

PLANNING REPORT

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Lillian Durie on 30 January 2024

Application reference: 23/3285/LBC

KEW WARD

Date application received	Date made valid	Target report date	8 Week date
08.12.2023	08.12.2023	02.02.2024	02.02.2024

Site:

Royal Botanic Gardens, Kew Green, Kew, Richmond

Proposal:

Extension of the Orangery terrace.

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

APPLICANT NAME

C/O The Planning Lab

Somerset House, Strand

London

WC2R 1LA

AGENT NAME

Henry Brown

Somerset House

South Wing

London

WC2R 1LA

DC Site Notice: printed on 12.12.2023 and posted on 22.12.2023 and due to expire on 12.01.2024

Consultations:
Internal/External:
Consultee

GLAAS 1st Consultation
English Heritage 1st Consultation
21D Urban D

Expiry Date

02.01.2024
02.01.2024
02.01.2024

Neighbours:

8 Brookwood Avenue, Barnes, London, SW13 0LR -

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

Status: RNO

Application:00/0677

Date:25/04/2000	Erection Of Temporary Building Adjacent To 'bakery'.
<u>Development Management</u>	
Status: ROB	Application:00/2248
Date:28/09/2000	Proposed Stone And Brick Landscaped Terrace To Front Of The Orangery.
<u>Development Management</u>	
Status: ROB	Application:00/2249
Date:21/09/2000	Proposed Stone And Brick Landscaped Terrace To Front Of The Orangery.
<u>Development Management</u>	
Status: ROB	Application:00/2711
Date:09/11/2000	Extension And Alterations To The Bakery (exhibition And Function Building 305).
<u>Development Management</u>	
Status: WNA	Application:00/3472
Date:10/01/2002	Erection Of A Pavilion To Provide Shelter And To Host Public Educational Activities.
<u>Development Management</u>	
Status: RNO	Application:01/0805
Date:31/08/2001	Erection Of Traditional Japanese House In The Bamboo Garden.
<u>Development Management</u>	
Status: NOP	Application:01/1188
Date:22/10/2001	Reconstruction Of Existing Buildings To North Of Orangery To Replace And Enhance Existing Catering Facility.
<u>Development Management</u>	
Status: RNO	Application:03/0156
Date:25/02/2003	Erection Of A Temporary Aerial Canopy Walkway.
<u>Development Management</u>	
Status: RNO	Application:03/0180
Date:19/03/2003	Proposed Construction Of 'field Hospital' For Kew Festival
<u>Development Management</u>	
Status: RNO	Application:03/0181
Date:25/02/2003	Proposed To Construct An Interpretation Of A Badger Sett.
<u>Development Management</u>	
Status: RNO	Application:03/3015

Date:20/11/2003	Proposed New Alpine House.
<u>Development Management</u>	
Status: PCO	Application:89/1366/C84
Date:15/08/1989	Erection Of 1 No Temporary Pre-fabricated Dwelling For Use By Garden Supervisor.
<u>Development Management</u>	
Status: PCO	Application:90/0746/C84
Date:12/06/1990	Erection Of Visitor Reception And Facilities Building At Victoria Gate.
<u>Development Management</u>	
Status: PCO	Application:90/0801/C84
Date:21/06/1990	Provision Of Improved Visitor Amenity And Facilities For The Main Gate/aroid House Area.
<u>Development Management</u>	
Status: PDE	Application:90/2011/C84
Date:23/09/1991	Erection Of New Canopy & Provision Of Tea Bar And Ice Cream Kiosk, To Replace Existing Damaged By Fire.
<u>Development Management</u>	
Status: PDE	Application:90/2112/C84
Date:15/01/1991	Demolition Of Dilapidated Glass Houses And Erection Of Single New Glasshouse.
<u>Development Management</u>	
Status: PDE	Application:91/0605/C84
Date:13/06/1991	Restoration And Refurbishment.
<u>Development Management</u>	
Status: PDE	Application:91/1049/C84
Date:13/08/1991	Provision Of Public Toilet Facilities Following Fire Damage To The Pavilion Restaurant.
<u>Development Management</u>	
Status: ROB	Application:92/0926/C84
Date:10/08/1992	Erection Of New Storage Building And Constabulary Building.
<u>Development Management</u>	
Status: WDN	Application:92/1223/C84
Date:23/11/1992	Extension Of Catering Facilities, Replacing The Present Shop And Existing Table Service Restaurant Installation In The Orangery.
<u>Development Management</u>	
Status: NOP	Application:93/0780/C84

Date:07/09/1993	Erection Of A New Storage Building And Constabulary.
<u>Development Management</u>	
Status: RNO	Application:93/1359/C84
Date:20/01/1994	Erection Of A Rooftop Extension Of Wing D Of The Herbarium For Office And Laboratory Use.
<u>Development Management</u>	
Status: ROB	Application:93/1552/C84
Date:20/01/1994	Improve And Extend Visitors Parking On Land Adj Ferry Lane And Queen Elizabeth Car Park
<u>Development Management</u>	
Status: NOP	Application:94/0004/C84
Date:31/03/1994	Single Storey Building For Use As A Central Processing Unit, Extension Of Boundary Wall And Formation Of New Site Contractors Yard With Metal Entrance Gates And Fencing.
<u>Development Management</u>	
Status: ROB	Application:94/0172/C84
Date:28/02/1994	Erection Of A Public Glasshouse
<u>Development Management</u>	
Status: WDN	Application:94/1176/C84
Date:17/08/1994	Restoration Extension And Conversion Of No 1 Museum For Educational Use.
<u>Development Management</u>	
Status: RNO	Application:94/2850/C84
Date:05/01/1995	Erection Of Conservatory
<u>Development Management</u>	
Status: RNO	Application:94/3385/C84
Date:18/01/1995	Site Improvements And New Storage Units
<u>Development Management</u>	
Status: NOP	Application:95/0254/C84
Date:09/03/1995	Restoration Of The Japanese Gateway
<u>Development Management</u>	
Status: NOP	Application:95/0300/C84
Date:20/04/1995	Relocation Of Sundial From Kew Gardens To The South Terrace Of Hampton Court Palace And Provision Of Replacement Replica Sundial At Kew Gardens
<u>Development Management</u>	

Date:24/06/1997 Re-erection Of Section Of Boundary Wall, Reinstatement Of Bollards And Railings As Original, Laying Soil And Re-seeding Road Margin To Reinstat Rough Grass.

Development Management

Status: NOP Application:97/0999

Date:24/06/1997 Installation Of Temporary Access Gates And Crossover Into Boundary Wall To Ferry Lane

Development Management

Status: RNO Application:97/1040

Date:24/06/1997 Demolition Of Section Of Boundary Wall

Development Management

Status: ROB Application:97/1347

Date:07/12/1998 Restoration And New Building Work To The Aroid House To Provide Ticketing And Orientation Facilities And A Shop, Together With New Landscaping To The Main Gate Area Inside Gardens.

Development Management

Status: RNO Application:97/1513

Date:07/12/1998 Restoration And New Building Work To The Aroid House To Provide Ticketing And Orientation Facilities And A Shop, Together With New Landscaping To The Main Gate Area Inside Gardens.

Development Management

Status: GTD Application:97/1911

Date:25/11/1998 Construct New Pavilion At The Brentford Gate Entrance.

Development Management

Status: GTD Application:98/0927

Date:22/06/1998 Erection Of Banner Advertising Exhibition At Museum No.1.

Development Management

Status: GTD Application:99/0349

Date:05/05/1999 Construction Of A Raised Timber Platform Accommodating Up To 20 People With Two Timber Access Steps. Platform Will Allow Public To Observe Activities In Stable Yard Recycling Operations.

Development Management

Status: GTD Application:99/0453

Date:01/09/1999 Provision Of Disabled Access Ramps, Raised Entrances With Steps And Balustrade To The Two Main Public Entrances To The Orangery.

Development Management

Status: GTD Application:99/0454

Date:01/09/1999 Removal Of Stone Pavings At Two Entrances, Construction Of Two Disabled Access Ramps, Raised Entrance With Steps And Balustrades At The Two Main Entrances, Stone Pavings Reused And New To Match Existing Stone Pavings. Iron Balustrade And Ra

Development Management

Status: GTD Application:99/0491

Date:09/08/1999 Provision Of Disabled Access Ramps,steps,landings And Handrails.new Ramped Path On Line Of Existing,adjacent To Building. Landscaping And New Planting To Areas Adjacent To Ramp.

Development Management

Status: GTD Application:99/0499

Date:03/08/1999 Provision Of Disabled Access Ramps. Steps, Landings And Handrails. New Ramped Path On Line Of Existing Adjacent To Building. Landscaping And Planting To Areas Adjacent To Ramp.

Development Management

Status: RNO Application:99/0554

Date:13/08/1999 Erection Of 10 Cctv Security Cameras At Various Locations Around Garden To Provide Surveillance Of Public And Staff Gates.

Development Management

Status: RNO Application:99/2855

Date:13/01/2000 Provision Of Covered Accommodation For School Parties At The Bakery Restaurant.

