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**Re: Harrow's New Local Plan – Public Drop-in Exhibitions on 21 & 23 Nov**

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From Rajan Patel [REDACTED] <[REDACTED]@harrow.gov.uk>  
Date Tue 19/11/2024 15:49  
To Harrow Local Plan <Local.Plan@harrow.gov.uk>

3 attachments (18 MB)

APPROVED DECISION NOTICE.pdf; APPROVED PLANS.pdf; SITE PHOTOS SCHOOL COTTAGE\_HOLLYFIELD ROAD.pdf;

**Caution: External email**

Dear Callum

Thank you for the reply.

I would urge the Council to drop the garden land SPD as its unique among all London LPA that do not have this limitation.

I agree a site should be assessed under its own scope and merits but the Garden Land SPD creates uncertainty on redevelopment for small sites as a small house on a large plot even in an urban built up area next to PTAL 4, 5 or 6 would be restricted to just increasing 20% of so above the original footprint.

I have secured and built out over 12 small sites in Kingston ranging from 6 to 9 flats on each site, and contributing over 80 new builds for the Borough in 4 years all of high quality, with most having 50% plus family accommodation as the increase in footprint is not limited to a generic assessment but rather to each sites own capacity.

I attached an example of a school cottage plan approved in Kingston and now under construction - this was one small house of 65m2 on a decent plot and now accommodates 7 flats, 4 of which are 3 beds.

The original footprint would have been no more than 35m2 and on the ground floor alone the new footprint is some 150m2 - this would not be permitted under the 2013 SPD and yet the scheme is approved in Kingston and next to schools, shops, park and public transport.

I hope this can be further reviewed in due course as for small sites the garden land SPD is very limiting and removing it means there will be more scope to make better use of small sites in harrow as they also need to be viable under costs inflation and the schemes can then be assessed on their main merits of quality, design etc rather than limitation of % increases of footprints irrespective of plot sizes in urban areas.

Kind regards  
Rajan

On 19 Nov 2024, at 15:39, Harrow Local Plan <[REDACTED]@harrow.gov.uk> wrote:

Dear Rajan,

Thank you for the email.

The draft new local plan provides a draft new policy GR10 in relation to Infill and backland sites, back gardens and amenity areas. This is intended to provide policy to assist in proposals where garden land may be involved. As currently drafted the policy does refer to any relevant supplementary guidance, and at this stage it is intended to retain the Garden Land SPD (2013).

It is also worth noting that draft new policy HO3 (Optimising the use of small housing sites) also provides policy in relation to developments as noted below.

I hope that this is of help to you.

Kind Regards,

**Callum Sayers**  
Principal Planning Policy Officer

**Planning and Building Control | Regeneration and Sustainable Development | Housing and Regeneration**

077 3159 1724 [REDACTED]  
London Borough of Harrow, Forward Drive, Harrow, HA3 8FL

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Please consider the environment – do you really want to print this email?

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**From:** Rajan Patel <[REDACTED]>  
**Sent:** 17 November 2024 16:23  
**To:** Harrow Local Plan <[REDACTED]>  
**Subject:** Re: Harrow's New Local Plan – Public Drop-in Exhibitions on 21 & 23 Nov

**Caution: External email**

Hi

Does the council seek to continue to maintain its general GARDEN LAND POLICY as set out in its 2013 SPD or is this being scrapped.

As I note there is reference to rear garden development in the new local plan and infill development and redevelopment of garages but there is no specific reference to the status of the GARDEN LAND SPD

As small sites often in other boroughs are drawn from demolition of a single house on a spacious plot with a replace with a new residential building with between 3 and 9 flats. This makes use of the entire site not just a rear garden.

I would appreciate clarification on this matter so I can comment accordingly as I note Harrow Council is rare in its use of garden land policies using percentage of existing footprints etc to determine development on a site irrespective of the sites PTAL or size of plot in an urban setting

Kind regards  
Rajan Patel

On 17 Nov 2024, at 10:40, Harrow Local Plan <[REDACTED]> wrote:

## **Harrow's New Local Plan 2021-2041**

**Proposed Submission (Regulation 19) version, including Proposed Site Allocations  
Consultation Open 4 November – 17 December 2024**

- **The consultation is currently open, you can learn more and provide your feedback by visiting [www.harrow.gov.uk/NewLocalPlan](http://www.harrow.gov.uk/NewLocalPlan)**
- **Two public drop-in exhibitions will be held at Harrow Leisure Centre on Thursday 21<sup>st</sup> and Saturday 23<sup>rd</sup> Nov (details below)**
- **You must submit your feedback to us by 11:59am on Tuesday 17 December 2024.**

<image.png> <image.png> <image.png> <image.png>

The London Borough of Harrow has launched the second consultation on Harrow's Draft New Local Plan, known as 'Regulation 19 consultation'. In conjunction with this, the Council is also consulting on proposed Site Allocations; these identify land for various types of development such as housing and infrastructure.

Full details can be found in the [Statement of Representations Procedure and Statement of Fact](#) on our website.

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### **Talk to us at our drop-in exhibitions**

We will be hosting two in-person drop-in events\*:

#### **Thursday 21st November 2024**

4pm-7.30pm

Harrow Leisure Centre, Masfield Suite, Christchurch Avenue, Harrow, HA3 5BD

#### **Saturday 23rd November 2024**

10am-1:30pm

Harrow Leisure Centre, Masfield Suite, Christchurch Avenue, Harrow, HA3 5BD

\*These are public events and you do not need to register to attend and you can drop in anytime.

**Where can I find out more?**

Read the draft [Draft New Local Plan 2021 - 2041](#). A hard copy of the Local Plan 2021-2041 – Proposed Submission version and supporting documents is also available for public inspection at the Harrow Council Hub, Forward Drive, Harrow, HA3 8FF by appointment. To make an appointment please email [redacted] or call 020 8424 1660.

Alternatively, you can review the New Local Plan 2021-2041 Proposed Submission version and supporting documents at the following locations:

- Greenhill Library, Perceval Square, College Road, Harrow, HA1 1GX
- Kenton Library, 141 Kenton Lane, Harrow, HA3 8UJ
- Pinner Library, 78 Marsh Road, Pinner, HA5 5NQ
- Roxeth Library, Northolt Road, South Harrow, HA2 8EQ
- Stanmore Library, 8 Stanmore Hill, Stanmore, HA7 3BQ
- Wealdstone Library, 38/40 High Street, Wealdstone, HA3 7AE

Further details and the evidence base supporting the Local Plan can be found on the [Harrow Local Plan Engagement Page](#)

You can also find out more about what is being proposed by visiting our [website](#).

**How can you have your say?**

- You can provide your feedback by completing the **online surveys** available via [The New Harrow Local Plan 2021-2041](#)
- **Email us** a written representation at [redacted]
- Send us your **written comments** to New Local Plan, Planning Policy Team, London Borough of Harrow, Forward Drive, Harrow, HA3 8FL

Please follow the advice on the website on how to respond to Regulation 19 consultations to ensure any comments made reflect the requirements of the relevant legislation.

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**Would you like to receive updates?**

To continue receiving updates sign up to the local plan mailing list, [Register for MyHarrow Talk](#).

**Harrow Planning Policy Team**

[redacted]

Get the latest Harrow news and events with our weekly [MyHarrow e-newsletter](#)

<image.png>

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Application no: 23/01707/FUL

## **PLANNING PERMISSION GRANTED**

Town and Country Planning Act 1990 (as amended)

To:



Applicant:

Mr R Patel



The Council of the Royal Borough of Kingston upon Thames, as the Local Planning Authority under their powers provided by the above legislation, do hereby **GRANT** planning permission for the development specified in the First Schedule hereto, subject to the conditions (if any) specified in the Second Schedule.

### **FIRST SCHEDULE**

**Demolition of existing building and outbuilding, and erection of a new four storey building housing a mix of 7 dwellings with associated refuse and cycle provision.**

**At School Cottage Hollyfield Road Surbiton KT5 9AL**

Application valid as of 28th June 2023.

