EPSOM & EWELL BOROUGH COUNCIL

Place Development
Town Hall
The Parade
Epsom
Surrey, KT18 5BY
email: supportgrouprequests@epsom-ewell.gov.uk
www.epsom-ewell.gov.uk

For office use only

Application number.....

Date received.....

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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	2
Suffix	
Property name	
Address line 1	Pine Hill
Address line 2	
Address line 3	
Town/city	Epsom
Postcode	KT18 7BG

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

Easting (x)	520617
Northing (y)	159776

Description

2. Applicant Details

Title	Mr
First name	Flavio
Surname	Arnaldi
Company name	Sterling Developments
Address line 1	852 High Road
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	N12 8PT

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Paul
Surname	Roseman
Company name	Alan Cox Associates
Address line 1	224a High Street
Address line 2	
Address line 3	
Town/city	Barnet
Country	United Kingdom
Postcode	EN5 5SZ
Primary number	
Secondary number	
Fax number	
Email	

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- [x] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning permission (all matters reserved) for Change of Use and demolition of 10 unit HMO and replacement with 3 new build 5 bed detached hiuses

Reference number	20/00958/OUT

Date of decision (date must be pre-application submission)

05/10/2020

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

Conditions 2, 3 ,4 5, 6, 7, 8, 9, 10, 11, 12 and 13

Has the work already started? ○ Yes ◉ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Revised block plan
Revised Floor Plan for House C
Indicative floor plan
Existing building showing bulk
Location plan
Site plan

Please list all drawing numbers submitted with this application for approval

504921/01
504921/02/A
504921/10
504921/11
504921/A/100
504921/A/101
504921/A/102
504921/B/110
504921/B/111
504921/B/112
504921/C/120
504921/C/121
504921/C/122

If applicable, please state the reasons for any changes to the original drawings

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. 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. ☑

9. Declaration

Date (cannot be pre-application)	06/04/2021