



Development Control
The Royal Borough of Kingston upon Thames
Guildhall 2
Kingston upon Thames
KT1 1EU

Our ref: **00278_58APR**
Planning Ref: **22/02421/HOU**

19 April 2024

58 Albany Park Road, Kingston upon Thames, KT2 5SU; ref: 22/02421/HOU Erection of single-storey side rear/side extension and new front porch. First floor extensions over existing bungalow including demolition of balcony. Raising roof ridge height and erection of 2no front, 1 no side dormer roof extensions, installation of 2no front rooflights and removal of 1no chimney stack to facilitate loft conversion. Associated changes to fenestration, complete with external and internal alterations

Discharge of Planning Conditions 1 – 8, in particular Condition 5 to prevent the development from increasing the risk of flooding to the site itself or elsewhere, in accordance with policy SI.13 of the London Plan 2021 and policies CS1 and DM4 of the LDF Core Strategy 2012

On behalf of our Client and landowner, Mr R Fountain, please find enclosed relevant information resubmitted to Kingston Council to dismiss the below condition/s pertaining to the recent planning permission for the development at the above address.

Standard Conditions:

1. Avoidance of Doubt:

The approved development shall be carried out in accordance with the (submitted) drawings/details:

The owner is aware. There is no requirement to formally discharge.

2. Permission Expiry:

The development hereby permitted shall be commenced within 3 years from the date of this decision (dated 22 September 2022)

The owner is aware. There is no requirement to formally discharge.

3. Materials:

The development to which this permission relates shall be carried out in accordance with the materials specified on the approved plans and on the application form unless otherwise agreed in writing by the local planning authority.

The owner is aware. There is no requirement to formally discharge.

4. Restriction - Protection of living conditions for neighbouring occupiers:

During the construction phase of the development, no works (including any deliveries) shall take place on site outside of the following hours:

08:00 to 18:00 Monday to Friday

08:00 to 13:00 on Saturdays

No works or deliveries whatsoever shall take place on Sundays or bank holidays.

5. Sustainable Drainage Strategy (SuDS) and Flood Risk:

Prior to the commencement of any development above ground level, a sustainable drainage strategy and associated detailed design, management and maintenance plan for surface water drainage at the site using SuDS methods shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved sustainable drainage strategy prior to the beneficial occupation of the development and permanently retained thereafter.

Details of the drainage strategy and detailed design, management and maintenance plan for surface drainage using SuDS methods, which we understand to be sufficient and acceptable, is submitted with this application for council approval in order to satisfy the requirements of Condition 5.

6. Restriction - Protection of living conditions for neighbouring occupiers:

Prior to beneficial occupation of the development to which this permission relates, the two windows to the rear dormer hereby approved on the southern side roof slope of the dwelling (as annotated to be obscure-glazed) shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with and permanently retained in obscure glazing to a minimum of level 3 on the standard scale. Any film used to achieve the requisite

obscurity level shall be non-perishable, tamper-proof, and shall be replaced immediately in the event that it ceases to result in obscurity to level 3.

The owner is aware. There is no requirement to formally discharge.

7. Fire Safety Measures:

The development must be carried out in accordance with the provisions of the Fire Safety Strategy, prepared by Monument Architecture and Design Ltd dated May 2022 and Fire Safety Strategy Plan (reference: 00278_58APR_PL01.4) unless otherwise approved in writing by the Local Planning Authority.

The owner is aware. There is no requirement to formally discharge.

8. Restriction - Protection of living conditions for neighbouring occupiers:

The flat roof area(s) of the development to which this permission relates shall not be used as a roof garden, balcony, seating area or other similar amenity area, and shall not be accessed except for the purpose of maintenance or in the case of emergency.

The owner is aware. There is no requirement to formally discharge.

Following the recent refusal (reference 23/03433/CLC) of the information submitted, relating to the discharge of Condition 5 Sustainable Drainage Strategy (SuDS) and Flood Risk, we have addressed and now confirm the following:

- a. An infiltration test has been carried out. The findings have been incorporated into the proposed SuDS scheme designed by Tridax.
- b. It is understood that no shared or Thames Water owned drain is present on the site or within 3 metres of the proposed works. The proposal follows the drainage hierarchy and discharges the surface water via an appropriate soakaway.
- c. Revised calculations are provided by Tridax to include all areas.
- d. It is confirmed that the current property owner and applicant, Mr Rob Fountain, shall be the maintenance owner responsible for the maintenance of the drainage system.

We trust the above and enclosed information provided is in accordance with the planning conditions, which can now be fully discharged.

Please do not hesitate in contacting the writer should you require any additional information.

Yours sincerely



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