



FAO: Mr Toby Feltham  
Planning Services  
Royal Borough of Kingston upon Thames  
Guildhall 2  
High Street  
Kingston upon Thames  
KT1 1EU

Our ref: KU-Demo 23.06.21  
Your ref: -

23 June 2021

Dear Toby,

**Town and Country Planning Act 1990 (As Amended)**  
**Full Planning with Conservation Area Consent Application relating to Proposed Demolition of Huts 1 & 2, Computer Centre and Drama Hall at Kingston University, Kingston Hill Campus, Kingston Hill, Kingston upon Thames, KT2 7LB**

On behalf of Kingston University (the applicant), we hereby submit the above Prior Approval Request (PAR) application (under Schedule 2, Part 11, Class B of the General Permitted Development Order 2015 [GPDO] [as amended]) to the Royal Borough of Kingston upon Thames (the Local Planning Authority [LPA]).

The proposed demolition will enable the site to be landscaped for as part of a subsequent full planning application, which would greatly enhance the quality of the environment on Campus.

The application comprises of this cover letter and the following:

- Completed PAR application form
- Planning drawings (prepared by Robert Bray Associates):
  - Site Location Plan (RBA-KHC-023 A)
  - Site Block Plan (RBA-KHC-022 A)
  - Existing Site Plan (RBA-KHC-021 A)
  - Proposed Site Layout (RBA-KHC-024 A)
  - Demolition Layout Plan (RBA-KHC-025 A)
  - Demolition Detail Plan (RBA-KHC-026 A)
- Demolition Method Statement (KPH Deconstruction)
- Heritage Appraisal
- Arboricultural Method Statement (Wharton)
- Winter Bat Habitat Assessment and Spring Addendum (Furesfen)
- Mammal Note (Warwick Reynolds Associate)

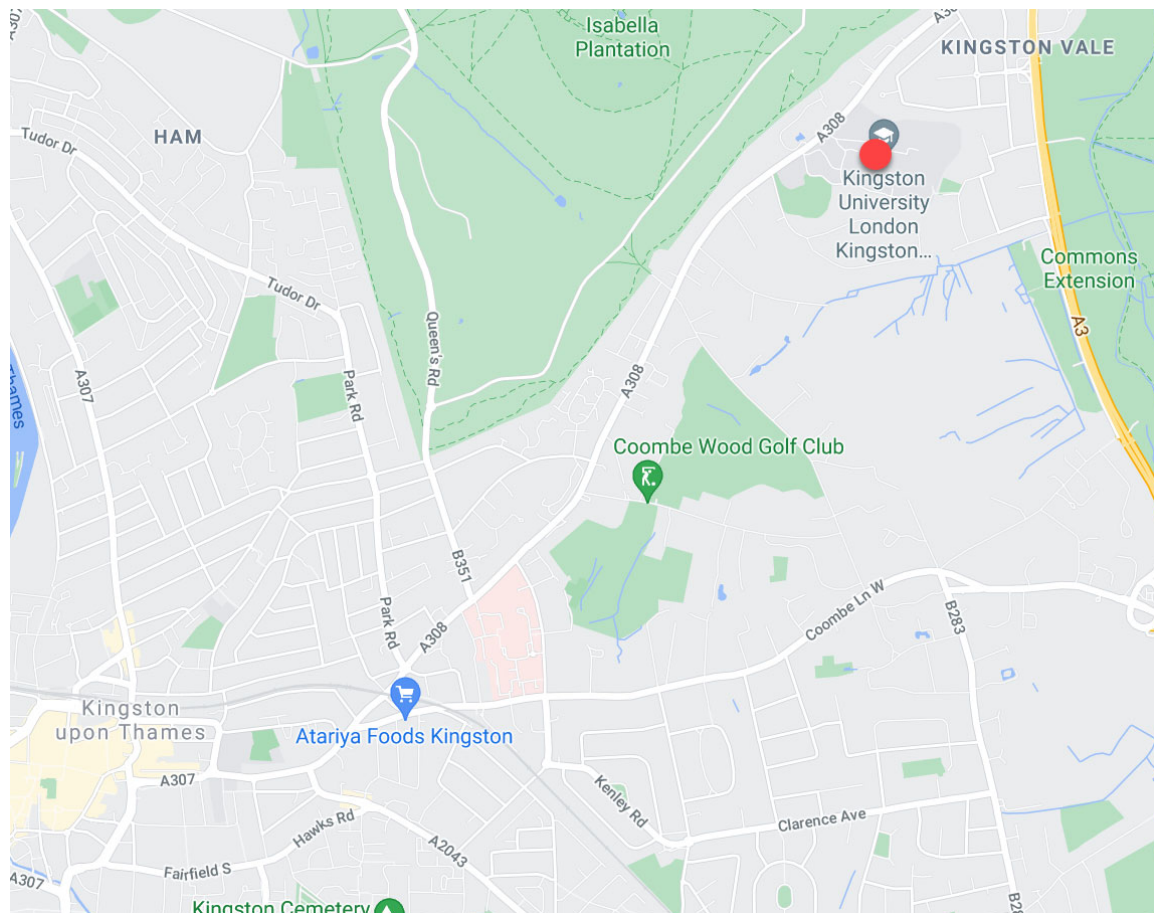
The relevant planning application fee of **£234 + £28 Portal Admin Fee** has been paid online and that this is based on the 'Other' fee category and on a gross external area of 440sqm.