### **SECOND SCHEDULE**

#### **Condition(s):**

1. The approved development shall be carried out in accordance with the following drawings/details:

A1323-T - Site Survey

SCHR-AP2-101 - Existing Location Plan

Location Plan

Unilateral Undertaking dated 6 September 2023

SCHR-AP2-118 - Flood

SCHR-AP2-111B Rev B - Proposed Elevations Showing Boundary Treatment B

SCHR-AP2-112B Rev B - Proposed Sections B

SCHR-AP2-113C Rev C - Cross Section C

SCHR-AP2-109B Rev B - Existing & Proposed Street Scene B

SCHR-AP2-110B Rev B - Proposed Elevations B

SCHR-AP2-115B Rev B - Proposed Elevations With Levels B

SCHR-AP2-104A REV A Proposed Location Plan A

SCHR-AP2-105A REVB Proposed Site Plan B

SCHR-AP2-117B REV B Proposed Landscape Plan B

SCHR-AP2-107A Rev B Proposed Second, Third & Roof Plan B

SCHR-AP2-114A Rev A Proposed Distances A

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: This is required by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to the commencement of any development above ground level, samples of the facing materials to be utilised in the development to which this permission relates shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved samples.

Reason: To ensure a satisfactory appearance on completion of the development, in accordance with policy D3 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 201

4. Prior to the commencement of any development above ground level, detailed drawings at a scale of 1:10 or 1:20 of the following features shall be submitted to and approved in writing by the local planning authority:

- (a) windows and doors, including any aprons, sills, mouldings, heads, jambs, transoms, mullions, lintels or reveals
- (b) typical balcony detail and railing
- (c) entrance canopy
- (d) signage/ building name
- (e) Roof top structures
- (f) Front boundary treatment

The development shall then be carried out in accordance with the approved drawings.

Reason: To ensure a satisfactory appearance on completion of the development, in accordance with policy D3 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.

5. No development shall take place (including any works of demolition) until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) How the proposed development will be built;
- ii) Hours of working (which shall be limited to 08.00 to 18.00 Mondays to Fridays and between 08.00 to 13.00 on Saturdays and not at all on Bank Holidays and Sundays);
- iii) The procedure for loading/unloading materials;
- iv) The route to and away from site for muck away and vehicles with materials;
- v) The protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
- vi) The protocol for managing vehicles that need to wait for access to the site;
- vii) Whether any reversing manoeuvres are required onto or off the public highway into the site and whether a banksman will be provided;
- viii) Temporary site access;
- ix) Signing system for works traffic;
- x) Whether site access warning signs will be required in adjacent roads;
- xi) Whether it is anticipated that statutory undertaker connections will be required into the site;
- xii) The storage of plant, materials and operatives vehicles;
- xiii) The potential for impacts from dust and emissions during the demolition and/or construction phase upon local air quality and surrounding residents;
- xiv) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
- xv) The location of all ancillary site buildings;

- xvi) The means of enclosure of the site, its erection and maintenance;
- xvii) Wheel washing equipment;
- xviii) The parking of vehicles of site operatives and visitors;
- xix) Meeting the requirements of the Low Emission Zone for Non-Road Mobile Machinery (where relevant plant or vehicles are being used); and
- xx) The method of recycling and disposing of waste resulting from the demolition and/or construction phases

Deliveries/collections to and from the site shall use a route that is agreed with the highway authority and the agreed route shall be signed accordingly.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and in the interests of the safety and operation of the highway network, in accordance with policies T4 and T7 of the London Plan 2021 and policies CS7 and DM9 of the LDF Core Strategy 2012.

This condition must be a pre-commencement condition in order to be effective.

6. Prior to any above ground works (excluding demolition), a Fire Safety Strategy shall be submitted to and approved in writing by the local planning authority. The Fire Safety Strategy shall demonstrate how the development will achieve the highest standards of fire safety and shall include the following details:

- 1) suitably positioned outside space for fire appliances/ an evacuation assembly point;
- 2) Appropriate fire alarm systems;
- 3) Passive and active fire safety measures;
- 4) appropriate construction details to minimise the risk of fire spread;
- 5) provision of suitable and convenient means of escape/ an evacuation strategy;
- 6) provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The Fire Safety Strategy shall include a statement of competence. The development shall be carried out in accordance with the approved Strategy and thereafter maintained.

Reason: In the interests of fire safety and to ensure the safety of all building users in accordance with Policy D12 (Fire safety) of the London Plan 2021.

7. As shown on drawing SCHR-AP2-106 Rev.C, a refuse collection holding area shall be provided within the site adjacent the footway, to be used to store and refuse and recycling receptacles on collection days only. At all other times refuse and recycling shall be stored within purpose enclosures to the rear of the site.

