Windows of planning permission 14/0735/FUL.

Status: GTD Date:06/03/2015	Application:14/0735/DD04 Details pursuant to condition U73028 - Further Plan of planning permission 14/0735/FUL dated 9 July 2014.
<u>Development Management</u> Status: GTD Date:09/07/2015	Application:15/1512/VRC Variation of condition U73026 (DV48 Approved Drawings) of planning permission 14/0735/FUL dated 9 July 2014 to allow enlargement of lift over run, replacement of existing zinc coping to aluminium coping to the existing castle effect parapet to front, side and rear elevations and insertion of a door to southwestern (side) elevation to allow service access to members bar terrace area.
<u>Development Management</u> Status: GTD Date:17/06/2015	Application:15/1520/FUL Installation of awning above third floor windows/doors on south eastern elevation (The Barons frontage) and the installation of cable balustrade between castle effect parapet to third floor of the Admin building.
<u>Development Management</u> Status: WNA Date:19/12/2017	Application:16/2623/FUL Proposal for the installation of white UPVC windows to two elevations of the Mill building.
<u>Development Management</u> Status: REF Date:18/02/2021	Application:20/T0955/TPO T1 and T2 - Horse Chestnuts - Reduce back to previous points of reduction, roughly 1.5 to 2m to be removed from each branch extent to control height and spread. Pressure on the path to the rear of one of the studios is once again at a troubling stage. The crown is to be reduced from 8m x 5m down to 7m x 3.5m
<u>Development Management</u> Status: GTD Date:14/01/2022	Application:21/0094/FUL Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage
<u>Development Management</u> Status: WNA Date:17/10/2023	Application:21/0095/ADV Installation of internally illuminated fascia sign on block A
<u>Development Management</u> Status: GTD Date:11/03/2022	Application:21/4385/FUL Elevational changes to Block E. Alterations to windows/doors, replacement external stair and rooflight.
<u>Development Management</u> Status: GTD Date:15/07/2024	Application:24/1641/NMA Non material amendment to planning permission 21/0094/FUL to alter the description of development to the following: Phased development including erection of a new four-storey block (Block A), comprising a ground floor cafe (Use Class E(b)) with the upper floors in office use (Use Class E(g)(i)) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage.
<u>Development Management</u> Status: GTD Date:17/12/2024	Application:24/1642/VRC Variation of condition nos: U0117515 (Approved Plans), U0117516 (Construction Method Statement), U0117517 (Ecological Construction Management Plan), U0117518 (Arboricultural Method Statement) and U0117520 (Sustainable Drainage Strategy) attached to planning permission ref: 21/0094/FUL dated 14.01.2022 to allow the phased delivery of the approved development.

Development Management

Status: PDE

Date:

Application:24/1642/DD01

Details in pursuant of condition 0194981 (Arboricultural Method Statement (AMS) 1) of planning permission 24/1642/VRC

Building Control

Deposit Date: 15.09.1995

Reference: 95/1152/FP

Alterations and extension to dressing rooms on sound stage 1

Building Control

Deposit Date: 27.11.1995

Reference: 95/1462/FP

Refurbishment of main reception

Building Control

Deposit Date: 05.10.2005

Reference: 05/2065/IN

Internal alterations to form open plan and cellular rooms on first floor and form link bridge at first floor between two buildings

Building Control

Deposit Date: 03.12.2012

Reference: 12/2226/IN

Refurbishment of office accommodation, ground first and second floors

Building Control

Deposit Date: 24.07.2014

Reference: 14/1717/IN

Complete refurbishment of admin block including formation of terrace and private members club at 3rd floor level, new WC facilities and lift overhaul, refurbishment of Mill mezzanine and Mill dock area, replace Fulcon Vaults with new two storey timber frame building, formation of theatre school area within theatre 2, new communication room and engineering studio including general refurbishment of theatre

Building Control

Deposit Date: 07.02.2018

Reference: 18/FEN00761/GASAFE

Install a gas-fired boiler

Building Control

Deposit Date: 26.11.2021

Reference: 21/1949/IN

Internal alterations, refurbishment and material alteration to form co-working space, cafe/bar and cinema plus facade alterations, internal refurbishment and external stair and the rebuilding of the attached storage building

Enforcement

Opened Date: 19.08.2005

Reference: 05/0418/EN/UBW

Enforcement Enquiry

Enforcement

Opened Date: 26.11.2013

Reference: 13/0607/EN/UCU

Enforcement Enquiry

Enforcement

Opened Date: 19.12.2017

Reference: 17/0678/EN/UBW

Enforcement Enquiry

Planning permission was granted initially for *'Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage'*. Ref 21/0094/FUL..

A subsequent S73 application was approved for a number of variations Ref 24/1642/VRC. This application seeks to discharge the following condition attached to the S73 approval:

Prior to the commencement of development within Phase 1, an Arboricultural Method Statement (AMS) informed by the results of root investigations to the Horse Chestnut, shall be submitted to

and approved in writing by the Local Planning Authority. The AMS shall relate to all works within Phase 1 and 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 specific method of construction (where applicable)

(C) Outline any tree constraints and explain any impacts for both above and below ground.

(D) Detail all tree protection (including plans)

(E) Detail any special engineering for construction within the Root Protection Area.

(F) 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

(G) 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, and a timetable for submission to the Local Planning Authority.

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.

Professional Comment

The submitted AMS has been considered by the Council arboriculturalist. The submitted statement was considered to be acceptable, however there was an anomaly whereby the written statement referred to a tree as T28 but this was shown on the plan as T4. This has now been corrected and the condition can be discharged. .

Recommendation:

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

I therefore recommend the following:

- | | | |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

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): ...AMU... Dated:

I agree the recommendation: SGS

Senior Planner

Dated:9/1/25.....

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:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

CONDITIONS

INFORMATIVES

U0096766	Decision Drawings
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