

Application Number	22/1497/DD02
Address	32 Haverfield Gardens Kew Richmond TW9 3DD
Proposal	Details pursuant to condition U0150121 - NS01 - Ecological CMP, U0150122 - NS02 Submitted Arboricultural details, and U0150123 - NS03 Pre-Start Meeting, of planning permission 22/1497/FUL.
Contact Officer	Kreena Patel

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application site relates to a site to the west of Haverfield Gardens, Kew. The site is currently occupied by a bungalow with garages to the rear. It is surrounded by residential development on all boundaries, with Cecil Court Care Home to the north, properties on Kew Green to the west, Gloucester Road to the south and Haverfield Gardens to the east from where the site is accessed.

The site is located in the Kew Green Conservation Area and within the World Heritage Site buffer zone of Kew Royal Botanic Gardens. It is surrounded by numerous Buildings of Townscape Merit (BTM) on Priory Road to the north, Kew Green to the west and Gloucester Road to the south. No. 20 and 22 Kew Green to the north west of the site are Grade II listed buildings.

It is subject to recently approved development (Council ref: 22/1497/FUL) for:

- The demolition of existing dwelling house and 22 garages and the construction of 5 x residential dwellings with associated hard and soft landscaping, parking and associated infrastructure. – Approved 10/02/2023

This request for approval relates to conditions U0150121 - NS01 - Ecological CMP, U0150122 - NS02 Submitted Arboricultural details, and U0150123 - NS03 Pre-Start Meeting, of planning permission 22/1497/FUL.

2. REPRESENTATIONS

The application is for approval of details reserved by condition, which is not subject to neighbour notification. No letters of representation have been received.

3. EXPLANATION OF OFFICER RECOMMENDATION

U0150121 NS01 - Ecological CMP

No development shall take place until an Ecological Construction Management Plan is submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with these details.

REASON: To prevent harm to wildlife and protect existing biodiversity

The applicant has submitted the following:

- Ecological Construction Management Plan by Greenwood dated 11th March 2024

The Councils Ecology Officer has reviewed the submission and has no objections, recommending approval of this condition.

As such, the information provided is considered prevent harm to wildlife and protect existing biodiversity, and so this is recommend for discharge.

U0150122 NS02 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 "Tree Survey and Impact Assessment Ref: 1877-KC-XX-YTREETreeSurvey-andImpactAssessment-Rev0", including "TREE PROTECTION PLAN Ref: 1877-KC-XX-YTREETPP01Rev0", 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 the Local Planning Authority Arboricultural Officer.
C. Illustrated monitoring reports shall be submitted to the Local Planning Authority Arboricultural Officer, 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 applicant has submitted the following:

- Letter by Kisiel Group Ltd confirming appointment of Greenwood Environmental Ltd

The Council's arborist has reviewed this and confirms part B of the condition can be approved. Section C can only be discharged at the conclusion of the project.

U0150123 NS03 Pre-Start Meeting

- A. *Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be formally invited, to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.*
- B. *Minutes from the meeting must be prepared and submitted by the applicant to the Local Planning Authority Arboricultural Officer, prior to the commencement of development.*
REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction

The Council's tree officer has also received the invite for the pre-start meeting from dated 02/01/2024 at 10:00am. Unfortunately, the invite did not include a contact e-mail and so the tree officer has responded to the company e-mail for Kisiel Ltd, to confirm attendance.

Part A of this condition can therefore be discharged.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of conditions U0150121 - NS01 - Ecological CMP, U0150122 - NS02 Submitted Arboricultural details, and U0150123 - NS03 Pre-Start Meeting, of planning permission 22/1497/FUL have been met.

Discharge conditions

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): ...KNP.....

Dated: ...30/05/2024.....

I agree the recommendation:

South Area Team Manager:ND.....

Dated:30.05.2024.....