PLANNING APPLICATIONS

All recommendations for planning permission in this section are automatically subject to the condition limiting the duration of the permission required by Sections 91 and 92 of the Town and Country Planning Act (as amended) 1990 unless permission is to be granted for a limited period or unless there is a specific recommendation that the period for such duration be other than the period referred to in the standard condition. All background papers are incorporated into Planning Application Reports.

The policies listed are those from the Royal Borough of Kingston upon Thames the Local Development Framework Core Strategy, Adopted April 2012.
6 November 2018

A Register No: 18/16440/FUL
Address: 118 (RAEBURN GARAGE) RAEBURN AVENUE, LONDON, KT5 9EA

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

Ward: Alexandra

Description of Proposal: Demolition of the existing buildings and the construction of a mixed-use development comprising a food/convenience retail store (392 sqm) at ground floor level (Use Class A1) and four residential units comprising 2 x 2 bed and 2 x 3 bed self contained units above (Use Class C3) with associated parking, loading bay, landscaping and access

Plan Type: Full Application

Expiry Date: 21/08/2018

Development Plan:

Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

National Guidance
National Planning Policy Framework (NPPF) 2018
National Planning Practice Guidance (Web based resource)

Policies

LONDON PLAN MARCH 2016
LP 3.3 Increasing housing supply
LP 3.5 Quality and design of housing development
LP 3.8 Housing choice
LP 5.3 Sustainable design and construction
LP 5.7 Renewable energy
LP 5.8 Innovative energy technologies
LP 6.10 Walking
LP 6.13 Parking
LP 6.9 Cycling
LP 7.1 Building London’s neighbourhoods
LP 7.2 An Inclusive environment
LP 7.4 Local character
LP 7.5 Public realm
LP 7.6 Architecture

LDF CORE STRATEGY CORE POLICIES
CS 01 Climate Change Mitigation
CS 02 Climate Change Adaptation
CS 08 Character, Heritage and Design
CS 10 Housing Delivery
CS 11 Economy and Employment
CS 12 Retail and Town Centres

LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM01 Sustainable Design and Construction Standards
Consultations

1. Neighbour notifications: 76 addresses have been notified of the proposed development. 6 Letters of support have been received and 12 letters of objection received. The objections are summarised as follows:

   - Proposed building not in keeping with surrounding area
   - Highway safety concerns
   - Increased traffic and congestion
   - Parking pressures
   - Loss of trade for existing retail units on Alexandra Parade
   - Noise and disturbance
   - Anti-social behaviour

2. A petition with 300+ signatories has been received raising the following issues

   - 7 days a week lorry deliveries between 7am and 11pm
   - noise and disturbance litter anti-social behaviour
   - increased traffic and congestion
   - impact on trade of existing retail units on Alexandra Parade Already other Sainsbury Local's and Tesco Express Stores in neighbouring vicinity

Site and Surroundings

3. The application site is located on the east side of Raeburn Avenue opposite the Alexandra Drive Local centre. The site is currently occupied by a commercial building, a vehicle repair garage and hand car wash.

4. The site is located in a predominantly suburban area with the Alexandra Local Centre opposite providing shops and services. The site is adjacent Metropolitan Open Land and is not located in a conservation area.

Proposal

5. Planning permission is sought for the demolition of the existing buildings and the construction of a mixed-use development comprising a food/convenience retail store (392 sqm) at ground floor level (Use Class A1) and four residential units above (Use Class C3) with associated parking, loading bay, landscaping and access
Assessment

The main considerations material to the determination of this application are:

- Retail development
- Housing Delivery
- Housing mix
- Housing quality
- Affordable housing
- Impact on character and appearance of the surrounding area
- Impact on residential amenities of the neighbouring occupiers
- Highways and Parking
- Legal Agreements
- Sustainability
- Trees
- Planning Balance/Conclusion

Principle of Proposed Development

Retail development

6. Planning Policies at a National, Regional, and Local level seek to protect existing employment land and premises where there is a real prospect of an application for an employment/mixed-use redevelopment of the site.

7. The application site comprises a car repair workshop and MOT Test Centre and hand car wash, the proposed scheme includes space for a retail until on the ground floor with residential accommodation provided at upper floors.

8. The NPPF directs that local planning authorities should apply a sequential test to planning applications for main town centre uses [retail] which are neither in an existing centre nor in accordance with an up-to-date plan. Whilst the application is not in an existing centre, Policy DM17 of the Core Strategy would support the redevelopment of the application site for employment purposes. As such, the local planning authority would need to apply a sequential approach to this application. Moreover, given that the application would be in accordance with an up-to-date plan a retail impact assessment of the proposed retail use on neighbouring centre would not be required.

