

PLANNING REPORT

Printed for officer by

Ella Milton on 6 October 2021

Application reference: 20/0406/DD03

KEW WARD

Date application received	Date made valid	Target report date	8 Week date
31.08.2021	03.09.2021	29.10.2021	29.10.2021

Site:

27 Kew Gardens Road, Kew, Richmond, TW9 3HD

Proposal:

Removal of condition U0081380 - Conditions(s) as the building works have now finished and a supervision report can now be submitted. Pursuant to application reference 20/0406/HOT

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

APPLICANT NAME

MR and Mrs Temple

27, Kew Gardens Road

Kew

TW9 3HD

AGENT NAME

Maria Demargne

21 PRINCES ROAD

KEW

RICHMOND

TW9 3HP

United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (South)

Expiry Date

05.10.2021

Neighbours:

-

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

Development Management

Status: GTD

Application:03/2964

Date:08/01/2004

Single Storey Rear Conservatory Extension And Alteration To

Development Management

Status: GTD Application:79/0235
 Date:17/05/1979 Continued use of two rooms on ground floor for private tuition.
 (Renewal of 75/1297).

Development Management

Status: GTD Application:84/0473
 Date:28/06/1984 Continued use of 2 rooms on ground floor for private tuition. (9.30 -
 3.30 5 days a week).

Development Management

Status: GTD Application:75/1297
 Date:18/02/1976 Use of two rooms on ground floor for private tuition.

Development Management

Status: GTD Application:10/T0719/TPO
 Date:25/01/2011 T1 - Sycamore - Crown reduce by 30% and remove ivy T2 - Apple -
 Fell T3 - Hawthorn - Reshape T4 - Hawthorn - Remove epicormic
 growth T5 - Holly - Fell

Development Management

Status: GTD Application:16/T0186/TPO
 Date:12/05/2016 T1 - Silver Birch - Fell to ground level & grind out stump

Development Management

Status: RNO Application:17/T0754/TCA
 Date:29/11/2017 T3 - Hawthorn - Reduce the re-growth back to previous reduction
 points and re-shape T4 - Walnut - Fell and poison the stump

Development Management

Status: GTD Application:17/T0757/TPO
 Date:29/11/2017 T1 - Sycamore - Reduce back to previous reduction points T2 -
 Hawthorn - Fell

Development Management

Status: GTD Application:19/T0994/TPO
 Date:22/11/2019 T1 - Sycamore - Repair works to a boundary wall in the vicinity to a
 TPO tree which may involve include the cutting of tree roots.

Development Management

Status: GTD Application:20/0406/HOT
 Date:05/05/2020 Replacement car port to rear.

Development Management

Status: GTD Application:20/0406/DD01

Date:04/08/2020 Details pursuant to condition U0081380 (Submitted Arboricultural Details) of planning permission 20/0406/HOT.

Development Management

Status: GTD Application:20/0406/DD02

Date:26/03/2021 Details pursuant to condition U0081380 - Submitted Arboricultural Details (in PART ONLY), of planning permission 20/0406/HOT.

Development Management

Status: PCO Application:20/0406/DD03

Date: Removal of condition U0081380 - Conditions(s) as the building works have now finished and a supervision report can now be submitted. Pursuant to application reference 20/0406/HOT

Building Control

Deposit Date: 22.10.2003 Single storey rear extension and internal structural alterations.

Reference: 03/2083/BN

Building Control

Deposit Date: 22.10.2015 Install a gas-fired boiler

Reference: 15/FEN03157/GASAFE

Building Control

Deposit Date: 04.02.2021 New detached garage. Excluding any works carried out in accordance with the self-certified scheme. As defined in schedule 3 (competent person scheme) Building Regulation 2010 as amended. Excluding any works carried out under the Gas Safety (installation and use) Regulations 1998

Reference: 21/0202/IN

Building Control

Deposit Date: 23.05.2021 Install one or more new circuits

Reference: 21/NIC01739/NICEIC

Application Number	20/0406/DD03
Address	27 Kew Gardens Road
Proposal	Removal of condition U0081380 - Conditions(s) as the building works have now finished and a supervision report can now be submitted. Pursuant to application reference 20/0406/HOT
Contact Officer	Ella Milton
Target Determination Date	29.10.2021

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to section C of condition U0081380 (Submitted Arboricultural Details), of planning permission 20/0406/HOT.

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

- **20/0406/HOT:** Replacement car port to rear. **Granted**
- **20/0406/DD01:** Details pursuant to condition U0081380 (Submitted Arboricultural Details) of planning permission 20/0406/HOT. **Granted**
- **20/0406/DD02:** Details pursuant to condition U0081380 - Submitted Arboricultural Details (in PART ONLY), of planning permission. **Granted**

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0081380 Submitted Arboricultural Details

- The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details Arboricultural Impact Assessment & Method Statement Ref SN/AIA-20/02.03 & SN/AMS-20/02.03, unless otherwise previously agreed in writing with the local planning authority.
- Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to and approved by the Local Planning Authority.
- Monitoring reports shall be submitted and approved to the Local Planning Authority upon completion of works hereby approved.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

The following have been submitted:

- Arboricultural and Monitoring Report
- Arboricultural Consultant's Development Site Supervision & Monitoring Report

Following consultation, the Council's tree officer is satisfied with the details submitted and this condition can be discharged in full.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of section C of Condition **U0081380** of application ref: 20/0406/HOT 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):EMI.....

Dated:06.10.2021.....

I agree the recommendation:



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

Dated: ...06/10/2021.....

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: