Development Control

1. Site Address

Property name

Number

Suffix

Royal Borough of Kingston upon Thames Guildhall 2 Kingston upon Thames KT1 1EU www.kingston.gov.uk

Refernce number (office use only)	
Fee	



Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

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.

Address line 1	Graham Gardens	
Address line 2		
Address line 3		
Town/city	Surbiton	
Postcode	KT6 6LT	
Description of site locat	ion must be completed if postcode is not known:	
Easting (x)	518287	
Northing (y)	166414	
Description		
2. Applicant Detai	ils	
Title		
First name		
Surname	Alexandros & Associates	
Company name	Alexandros & Associates	
Address line 1	7, Graham Gardens	
Address line 2		
Address line 3		
Town/city	Surbiton	
Country		
Country		

2. Applicant Detai	ls	
Postcode	KT6 6LT	
Are you an agent acting	g on behalf of the applicant?	⊚ Yes
Primary number		
Secondary number		
Fax number		
Email address		
3. Agent Details		
Title	Mr	
First name		
Surname	Jordan	
Company name	FOS Architects LLP	
Address line 1	47 Venture Court	
Address line 2	Canal Road	
Address line 3		
Town/city	Gravesend	
Country		
Postcode	DA12 2AT	
Primary number		
Secondary number		
Fax number		
Email		
4. Description of t		
Please describe the pro		no and the construction of 6 new dwellings, comprising 3 Houses and 3
Apartments, along with	associated landscaping and driveway.	ns and the construction of 6 new dwellings, comprising 3 Houses and 3
Has the work already b	een started without planning permission?	© Yes ● No
5. Site Area		
What is the measurement (numeric characters on		
Unit	Hectares	
6. Site Information Title number(s)	n	

What is the current ownership status of the site? Public Private Misca Truther information about the Proposed Development Are the proposals eligible for the "Fast Track Route" based on the affordable housing threshold and other criteria? Yes No Do the proposals cover the whole existing building(s)? Current lead Registered Social Landlord (RSL) If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? The proposal representation of the proposal. Details of building(s) Please and details for each new separate building(s) being proposed (all fields must be completed), Please only include existing building(s) if they are increasing half the proposal representation of the proposal. Building reference House 1 Maximum height (Metres) 8.4 Number of storeys 3 Building reference House 3 Maximum height (Metres) 8.4 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Cos of garden land Will the proposal result in the loss of any residential garden land? Projected cost of works	6. Site Information Please add the title number(s) for	the existing building(s) on the site. If the site has no title numbers, please enter "Unregis	stered"
Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Public Private Ownership What is the current ownership status of the site? Public Private Ownership What is the current ownership status of the site? Public Private Ownership Tr. Further Information about the Proposed Development Are the proposals eligible for the Fast Track Rocate based on the affordable housing threshold and other criteria? Ves No Do the proposals cover the whole existing building(s)? Purrent lead Registered Social Landord (RSL) If the proposal include affordable housing, has a Registered Social Landord Been confirmed? Passa and destals for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing height a part of the proposal. Building reference House 1 Maximum height (Metres) 8.4 Number of storeys 3 Building reference House 2 Maximum height (Metres) 8.4 Number of storeys 3 Building reference House 3 Maximum height (Metres) 8.4 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3 Building reference Apartment Block Maximum height (Metres) 8.2 Number of storeys 3	Title Number	SY139452	
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		s or any residential garden land?	
Please provide the estimated total cost of the Up to £2m		al cost of the Up to £2m	
proposal	proposal	Op to 22111	

