

Quote Ref: 19047/001/GD
Your Ref:
Email: gdavis@firstplan.co.uk
Date: 13 January 2021

Planning and Development
The Royal Borough of Kingston Upon Thames
Guildhall 2
High Street
Kingston KT1 1EU

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
SUBMISSION OF APPLICATION FOR PLANNING PERMISSION
ANSTEE HOUSE, WOOD STREET, KINGSTON UPON THAMES KT1 QTX
PLANNING PORTAL REF: PP-09413793

On behalf of our client Fenwick Limited, I am pleased to submit an application for planning permission at the above site via the Planning Portal.

The application comprises the following documents, submitted online:

- Planning Application Form
- CIL Additional Information Form
- Site Location Plan 1:1250
- Block Plan 1:500
- Drawing no. 6262-03-010 P1 Existing Ground Floor Plan
- Drawing no. 6262-03-020 P1 Existing First Floor Plan
- Drawing no. 6262-03-030 P1 Existing Second Floor Plan
- Drawing no. 6262-03-100 P1 Proposed Ground Floor Plan
- Drawing no. 6262-03-110 P1 Proposed First Floor Plan
- Drawing no. 6262-03-120 P1 Proposed Second Floor Plan

The Council's planning application fee of £462 has been paid online through the Planning Portal Financial Transaction Service.

The proposal comprises the change of use of the first and second floors of Anstee House from Use Class F1 Learning and Non-Residential Institutions (formerly Use Class D1), to Use Class E Commercial, Business and Service. The proposed change of use is required to enable the space to be occupied as a Job Centre, to be operated by the Department for Work and Pensions.

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) Job Centres had previously been classified under an A2 Use Class, and educational uses has been classed as Use Class D1. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the

A2 Use Class is now re-classified as part of Class E – Commercial, Business and Service, and elements of the D2 Use Class have been re-classified as Class F1 – Learning and Non-Residential Institutions.

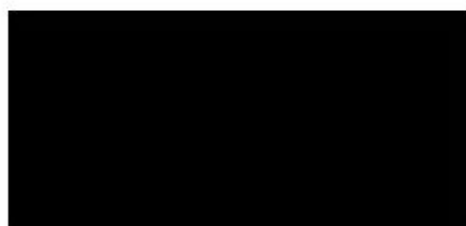
The first and second floors of Anstee House have previously been occupied by Kingston College and used for educational purposes. Kingston College vacated the premises and the educational use then ceased. In June 2019 planning permission was granted for the change of use of the first and second floors of Anstee House from Use Class D1 to Use Class B1 (ref. 19/00966/FUL). Since this time the floors have remained vacant and an office occupier has not been secured. The Department for Works and Pensions now wish to occupy the area as a Job Centre and the site owners are keen to bring this part of the building back into productive use.

Had the permitted office use, granted in 2019, been implemented it would not be necessary to submit an application for planning permission as both B1 office use and A2 service use are now subsumed by the new Class E. In this context, we trust that the principle of the proposed use is established, and is accepted as a town centre service use which would otherwise be able to operate at the site without the need for planning permission. However, this application seeks to regularise the situation in the absence of an established office use.

The proposed use will provide a valuable service to the local area, bring vacant floorspace back into use, and is entirely appropriate for this town centre location.

Full details of the proposal are contained in the submitted documentation. Should you require any further information please do not hesitate to contact me. I look forward to receiving an acknowledgement that the application has been registered.

Yours sincerely



GEMMA DAVIS
Associate