Housing Delivery

9. Policy 3.3 of the London Plan (March 2016) states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Working with relevant partners, the Mayor will seek to ensure the housing need identified in paragraphs 3.16a and 3.16b of the London Plan (49,000 (2015-2036) and 62,000 (2015-2026)) is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
10. Table 3.1 (Annual average housing supply monitoring targets 2015 - 2025) of the London Plan requires the delivery of 6,434 dwellings within the plan period 2015-2025 and a rate of 643 dwellings per year within the Royal Borough of Kingston-upon-Thames, which is almost double the previous rate of 375 dwellings per year identified in the 2011 London Plan.

11. With regard to housing land supply, the Council is able to demonstrate a supply of 3,636 residential units against a requirement of 3,683. This equates to a housing land supply of 4.94 years. Short of the 5 year requirement.

12. CS Policy CS10 states that the Council will seek to ensure that a broad mix of accommodation options are available to residents and that a range of local housing needs are met. It continues that the Council will expect all new residential developments to positively contribute to the Borough’s existing residential environment and character, in accordance with the Borough Character Study, while optimising housing output in line with London Plan density policies.

13. Given the absence of a 5-year housing land supply, paragraph 11d of the NPPF indicates that planning permission should be granted unless (a) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework as a whole or (b) specific policies in the Framework indicate development should be restricted.

Housing mix:

14. LP Policy 3.8 (Housing Choice) states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

15. CS Policy DM13 (Housing Quality and Mix) states that, the Council will expect proposals for new residential development to incorporate a mix of unit sizes and types and provide a minimum of 30% of dwellings as 3 or more bedroom units, unless it can be robustly demonstrated that this would be unsuitable or unviable. On sites particularly suited to larger family housing, this minimum figure should be exceeded.

16. Core Strategy Policy CS10 (Housing Delivery) states that the Council will take full advantage of opportunities to deliver new housing and, in particular maximise the delivery of affordable housing. New housing should be delivered in the most sustainable locations, and with the associated infrastructure necessary to support it.

17. 50% of the units will be 3 bedroom units which is in accordance with the requirement of DM13.

18. The proposed development is considered to be in accordance with Policy 3.8 of the London Plan (March 2016) and Policies CS10 and DM13 of the Local Development Framework Core Strategy Adopted April 2012.

Housing quality
19. The proposed accommodation would meet the minimum internal floorspace standards required for residential development as set out in table 3.3 of the London Plan Policy 3.5. The internal and external layouts would of a practical nature and future occupants would have an adequate provision of daylight/sunlight provision, privacy, outlook and amenity space for drying and sitting. The proposal would provide refuse and recycling facilities and include sustainable transport measures with the provision of cycle parking.

Affordable housing:

20. The NPPF states that major residential development of 10 or more units or 1,000 sqm of floorspace, should make an affordable housing contribution.

21. The proposed development does not pass this threshold.

Impact on the character and appearance of the surrounding area:

22. Policies in the NPPF, London Plan and the Core Strategy seek to ensure that development proposals incorporate principles of good design.

23. NPPF Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

24. The London Plan directs that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings, and that the architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape.

25. The Core Strategy directs that the Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from ‘inappropriate development’.

26. It is considered that the height, building lines, and building form of the proposed development are all appropriate. The modulation of the front facade with step backs at first and second floors to make way for balconies is appropriate. The Art Deco style of the building is both respectful to the building it replaces and to the surrounding area. The material palette of red fair-face brickwork at ground floor with white render above is sympathetic to the building’s surrounding.

27. A landscaping condition is proposed to secure soft landscaping to the front of the property in planters, this would soften the appearance of the building and would improve the character of the wider area.

28. The proposal would not detract from the character and appearance of the surrounding area or the setting of the adjacent Metropolitan Open Land and would
accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.

**Impact on the residential amenities of the neighbouring occupiers:**

29. Policies in the NPPF, London Plan and the Core Strategy seek to ensure that development proposals will safeguard the residential amenities of existing occupants of neighbouring land and buildings.

30. Conditions 16 and 17 of the recommendation would control the hours of servicing and deliveries and hours of opening of the retail unit so as to ensure that these elements of the retail use do not cause disturbance to the neighbouring occupiers. In addition the sale of alcohol would be controlled separately under the primary legislation of licencing.

31. It is considered that the proposed development by virtue of its size, siting and design not cause any material harm to the outlook, daylight/sunlight provision and privacy of the neighbouring occupants of land or buildings.

**Highways & Parking:**

32. Policies in the NPPF, London Plan and the Core Strategy seek to ensure that development proposals will incorporate sustainable transport.

33. The London Plan highlights that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

34. CS Policy CS7 (Managing Vehicle Use) states that car use should be managed to ensure sustainability, road safety and reduce congestion, including car club schemes and the provision of electric vehicle charging points and managing on and off-street parking provision to promote sustainability and residential amenity.

35. CS Policies DM08, DM09 and DM10 seek to ensure that new development has regard to local traffic conditions and does not contribute to congestion or compromise highway safety.

36. The proposal would provide sufficient off-street parking for the residential units providing 1 space per unit and cycle parking complying with the London Plan Policy 6.13.

37. The proposed development does not provide parking for the retail use. The applicant has carried out a parking beat survey (a survey of parking capacity around the application site). The survey concludes that capacity exist within the surrounding area. Moreover, it is envisaged, given the location of the site within a predominantly residential area, that a reasonable percentage of any future customers would arrive by foot or cycle. Cycle parking would be provided on site (for both residential and retail) in accordance with development plan requirements.
38. It is considered that the proposed development would not result in significant additional parking pressure on surrounding streets or have a detrimental impact on highway safety.

39. The proposal includes a loading bay for the retail use which would be fully recessed from the highway. This would prevent delivery vehicles parking on the highway to the front of the retail unit and would therefore ensure that congestion is not caused to the highway network during delivery times. The bay delivered secured and delivered by way of a section 278 agreement and Traffic Management Order and to be secured by legal agreement.

40. It is considered that the proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Legal agreements

41. In the event of an approval, in accordance with the Council's SPD 'Planning Obligations' the application would be subject to a legal agreement covering the following:

- £40,000.00 contribution towards public realm works

42. The £40,000 would be spent on public realm works in the vicinity of the site to improve connectivity between the site and the existing centre. This would help in strengthening the vitality and viability of the centre.

43. Subject to the completion of a Section 106 securing the planning obligations the proposal would be in accordance with Policy IMP3 of the Council’s LDF Core Strategy April 2012.

44. The proposed development would be both Mayoral and Kingston Community Infrastructure Levy (MCIL & KCIL). The MCIL would be chargeable at £35 per sqm. The application site is located in the zone 2 charging zone @ £130 per sqm for residential use and £20 sqm for the retail use.

Sustainability

45. It is recommended that a condition be placed on the application that within 3 months of first occupation, evidence must be submitted to the council confirming that the development hereby approved has achieved not less than the CO2 reductions (ENE1) associated with meeting London Plan emissions requirements and internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4 targets. Evidence requirements are detailed in the “Schedule of evidence Required for Post Construction Stage from ENE1 & WAT1 of the Code for Sustainable Homes Technical Guide. Evidence must demonstrate a minimum 35% emissions reduction compared to 2013 part L regulations, and internal water usage rates of 105l/p/day must be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing.
Trees:

46. There are no tree impacts.

Planning balance / Conclusion

47. The proposed development would secure the delivery of both market units at a time when the Council is not able to demonstrate a supply of five years' worth of housing land, this is a significant benefit weighing in support of the application. Furthermore the development offers highway and public realm improvements and it is anticipated that the development will improve the vitality and viability of the adjacent Local Centre with linked trips.

48. The planning application is therefore recommended for approval subject to planning conditions and legal agreement, both set out in this report.

Recommendation:

Approve subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.
   Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   5758-03a Existing Elevations 18/06/2018
   5758-PA2h-First Floor Plan 18/06/2018
   5758-PA2h-Front West Elevation 18/06/2018
   5758-PA2h-Rear East Elevation 18/06/2018
   5758-PA2h- Roof Plan 18/06/2018
   5758-PA2h- Second Floor Plan 18/06/2018
   5758-PA2h-Side North Elevation 18/06/2018
   5758-PA2h-Side South Elevation 18/06/2018
   5758-PA2h-Ground Floor Plan 18/06/2018
   5758-PA2h- Street Scene Elevation 18/06/2018
   Landscape Strategy Plan 18/06/2018
   Planning Statement and SCI(2) 18/06/2018
   5758-02 Existing Site Plan 18/06/2018
   Sustainability and Energy Statement Part 1 of 2 18/06/2018
   Sustainability and Energy Statement Part 2 of 2 18/06/2018
3 Full details of the materials, colour and texture of the external finish of the building shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works and the development shall be constructed in accordance with the approved finishes.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Prior to any above ground works of the development hereby permitted (excluding demolition) and notwithstanding the details shown on the approved plans stated in condition 2 of this permission, the following details shall have been submitted in writing (on plans at a scale of no less than 1:10) and approved by the Local Planning Authority.

- Window reveals, door reveals, overhangs, rainwater goods.

The development shall be carried out in accordance with the approved details

Reason: It is necessary to provide these details prior to commencement as it is integral to the design and appearance of the building and therefore agreement of these details prior to commencement would ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

5 The car parking accommodation shown upon the approved drawings shall be provided with a hard bound dust free surface, adequately drained before the development to which it relates is occupied and thereafter it shall be kept free from obstruction at all times for use by the occupier of the development and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the development and visitors to it.

Reason: To ensure the provision of adequate off-street parking accommodation and to avoid the congestion of surrounding roads by parked vehicles in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
6 The development hereby permitted shall not be occupied until the secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved and shown on the approved plans have been fully implemented and made available for use prior to the occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

7 The development hereby permitted shall not be occupied until the refuse storage facilities and recycling facilities shown on the approved plans have been provided and such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

8 All works on site shall take place in accordance with the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:

(a) Provision for loading/unloading materials.
(b) Storage of plant, materials and operatives vehicles.
(c) Temporary site access.
(d) Signing system for works traffic.
(e) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works.
(f) Location of all ancillary site buildings.
(g) Measures to protect any tree, shrubbery and other landscape features to be retained on the site during the course of development.
(h) Means of enclosure of the site.
(i) Wheel washing equipment.
(j) The parking of vehicles of the site operatives and visitors
(k) The erection and maintenance of security hoarding.
(l) Construction hours.
(m) Servicing hours.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012. This
information is required prior to the commencement of the development as it impacts on the delivery of the project.

9 Within 3 months of first occupation of the residential units, evidence must be submitted to the council confirming that the development hereby approved has achieved not less than the CO2 reductions (ENE1) associated with meeting London Plan emissions requirements and internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4 targets. Evidence requirements are detailed in the “Schedule of evidence Required for Post Construction Stage from ENE1 & WAT1 of the Code for Sustainable Homes Technical Guide. Evidence must demonstrate a minimum 35% emissions reduction compared to 2013 part L regulations, and internal water usage rates of 105l/p/day must be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing.

Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

10 No site and building works which are audible at the site boundary shall be carried out outside of the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

11 No unit shall be occupied until a landscaping has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.

Reason: To ensure that these works are properly implemented and maintained and in the interest of visual amenity in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

12 All planting, seeding or turfing detailed in the approved landscape scheme including the communal areas shall be carried out in the first planting and seeding seasons following the occupation of the first residential unit; and any trees or plants which, within a period of 5 years from the completion of the
development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The area shown to be landscaped shall be permanently retained for that purpose only.

Reason: To ensure that these works are properly implemented and maintained and in the interest of visual amenity in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

13 Prior to commencement of any phase of the development, a contaminated land assessment shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: The relevant works would take place at the beginning of the construction phase and to prevent harm to human health and pollution of the environment in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

14 Should remedial works be required for any phase of the development, the remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the development works and remedial works. On completion of the agreed remedial works, a closure report and certificate of compliance endorsed by the interested party/parties, shall be submitted to and agreed in writing by the Local Planning Authority, prior to the occupation of the site by end users.

Reason: The relevant works would take place at the beginning of the construction phase and to prevent harm to human health and pollution of the environment in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

15 If during implementation of any phase of the development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, and in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
16. The servicing (including deliveries) of the ground floor A1 Retail unit shall only take place between the hours of 07:00 to 19:00 Monday to Saturday and between the hours of 09:00 to 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

17. The premises shall not be used for the purposes hereby permitted before 07:00 or after 23:00 Monday to Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

18. Prior to any above ground works of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed between the ground floor use and the first floor flat. The scheme shall be designed to provide at least DNTw+Ctr 50dB. Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the development being occupied and retained thereafter.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

19. The rating level of the noise determined by the cumulative sound emissions of the plant hereby permitted shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential facade. Measurements and assessment shall be made according to British Standard 4142:2014.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

20. Notwithstanding the details shown on the approved drawings of the development hereby permitted details of the PV panels shall be submitted to and agreed by the Local Planning Authority prior to any above ground works and thereafter installed in accordance with the details approved.
Reason: To safeguard the character and amenity of the surrounding area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Informative(s)

1. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council’s Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

2. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

3. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
   - carry out work to an existing party wall;
   - build on the boundary with a neighbouring property;
   - in some circumstances, carry out groundwork’s within 6 metres of an adjoining building.

   Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in “The Party Walls etc. Act 1996 - Explanatory Booklet”.

4. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form or our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5. Street Naming and Numbering

   Kingston Council has a statutory duty to officially name streets and number properties within streets. As your planning application is likely to require address changes, you are obliged to contact the Street naming and numbering...
team to request official registration in accordance with Part II of the London Buildings Act 1939. Failure to do this could result in delays/omissions by the post office, emergency services and other service providers. You can submit your application online via our website www.kingston.gov.uk or via email to snn@kingston.gov.uk. Alternatively, if you do not have internet access please call 020 8547 4606.