



## Application for Planning Permission. 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.

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### Site Address

|                |              |
|----------------|--------------|
| Number         | 16           |
| Postcode       |              |
| Property name  |              |
| Address line 1 | Gilbert Road |
| Address line 2 |              |
| Address line 3 |              |
| Town/city      | Belvedere    |
| Postcode       | DA17 5DA     |

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

|              |        |
|--------------|--------|
| Easting (x)  | 549200 |
| Northing (y) | 179131 |

Description

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### Applicant Details

|                |                    |
|----------------|--------------------|
| Mr             |                    |
| First name     | F [REDACTED]       |
| Last name      | Arbi               |
| Company name   | FIJS Ltd           |
| Address line 1 | 10 Nursery Terrace |
| Address line 2 | 4 Epsom Road       |
| Address line 3 |                    |
| Town/city      |                    |
| Postcode       |                    |

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Postcode

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

Primary number

Secondary number

Telephone number

Email address

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### Agent Details

Prefix

First name

Family name

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Telephone number

Email

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### Site Area

What is the measurement of the site area? (Use numeric characters only)

Unit

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### Site Information

#### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

|              |              |
|--------------|--------------|
| Title Number | unregistered |
|--------------|--------------|

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### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?  Yes  No

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### Public/Private Ownership

What is the current ownership status of the site?

Public  Private  Mixed

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## Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description above.

Remove remaining fire damaged building remains and debris and erect new residential block with 4 no. residential units consisting 3 no. 1 bed units and 1 no. 2 bed unit

Has the work or change of use already started?

Yes  No

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## Further 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)?

Yes  No

### Registered lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? If the proposal does not include affordable housing, select 'No'.

Yes  No

### Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

|                         |                              |
|-------------------------|------------------------------|
| Building reference      | Main Building - Units 1 to 3 |
| Maximum height (Metres) | 9.1                          |
| Number of storeys       | 4                            |

|                         |        |
|-------------------------|--------|
| Building reference      | Unit 4 |
| Maximum height (Metres) | 3.6    |
| Number of storeys       | 1      |

### Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes  No

### Estimated cost of works

Please provide the estimated total cost of the proposal

Up to £2m

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## Vacant Building Credit

Do the proposed development qualify for the vacant building credit?

Yes  No

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## Superseded consents

Does this proposal supersede any existing consent(s)?

Yes  No

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## 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 Detail' that it covers the 'Entire Development'.

|                    |                    |                   |                  |                 |
|--------------------|--------------------|-------------------|------------------|-----------------|
| Phase Detail       | Commencement Month | Commencement Year | Completion Month | Completion Year |
| Entire Development | July               | 2021              | March            | 2022            |

## Scheme and Developer Information

### Scheme Name

Does the scheme have a name?

Yes  No

### Developer Information

Has a lead developer been assigned?

Yes  No

Please enter the company name

FIJS Ltd

Is the lead developer a registered company in the UK?

Yes

Registered in another country

No

Please provide registered company number (at Companies House)

12693908

## Existing Use

Please describe the current use of the site

Occupied land due to historic fire damage to original building

Is the site currently vacant?

Yes  No

If yes, please describe the last use of the site

Residential

When did this use end (known)?  
MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Is the site known to be contaminated?

Yes  No

Is there contamination suspected for all or part of the site?

Yes  No

Is the proposed use particularly vulnerable to the presence of contamination?

Yes  No

## 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 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 will be adopted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

| Use Class          | Existing gross internal floor area (square metres) | Gross internal floor area lost (including by change of use) (square metres) | Gross internal floor area gained (including change of use) (square metres) |
|--------------------|--|---|--|
| 3 - Dwellinghouses | 0  | 0   | 330  |
| Total              | 0  | 0   | 330  |

Does the proposed development require any materials to be used externally?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Walls

Description of existing materials and finishes (optional):

Brick

Description of proposed materials and finishes:

Brick to front elevation, Brick and render to rear

Roof

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Slate to pitched roof  
Single ply membrane to Main Flat Roof  
Green Roof to single storey element

Windows

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Powder Coated Aluminium Double Glazed

Doors

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Powder Coated Aluminium Double Glazed

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Harris Fencing

Description of proposed materials and finishes:

Timber close boarded fencing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If yes, please state references for the plans, drawings and/or design and access statement

- PL-01; 047-PL02, 047-PL03

## Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new or altered vehicular access proposed to or from the public highway?

Yes  No

Are there any new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cycle Spaces    | 0                         | 5  | 5                    |

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## Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?  Yes  No

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## Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

Or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**As to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its site what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - recommendations'.**

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## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**As, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

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## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to the application site?

**Assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

Protected and priority species:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

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Designated sites, important habitats or other biodiversity features:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Features of geological conservation importance:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

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## Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes  No

Please use 'Add' details for each area of open space that is being lost, gained or having its use changed using the button below. You will need to complete all the details in the popup box.

| Loss/Gain/Change | Open Space Designation | Open Space Type | Area | Units      | Access Type | Description             | Will Land Swap apply |
|------------------|------------------------|-----------------|------|------------|-------------|-------------------------|----------------------|
| Loss             | Other                  | Brownfield Land | 80.6 | Sq. metres | Restricted  | Overgrown, unused space | No                   |

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes  No

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## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to SWDS report

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## Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

50

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes  No

Please state the expected internal residential water usage of the proposal (litres per person per day)

105.00

Does the proposal include the harvesting of rainfall?