Reason: The carry distance from the refuse store is in excess of 15 metres from where the collection vehicle will stop, as such it is therefore necessary to include a refuse holding area to avoid refuse or recycling material being stored or placed for collection on the public highway, so as to ensure proper waste management in accordance with policy SI17 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.

8. Prior to the occupation of the development hereby approved, a waste and recycling management strategy shall be submitted to and approved in writing by the local planning authority. The plan shall thereafter be adhered to at all times for the lifetime of the development.

Reason: To ensure proper waste management in accordance with policy SI17 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.

9. Notwithstanding the details shown on the drawings hereby approved, updated details of waste and recycling facilities to serve the development to which this permission relates shall be submitted to and approved in writing by the local planning authority. The updated details should provide smaller refuse and recycling receptacles suitable to pass through the side passage (eg 660 litre eurobins).

The agreed refuse and recycling facilities shall be provided prior to beneficial occupation of the development and shall be permanently retained thereafter.

The developer and/or their successors in title shall take all reasonable steps to ensure that all refuse and recyclable materials associated with the development are either stored within these

facilities or internally within the building(s) on the application site, and that no refuse or recycling material is stored or placed for collection on the public highway .

Reason: To ensure proper waste management in the interests of the character and appearance of the area and the living conditions of neighbouring occupiers, in accordance with policy SI17 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.

10. Prior to the commencement of any development above ground level, details of secure and covered cycle parking facilities, including those for over-sized bikes (13 long stay and 2 short stay) to serve residential dwellings shall be submitted to and approved in writing by the local planning authority.

The cycle parking facilities as shown in the approved details shall be provided prior to beneficial occupation of the development to which this permission relates and shall be permanently retained for that purpose and kept free from obstruction thereafter.

Reason: To ensure that appropriate opportunities to promote sustainable transport are taken up, in accordance with policy T5 of the London Plan 2021 and policies CS6 and DM8 of the LDF Core Strategy 2012.

11. Prior to beneficial occupation of the development hereby approved, a detailed landscape and planting plan shall have been submitted to and approved in writing by the local planning authority. The plan shall include, where appropriate, a clear key or legend corresponding to the landscaping plan and providing the following information:

- Species (both Latin & Common names) for all plants.
- Locations of all plants or areas of planting.
- Plant numbers or planting densities.
- Sizes of all plants and particularly trees 'at time of planting'.
- Details of all hard-landscaping areas including materials
- Details of boundary enclosure / fencing

The approved scheme shall then be implemented within the first planting season following substantial completion of the development. 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 at the beginning of the following planting season, and the areas shown to be landscaped shall be permanently retained for that purpose.

Reason: To ensure a satisfactory appearance on completion of the development, in accordance with policies CS8 and DM10 of the LDF Core Strategy 2012.

12. Prior to beneficial occupation of the development to which this permission relates, evidence showing that the development has achieved internal water usage rates of no greater than 110L per person per day have been submitted to and approved in writing by the local planning authority. Once approved, any measures necessary to meet the targets shall be maintained throughout the lifetime of the development. Reason: In the interests of sustainability and energy conservation, in accordance with policies CS1, DM3 and DM4 of the LDF Core Strategy 2012.

13. Other than the identified private amenity areas, the flat roof area 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.

Reason: To ensure satisfactory living conditions for neighbouring occupiers, in accordance with policy D3 of the London Plan 2021 and policy DM10 of the LDF Core Strategy 2012.

14. The development hereby approved shall not be implemented other than in accordance with the Ecological Appraisal Report (Wychwood Environmental Ltd, April 2023).

Prior to commencement of development, a scheme to enhance the nature conservation interest of the site in accordance with the mitigation and enhancements set out in sections 6 and 7 of the report, shall be submitted to and agreed in writing by the local planning authority.

The approved scheme shall be implemented in full prior to beneficial occupation of the development (or commencement of any work on site where relevant to the construction phase).

Reason: To safeguard the biodiversity and nature conservation value of the site, in accordance with policy G6 of the London Plan 2021 and policies CS3 and DM6 of the LDF Core Strategy 2012.

The scheme is required before development commences because it would affect the design of subsequent elements of the development.

