



03.02.2021 / cover letter / Cert of Law  
3<sup>rd</sup> Feb 2021

Mohsin Cooper Limited  
16 West Barnes Lane  
London  
SW20 0BU

Royal Borough of Kingston upon Thames  
Planning and Development  
Guildhall 2  
High street  
Kingston  
KT1 1EU

Dear Sir/Madam,

**28-30 Castle Street, Kingston upon Thames, KT1 1SS**  
**Application for Certificate of Lawfulness**

Under Section 192 of the Town and Country Planning Act 1990, please find enclosed our drawings and application form in support of our application for a Certificate of Lawfulness, as follows;

Survey - S001A, S002A, S003A & S004A,  
Proposed - P001A & P002A

The application site is an existing retail unit over two floors, ground and first, with a shop window at ground level fronting Castle Street. Above the retail unit, and outside and separate to the demise of this application, are existing flats at second and third floor levels.

It is proposed to convert the first floor retail area to two self-contained flats and retain the ground floor entirely as retail (as existing). Shop windows at ground level will also be retained as existing.

Each flat will be occupied by either a single person or people living together as a family and will not be used by more than 6 residents.

We therefore believe the proposals comply with the stipulations of Class G of the General Permitted Development Order.

Yours faithfully

Justin Cooper  
For and on behalf of Mohsin Cooper Limited

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