

Application reference: 22/1497/DD06**KEW WARD**

Date application received	Date made valid	Target report date	8 Week date
05.09.2024	05.09.2024	31.10.2024	31.10.2024

Site:

32 Haverfield Gardens, Kew, Richmond, TW9 3DD

Proposal:

Details pursuant to condition U0150125 NS05 Biodiverse Green/Brown Roof of planning approval 22/1497/FUL

APPLICANT NAME

Mr Lukasz Kisiel
5
Sandiford Road
Sutton
SM3 9RN
United Kingdom

AGENT NAME**DC Site Notice:** printed on and posted on and due to expire on**Consultations:****Internal/External:**

Consultee
LBRuT Ecology

Expiry Date
23.09.2024

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

<u>Development Management</u> Status: GTD Date:15/10/2001	Application:01/T1549 Ash - Pollard
<u>Development Management</u> Status: GTD Date:15/10/2001	Application:01/T1550 Bay - Reduce By Half
<u>Development Management</u> Status: GTD Date:15/10/2001	Application:01/T1551 Bay - Reduce By Half
<u>Development Management</u> Status: GTD Date:15/10/2001	Application:01/T1552 Sweet Chestnut - Remove One Slender Newer Growth Running Up Through The Height Of The Tree, Take 1.5m Off Top Still Retaining The Shape. Remove Overhang Over Boundary
<u>Development Management</u> Status: GTD Date:04/07/2003	Application:03/T1074 Ash (fraxinus Excelsior) - Remove.
<u>Development Management</u> Status: GTD Date:08/04/2004	Application:04/T0483 Bay (laurus) - Reduce By 50
<u>Development Management</u> Status: WNA	Application:04/T0484

Date:08/04/2004	Bay (laurus) - Reduce By 50
<u>Development Management</u> Status: GTD Date:08/04/2004	Application:04/T0485 Sweet Chestnut (castanea Sativa) - Remove 1 Slender, Newer Growth Running Up The Height Of The Tree. Take 1.5 Metres Off The Top Retaining Shape, Remove Overhang To Boundary.
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7213 Sweet Chestnut - Prune Back Branches Overhanging No. 30 Haverfield Gdns
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7214 Ash - Prune Back Branches Overhanging No. 30 Haverfield Gdns
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7215 Bay - Reduce And Reshape By Approx 1/3
<u>Development Management</u> Status: REF Date:05/10/2021	Application:21/1575/FUL 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.
<u>Development Management</u> Status: GTD Date:10/02/2023	Application:22/1497/FUL The demolition of the existing dwelling house and 22 garages and the construction of 5 x new residential dwellings (Class C3) with associated hard and soft landscaping, parking and associated infrastructure.
<u>Development Management</u> Status: GTD Date:24/04/2024	Application:22/1497/DD01 Details pursuant to condition DV49A - Construction Management Plan, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: GTD Date:30/05/2024	Application:22/1497/DD02 Details pursuant to condition U0150121 - NS01 - Ecological CMP, U0150122 - NS02 Submitted Arboricultural details (Part B), and U0150123 - NS03 Pre-Start Meeting (Part A), of planning permission 22/1497/FUL.
<u>Development Management</u> Status: PCO Date:	Application:22/1497/DD03 Details pursuant to condition U0150124 - NS04 Detailed Drainage Design, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: GTD Date:21/10/2024	Application:22/1497/DD04 Details pursuant to condition BD12 - Details - Materials to be approved, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: GTD Date:21/10/2024	Application:22/1497/DD05 Details pursuant to condition DV49A Construction Management Plan of planning permission 22/1497/FUL - Revision to the Vehicle Routing.
<u>Development Management</u> Status: PCO Date:	Application:22/1497/DD06 Details pursuant to condition U0150125 NS05 Biodiverse Green/Brown Roof of planning approval 22/1497/FUL

Building Control

Deposit Date: 02.05.2024

Creation of five new two storey residential properties

Reference: 24/0539/IN

Enforcement

Opened Date: 09.04.2024

Enforcement Enquiry

Reference: 24/0193/EN/BCN

Enforcement

Opened Date: 05.06.2024

Enforcement Enquiry

Reference: 24/0271/EN/BCN

Enforcement

Opened Date: 01.07.2024

Enforcement Enquiry

Reference: 24/0314/EN/BCN

Application Number	22/1497/DD06
Address	32 Haverfield Gardens Kew Richmond TW9 3DD
Proposal	Details pursuant to condition U0150125 NS05 Biodiverse Green/Brown Roof of planning approval 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 condition U0150125 NS05 Biodiverse Green/Brown Roof 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

U0150125 NS05 Biodiverse Green/Brown Roof

Prior to commencement of superstructure works (excluding site investigations and demolition), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority, including details of maintenance. The biodiversity roof(s) shall be biodiversity based with extensive substrate base (min depth 80mm). The biodiversity roof shall be implemented in accordance with the details approved and planted/seeded with the agreed mix of species within the first planting season following the practical completion of the building works.

REASON: *To enhance nature conservation interest*

The following has been submitted in support of the application:

- Covering letter dated 5th of September 2024
- Report for Planning Condition Number 08 Biodiverse Green Roof by Kiesel Group Ltd

The submission details the type of green roof proposed, along with planned maintenance. This has been reviewed by the council's ecology officer who raises no objections to the information provided. The details submitted demonstrates the biodiverse roof would enhance nature conservation interest.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0150125 NS05 Biodiverse Green/Brown Roof of planning approval 22/1497/FUL have been met.

Discharge condition

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): ...KNP.....

Dated: ...01/11/2024.....

I agree the recommendation:

South Area Team Manager:ND.....

Dated:01.11.2024.....