Development Management

Status: GTD Application:77/0760

Date:20/12/1977 Formation of servery opening in boundary wall; alterations and use of existing store as ice cream kiosk.

Development Management

Status: GTD Application:86/0265

Date:25/04/1986 Erection of sales kiosk.

Development Management

Status: RNO Application:88/1620

Date:22/08/1988 Erection of a single storey annexe to the rear of the Curators Office.

Development Management

Status: GTD Application:74/1014

Date:06/02/1975 Erection of single storey boiler house and chimney.

Development Management

Status: ROB Application:04/3404/C84

Date:21/12/2004	Proposed new storage building.
<u>Development Management</u>	
Status: RNO	Application:05/0099/C84
Date:16/03/2005	Within Victoria Gate entrance construct additional ticket sales entrances, extend shop within existing building, re-locate toilets to constabulary / storage building, erect canopy behind boundary wall for plant sales area.
<u>Development Management</u>	
Status: NOP	Application:05/0161/C84
Date:21/03/2005	Proposal for erection of a temporary structure (Marquee)
<u>Development Management</u>	
Status: ROB	Application:05/0981/C84
Date:21/01/2009	Erection of a 4 storey plus basement Herbarium and Library wing and associated landscaping.
<u>Development Management</u>	
Status: NOP	Application:05/1794/C84
Date:08/08/2005	Construction of a pedestrian footbridge over the lake.
<u>Development Management</u>	
Status: WON	Application:05/2867/LBC
Date:16/05/2017	Installation of multi - operator mobile telecommunication base stations within Campanile and ground based associated ancillary development.
<u>Development Management</u>	
Status: RNO	Application:05/3131/C84
Date:01/12/2005	To replace and remove some signs outside the gates.
<u>Development Management</u>	
Status: NOP	Application:05/3917/C84
Date:16/02/2006	Proposed Tree Top walkway and Rhizotron.
<u>Development Management</u>	
Status: GTD	Application:06/0186/FUL
Date:18/04/2006	Erection of temporary marquee (from 24th April 2006 to 6th October 2006).
<u>Development Management</u>	
Status: NOP	Application:06/0256/C84
Date:17/03/2006	Erection of a 4 storey plus basement Herbarium and Library wing and associated landscaping.
<u>Development Management</u>	

Status: GTD Application:06/1122/LBC
 Date:08/09/2006 The installation of Multi-Operator MobileTelecommunications base station within campanile and associated ancillary ground based equipment.

Development Management

Status: GTD Application:06/1123/MOB
 Date:08/09/2006 Installation of Multi-Operator Mobile Telecommunication base stations within Campanile and ground based associated ancillary development.

Development Management

Status: WNA Application:06/0256/DD01
 Date:20/12/2006 Details of surface water storage.

Development Management

Status: GTD Application:06/2900/FUL
 Date:17/11/2006 Erection of temporary marquee and ice rink structure for the Christmas holidays period for the next three years.

Development Management

Status: GTD Application:06/1122/DD01
 Date:05/12/2006 Details pursuant to condition relating to design, location and external finishes for the installation of Multi-Operator MobileTelecommunications base station within campanile and associated ancillary ground based equipment.

Development Management

Status: GTD Application:06/1123/DD01
 Date:05/12/2006 Details pursuant to design, location and external finishes for the Installation of Multi-Operator Mobile Telecommunication base stations within Campanile and ground based associated ancillary development.

Development Management

Status: GTD Application:06/0256/DD02
 Date:19/12/2006 Details pursuant to Provisos 1 and 5 (external materials), (details of fenestration)

Development Management

Status: GTD Application:06/3619/FUL
 Date:12/02/2007 Erection of temporary marquee for charitable, corporate and private events from April to October 2007 (in place from 23rd April 2007 and 6th October 2007).

Development Management

Status: GTD Application:06/0256/DD03

Date:26/06/2009 Details pursuant to condition (tree planting) (protective fencing around trees) of planning permission 06/0256/FUL

Development Management

Status: GTD Application:06/0256/DD04

Date:12/12/2006 Details pursuant to Provisos 3 (Travel Plan) and 9 (Cycle Parking) of planning application 06/0256/C84

Development Management

Status: GTD Application:06/0256/DD05

Date:23/11/2006 Details pursuant to condition (mitigation of Stag Beetles loss) of planning permission 06/0256/FUL

Development Management

Status: GTD Application:06/0256/DD06

Date:18/12/2006 Details pursuant to Provisos 8 (threshold entry levels) and 13 (surface water drainage) of planning permission 06/0256/FUL

Development Management

Status: GTD Application:06/0256/DD07

Date:19/12/2006 Details pursuant to condition proviso 7 (barrier on southern roof terrace) and proviso 12 (automatic blinds) of planning permission 06/0256/FUL

Development Management

Status: GTD Application:06/0256/DD08

Date:24/03/2009 Discharge of materials pursuant to proviso 1.

Development Management

Status: GTD Application:07/1682/FUL

Date:11/07/2007 Erection of a single storey timber framed structure to form a field shelter.

Development Management

Status: REF Application:07/3703/FUL

Date:11/01/2008 Erection of temporary marquee for charitable, corporate and private events from April to October 2008 (in place from 21st April 2008 to 7th October 2008).

Development Management

Status: GTD Application:08/2482/FUL

Date:30/12/2008 Temporary permission for a period of 2 years for the erection of a gazebo 'Temple of Imagination' at the rear of 1-3 Kew Palace.

Development Management

Status: GTD Application:08/3388/FUL

Date:25/02/2009	Extension in height of two boiler flues by 720mm.
<u>Development Management</u>	
Status: GTD	Application:09/1483/FUL
Date:21/01/2010	New outdoor childrens play equipment.
<u>Development Management</u>	
Status: WNA	Application:09/1484/CAC
Date:24/03/2010	Replacement of outdoor childrens play equipment.
<u>Development Management</u>	
Status: GTD	Application:09/2872/FUL
Date:09/04/2010	The erection of a new 'Plant Reception and Quarantine Centre' consisting of a single storey brick clad header house and single storey duo pitched glasshouses.
<u>Development Management</u>	
Status: GTD	Application:09/1483/DD01
Date:24/03/2010	Partial discharge of condition U29812 (archaeology) attached to planning permission 09/1483/FUL.
<u>Development Management</u>	
Status: GTD	Application:10/1574/LBC
Date:23/09/2010	Internal and external alterations including the removal of late 19th and 20th Century insertions; making good of non-original partitions that have been constructed between floor and ceiling surfaces; removal of steel beams.
<u>Development Management</u>	
Status: GTD	Application:09/2872/DD01
Date:05/08/2010	Details pursuant to conditions U31032 (Tree Protection), U31037 (Site Supervision), U31038 (Details of Activity within RPA of T2) and U31063 (Badgers) of planning permission 09/2872/FUL
<u>Development Management</u>	
Status: GTD	Application:10/1950/FUL
Date:31/08/2010	Alterations during the course of construction to provide plant and cycle parking enclosure.
<u>Development Management</u>	
Status: GTD	Application:09/2872/DD02
Date:07/09/2010	Details pursuant to condition U31089 (Details of contractor's compound) of planning permission 09/2872/FUL
<u>Development Management</u>	
Status: GTD	Application:09/2872/DD03

Date:14/10/2010 Details pursuant to conditions U31029 (Management of grassland area), U31030 (Potentially contaminated sites), U31031 (Location of trees), U31035 (No felling lopping), U31037 (site supervision), U31052 (monitoring of soil pile), U31068 (Incinerator Details) and U31091 (Habitat replacement) of planning permission 09/2872/FUL

Development Management

Status: GTD Application:09/1483/DD02
 Date:09/12/2010 Discharge of condition U31213 (archaeology) attached to planning permission 09/1483/FUL.

Development Management

Status: GTD Application:10/2759/LBC
 Date:17/11/2010 Conservation, maintenance and re-furbishment works to existing kitchen block including roof repairs, structural timber repairs, minor masonry repairs, carpentry and joinery repairs and replacements of later inappropriate doors/windows, reinstatement of original first floor room layout, reinstatement of historic paint schemes, refurbishment of first floor office accommodation, upgrade of services generally, conservation of original features including external paving and garden shed, landscaping, provision of new path and gate to existing entrance, installation of platform lift allowing access to semi-basement kitchen areas.

Development Management

Status: GTD Application:09/2872/DD04
 Date:02/12/2010 Details pursuant to conditions U30892 (Details to be submitted) and U30893 (Sample panel of brickwork) ; and part pursuant to condition to U30888 (Materials),of planning application 09/2872/FUL.

Development Management

Status: GTD Application:10/3121/FUL
 Date:20/12/2010 Erection of a CHP unit and thermal store.

Development Management

Status: GTD Application:09/2872/DD05
 Date:20/12/2010 Details pursuant to conditions U31033 (Tree Planting) and U31039 (Landscape Maintenance) of planning application 09/2872/FUL.

Development Management

Status: GTD Application:09/2872/DD06
 Date:31/12/2010 Details pursuant to condition U31050 (Details of glazing/lighting), glasshouse glazing system (part U30892), materials (part U30888) and glazing/lighting (U31050). of planning application 09/2872/FUL.

Development Management

Status: GTD Application:09/2872/DD07

Date:31/12/2010 Details pursuant to condition U31172 (SUDS system) of planning application 09/2872/FUL.

Development Management

Status: GTD Application:11/0078/FUL

Date:03/03/2011 Planning Application for installation of a new platform access lift to provide level access to semi-basement kitchen; restoration of backyard shed roof; reconstruction of a Georgian kitchen garden and associated landscaping works including new pedestrian access through Kew Gardens.

Development Management

Status: GTD Application:10/3121/DD01

Date:04/05/2011 Detail pursuant to conditions U36496 (Details of materials) and part U36319 (Archaeology)of planning permission.

Development Management

Status: GTD Application:11/2161/FUL

Date:26/08/2011 Installation of Voltage Optimisation equipment on three main electrical supplies serving major areas and buildings at the Kew Gardens site. The sites are located next to The Jodrell Laboratory, The Herbarium, and the Marianne North Gallery. Works will include the installation of the Voltage Optimisation equipment and construction of small rendered blockwork enclosures, and all ancillary site works.

Development Management

Status: WON Application:11/2161/DD01

Date:16/05/2017 Details pursuant to condition U43241 (Archaeology) of planning permission 11/2161/FUL.

Development Management

Status: REC Application:11/0131/VOID

Date: 1. Approximately 18 temporary sculptures over the lifespan of the exhibition in the gardens (external) - Sat 9th June 2012 - Sun 14 April 2013. 2. Indoor sculptures in the Temperate House, Shirley Sherwood Gallery of Botanical Art; and Nash Conservatory over the lifespan of the exhibition. 3. A temporary education/interp space (5mx10m footprint) for the Wood Quarry activity (making wood sculptures) - Sat 14 April - Sun 30 Sept 2012.

Development Management

Status: GTD Application:11/4141/FUL

Date:09/02/2012 1. Repairs and restoration of wrought iron main and pedestrian side gates. 2. Cleaning and repairs to Portland stone gate piers, plinths and end screen walls. 3. Repairs and restoration of adjoining cast iron railings. 4. Redecorations to main gates and railings in original dark green decorative scheme. 5. Replacement of existing tarmac footpath in second hand Yorkstone flags with second hand granite setts to

central vehicular gates. 6. Replacement of tarmac with hoggin/resin bound gravel.

Development Management

Status: GTD

Application:11/4142/LBC

Date:09/02/2012

1. Repairs and restoration of wrought iron main and pedestrian side gates. 2. Cleaning and repairs to Portland stone gate piers, plinths and end screen walls. 3. Repairs and restoration of adjoining cast iron railings. 4. Redecorations to main gates and railings in original dark green decorative scheme. 5. Replacement of existing tarmac footpath in second hand Yorkstone flags with second hand granite setts to central vehicular gates.

Development Management

Status: GTD

Application:12/0264/FUL

Date:21/06/2012

Retention of 19 outdoor sculptures throughout the Gardens until 14th April 2013 and an exhibition building adjacent to the Cedar Vista until 1st October 2012.

Development Management

Status: REF

Application:12/2926/LBC

Date:12/11/2012

Removal of three carved decorative stones for conservation/protection from further site damage - the stones to be reinstated in their current position.

Development Management

Status: GTD

Application:13/0583/FUL

Date:18/06/2013

Retention of temporary installation of a floating pontoon and access way to the west steps; a floating pontoon to the south steps and a ticket office at the Palm House Pond.

Development Management

Status: GTD

Application:13/0646/LBC

Date:18/06/2013

Temporary installation of a floating pontoon structure at The Palm House pond

Development Management

Status: GTD

Application:13/0907/FUL

Date:14/01/2014

(i) Restoration of the Temperate House, upgrading of services, creation of a central activity space, extension between the centre block and the North Octogan, provision of w.c's, ramps and associated landscaping; (ii) restoration of Evolution House to accommodate a new Engagement Centre; (iii) partial demolition of the existing energy centre (Boiler House No. 5) to provide a new biomass boiler; (iv) the construction of a temporary decant structure (1,200 sqm plus 66 sqm service plant space) to accommodate the displaced plant collection for the duration of the works (two roof design options); (v) temporary dismantling and re-instatement of

stone plinths and railings of vehicular access entrance from A307 Kew Road.

Development Management

Status: GTD

Application:13/0908/LBC

Date:14/01/2014

(i) Restoration of the Temperate House, upgrading of services, creation of a central activity space, extension between the centre block and the North Octogan, provision of w.c's, ramps and associated landscaping; (ii) restoration of Evolution House to accommodate a new Engagement Centre; (iii) partial demolition of the existing energy centre (Boiler House No. 5) to provide a new biomass boiler; (iv) the construction of a temporary decant structure (1,200 sqm plus 66 sqm service plant space) to accommodate the displaced plant collection for the duration of the works (two roof design options); (v) temporary dismantling and re-instatement of stone plinths and railings of vehicular access entrance from A307 Kew Road.

Development Management

Status: GTD

Application:13/1022/LBC

Date:21/05/2013

Proposal to remove from the Ruined Arch site two carved decorative stones* for conservation/protection from further site damage and thereafter to fix at high level in the Orangery (*One of the stones being in two parts).

Development Management

Status: WNA

Application:13/2940/CAC

Date:10/01/2014

Partial demolition of the existing energy centre (Boiler House No. 5) and the temporary dismantling and storage of the stone plinths, railings and gates at the existing vehicular entrance from the A307 Kew Road in association with proposals for the restoration of the Temperate House and Evolution House.

Development Management

Status: GTD

Application:13/3266/FUL

Date:29/11/2013

Temporary installation of Christmas Village adjacent to Victoria Gate and circular illuminated trail in Kew Gardens to the north west with associated kiosks

Development Management

Status: GTD

Application:13/4168/FUL

Date:11/02/2014

New Propagation Glasshouse at Royal Botanic Gardens.

Development Management

Status: WNA

Application:13/4359/FUL

Date:09/06/2017

Replacement of an existing derelict glass house with a new glass house utilising the existing base plinth walls.

Development Management

Status: VOID	Application:14/3491/VOID
Date:22/08/2014	The installation of 8 no. antennas within the arched apertures at the top level of the building, the installation of 3 no. radio equipment cabinets within an internal room at ground level and development works ancillary thereto.
<u>Development Management</u>	
Status: GTD	Application:14/3816/FUL
Date:07/11/2014	Temporary installation of Christmas Village adjacent to Victoria Gate and and circular illuminated trail in Kew Gardens extending north west to the white peaks cafe and associated kiosks.
<u>Development Management</u>	
Status: GTD	Application:14/4149/FUL
Date:10/03/2015	Replacement of existing timber frame to Glasshouse 25B within the Alpine Yard with a new glasshouse frame of the same footprint and style. Incorporating the removal of the old frame and disposal. The existing base wall upon which the existing frame sits will be repaired, increased in height by approx. 300mm and will support the new glasshouse frame. The foot print of the new structure will be the same as existing.
<u>Development Management</u>	
Status: GTD	Application:13/0907/DD01
Date:09/01/2015	Details pursuant to condition U67539 (Remediation Strategy) of planning permission ref.no. 13/0907/FUL.
<u>Development Management</u>	
Status: GTD	Application:13/0907/DD02
Date:21/01/2015	Details part pursuant to condition U67533 (Written Scheme of Investigation) of planning permission ref.no.13/0907/FUL.
<u>Development Management</u>	
Status: GTD	Application:14/5177/FUL
Date:30/04/2015	Upgrade of existing power supply to support increased energy demands required by the Temperate House refurbishment. To include the installation of housing for a new LV switch room and transformer.
<u>Development Management</u>	
Status: GTD	Application:13/0907/DD03
Date:10/03/2015	Details pursuant to condition U67593 (Ecology CMS) of planning permission 13/0907/FUL.
<u>Development Management</u>	
Status: GTD	Application:13/0907/DD05
Date:15/05/2015	Details pursuant to condition U67574 - Decorative Sculpture CMS of planning permission 13/0907/FUL.

Development Management

Status: GTD Application:13/0908/DD01
Date:15/05/2015 Details pursuant to condition U67599 - Decorative Sculpture CMS of planning permission 13/0908/LBC.

Development Management

Status: GTD Application:13/0907/DD04
Date:21/05/2015 Details pursuant to condition U67553 (Amended Construction Logistics Plan) of planning permission 13/0907/FUL.

Development Management

Status: WON Application:15/1129/FUL
Date:13/08/2018 Temporary installation of Pavillion and other smaller items including: inflatables, tents, 'Spice Mix Supercomputer' towable structure.

Development Management

Status: GTD Application:13/0907/NMA
Date:24/06/2015 Application for a non material amendment to planning permission 13/0907/FUL - Revision to condition U67533 - Archaeology-Written Scheme of Investigation

Development Management

Status: GTD Application:15/3234/FUL
Date:08/10/2015 Installation of Totems at the Victoria Gate and Elizabeth Gate Entrance: The front of the totems to provide information on orientation and wayfinding and a description of events in Kew. The reverse of the totems to indicate Thank you membership information and orientation and wayfinding to the exit & the shop.

Development Management

Status: GTD Application:15/3237/FUL
Date:13/11/2015 Interpretation and Wayfinding Signage throughout the site at theRoyal Botanic Gardens, Kew

Development Management

Status: GTD Application:15/4113/FUL
Date:24/11/2015 Temporary Installation of Christmas Village adjacent to Victoria gate, Kew Road and circular illuminated trail in Kew Gardens extending around the Palm House lake and northwest to the White peaks cafe and associated kiosks.

Development Management

Status: GTD Application:16/0601/FUL
Date:28/04/2016 Temporary installation of the award winning sculptural centre piece of the UK Pavilion Milan Expo 2015, the Hive, together with associated public realm and landscaping works at Kew Gardens, to be operational from 1st June 2016 to September 2018. The sculpture is

an interactive exhibit utilising audio and lighting that responds to the activity in a living bee hive.

Development Management

Status: REF

Application:16/1563/MOB

Date:26/07/2016

Installation of 8 no. antennas and 16 no. Remote Radio Units. This proposal also includes the installation of 3 no. equipment cabinets within an internal equipment room and ancillary development there

Development Management

Status: REF

Application:16/1567/LBC

Date:26/07/2016

Installation of 8 no. antennas and 16 no. Remote Radio Units. This proposal also includes the installation of 3 no. equipment cabinets within an internal equipment room and ancillary development there to.

Development Management

Status: GTD

Application:16/1662/FUL

Date:19/07/2016

Erection of a modular unit donated through Kew foundation to be used as part of the increased educational offering, the unit will be served by a new ramp designed to rise approximately 2.5m from ground level to first floor level over a 40m distance from the existing footpath. Also included within this proposal is the provision of a new elevated walkway, this will provide an accessible route for those visitors with mobility issues.

Development Management

Status: GTD

Application:16/2300/FUL

Date:09/09/2016

Change of use of the ground floor of Museum No.1 from D1 (museum use) to D1/A3 (museum/cafe use) to incorporate a new cafe in the existing museum space. This proposal includes the division of the existing space to incorporate new food preparation space at the rear, the safe dismantling of 4 No. mahogany display cases and their temporary storage elsewhere on site in Kew, lowering a window cill at the rear of the building to accommodate a new fire exit door with traditional ventilation grilles in the upper section of the door, the installation of 2 No. gas boiler flues in the roof of the building, new external mechanical plant at the rear of the building to be 'screened off' with timber fence and to be located inside an existing bike shed.

Development Management

Status: GTD

Application:16/2301/LBC

Date:09/09/2016

The change of use of the ground floor of Museum No.1 from D1 (museum use) to D1/A3 (museum /cafe use) to incorporate a new cafe in the existing museum space. This proposal includes the division of the existing space to incorporate new food preparation space at the rear, the safe dismantling of 4 No. mahogany display cases and their temporary storage elsewhere on site in Kew, lowering a window cill at the rear of the building to accommodate a new fire exit door with traditional ventilation grilles in the upper section of the door, the installation of 2 No. gas boiler flues in the roof of the

building, new external mechanical plant at the rear of the building to be 'screened off' with timber fence and to be located inside an existing bike shed, the construction of a new brick and york stone terraced area with traditional removable guarding (for evening events) at the front of the building (to be in keeping with the parterre at the other side of the Palm House Lake.

Development Management

Status: GTD

Application:16/2493/FUL

Date:10/11/2016

Works to the Great Pagoda: Removal and replacement of existing slate and copper roof finishes with new slate and copper, in a like for like fashion. Installation of 80 no. new dragon sculptures onto the ridges of the existing roof hips. Repair existing timber columns, external doors, windows and balcony railings. These timber elements are also to be repainted to the original colour scheme. Structural repairs to the base of the existing staircase. Structural strengthening to floors and roof structures. Replacement of all services, including lightning protection. Installation of new lighting. Repair and re-gilding of existing finial post and chains. Addition of a new capping to finial. Repair of existing flagstone paving. Installation of new footpath and ramps leading to the Pagoda. (amended discription)

Development Management

Status: GTD

Application:16/2494/LBC

Date:10/11/2016

Works to the Great Pagoda: Removal and replacement of existing slate and copper roof finishes with new slate and copper, in a like for like fashion. Installation of 80 no. new dragon sculptures onto the ridges of the existing roof hips. Repair existing timber columns, external doors, windows and balcony railings. These timber elements are also to be repainted to the original colour scheme. Structural repairs to the base of the existing staircase. Structural strengthening to floors and roof structures. Replacement of all services, including lightning protection. Installation of new lighting. Repair and re-gilding of existing finial post and chains. Addition of a new capping to finial. Repair of existing flagstone paving. Installation of new footpath and ramps leading to the Pagoda. (amended discription)

Development Management

Status: GTD

Application:13/0908/DD02

Date:06/09/2016

Details pursuant to condition U67599 - Decorative Sculpture Method Statement of planning permission 13/0908/LBC.

Development Management

Status: GTD

Application:13/0907/DD06

Date:06/09/2016

Details pursuant to condition U67574 (Decorative Sculpture CMS) of planning permission 13/0907/FUL.

Development Management

Status: GTD

Application:16/3353/FUL

Date:07/07/2017 Development of a new Children's Garden at the north end of the existing Kew Gardens site (revised description).

Development Management

Status: GTD Application:16/3445/FUL

Date:11/11/2016 Installation of a Temporary Christmas Village and Trail inside Kew Gardens. The trail will form a circular illuminated path between the Victoria Gate, around the Palm House with access via the Brentford Car park and use of White Peaks facilities.

Development Management

Status: GTD Application:13/0907/DD07

Date:26/04/2017 Details pursuant to point (a) (in part) - point (d) of condition U67576 (LB Details to be Approved) of planning permission 13/0907/FUL (PART DISCHARGE)

Development Management

Status: GTD Application:13/0908/DD03

Date:26/04/2017 Details pursuant to point (a) (in part) - point (d) of condition U67758 (LB Details to be Approved) of Listed Building Consent 13/0908/LBC (PART DISCHARGE)

Development Management

Status: GTD Application:13/0907/DD08

Date:17/07/2017 Details pursuant to (PART OF) condition U67576 (details of materials) of planning permission 13/0907/FUL.

Development Management

Status: GTD Application:13/0908/DD04

Date:17/07/2017 Details pursuant to (PART OF) condition U67758 (LB details to be approved) of listed building consent 13/0908/LBC.

Development Management

Status: GTD Application:16/3353/DD01

Date:25/09/2017 Details pursuant to condition U26133 (Archaeology) of Planning Permission 16/3353/FUL.

Development Management

Status: GTD Application:17/2871/FUL

Date:16/10/2017 Installation of a temporary Christmas Village and Trail inside Kew Gardens.

Development Management

Status: GTD Application:13/0908/DD05

Date:18/09/2017 Details pursuant to (PART OF) condition U67758LB (details to be approved - (a) in part), of listed building consent 13/0908/LBC.

Development Management

Status: GTD Application:13/0907/DD09
 Date:18/09/2017 Details pursuant to (PART OF) condition U67576 (LB details to be approved) of planning permission 13/0907/FUL.

Development Management

Status: GTD Application:17/3199/FUL
 Date:30/10/2017 Installation of security gate and fencing.

Development Management

Status: GTD Application:16/3353/DD02
 Date:04/10/2017 Details pursuant to condition U26131 (site monitoring procedures and recording) and U26132 (tree planting scheme) of planning permission 16/3353/FUL.

Development Management

Status: GTD Application:16/3353/DD03
 Date:04/10/2017 Details pursuant to condition U26130 (Arboricultural Method Statement) of planning permission 16/3353/FUL.

Development Management

Status: GTD Application:17/3422/LBC
 Date:10/11/2017 Demolition and removal of concrete rock formations and restoration works to reinstate the Evolution House as a botanical glasshouse.

Development Management

Status: GTD Application:16/2494/DD01
 Date:11/01/2018 Discharge of conditions U14290 - details to be approved, U14291 - external painting, U14292 -light fitting details , U14293 - lighting plan in ful and U14294 - Archaeological in part of Listed Building Consent 16/2494/LBC.

Development Management

Status: GTD Application:16/2493/DD01
 Date:11/01/2018 Details pursuant to conditions U14283 dragons; U14284 external painting; U14285 lighting details; U14286 lighting plan; and U14288 Ecology in full and U14287 Archaeology in part; of planning permission ref. 16/2493/FUL dated 10/11/2016.

Development Management

Status: GTD Application:17/3942/FUL
 Date:13/02/2018 Demolition of existing glasshouses, polytunnels and ancillary buildings at the Arboretum Nursery and their replacement with new glasshouses, polytunnels, ancillary buildings and a visitor entrance and visitor experience facility.

Development Management

Status: GTD Application:16/3353/DD04

Date:11/01/2018 Details of built structures pursuant to condition U26134 of planning permission ref. 16/3353/FUL dated 07/07/2017 (Development of a new Children's Garden at the north end of the existing Kew Gardens site). [partial discharge].

Development Management

Status: GTD Application:17/4278/FUL

Date:12/01/2018 The temporary installation of six dragon sculptures in Royal Botanic Gardens Kew. The sculptures will be positioned in six locations around the gardens, forming part of a trail which helps visitors explore the story of royal Kew and the Great Pagoda. The sculptures will be in place from 23 March 2018 - 30 September 2018.

Development Management

Status: GTD Application:17/4560/FUL

Date:27/02/2018 Works to existing paths within the Royal Botanic Gardens, Kew.

Development Management

Status: GTD Application:16/3353/DD05

Date:26/02/2018 Details pursuant to condition U26134 (built structures) of planning permission ref. 16/3353/FUL - PARTIAL DISCHARGE

Development Management

Status: GTD Application:13/0907/NMA1

Date:23/02/2018 (i) Restoration of the Temperate House, upgrading of services, creation of a central activity space, extension between the centre block and the North Octogan, provision of w.c's, ramps and associated landscaping; (ii) restoration of Evolution House to accommodate a new Engagement Centre; (iii) partial demolition of the existing energy centre (Boiler House No. 5) to provide a new biomass boiler; (iv) the construction of a temporary decant structure (1,200 sqm plus 66 sqm service plant space) to accommodate the displaced plant collection for the duration of the works (two roof design options); (v) temporary dismantling and re-instatement of stone plinths and railings of vehicular access entrance from A307 Kew Road. [Application for a Non Material Amendment to Planning Permission 13/0907/FUL to remove the requirement for a lighting plan - condition U67594- prior to the development being first used].

Development Management

Status: GTD Application:17/4314/DD01

Date:19/04/2018 Details pursuant to conditions U37843 (hard and soft landscaping), U37845 (landscape maintenance), U37846 (site monitoring procedures and recording), U37854 (Archaeology written scheme of investigation) of planning permission 17/4314/FUL.

Development Management

Status: GTD Application:17/3942/DD01

Date:20/04/2018 Details pursuant to condition U38293 (Details of materials/external cladding) of 17/3942/FUL

Development Management

Status: GTD Application:18/0964/ADV

Date:18/05/2018 Proposed replacement non-illuminated signage to be attached to the gates fronting Kew Green outside the Herbarium Building.

Development Management

Status: GTD Application:17/3942/DD02

Date:30/04/2018 Details pursuant to condition U38294 (watching brief) of planning permission 17/3942/FUL

Development Management

Status: GTD Application:18/1229/VRC

Date:28/06/2018 Removal of Condition Number(s): U04427 (Temporary Time Period) of planning approval 16/0601/FUL (Temporary installation of the award winning sculptural centre piece of the UK Pavilion Milan Expo 2015, the Hive, together with associated public realm and landscaping works at Kew Gardens, to be operational from 1st June 2016 to September 2018. The sculpture is an interactive exhibit utilising audio and lighting that responds to the activity in a living bee hive).

Development Management

Status: GTD Application:17/3199/DD01

Date:30/04/2018 Details pursuant to condition U32859 (archaeology) of planning permission 17/3199/FUL

Development Management

Status: GTD Application:18/1261/FUL

Date:20/06/2018 Replacement of existing boiler plant and installation of new Combined Heat and Power engine including external flue, external alterations to boiler house and generator enclosure and provision of a temporary containerised boiler during construction works.

Development Management

Status: GTD Application:18/1696/FUL

Date:15/10/2019 Demolition of existing White Peaks cafe and shop and its replacement with a modern catering venue and shop.

Development Management

Status: GTD Application:18/1714/FUL

Date:23/07/2018 Temporary provision until 30 August 2019 of mobile catering units, associated services and facilities, and open air and covered seating areas, to provide food and beverage refreshments to the west end of the Royal Botanic Gardens, Kew, during the redevelopment of the

Pavilion Restaurant and in support of the re-opening of the newly restored Temperate House.

Development Management

Status: GTD

Application:17/3199/NMA

Date:06/06/2018

Non material amendment to planning permission 17/3199/FUL (Installation of security gate and fencing) to allow for alteration to route of fence line.

Development Management

Status: GTD

Application:16/3353/DD06

Date:03/08/2018

Details pursuant (IN PART) to condition U26134 (built structures details to be approved) - Oak Tree Circle in the Oak Tree Circle ONLY to be discharged - of planning application 16/3353/FUL

Development Management

Status: GTD

Application:17/3942/DD03

Date:26/07/2018

Details pursuant to condition U38298 - details of landscaping/screening of planning permission 17/3942/FUL

Development Management

Status: GTD

Application:18/2303/FUL

Date:18/09/2018

Installation of a temporary Christmas Village and Trail inside Kew Gardens

Development Management

Status: GTD

Application:13/0907/DD10

Date:19/09/2018

Details pursuant to condition U85192 (Archaeological Written Scheme of Investigation) of permission 13/0907/NMA (revision to condition U67533 of permission 13/0907/FUL)

Development Management

Status: GTD

Application:17/3942/DD04

Date:07/11/2018

Details pursuant to condition U38296 (external lighting) of planning permission ref: 17/3942/FUL dated 13.02.2018.

Development Management

Status: GTD

Application:18/4032/FUL

Date:23/07/2019

Engineering works to allow for the installation of an HV-LV cable route beneath existing footpath and existing grass surfaces

Development Management

Status: GTD

Application:18/4054/FUL

Date:13/02/2019

Temporary installation of 32 glass sculptures throughout the gardens from 13th April 2019 to 27th October 2019 and associated works.

Development Management

Status: GTD Application:18/4055/LBC
Date:13/02/2019 Temporary installation of 32 glass sculptures throughout the gardens from 13th April 2019 to 27th October 2019 and associated works.

Development Management

Status: GTD Application:19/0313/FUL
Date:26/03/2019 Installation of new pathways constructed of porous self-binding gravel, seating areas, and a gathering space within the Evolution Garden.

Development Management

Status: GTD Application:19/0845/FUL
Date:24/04/2019 Temporary removal of free-standing gate pier and its reinstatement in the same location following works to record accurate measurements and details of the decorative repousee leaf work.

Development Management

Status: GTD Application:19/2345/FUL
Date:03/10/2019 Installation of a temporary Christmas Village and Trail inside Kew Gardens

Development Management

Status: GTD Application:19/2405/FUL
Date:28/10/2019 Demolition of existing 'Climbers and Creepers' glass house and replacement with a modern single storey catering venue and shop and associated landscaping.

Development Management

Status: GTD Application:19/2718/FUL
Date:18/11/2019 Proposed temporary structure to provide shelter for school lunches and associated access paths and landscaping.

Development Management

Status: GTD Application:19/3162/FUL
Date:20/12/2019 Demolition of existing Arboretum Nursery HQ welfare building and construction of a new welfare building and associated landscape works.

Development Management

Status: GTD Application:19/3862/FUL
Date:12/02/2020 Demolition of existing brick structure and installation of new oil tank and associated fencing.

Development Management

Status: GTD Application:20/0070/FUL
Date:06/03/2020 Alterations to The Botanical restaurant/'Museum No.1' including new outdoor terrace.

Development Management

Status: GTD

Application:20/0071/LBC

Date:06/03/2020

Alterations to The Botanical restaurant/'Museum No.1' including raised decking, planters, parasols, refurbishment of front of house area, replacement of bar counter, replacement furniture, change of flooring, redecoration of WC areas.

Development Management

Status: GTD

Application:20/0109/FUL

Date:31/03/2020

Temporary installation of the summer exhibition called 'Secret World of Plants' at Kew Gardens. This exhibition will take place between 19th June until 15th August 2020 (Fridays and Saturdays). This will comprise the following Artwork installations across the Gardens: - 11no. standard design SetWorks terrariums: Weight: (dependent on individual planting scheme) Width: 1,500mm, Depth: 1,127.9mm, Height: 2,371.35mm, Area: 1.69m² per terrarium (x 11 total = 18.59m²) - 7no. accessible design SetWorks terrariums: Weight: (dependent on individual planting scheme) Width: 1,500mm, Depth: 1127.9mm, Height: 2,376.6mm, Area: 1.69m² per terrarium (x 7 total = 11.83m²) - 2no. monumental landscape SetWorks terrariums: Weight: (dependent on individual planting scheme), Max Width: 12,000mm, Max Length: 36,759.30mm, Height: 1,532.60mm, Area: 67.55m² per terrarium (x 2 total = 135.1m²) - 1no. piece based on 'Please be Seated' by Cockesdge Studios: Weight: 22 tones, Height: 4m, Diameter: 15.2m, Area: 181.37m².

Development Management

Status: GTD

Application:19/2405/DD01

Date:30/03/2020

Details pursuant to condition U0071114 (Arch. - Written Scheme of Investigation) (IN PART)

Development Management

Status: GTD

Application:20/0805/VRC

Date:05/06/2020

Variation of condition Number(s): U0071105 'Approved Drawings' of application 19/2405/FUL to allow for the omission of green roof and omit a roof overhang at the side of the building.

