PLANNING COMMITTEE
22nd June 2017

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References: P/2017/1267 00937/A/P28(10iis)

Address: Nazareth House, Richmond Road, TW7 7BP

Proposal: Partial details of landscaping (update to tree plan only) submitted pursuant to condition 10 of planning permission 00937/A/P28 dated 19/12/2014 for the demolition of the Red House and the retention and refurbishment, alteration and conversion of the Grade II Listed White House, Chapel, Courtyard block, gatehouse and erection of two, three, four and five storey blocks to provide 36 extra care residential apartments, 15 flats and 47 houses (98 units) and new vehicular access with associated car parking and landscaping.

Drawing numbers: tree:fabrac/ar/1046. Received 27/03/2017. CLDL-2291-04.02 Re.C7, CLDL-2291-04.03 Rev.C11, CLDL-2291-04.01 Rev.C7, CLDL-2291-04.04 Rev.C8, Design Statement. Received 31/05/2017

Application received: 27/03/2017

1.0 SUMMARY

1.1 The proposal seeks to alter the originally approved landscaping details for the site. Specifically this would involve the removal of an existing (approximately 9m tall) Lime Tree, the trunk of which is situated 7.8m from the rear of one of the new houses. To compensate for this loss it is proposed that three trees would be planted within the rear parkland area.

1.2 The application is recommended for approval with conditions.

2.0 SITE DESCRIPTION
2.1 There is a Lime tree approximately 65 metres west of Richmond Road, behind a new three-house terrace. This construction forms part of a wider development nearing completion. The tree is 25 metres from the nearest properties in Herons Place to the north and 98 metres from the River Thames. The area is designated Local Open Space and is in the Isleworth Riverside Conservation Area.

3.0 RELEVANT HISTORY

3.1 00937/A/P28(10is) Details of landscaping submitted pursuant to condition 10 of planning permission 00937/A/P28 dated 19/12/2014 for the demolition of the Red House and the retention and refurbishment, alteration and conversion of the Grade II Listed White House, Chapel, Courtyard block, gatehouse and erection of two, three, four and five storey blocks to provide 36 extra care residential apartments, 15 residential flats and 47 residential dwellings (98 units) and new vehicular access with associated car parking and landscaping

Approved (14/07/2016)

3.2 00937/A/P28 Demolition of the Red House and the retention and refurbishment, alteration and conversion of the Grade II Listed White House, Chapel, Courtyard block, gatehouse and erection of two, three, four and five storey blocks to provide 36 extra care residential apartments, 15 residential flats and 47 residential dwellings (98 units) and new vehicular access with associated car parking and landscaping

Approved (19/12/2014)

3.3 The Lime Tree proposed for felling is located by the dot shown by the arrow on the Fig 1 drawing shown on the next page. The three numbered points plotted on the drawing show the position of proposed replacement trees. The two annotated ‘1’ would be Lime Trees whist the single ‘2’ tree would be a Norway Maple. It is proposed that these trees would be semi-mature and have a girth of 30-35cm.

3.4 Fig 2 is a photograph of the tree as viewed from the south.
4.0 DETAILS OF PROPOSAL

Fig 1 (proposal map)

Fig 2 (photograph of Lime Tree)
CONSULTATIONS

Ten objections to the proposal have been received as follows:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Lime Tree is visible from my property and provides an element of</td>
<td>The Lime Tree is over 25 metres from the nearest rear window at Herons Place and one of the two trees directly behind the new homes would remain. This would not alter privacy significantly.</td>
</tr>
<tr>
<td>privacy from the new buildings.</td>
<td></td>
</tr>
<tr>
<td>Trees are important to prevent pollution. Provides habitat for wildlife.</td>
<td>The proposal as amended would plant three replacement trees within the parkland. This would have a positive net effect upon pollution and habitat availability.</td>
</tr>
<tr>
<td>Few large mature parkland trees now remain on the site. The</td>
<td>Whilst the loss of a mature tree is regrettable its close proximity to a dwelling would require significant and on-going pruning. The new trees would have a greater prospect for growth given their position. This would benefit the appearance of the parkland.</td>
</tr>
<tr>
<td>appearance of the area will be harmed.</td>
<td></td>
</tr>
<tr>
<td>The justification for removal is inadequate. Only for developer profit</td>
<td>The crown spread of the Lime Tree overhangs the majority of the rear garden of the new house and reaches within two metres of the rear windows. The effect of the tree on the living conditions of future residents is also a relevant planning consideration.</td>
</tr>
<tr>
<td>and to improve saleability which is not a planning consideration.</td>
<td></td>
</tr>
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</table>

POLICY

Determining applications for full or outline planning permission

The determination must be made in accordance with the development plan unless material considerations indicate otherwise. Local finance considerations must also be assessed.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force on 27 March 2012, and from April 2014 National Planning Practice Guidance (NPPG) in the form of an online guidance resource to support the NPPF came into effect. The Local Planning Authority (LPA) considers that, where pertinent, the NPPF and NPPG are material considerations and as such, will
be taken into account in decision-making as appropriate.

**The Development Plan**


6.4 The Local Plan documents can be viewed on the Planning Policy pages of the Hounslow website.

**Determining applications in a conservation area**

6.5 In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

**Relevant Local Plan Policies**

CC1  Context and Character  
CC4  Heritage  
GB2  Local Open Space  
GB7  Biodiversity

**Relevant London Plan policies**

2.18  Green Infrastructure  
7.19  Biodiversity and access to nature  
7.21  Trees and Woodlands

7.0 **ASSESSMENT**

**Background and policy**

7.1 The Lime Tree that would be removed is not covered by a Tree Preservation Order but is in the Isleworth Riverside Conservation Area. The originally approved landscaping details retain the tree.

7.2 Local Plan Policy CC1 seeks to preserve and enhance particular features or qualities that contribute to an area’s character. This explicitly includes mature trees. Policy CC4 seeks to either preserve or enhance the appearance of Conservation Areas.

7.3 Local Plan Policy GB7 outlines the Council’s commitment to protect the natural environment and increase the quantity and quality of biodiversity in the borough. It encourages the planting of new trees.

7.4 The London Plan Policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the
planting of additional trees should be included in new developments, particularly large-canopied species.

7.5 The parkland subject to this application directly borders the River Thames which makes it especially sensitive ecologically. The Conservation Area status and nearby Listed Buildings also increases the visual scrutiny afforded to any proposal.

Is the proposal acceptable?

7.6 The Lime Tree to be felled is close to maturity and approximately nine metres tall. The applicant has provided a report from an aboriculturalist which describes the close proximity of the tree to one of the new dwellings (Number C19). That report examines the potential harm to future residents’ living conditions and lack of scope for growth.

7.7 A site visit confirms that the crown spread of the tree reaches to within two metres of the rear wall of the house. Its canopy covers the majority of the rear garden which is likely to cause nuisance through overshadowing and shedding of leaves and would also block light to windows. Growth would also clearly be restrained with regular pruning required that the Council would be obliged to approve.

7.8 The tree is one of a pair of similarly sized and positioned Limes that can be seen in Figure 2 above, with the specimen further from the new dwellings to be retained. This would continue to provide a degree of screening from the new development to Herons Place and vice versa.

7.9 The Lime Tree is not easily visible from Richmond Road as it is set back 65 metres from the street and views are obscured by buildings. It is however partially visible from Herons Place to the north and clearly visible from within the parkland. Its loss would have an effect upon the appearance of the area.

7.10 In consideration of this, since the application was submitted, the Council has been in contact with the applicant and the applicant has submitted revised plans. These have increased the number of proposed replacement trees from two (as proposed with this original application) to three.

7.11 The replacement planting would be in the form of two new Lime trees and a Norway Maple. The applicant has indicated they would be seven metres tall at the time of planting. This height could be controlled through a condition (3). The planting locations would allow for significant future growth.

7.12 The replanting would result in a net increase in the number of trees in the locality which would mitigate any perceived loss of visual amenity and increase biodiversity. This is supported by London Plan policy 7.21.

7.13 It is acknowledged that the potential conflict arising from the relationship between the Lime tree and the new dwellings could have been considered at an earlier stage. Despite this, each application must be considered on its own merits and this scheme would be beneficial to the future residents of the affected dwelling and the appearance and biodiversity of the parkland as a whole, while not causing any harm to neighbouring residents.
7.14 For these reasons the proposal is considered acceptable and approval is recommended.

8.0 EQUALITIES DUTIES IMPLICATIONS

8.1 The Council has to give due regard to its Equalities Duties and in particular with respect to its duties arising pursuant to the Equality Act 2010, section 149. It is considered that there will be no specific implications with regard to the Council’s duty in respect of its equalities duties and that if approving or refusing this proposal the Council will be acting in compliance with its duties.

9.0 RECOMMENDATION: APPROVE

Conditions:

1 A1A Three year time limit
2 B5 Implementation
3 The landowner shall plant three replacement trees, each of a minimum seven metres height and of the species specified in the approved drawings. This shall be undertaken no later than the end of the next planting season (November to March). Should any replacement tree die or become seriously damaged or moribund, then a further replacement tree to the same specification shall be planted immediately.

Reason: To protect the amenity of the local environment in accordance with Local Plan Policy GB7.

Informatives:

1 To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, which are available on the Council’s website. The Council also offers a pre-application advice service. In this case, the Council’s suggested improvements were adopted by the applicant.

2 It is recommended that the work should be carried out in-line with current industry best practice by a competent Arboriculturist and that no climbing irons are used. A list of approved contractors is available from the Arboricultural Association on 01794 368 717 or online at www.trees.org.uk.