15. The development hereby approved shall not be implemented other than in accordance with the mitigation and enhancement measures identified within Bat Emergence Survey (Wychwood Environmental Ltd, August 2023) and Ecological Appraisal Report (Wychwood Environmental Ltd, April 2023), and in accordance with details to be submitted to and agreed in writing by the local planning authority as part of a Biodiversity Enhancements and Mitigation Plan (BEMP), to include details of

- the installation of at least one roosting box and two roof access tales

- Avoidance of Breathable Roofing Membrane (BRM)

- Any lighting to conform to Bats and Artificial Lighting in the UK Guidance Note GN/08/23

The approved scheme shall be implemented in full prior to beneficial occupation of the development (or commencement of any work on site where relevant to the construction phase).

Reason: To safeguard the biodiversity and nature conservation value of the site, in accordance with policy G6 of the London Plan 2021 and policies CS3 and DM6 of the LDF Core Strategy 2012.

16. The area of the site identified as 'Landscape' on Drawing Number SCHR-AP2-106A - Proposed GF & FF Plan shall not be used other than as communal amenity space for the use of occupiers of the residential units hereby approved. The communal amenity space shall be installed prior to occupation of the development and maintained to a reasonable standard thereafter.

Reason: To ensure a satisfactory appearance on completion of the development, to provide adequate levels of communal amenity space to serve the development in accordance with policies CS8 and DM10 of the LDF Core Strategy 2012.

17. Prior to beneficial occupation of the development to which this permission relates, all those windows at ground, first, second and third floor levels identified as fitted with obscure glazing on drawing No. SCHR-AP2-110A shall be fitted with and permanently retained in obscure glazing to a minimum of level 3 on the standard scale, in accordance with details to be submitted and agreed in writing by the Local Planning Authority.

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.

Reason: To ensure satisfactory living conditions for neighbouring occupiers, in accordance with policy D3 of the London Plan 2021 and policy DM10 of the LDF Core Strategy 2012.

18. The development shall be carried out in accordance with the submitted flood risk assessment (by: WtFR Ltd; ref: WTFR-FRA-2023/01/Q10/Rev C; date: 4 August 2023) and the following mitigation measures it details:

- raised finished floor levels .

- extra flood resistance and resilience measures

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.



19. Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit finalised details of finished floor levels to be agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the Finished floor levels should be a minimum of whichever is higher of 300mm above the:

- average ground level of the site
- adjacent road level to the building
- estimated river or sea flood level.

The development shall be implemented in accordance with the agreed details

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.

The scheme is required before development commences because it would affect the design of subsequent elements of the development.

20. Prior to commencement of groundworks (excluding site investigations and demolition), full details of the extra flood resistance and resilience measures shall be submitted and agreed in writing by the Local Planning Authority .

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.

21. The development shall be carried out in accordance with the submitted Sustainable Drainage System Strategy (by: STM Environmental; ref: SWD - 2023 - 000012 Version 1.2; date: 8 August 2023) and the mitigation measures contained therein.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.

22. Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit an updated management plan to include the maintenance plan and mitigation measures being proposed for the SUDs pump. Also, the management company that shall be responsible for the maintenance for all drainage components must be confirmed to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems.

23. No building hereby permitted shall be occupied until evidence (photographs and installation contracts, including evidence, e.g. Street Works permit or Section 50 Licence documents if required for any connection to the TW surface water sewer) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components. Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Kingston Council's Core Strategy Policy DM4.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems.

24. The development shall not be occupied until a Flood Emergency Plan (based on the submitted Flood Risk Assessment by: WtFR Ltd; ref: WTFR-FRA-2023/01/Q10/Rev C; date: 4 August 2023 and the Sustainable Drainage System Strategy by: STM Environmental; ref: SWD - 2023 - 000012 Version 1.2) has been submitted to, and approved in writing by, the Local Planning Authority. The commitments explicitly stated in the Flood Emergency Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first occupation of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the Local Planning Authority. Upon written request, the applicant or their successors in title shall provide the Local Planning Authority with written details of how the measures contained in the Flood Emergency Plan are being undertaken at any given time.

Reason: To ensure the safety of the residents of the development against the risk of flooding.

25. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised, in accordance with policy DM10 of the LDF Core Strategy 2012.

26. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with Secured By Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation. Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy CS 14 of Kingston Core Strategy: Safer Communities, Policy DM 22 Design for Safety and D11 Designing out Crime of the London Plan 2021.