Development Management

Status: GTD

Application:20/1568/FUL

Date:23/10/2020

The installation of 8 no. Antennas fixed within the archways of the tower at approximately 25 metres high, 4 no. radio equipment cabinets and 1 no. meter cabinet to be installed within an internal room at ground floor level, together with ancillary development equipment thereto, including but not limited to RRUs (Radio Remote Units) and ERS (Ericsson Radio System) units and 2 no. GPS Modules on fixing brackets mounted to the face of the building at approximately 23.5 metres high (painted to match the brickwork).

Development Management

Status: GTD

Application:20/1569/LBC

Date:23/10/2020 The installation of 8 no. Antennas fixed within the archways of the tower at approximately 25 metres high, 4 no. radio equipment cabinets and 1 no. meter cabinet to be installed within an internal room at ground floor level, together with ancillary development equipment thereto, including but not limited to RRUs (Radio Remote Units) and ERS (Ericsson Radio System) units and 2 no. GPS Modules on fixing brackets mounted to the face of the building at approximately 23.5 metres high (painted to match the brickwork).

Development Management

Status: WON Application:19/3162/DD01
Date:05/08/2021 Details pursuant to condition U0074615 - External Materials

Development Management

Status: GTD Application:20/2236/FUL
Date:30/11/2020 Installation of a temporary Christmas Village and Trail inside Kew Gardens (dates changed due to Covid-19 lockdown to now run between Friday 4 Dec - Sunday 6 Dec 2020 Wednesday 9 Dec - Thursday 24 Dec 2020 Saturday 26 Dec 2020 - Sunday 10 Jan 2021 Wednesday 13 Jan - Sunday 17 Jan 2021. The installation would be open to visitors between the hours of 16:20 (4:20 P.M) and 22:00 (10:00 P.M) on these dates.

Development Management

Status: GTD Application:19/3162/DD02
Date:11/11/2020 Details pursuant to condition U0074615 (Materials app-Specific matters ~), U0074619 (Site Monitoring Procedures and recording), and U0074620 (Biodiversity Net Gain) of planning permission 19/3162/FUL.

Development Management

Status: GTD Application:20/3219/PS192
Date:18/12/2020 Proposed security gate located within the boundaries of the Royal Botanic Gardens, with a maximum height of 1.9m. Proposed retractable security bollard located within the boundaries of the Royal Botanic Gardens, with a maximum height of 0.6m.

Development Management

Status: GTD Application:19/3162/DD03
Date:04/01/2021 Details pursuant to conditions U0074610 External Illumination and U0074621 Screen Planting of planning permission 19/3162/FUL for the Demolition of existing Arboretum Nursery HQ welfare building and construction of a new welfare building and associated landscape works.

Development Management

Status: GTD Application:20/2236/NMA
Date:18/01/2021 Non-Material Amendment to the description of development to secure the dates of operation by condition and include additional dates on

which the event can be held. Description of development amended to: Installation of a temporary Christmas Village and Trail inside Kew Gardens.

Development Management

Status: GTD

Application:21/0138/FUL

Date:08/03/2021

Temporary installation of the summer exhibition called 'Secret World of Plants' at Royal Botanic Gardens, Kew

Development Management

Status: GTD

Application:20/0805/DD01

Date:17/03/2021

Details pursuant to condition U0082773 - materials app - specific matters

Development Management

Status: GTD

Application:21/0291/FUL

Date:26/03/2021

Installation of 4 x Portkabin to provide for temporary staff welfare facilities in relation to compliance with COVID-19 guidelines (to east of Jodrell Laboratory and adjacent to the school of Horticulture). Retrospective Planning application for temporary consent for 18 months.

Development Management

Status: GTD

Application:21/0432/FUL

Date:16/06/2021

Demolition of existing staff welfare building and replacement with new single storey staff welfare building.

Development Management

Status: GTD

Application:20/0805/DD02

Date:21/04/2021

Details pursuant to condition U0082775 Archaeological Watching Brief Report by Compass Archaeology (February 2021).

Development Management

Status: GTD

Application:21/0138/DD01

Date:06/05/2021

Details pursuant to condition U0096642 - Tree Protection (part B), of planning permission 21/0138/FUL.

Development Management

Status: GTD

Application:21/1208/FUL

Date:03/06/2021

Removal of existing lift to Treetop Walkway and replacement with a new lift in the same location.

Development Management

Status: GTD

Application:21/1225/FUL

Date:04/06/2021

Conversion of existing grass paths to porous, self-binding gravel, the addition of metal edged planting beds, and a gathering/educational space formed from brick pavers, covered by an open-sided shelter.

Development Management

Status: GTD Application:21/3078/FUL
Date:29/11/2021 Installation of temporary Christmas Village and Trail inside Kew Gardens

Development Management

Status: GTD Application:20/0805/DD03
Date:08/11/2021 Details pursuant to condition U0082767 - External illumination, of planning permission 20/0805/VRC.

Development Management

Status: GTD Application:21/0432/DD01
Date:29/11/2021 Details pursuant to condition U0102963 - materials - External finishes details of planning permission 21/0432/FUL

Development Management

Status: GTD Application:20/0805/NMA
Date:01/12/2021 Non material amendment to planning permission 20/0805/VRC to allow for design alterations to front, rear and side elevations and roof. Alterations to siting of bike stores and associated external works.

Development Management

Status: GTD Application:21/1208/DD01
Date:09/03/2022 Details pursuant to condition U0101923 (Watching Brief) of Planning permission 21/1208/FUL

Development Management

Status: GTD Application:22/0465/FUL
Date:06/04/2022 Temporary installation of 'Food Forever' exhibition from April until October 2022

Development Management

Status: GTD Application:21/1225/DD01
Date:16/03/2022 Details pursuant to condition U0102039 - Watching brief (part A), of planning permission 21/1225/FUL.

Development Management

Status: GTD Application:21/1208/DD02
Date:16/05/2022 Details pursuant to condition U0101922 (Details - Piling Scaffolding) of application 21/1208/FUL

Development Management

Status: GTD Application:21/1208/DD03
Date:25/05/2022 Details pursuant to conditions U0101918 - External illumination and U0101921 - Details - Materials to be approved of application 21/1208/FUL.

Development Management

Status: GTD Application:21/1225/DD02
Date:15/06/2022 Details pursuant to condition U0102038 Green Roof of planning permission 21/1225/FUL

Development Management

Status: GTD Application:22/2225/FUL
Date:09/09/2022 Temporary installation of Treehouses at Kew exhibition.

Development Management

Status: GTD Application:22/2585/FUL
Date:28/11/2022 Annual temporary installation of Christmas Village and Trail inside Kew Gardens between October to January for a 10 year period (2022 - 2032)

Development Management

Status: GTD Application:22/2683/VRC
Date:19/10/2022 Variation of condition U0072408 - Temporary Permission, of planning permission 19/2718/FUL, to extend the development's timeframe as follows: This permission is for a limited period finishing on the 1st January 2027. All development and associated works carried out under this permission shall be removed within three months of that date and the land reinstated to its former condition to the satisfaction of the Local Planning Authority, unless otherwise agreed in writing.

Development Management

Status: GTD Application:22/2749/LBC
Date:14/11/2022 External and internal refurbishment works at the Orangery and the Northern Extension.

Development Management

Status: GTD Application:22/2974/FUL
Date:09/03/2023 Removal of existing redundant oil tanks and associated infrastructure in the service yard; new plant room and extension of existing switchroom, transformer with enclosure, replacement backup generator and Air Source Heat Pumps within the rear service yard, alongside new solar PV array on the roof of the Wolfson Wing and Jodrell main building, replacement windows and new doors to the lecture theatre.

Development Management

Status: GTD Application:22/3364/FUL
Date:31/03/2023 Demolition of the Old Quarantine Glasshouse, excavation of the site to accommodate sunken rainwater harvesting tanks and erection of a new Palm House Propagation Glasshouse (PPG). Erection of Temporary Decant Glasshouse (TDG) with plant room and perimeter fencing between the Palm House and Waterlily House for a period of 5 years.

Development Management

Status: GTD

Application:22/2749/DD01

Date:31/01/2023

Details pursuant to condition U0142816 - Additional Detail: Schedule of works, and U0142817 - Additional Detail Paint schedule, of listed building consent 22/2749/LBC.

Development Management

Status: GTD

Application:22/3770/LBC

Date:30/01/2023

Refurbishment works to the existing roof of B-Wing of the Herbarium, including replacement of slates and repairs to gutters and downpipes, the insertion of counter-battens and upgrading of the existing flat roof

Development Management

Status: PCO

Application:23/0410/FUL

Date:

Demolition of the existing 'White Peaks' development and replacement with a new part two, part single storey building and associated hard and soft landscaping, to provide a new Learning Centre at the Royal Botanic Gardens, Kew.

Development Management

Status: GTD

Application:23/0770/PS192

Date:02/05/2023

Proposed 3no. security gates located at existing entrances to the Stable Yard within the boundaries of the Royal Botanic Gardens, each with a maximum height of 1.8m.

