

**Development Control**

Royal Borough of Kingston upon Thames  
Guildhall 2  
Kingston upon Thames  
KT1 1EU  
[www.kingston.gov.uk](http://www.kingston.gov.uk)

Reference number  
(office use only)

Fee



An application to determine if prior approval is required for a proposed:  
Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -  
Schedule 2, Part 3, Class O

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**Number Suffix Property name Address line 1 Address line 2 Address line 3 Town/city Postcode 

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y) Description **2. Applicant Details**Title First name Surname Company name Address line 1 Address line 2 Address line 3

## 2. Applicant Details

|   |   |
|---|---|
| Town/city   | Surbiton  |
| Country   |   |
| Postcode  | KT6 6EX   |
| Are you an agent acting on behalf of the applicant? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Primary number                                      |   |
| Secondary number                                    |   |
| Fax number  |   |
| Email address                                       |   |

## 3. Agent Details

|                  |                   |
|------------------|-------------------|
| Title            | Mr                |
| First name       | Tom               |
| Surname          | Vincent           |
| Company name     | Granit Architects |
| Address line 1   | Studios 18-19     |
| Address line 2   | 16 Porteus Place  |
| Address line 3   | Clapham           |
| Town/city        | London            |
| Country          | United Kingdom    |
| Postcode         | SW4 0AS           |
| Primary number   |                   |
| Secondary number |                   |
| Fax number       |                   |
| Email            |                   |

## 4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?  Yes  No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

## 5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposal includes the conversion of B1 office space into a 2b4p flat.  
All habitable rooms have a large window providing adequate daylight.

## 5. Description of Proposed Works, Impacts and Risks

Please refer to floorplans submitted.

No work is proposed to any of the external areas of the site, and the external appearance of the property will remain unaltered as a result of the proposed change of use.

What will be the net increase in dwellinghouses?  
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

Please provide details of any transport and highways impacts and how these will be mitigated:

The proposal will be car free so there will be no impact on transport or highways.

No work is proposed to any of the external areas of the site including the front courtyard.  
The creation of a vehicular crossover HAS NOT been proposed as part of this application.

Please provide details of any contamination risks and how these will be mitigated:

The property was fully refurbished in 2016.  
There are no residual risks from asbestos or any other substances harmful to health.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The property falls under flood zone 1, an area with a low probability of flooding.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.  
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

Once the ground floor has been converted, 84 Ewell Rd will consist solely of residential properties.  
There will therefore be no noise impact from any commercial premises.

## 6. Site Information

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

SGL756728

### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  No

## 7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 8. Occupation Status

Please indicate the occupation status of the office in question

Vacant  Partially vacant  
 Occupied

## 9. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  No

## 10. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes  No

## 11. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

## 12. Scheme and Developer Information

### Scheme Name

Does the scheme have a name?

Yes  No

### Developer Information

Has a lead developer been assigned?

Yes  No

## 13. Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?  Yes  No

### Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

#### Units Gained

| Unit type                     | Units | Tenure          | GIA | Habitable rooms | Bedrooms | M4(2) | M4(3)(2a) | M4(3)(2b) | Sheltered Accommodation | Older Persons Housing | Garden Land |
|-------------------------------|-------|-----------------|-----|-----------------|----------|-------|-----------|-----------|-------------------------|-----------------------|-------------|
| Flat, Apartment or Maisonette | 1     | Market for Sale | 72  | 3               | 2        |       |           |           |                         |                       |             |

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

72

## 14. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

## 14. Existing and Proposed Uses

| Use Class                      | Existing gross internal floor area (square metres) | Gross internal floor area lost (including by change of use) (square metres) | Gross internal floor area gained (including change of use) (square metres) |
|--------------------------------|--|---|--|
| B1(a) - Office (other than A2) | 72   | 0   | 0  |
| Total                          | 72   | 0   | 0  |

## 15. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?  Yes  No

## 16. Utilities

### Water and gas connections

Number of new water connections required

Number of new gas connections required

### Fire safety

Is a fire suppression system proposed?  Yes  No

### Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

### Mobile networks

Has consultation with mobile network operators been carried out?  Yes  No

## 17. Environmental Impacts

### Community energy

Will the proposal provide any on-site community-owned energy generation?  Yes  No

### Heat pumps

Will the proposal provide any heat pumps?  Yes  No

### Solar energy

Does the proposal include solar energy of any kind?  Yes  No

### Passive cooling units

Number of proposed residential units with passive cooling

### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

### Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations?  Yes  No

### Green Roof

## 17. Environmental Impacts

Proposed area of 'Green Roof' to be added  
(Square metres)

0.00

### Urban Greening Factor

Please enter the Urban Greening Factor score

0.40

### Residential units with electrical heating

Number of proposed residential units with  
electrical heating

0

### Reused/Recycled materials

Percentage of demolition/construction material  
to be reused/recycled

100

## 18. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-  
application)

11/01/2021