

2 December 2024

London Borough of Richmond upon Thames
Planning Policy Team
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear Officers

Royal Botanic Gardens, Kew | Discharge of Condition | Japanese Gateway listed building consent ref. 24/0108/LBC

On behalf of Royal Botanic Garden, Kew (RBGK), we enclose an application to discharge a condition associated with the listed building consent ref: 24/0108/LBC which was approved on 13 March 2024 for the 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. Specifically, this application seeks to discharge the following:

- **Condition 'U0176665'** (Details of redecoration)

This application has been submitted via the planning portal (ref: PP-13607923). An application form is submitted, together with the relevant information to support the discharge of the conditions (as identified below). There is no charge associated with the discharge of condition relating to a listed building consent.

Application background

The Japanese Gateway is a Grade II listed structure. The 'Chokushi-Mon', or 'Gateway of the Imperial Messenger', was gifted to Kew after its inclusion in the Japan-British Exhibition of 1910 in London. The structure is a four-fifths scaled down replica of the Karamon Gate of the Nishi Hongan-ji Temple in Kyoto, once the capital of Japan. The aim of the proposals is to protect and conserve the building for future generations and improve the visitor and guest experience. There are various elements to the proposals, but of relevance to this application for approval of details is the redecoration of the gateway and balustrade in appropriate finish to complement the traditional Japanese architecture using paint analysis and historical records to determine the finish.

Details of the condition

This application seeks to discharge the following condition associated with listed building consent ref: 24/0108/LBC:

Details of redecoration | Condition U0176665 states that:

Prior to the commencement of relevant works, further details of the redecoration, which describes the intended appearance, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall not be carried out other than in accordance with the approved details.

Reason: To protect the special interest of the Listed Building and the character and appearance of the conservation area.

A report entitled "Results of Architectural Paint Research", prepared by Hirst Conservation, has been submitted in support of this application, which seeks to understand the nature of the original applied decoration to the structure of the Japanese Gateway, which will then inform its ongoing conservation and maintenance. The report sets out an appropriate redecoration strategy and recommends that trial panels are undertaken in-situ prior to the final specification for colour. As a result, sample work is currently being undertaken by the contractor which is due to be ready by week commencing 16th December 2024. We would like to invite officers to site to view this sample work as part of the condition submission. We would therefore be grateful if you could let us know your availability, ideally prior to the Christmas period.

If you have any questions on any of the enclosed information, please contact lindsay@theplanninglab.com.

Yours faithfully

The Planning Lab