

**Local Planning Authority details:****Development Control**

Royal Borough of Kingston upon Thames  
 Guildhall 2  
 Kingston upon Thames  
 KT1 1EU

[www.kingston.gov.uk/planning](http://www.kingston.gov.uk/planning)



Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

**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.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="298"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Ewell Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Kingston Upon Thames"/>
Town/city	<input type="text" value="Surbiton"/>
Postcode	<input type="text" value="KT6 7AQ"/>

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

Easting (x)

Northing (y)

518868

166422

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Mohit

Surname

Mansukhani

Company Name

### Address

Address line 1

c/o Agent MZA Planning

Address line 2

14 Devonshire Mews

Address line 3

Town/City

London

County

Country

Postcode

W4 2HA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Courtney

Surname

Dawson

Company Name

MZA Planning

## Address

Address line 1

14 Devonshire Mews

Address line 2

Chiswick

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W4 2HA

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right

Would the proposed change of use result in the building containing more than two flats?

- Yes  
 No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- Yes  
 No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- Yes  
 No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- Yes  
 No / The building does not have a ground floor display window

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- Yes  
 No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- Yes  
 No

# Description of Proposed Works, Impacts and Risks

## Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

Conversion of upper floors into 1 flat

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Please refer to the enclosed Covering Letter.

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Please provide details of any arrangements required for the storage and management of domestic waste

Please refer to the enclosed Covering Letter.

## Impacts and risks

Please provide details of any contamination risks and how these will be mitigated

There are no contaminated risks on the site. The proposal does not present a use vulnerable to contamination.

Please provide details of any flooding risks and how these will be mitigated.

Please refer to the enclosed Cover Letter

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Please refer to the enclosed Cover Letter

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## 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

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## Electric vehicle charging points

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The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes

No

## Superseded consents

**Please note:** This question is specific to applications within the Greater London area.

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Does this proposal supersede any existing consent(s)?

Yes

No

## Development Dates

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When are the building works expected to commence?

02/2024



When are the building works expected to be complete?

12/2024



## Scheme and Developer Information

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### Scheme Name

Does the scheme have a name?

- Yes  
 No

### Developer Information

Has a lead developer been assigned?

- Yes  
 No

## Residential Units

**Please note:** This question contains additional requirements specific to applications within Greater London.

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### Residential Units to be added

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

- Yes  
 No

Please provide details for each separate type and specification of residential unit being provided.

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for rent

**Who will be the provider of the proposed unit(s)?:**

Private

**Development type:**

Change Of Use

**Number of units, of this specification, to be added:**

1

**GIA (gross internal floor area) per unit:**

71.3 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

2

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

No

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

No

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Communal space to be added**

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

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**Totals**

Total number of residential units proposed

1
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Total residential GIA (Gross Internal Floor Area) gained

71.3	square metres
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**Mixed use residential site area**

Is this application for a mixed use proposal that includes residential uses?

Yes

No



## Existing and Proposed Uses

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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.

**Use Class:**

C3 - Dwellinghouses

**Existing gross internal floor area (square metres):**

71.3

**Gross internal floor area lost (including by change of use) (square metres):**

71.3

**Gross internal floor area gained (including change of use) (square metres):**

0

Total	Existing gross internal floorspace (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)
	<input type="text" value="71.3"/>	<input type="text" value="71.3"/>	<input type="text" value="0"/>

## Occupation Status

**Please note:** This question is specific to applications within the Greater London area.

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Please indicate the occupation status of the building in question

- Vacant  
 Partially vacant  
 Occupied

## Waste and recycling provision

**Please note:** This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

- Yes  
 No

## Environmental Impacts

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**Community energy**

Will the proposal provide any on-site community-owned energy generation?

- Yes  
 No

**Heat pumps**

Will the proposal provide any heat pumps?

- Yes  
 No

**Solar energy**

Does the proposal include solar energy of any kind?

- Yes  
 No

**Passive cooling units**

Number of proposed residential units with passive cooling

**Emissions**

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

**Greenhouse gas emission reductions**

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- 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

**Reused/Recycled materials**

Percentage of demolition/construction material to be reused/recycled

**Utilites**

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### Water and gas connections

Number of new water connections required

Number of new gas connections required

### Fire safety

Is a 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 full fibre internet connections

### Mobile networks

Has consultation with mobile network operators been carried out?

- Yes  
 No

## Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date