9. Superseded consents Does this proposal supersede any existing consent(s)? 10. Development Dates Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Defail' that it covers the 'Entire Development. Phase Defail	Does the proposed dev	velopment qualify for th	ne vacant building credit?				□ Yes	No	
10. Development Dates Please add the expected commencement and completion dates for all phases of the proposed development. If the critic development is to be completed in a single phases, state in the 'Phase Detail' that it covers the 'Entire Development. Phase Detail Commencement Month Commencement Year Completion Month Completion Year 2021 December 2022 11. Scheme and Developer Information Scheme Name Does the scheme have a name? Please enter the Alexander Mews Scheme Iname Doveloper Information 12. Existing Use Please describe the current use of the site A 2 Storey Detached Private Dwelling, with integral garage. Front Garden / Driveway and Rear Garden Is the site currently vacant? Oces the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application. Land which is known to be contaminated Land where contamination is suspected for all or part of the site A proposed use that would be particularly vulnerable to the presence of contamination 13. Existing and Proposed Uses Please ad 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 to any proposed row 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 internal floor area for internal f	9. Superseded co	nsents							
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A proposed use that would be particularly vulnerable to the presence of contamination Yes No 13. 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 whe 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, plea contact our service desk to resolve this. Use Class Existing gross internal floor area (square metres) Gross internal floor area agained (including by change of use)	Land which is known to	be contaminated					ℚ Yes	No	
13. 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 whe 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, pleat contact our service desk to resolve this. Use Class Existing gross internal floor area area lost (including by change of use) Gross internal floor area gained (including change of use)	Land where contamina	ition is suspected for al	or part of the site					No	
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 whe 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, pleat contact our service desk to resolve this. Existing gross internal floor area (square metres) Gross internal floor area area lost (including by change of use) (including change of	A proposed use that we	ould be particularly vul	nerable to the presence of co	ontamination			☐ Yes	No	
internal floor area (square metres) area lost (including by change of use) area gained (including change of	Please add details of th any proposed new uses Following changes to U cases. Also, the list doe prompted. View further	le Gross Internal Area is should also be added lse Classes on 1 Septe is not include the newlinformation on Use Cla	l. ember 2020: The list includes v introduced Use Classes E a	the now revok	ed Use Classe ovide details ir	s A1-5, B	1, and D1-2 that sto these, select 'C	should Other' a	not be used in most nd specify the use where
	Use Class				internal floor	area	area lost (includ	ling se)	area gained (including change of
C3 - Dwellinghouses 120 120 663	C3 - Dwellinghouses	3			120		120		663
Total 120 120 663	Total				120		120		663

8. Vacant Building Credit

spaces? Please provide the num	v existing vehicle/cycle particle vehicle vehi	osed parking space	s.					
Please note that car pa nclude both.	rking spaces and disable	ed persons parking :	spaces should	be recorded s	eparately unless	its residential off-	street parking	which should
Type of vehicle		1	Existing number	er of spaces	Total proposed (including spaces retained)			spaces
Cars			:	2		6 4		
	le charging points de electric vehicle chargi	na nointe and/or hu	dragan rafualli	ng facilities?				
Please add details of th Active charging points:		to use.			installed.	⊚ Yes	O No	
Charging points		,	Active			Passive		
Fast charging points	(7-22 kw)	:	2			0		
Total charging points	S	:	2			0		
Please 'Add' details for ields in the popup box. Loss/Gain/Change Loss	Open Space Designation Other	Open Space Type Parks And Garder	Area	Units Sq. metres	Access Type Restricted	Description Private Garden		Will Land Swap apply?
Will the proposed deve	elopment result in the loss	s, gain or change of	use of a site p	protected with a	a nature designat	ion? Yes	No	
Please state the exped	cted percentage ater discharge (for a 1 in	20						
Are Green Sustainable	Drainage Systems (SuE	S) incorporated into	o the drainage	design for the	proposal?	Yes	□ No	
Please state the expected internal residential water usage of the proposal (litres per person per day)								
Does the proposal incl	ude the harvesting of rair	nfall?				Yes	□ No	
Does the proposal incl	ude re-use of grey water	?				□ Yes	No	

14. Vehicle Parking

18. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost											
Unit type	Units	Tenure	GIA	Habita ble rooms	Bedroo ms	M4(2)	M4(3)(2a)	M4(3)(2b)	Shelter ed Accom modati on	Older Person s Housin g	Garden Land
Detached Home	1	Market for Sale	120	5	3						

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

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those one of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of any self-contained residential units or student accommodation (including those of the proposal involve the addition of the proposal involve the proposal involve the addition of the proposal involve the addition of the proposal involve the proposal involve the addition of the proposal involve the proposal involve the addition of the proposal involve the proposal involve the addition of the proposal involve the p

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	Habita ble rooms	Bedroo ms	M4(2)	M4(3)(2a)	M4(3)(2b)	Shelter ed Accom modati on	Older Person s Housin g	Garden Land
Detached Home	1	Market for Sale	143	6	4						Yes
Detached Home	2	Market for Sale	143	6	4						Yes
Flat, Apartment or Maisonette	2	Market for Rent	81	3	2						
Flat, Apartment or Maisonette	1	Market for Rent	71	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	6
Total residential GIA (Gross Internal Floor Area) lost	120
Total residential GIA (Gross Internal Floor Area) gained	662

19. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

20. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

20. Other Residential Accommodation						
	if the types listed below, to be specifically provided for older people					
Older persons care home accommodation - Residential care homes (Use Class C2)	0					
Older persons supported and specialised accommodation - Hostel (Sui Generis Use)	0					
21. Waste and recycling provision						
dry recycling, food waste and residual waste?	non-residential) have dedicated internal and external storage space for	Yes	○ No			
22. Utilities						
Water and gas connections						
Number of new water connections required	6					
Number of new gas connections required	0					
Fire safety						
Is a fire suppression system proposed?			No			
Internet connections						
Number of residential units to be served by full fibre internet connections	6					
Number of non-residential units to be served by full fibre internet connections	0					
Mobile networks						
Has consultation with mobile network operators	been carried out?		No No No			
23. Environmental Impacts						
Community energy						
Will the proposal provide any on-site community	-owned energy generation?		No			
Heat pumps						
Will the proposal provide any heat pumps?		Yes	○ No			
Total Installed Capacity (Megawatts)	100.00					
Solar energy						
Does the proposal include solar energy of any k	ind?	Yes	○ No			
Total Installed Capacity (Megawatts)	10.00					
Passive cooling units						
Number of proposed residential units with passive cooling	0					
Emissions						
NOx total annual emissions (Kilograms)	0.00					
Particulate matter (PM) total annual emissions (Kilograms)	0.00					
Greenhouse gas emission reductions	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 No			
Green Roof						

23. Environmental Impacts							
Proposed area of 'Green Roof' to be added	Proposed area of 'Green Roof' to be added Square metres)						
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	10						
24. Employment							
Are there any existing employees on the site or employees?	will the proposed development increase or decrease the number of	□ Yes	No No No				
25. Hours of Opening							
Are Hours of Opening relevant to this proposal?			⊚ No				
26. Industrial or Commercial Process	·						
Does this proposal involve the carrying out of inc	dustrial or commercial activities and processes?	Yes	No				
Is the proposal for a waste management develop		Yes					
If this is a landfill application you will need to should make it clear what information it requi	f this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website						
27. Assessment of Flood Risk							
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che	eck the location on the Government's Flood map for planning. You d your local planning authority requirements for information as		⊚ No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.)	eck the location on the Government's Flood map for planning. You						
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.)	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as		No No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	⊋ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewhere	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewher How will surface water be disposed of?	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewhee How will surface water be disposed of? Sustainable drainage system	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewher How will surface water be disposed of? Sustainable drainage system Existing water course	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section is a second control of the proposed site. The second control of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewhee How will surface water be disposed of? Sustainable drainage system Existing water course Soakaway	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section of the proposed site is a section of the proposed site. The section of the proposed site is a section of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewher How will surface water be disposed of? Sustainable drainage system Existing water course Soakaway Main sewer	eck the location on the Government's Flood map for planning. You dyour local planning authority requirements for information as assessment to consider the risk to the proposed site. The section of the proposed site is a section of the proposed site. The section of the proposed site is a section of the proposed site.	○ Yes○ Yes	No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewher How will surface water be disposed of? Sustainable drainage system Existing water course Soakaway Main sewer Pond/lake	eck the location on the Government's Flood map for planning. You d your local planning authority requirements for information as ssessment to consider the risk to the proposed site. rise (e.g. river, stream or beck)? ere?	○ Yes○ Yes	No No No				
27. Assessment of Flood Risk Is the site within an area at risk of flooding? (Che should also refer to national standing advice and necessary.) If Yes, you will need to submit a Flood Risk A Is your proposal within 20 metres of a watercour Will the proposal increase the flood risk elsewher How will surface water be disposed of? Sustainable drainage system Existing water course Soakaway Main sewer Pond/lake 28. Site Visit Can the site be seen from a public road, public for	eck the location on the Government's Flood map for planning. You d your local planning authority requirements for information as ssessment to consider the risk to the proposed site. rise (e.g. river, stream or beck)? ere?	YesYesYes	No No No				

28. Site Visit	
The agentThe applicantOther person	
29. Pre-application	n Advice
Has assistance or prior	r advice been sought from the local authority about this application?
If Yes, please complete	te the following information about the advice you were given (this will help the authority to deal with this application more
Officer name:	
Title	
First name	
Surname	
Reference	19/02299/PRE
Date (Must be pre-appl	lication submission)
18/02/2020	
Details of the pre-applic	cation advice received
As outlined in letter from	m TRB of Kingston Upon Thames letter dated 18/02/20
(a) a member of staff (b) an elected member (c) related to a member (d) related to an electe It is an important princip For the purposes of this	er of staff ed member ple of decision-making that the process is open and transparent. O Yes No s question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and ring considered the facts, would conclude that there was bias on the part of the decision-maker in hority.
24. Own archin Co	wificates and Assignificant Land Declaration
-	ertificates and Agricultural Land Declaration NERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate
under Article 14 I certify/The applicant part of the land or buil holding**	certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any Iding to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural
* 'owner' is a person w reference to the defini	with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by ition of 'agricultural tenant' in section 65(8) of the Act.
	n Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the n agricultural holding.
Person role The applicant The agent	
Title	
First name	
Surname	Jordan
Declaration date (DD/MM/YYYY)	25/03/2021

31. Ownership Certificates and Agricultural Land Declaration ☑ Declaration made
32. Declaration
I/we hereby apply for planning permission/consent 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 preapplication) 25/03/2021