Yes  No

Does the proposal include re-use of grey water?

Yes  No

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Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## Residential Units

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

Yes  No

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

Yes  No

### 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  | Habitable rooms | Bedrooms | M4(2) | M4(3)(2a) | M4(3)(2b) | Sheltered Accommodation | Older Persons Housing | Gardens |
|-------------------------------|-------|-----------------|------|-----------------|----------|-------|-----------|-----------|-------------------------|-----------------------|---------|
| Flat, Apartment or Maisonette | 1     | Market for Rent | 50   | 2               | 1        | Yes   | Yes       | Yes       |                         |                       |         |
| Flat, Apartment or Maisonette | 1     | Market for Rent | 66.5 | 2               | 1        | Yes   | Yes       | Yes       |                         |                       |         |
| Flat, Apartment or Maisonette | 1     | Market for Rent | 106  | 3               | 2        | Yes   | Yes       | Yes       |                         |                       |         |
| Flat, Apartment or Maisonette | 1     | Market for Rent | 50   | 2               | 1        | Yes   | Yes       | Yes       |                         |                       |         |

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

Who will be the provider of the proposed (s)?

Private

Total number of residential units proposed

4

Total residential GIA (Gross Internal Floor area) gained

272.5

## 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 sites/plots or houseboat moorings that this proposal seeks to add or remove

## 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

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

For persons care home accommodation - Residential care homes (Use Class C2)

0

For persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

## Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for recycling, food waste and residual waste?

Yes  No



### Water and gas connections

Number of new water connections required

Number of new gas connections required

### Safety

Fire suppression system proposed?  Yes  No

### Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by fibre internet connections

### Mobile networks

Mobile network consultation with mobile network operators been carried out?  Yes  No

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## Environmental Impacts

### Community energy

Does the proposal provide any on-site community-owned energy generation?  Yes  No

### Heat pumps

Does the proposal provide any heat pumps?  Yes  No

### Solar energy

Does the proposal include solar energy of any kind?  Yes  No

### Air conditioning cooling units

Number of proposed residential units with air conditioning cooling units

### Particulate emissions

Maximum total annual emissions (Kilograms)

Resuspended particulate matter (PM) total annual emissions (Kilograms)

### Greenhouse gas emission reductions

Does the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations?  Yes  No

### Green Roof

Proposed area of 'Green Roof' to be added (square metres)

### Urban Greening Factor

Please enter the Urban Greening Factor score

### Residential units with electrical heating

Number of proposed residential units with electrical heating

### Demolition/Recycled materials

Percentage of demolition/construction material to be reused/recycled

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## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

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Hours of Opening relevant to this proposal?

Yes  No

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## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**As 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**

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## Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

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## 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

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## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Advisor name:

Prefix

Surname

First name

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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The proposal is for a residential led redevelopment. This use is compatible with the surrounding area. However, with regards to design, it is considered that given the current constraints of the site and the scale of development in the area, that the scheme is not acceptable in its current form." ..... Please refer to Pre Application Letter for more information

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## Authority Employee/Member

In respect to the Authority, is the applicant and/or agent one of the following:

A member of staff

An elected member

Related to a member of staff

Related to an elected member

Is an important principle of decision-making that the process is open and transparent.

Yes  No

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 Local Planning Authority.

Do any of the above statements apply?

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**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate Article 14**

The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\*'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign 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 land is, or is part of, an agricultural holding.

Applicant's role

The applicant

The agent

Prefix

Miss

Surname

Caroline

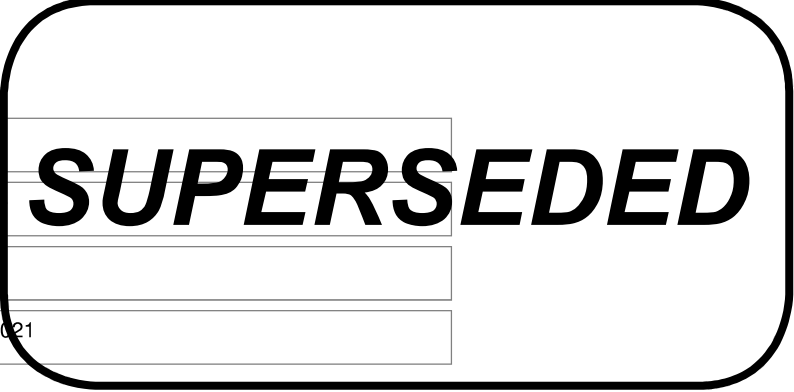
Family name

Harte

Declaration date (DD/MM/YYYY)

11/03/2021

Declaration made



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**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 pre-qualified)

05/05/2021

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