Development Management

Status: GTD

Application:22/2585/DD01

Date:02/05/2023

Details pursuant to condition U0143855 - Transport Survey, and U0143857 - Transport and Accessibility, of planning permission 22/2585/FUL.

Development Management

Status: GTD

Application:23/1098/VRC

Date:13/06/2023

Variation of Conditions U0138002 Temporary Permission and U0138005 Visitor Management of planning application 22/2225/FUL to vary the time related conditions for implementation of the development and visitor management measures to reflect the revised scheduling for the treehouse event from April 2025 to October 2026 (including removal time)

Development Management

Status: GTD

Application:23/1491/FUL

Date:05/10/2023

Construction of new staff welfare accommodation in the form of a wooden structure in the existing Community Allotment

Development Management

Status: GTD

Application:22/2585/DD02

Date:20/09/2023 Details pursuant to conditions U0143856 Ecology and U0143859 Trail Route of planning permission 22/2585/FUL.

Development Management

Status: GTD Application:23/2201/LBC

Date:26/10/2023 Conservation and repairs to the Ruined Arch, Kew Gardens

Development Management

Status: GTD Application:23/2286/FUL

Date:09/11/2023 Construction of new pumphouse enclosure to accommodate relocated irrigation pumps.

Development Management

Status: PCO Application:23/3086/FUL

Date: The creation of a new Pavilion structure and the associated re-landscaping to form a new 'Carbon Cycle' Garden

Development Management

Status: PCO Application:23/3284/FUL

Date: Extension of the Orangery terrace.

Development Management

Status: PCO Application:23/3285/LBC

Date: Extension of the Orangery terrace.

Development Management

Status: PCO Application:23/3403/FUL

Date: Repair works including a replacement roof and ramps at the Minka House

Development Management

Status: PCO Application:22/3364/DD01

Date: Details pursuant to conditions U0153289 (Construction Management Plan), U0153290 (Written Scheme of Investigation), U0153293 (External lighting) and U0153296 (Materials) of 22/3364/FUL

Development Management

Status: PCO Application:22/3364/DD02

Date: Details pursuant to condition U0153292 - Ecology survey and data, of planning permission 22/3364/FUL.

Development Management

Status: PCO Application:24/0108/LBC

Date: Proposed repair and refurbishment works at the Japanese Gateway, to include the redecoration of the gateway and balustrade, bat mitigation measures, and bird deterrent measures.

Building Control

Deposit Date: 04.02.2011 Renovation and alterations at basement, ground and first floor levels, including new external stair and platform lift to basement

Reference: 11/0200/IN

Building Control

Deposit Date: 22.08.2012 Refurbishment of Temperate House and Exploration House

Reference: 12/1556/IN

Building Control

Deposit Date: 20.05.2015 Detached open sided pavilion building

Reference: 15/1123/FP

Building Control

Deposit Date: 09.03.2016 Construction of hive interactive sculptural building and associated access works

Reference: 16/0528/FP

Building Control

Deposit Date: 18.05.2016 Installed Ekol: clarity double sided with competency Install a biomass dry fuel room heater stove or cooker

Reference: 16/0098/VOID

Building Control

Deposit Date: 04.01.2017 Refurbishment of Grade II listed Lecture theatre

Reference: 17/0020/IN

Building Control

Deposit Date: 04.01.2017 Refurbishment of lecture theatre and entry area

Reference: 17/0021/IN

Building Control

Deposit Date: 15.02.2018 Proposed buildings forming the Arboretum Nursery

Reference: 18/0276/FP

Building Control

Deposit Date: 12.06.2018 New rudimentary weather shelter within the confines of the new Children's Garden. Construction of timber poles with corrugated steel roof. The structure has no sides and is unenclosed.

Reference: 18/1039/FP

Building Control

Deposit Date: 03.07.2018 Refurbishment of existing office facilities within Aiton House

Reference: 18/1187/FP

Building Control

Deposit Date: 05.03.2020 Removal none supporting brick wall, rebuild stud work to create disabled toilet shower wet room, x3 cubical shared toilets, new smoke detectors light extractor fans and decoration throughout

Reference: 20/0361/IN

Building Control

Deposit Date: 01.06.2020 Demolition of existing arboretum Nursery HQ welfare building and construction of a new welfare building.

Reference: 20/0642/IN

Building Control

Deposit Date: 09.06.2020 Install a heating system

Reference: 20/FEN01966/GASAFE

Building Control

Deposit Date: 25.02.2020 Install a heating system

Reference: 20/FEN01967/GASAFE

Building Control

Deposit Date: 02.09.2020 Demolition of existing Climbers and Creepers play area and construction of a new family restaurant

Reference: 20/1100/IN

Building Control

Deposit Date: 26.11.2020 Roof refurbishment on 3 properties - Stable Yard, School of Horticulture and 39 Kew Green

Reference: 20/1594/IN

Building Control

Deposit Date: 30.06.2021 Demolition of existing staff welfare building and replacement with new single storey staff welfare building

Reference: 21/1113/IN

Building Control

Deposit Date: 01.02.2022 Removal of existing lift to Treetop Walkway and replacement with new lift in the same location

Reference: 22/0183/IN

Building Control

Deposit Date: 06.10.2022 External repairs and redecoration including overhauling all windows and doors. We will also replace the lower windowpanes with safety glass. Replacement of missing, cracked, broken roof slates (less than 25%). Installation of 150mm sheep wool insulation within the roof void. This may not meet standards, as we need to allow ventilation. Removal of the existing plaster board ceiling, installation of ceiling access hatch and walkway within the roof void for future maintenance. Installation of new MFsuspended ceiling with acoustic board to underside. Installation of new radiators, small power and lighting. Complete refurbishment of the WCs (existing drainage, no new connections). Conservation of the floor. Internal redecoration. Repair and alteration of the AHU

Reference: 22/1760/IN

Building Control

Deposit Date: 13.12.2022 Nash conservatory decarbonisation project, changing the old gas heating system for a heat pump system

Reference: 22/2071/IN

Building Control

Deposit Date: 14.08.2023 Jodrell Laboratories Decarbonisation

Reference: 23/1231/IN

Building Control

Deposit Date: 02.11.2023 Plant room for irrigation pumps

Reference: 23/1631/IN

Enforcement

Opened Date: 13.10.2010 Enforcement Enquiry

Reference: 10/0550/EN/BCN

Application Number	23/3285/LBC
Address	Royal Botanic Gardens Kew Green Richmond
Proposal	Extension of the Orangery terrace
Contact Officer	Lillian Durie

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is situated within the grade I registered landscape of the Royal Botanic Gardens in Kew which also forms a Conservation Area and World Heritage Site. The area is also MOL. The area relating to the terrace extension sits in front of a grade I listed building – The Orangery.

The application site is situated within Kew Village and is designated as:

- Archaeological Priority (English Heritage)
- Area Benefiting Flood Defence - Environment Agency
- Area Poorly Provided With Public Open Space
- Area Susceptible To Groundwater Flood - Environment Agency
- Bank Top Planning App Tool
- Building of Townscape Merit (Site: Boundary Wall To Royal Botanical Gardens Kew Road Kew Surrey)
- Building of Townscape Merit (Site: Herbarium Ferry Lane Kew Richmond TW9 3AF)
- Building of Townscape Merit (Site: Lion Gate Lodge 191 Kew Road Kew Richmond TW9 2AA)
- Building of Townscape Merit (Site: The Herbarium Library Kew Green Kew Surrey TW9 3AE)
- Conservation Area (CA2 Kew Green, CA55 Kew Road, CA55 Kew Road, CA63 Royal Botanic Gardens Kew)
- Flood Defence - Environment Agency - Buffered By LBR 20metre
- Flood Zone 2 and 3
- Increased Potential Elevated Groundwater
- Land Use Past Industrial
- Listed Building II*
- Metropolitan Open Land
- Other Site Of Nature Importance
- Protected View
- Protected Vista
- Registered Park / Garden. (Site: ROYAL BOTANIC GARDENS, KEW - Grade: I - Ref: Registered_Parks_and_Gardens.7 - Register of Historic Parks and Gardens of special historic interest in England, part of the National Heritage List for England.)
- Risk of Flooding from Surface Water 1 in 100 chance
- Risk of Flooding from Surface Water 1 in 1000 chance
- World Heritage Site and buffer zone (Royal Botanic Gardens, Kew Buffer Zone (c) Historic England 2015. Contains OS data. (c) Crown copyright and database 2015.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks approval for the extension of the Orangery terrace.

No vegetation removal is required to accommodate the proposal.

The comprehensive list of planning history can be found above.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

One letter of observation has been received. Refer to the below summary of comments.

- Ensure the material used allows full ease of access for people in wheelchairs or pushchairs.

Amendments

Throughout the course of the application, the plans were amended as follows:

- Proposed self-binding gravel amended to permeable resin.