#### Site Location and Context

As shown in **Figure 1**, the application site comprises of the following four buildings to be demolished:

1. **Hut 1** – Prayer Hut
2. **Hut 2** – Prayer Hut
3. **Computer Centre** – This property is utilised for campus related IT matters
4. **Drama Hall** – This property is in use as a teaching space for drama

**Figure 1 – Site Location**





To the south of Huts 1 & 2 as well as the Computer Centre is a Grade II listed retaining wall known as 'Retaining Wall to the South of Main House (Kenry House) – see **Figure 2**. Kenry House is a Locally Listed Building. It is noted the site is also within the Kingston Hill Conservation Area.

**Figure 2 – Listed Buildings**



Listed building



Locally Listed building



Historic England's list entry regarding the listed wall is as follows:

## Details

This list entry was subject to a Minor Amendment on 08/03/2013

TQ 27 SW 2/2

KINGSTON-UPON-THAMES KINGSTON HILL (south east side) Retaining wall to the south of the main house (Kenry House) II Late C18/early C19. Massive brick retaining wall originally supporting the garden in front of Kenry House. [The garden is now occupied by Kingston University buildings, formerly Kingston Polytechnic]. Plum brick, approximately 150 metres long, 3 to 4 metres high with thick, sloping brick buttresses, each 3 to 4 feet wide.

Listing NGR: TQ2080671432

It is noted that none of the proposed demolition works will impact on the listed wall and this is set out in the Demolition Method Statement. The buildings and associated areas to be demolished are also not physically linked to the listed wall. This is further emphasised in the submitted Demolition Method Statement:

The retaining wall that forms the upper level where the 3 outbuildings are positioned is listed. The structures do not adjoin the wall in anyway and the demolition will not interfere or impact the structural integrity of the wall so the process will not be affected by the fact the wall is listed.

As set out in the submitted Heritage Appraisal, it also concludes that the impact to the character and appearance of the Conservation Area is also acceptable.

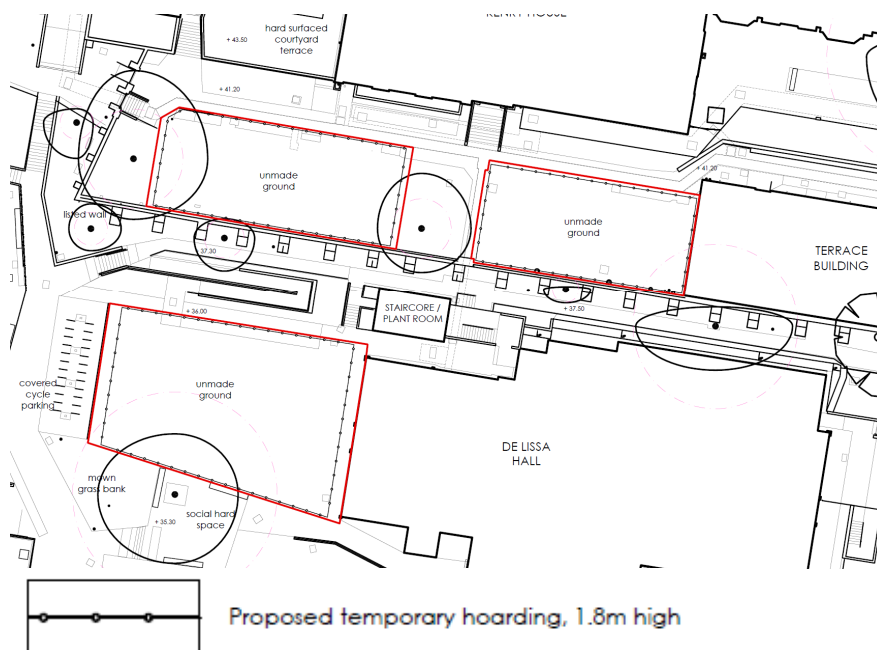
In terms of contamination, we do not anticipate to uncover any, however, we would accept an appropriate condition in that if contaminants are found during the works, this will be remediated and reported to the LPA accordingly.

#### Proposed Development and Planning Considerations

The proposed demolition works will enable the future landscaping of this area to provide useable and open amenity area within the Kingston Hill Campus. The landscaping works will be the subject of a separate full planning application that is expected to be submitted in the summer of 2021.

As shown in **Figure 3**, once the four buildings are demolished, the site will be remediated with unmade ground that is porous (hence minimising surface run-off) and that it will also be fenced-off via 1.8m high hoarding.

**Figure 3 – Post Demolition Plan**



As shown in **Figure 4**, we would like to highlight to Officers that the Computer Centre is a standalone brick-built building but that there is an overhead services cable box connecting onto the Terrace Building. This cable box will be removed/disconnected as part of the demolition of the Computer Centre.

**Figure 4 – Computer Centre Site Details**



Our submission includes a number of technical assessments that will assist the LPA in determining this application and as listed at the beginning of this letter.

All technical assessments have concluded that the proposal is acceptable, and that the application should be approved accordingly.

Kingston University – Kingston Hill Campus  
Proposed Demolition of Buildings  
23 June 2021

I trust our application can be validated as soon as possible and that the application is determined within 5 weeks (i.e. by 28 July 2021) as per our agreed Planning Performance Agreement (PPA); but should you have any queries at this stage, please do not hesitate to contact me.

Yours sincerely,

Wai-kit Cheung  
**Turnberry**