As the proposal does not change the works set out within the description of development and given the permeable resin would look similar to self-binding gravel, it is not considered necessary to reconsult. It is also highlighted Councils Conservation department and Historic England had no objection to the amendment.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- G3 Metropolitan Open Land
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Designated Heritage Assets	LP3	Yes	No
Royal Botanic Gardens, Kew World Heritage Site	LP6	Yes	No
Impact on Archaeology	LP7	Yes	No
Amenity and Living Conditions	LP8	Yes	No
Green Belt, Metropolitan Open Land and Local Green Space	LP13	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Designated heritage assets	29	Yes	No
Royal Botanic Gardens, Kew World Heritage Site	32	Yes	No
Archaeology	33	Yes	No
Green Belt, Metropolitan Open Land and Local Green Space	35	Yes	No

Supplementary Planning Documents

Design Quality
Village Plan - Kew

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Community Infrastructure Levy
Royal Botanic Gardens Kew Conservation Area Statement
Royal Botanic Gardens Kew Conservation Area Study
Strategic Flood Risk Assessment 2021

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990

requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on Metropolitan Open Land
- iii Amenity
- iv Flood risk
- v Fire safety
- vi Archaeology
- vii Other matters

i Design and impact on heritage assets

Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.

Policy LP3 seeks the protection of areas of special significance by designating Conservation Areas and requires that the impact of proposals within and affecting the setting of Conservation Area will be taken into account. New development should conserve and enhance the character and appearance of the area. Development proposals that are likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and to provide justification for the proposals.

Policy LP 6 is specific to the World Heritage Site, emphasising protection of the qualities which make it such a special and unique place. MOL policy LP13 seek to safeguard the open land and protect and retain it in predominantly open use. There is a presumption against inappropriate development and building development is generally unacceptable.

The application site is situated within the grade I registered landscape of the Royal Botanic Gardens in Kew which also forms a Conservation Area and World Heritage Site. The subject area relevant to the proposal is in front of the grade I listed Orangery which dates from the 1760s and forms an integral element of the historic landscape, particularly in views down the Broad Walk. The building is a key focal point at the end of the path and retains its grand scale and proportions. The existing terraced area in front of the Orangery forms part of its immediate setting and is largely used for external seating area in association with the use of the building as a café. This area, due to its size and extent, reads as ancillary feature of its setting does not impact on the grandeur and prominence of the listed building in views within the wider registered landscape. Proposals seek to extend this external area onto the lawn in front of the Orangery.

The materiality of the terrace extension is proposed to be resin bound gravel. This permeable material is justified, as review of the area on site showed that this part of the lawn was experiencing some wear and tear due to the overspill of the restaurant. Tables, chairs and planter boxes are also proposed for the public. These items are moveable / non-permanent and do not require planning permission.

The extension of the terrace appears relatively modest and will not remove a large area of lawn to the extent that it will be harmful to the setting of the listed building or the registered part and garden. It is noted that the terrace extension has been reduced in size, following concerns raised from Councils Conservation department at Pre-Application stage. It is considered that, overall, a balance has been struck in terms of size and form of this terrace extension and the proposals will not amount to harm to the heritage assets directly or indirectly.

Councils Conservation department have been consulted and have raised no objection to the scheme in design terms. Historic England note a very minor impact which is justified.

National Planning Policy Framework

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. In this instance, the proposal would not lead to less than substantial harm to the setting, character and appearance of the Conservation Area and very minor less than substantial harm to the setting of the Listed Building but a case is made for the public benefit arising from the proposal. As such, the proposal complies with the NPPF.

Overall, the OUV and special interest of the registered park and garden, world heritage site and listed building will be conserved. As such the proposals accord with the statutory duty of the 1990 Act, paras 205, 206 and 208 of the NPPF and local policies LP3 and LP6.

ii Impact on Metropolitan Open Land

The London Plan Policy G3 Metropolitan Open Land (MOL) confirms that MOL is afforded the same status and level of protection as Green Belt. MOL should be protected from inappropriate development in accordance with National Planning Policy tests that apply to the Green Belt. The NPPF explains that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their performance. The NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist

unless the potential harm to the MOL by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Policy LP13 states that the borough's Metropolitan Open Land (MOL) will be protected and retained in predominately open use. Appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Development will be supported if it is appropriate and helps secure the objectives of improving the or Metropolitan Open Land. It will be recognised that there may be exceptional cases where inappropriate development such as small-scale structures may be acceptable.

The assessment within this section considers if the proposal is appropriate development against LP13 and whether it is an exception to inappropriate development against the NPPF, paragraph 154.

Local Plan appropriateness

In relation to LP13, new structures are not considered appropriate. LP13b policy recognises *that "there may be exceptional cases where inappropriate development, such as small-scale structures for essential utility infrastructure, may be acceptable"*. The supporting text to the policy cites public utilities such as water and sewage infrastructure. The proposal relates to a terrace extension only and is small scale, meeting the exception in the NPPF as discussed below. LP13c encourages the *"improvement and enhancement of the openness and character of MOL and measures to reduce visual impacts"*. The proposal does not directly improve or enhance the openness and character of MOL although it is recognised that the scheme is proposed in direct response to address issues arising from wear and tear on the landscape. Overall the scheme can be considered compliant with LP13.

NPPF exception to inappropriateness

Paragraph 154c makes an exception to the inappropriateness for *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"*. The potential that the proposal is an exception to inappropriateness under this paragraph is being made on the basis that it is possible to have extensions that are not physically conjoined to the existing building.

The proposed extension will be located immediately adjacent to the existing hardstanding terrace and the Orangery building. The net increase in area by the proposed terrace extension is modest, with the increase representing a small percentage of the total floorspace of the Orangery and existing terrace. The overall height of the Orangery would not be altered. Moreover, the proposal does not include the construction of any solid walls or roofs. The proposed terrace extension is simply made up of 3 components, which are permeable resin ground cover (320sqm), outdoor seating and five timber planter boxes with small tree plantings. The proposed planters with small tree planting have been designed to complement the planters on the existing terrace. The tables and chairs will also be of similar style to those existing, so that the proposed extension would not have an obvious separation from the original terrace. It is noted the timber planter boxes and outdoor seating are in fact moveable / non-permanent, reducing their impact on openness.

The proposal does not, therefore, result in disproportionate additions over and above the size of the original building and is thus considered an exception to inappropriateness under paragraph 154c of the NPPF. No very special circumstances case is required.

iii Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The development is isolated from any sensitive properties that adjoin the Royal Botanic Gardens and would not result in an unreasonable or unacceptable loss of light, privacy, visual intrusion or noise for neighbouring occupiers.

In view of the above, the proposal will comply with the aims and objectives of policy LP8.

iv Flood Risk

Policy LP 21 of the Local Plan 2018 states all developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

Potential flood risk has been addressed within the application. Specifically, the applicant has stated the proposed works are considered to be a minor development in relation to floor risk, according to the NPPG. The NPPG identifies that minor development is unlikely to raise significant flood risk issues, unless the development would have an adverse effect on the watercourse, floodplain or flood defences, or, where the cumulative impact of such development would have a significant effect on local flood storage capacity or flood flows.

The proposed terrace extension would be constructed from a permeable resin, and therefore would have no impact on flood risk. There would be no adverse effect on a watercourse, nor would access to flood defences be impeded.

In view of the above, the proposal will comply with the aims and objectives of policy LP21.

v Fire Safety

Policy D12 of the London Plan (2021) requires that “all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.
- 3) are constructed in an appropriate way to minimise the risk of fire spread.
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The applicant has submitted a Reasonable Exception Statement. The submission of such a document is sufficient to meet the requirements of policy D12.

The applicant is advised that alterations to existing buildings should comply with the Building Regulations.

This permission is NOT a consent under the Building Regulations for which a separate application should be made.

vi Archaeology

Policy LP 7 of the Local Plan 2018 states the Council will seek to protect, enhance and promote its archaeological heritage and will encourage its interpretation and presentation to the public.

The application site is located within an archaeological priority area. It is acknowledged the proposed extension would require the removal of grass, in order to install the permeable resin. However, the removal of grass would be minimal and would not require any significant excavation works.

In view of the above, the proposal will comply with the aims and objectives of policy LP7.

vii Other matters

Historic England were consulted on this application with consultee comments from Historic England being provided on the 10th of January 2024. The commentary was supportive of the proposal, detailing the following:

The scheme would continue to have a small impact by reducing the open lawn in front of the Orangery, and by increasing associated furniture and planting. However, because of the amendments made since pre-application stage, we consider this impact has been notably reduced, and that any harm to the registered Landscape and Orangery would be at a very low level, and easily reversible should usage change. We note the potential benefits of reducing the damage to the lawn of natural visitor traffic in summer months, and that some information has been presented about the potential benefits to the functioning of the restaurant and the visitor experience.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation, consideration has been had to the statutory duties imposed by the Planning Act 1990 (Listed Buildings and Conservation Areas) and the requirements set out in Chapter 16 of the NPPF.

Grant planning permission

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Recommendation:

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

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 (observation) on file YES NO

Case Officer (Initials): LD Dated: 31/01/2024

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:01.02.2024.....