27. Prior to occupation a Secured by Design certificate or its equivalent awarded by a Designing Out Crime Officer from the Metropolitan Police Service on behalf of the National Police Chiefs Council shall be submitted to and approved by the Local Planning Authority.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy CS 14 of Kingston Core Strategy: Safer Communities, Policy DM 22 Design for Safety and Policy D11 Designing out Crime of the London Plan 2021.

28. In accordance with the recommendations set out within the Flood Risk Assessment (by: WtFR Ltd; ref: WTFR-FRA-2023/01/Q10/Rev C; date: 4 August 2023), a groundwater mitigation plan shall be developed and implemented if groundwater is encountered during construction.

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.

29. The levels of buildings and pathways within the site shall only be in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority before any above ground building works commence on-site.

Reason: To ensure that the appearance and functioning of the development is satisfactory and to safeguard the amenities of adjoining occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

30. Details of the flood void below the proposed development, ground floor height and means of maintenance of the flood void shall be submitted to the local planning authority for approval. The development shall be implemented and maintained in perpetuity in accordance with the approved details.

Reason: To prevent the risk of flooding to and from the site in accordance with policy SI13 of the London Plan 2021, the Sustainable Design and Construction SPG 2014, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2015 and policy DM4 of the LDF Core Strategy 2012.

**Informative(s):**

Number of neighbours originally consulted	18
Number of contributors	11
Number of objectors	9
Number in support	1
Number making a neutral representation	1

1. 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 of 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.

2. You are reminded that there is a unilateral undertaking accompanying this permission dated 6 September 2023 which precludes this development from eligibility to any future residents car parking permit scheme. Residents of the development will not be entitled to on street car parking permits. The developer and/or owner of the development is required to make clear to prospective purchasers or tenants that permits for any future parking control would not be permitted.

3. The owner and/or developer should make provision for electric bike charging facilities in the development.

4. No refuse or recycling bins shall be placed on the pavement.

5. 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.

6. Reasonable efforts have been made to check that the plans submitted for the purposes of this planning application are consistent from one to the next, and that the development hereby approved can be implemented in accordance with all of the plans submitted. Should it transpire that this is not possible and that your plans are flawed, please be clear that it may be impossible to implement this permission, and that any development undertaken which relies on this permission may be unauthorised and subject to enforcement action if expedient.

7. 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 groundworks 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".

8. When undertaking demolition and/or noisy 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.

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, and that any works undertaken which impact unreasonably upon the surrounding area may be subject to action by the Councils Environmental Health Department.

9. Where reference is made within the decision notice to a condition applying 'unless otherwise agreed in writing with the local planning authority', please be aware that only a formal application under section 73 or 96a of the Town and Country Planning Act 1990 (As Amended) is acceptable as a method of said written agreement.

10. The UK's swift population has declined by 53% between 1995 and 2016; consequently, swifts now qualify for 'endangered' status on the BTO's species list of conservation concern, indicating 'a need for urgent conservation action'.

The applicant is advised that the development might present an opportunity to help local swifts through including artificial nest sites, ie. swift bricks or boxes, into the new construction.

11. 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](http://www.kingston.gov.uk) or via email to [snn@kingston.gov.uk](mailto:snn@kingston.gov.uk). Alternatively, if you do not have internet access please call 020 8547 4606.

12. Unless clearly specified otherwise, the base of the development shown on the approved plans is taken to be external ground level, and not a Damp Proof Course or Internal Finished Floor Level. The external ground level is expected to remain consistent before and after construction of the approved development unless specified otherwise on the approved plans.

13. 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 of 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.

14. The applicant is advised that deliveries to the site should avoid school arrival and pick up times due to existing congestion in the area. Deliveries should also (where possible) avoid waiting on the highway.

15. Your attention is drawn to the fact that planning permission does not override property rights, and that if your proposal involves construction on or near the site boundary then you should take appropriate steps to ensure that you have correctly identified the position of the boundary, that you do not build over it, and that any works which affect a neighbour's property in any way have the benefit of the appropriate agreement from that landowner. Failure to undertake the above steps may leave you liable to legal action by neighbouring landowners. If you require further information or advice, you should consult a solicitor.

### **Community Infrastructure Levy (CIL)**

The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Before work commences there are certain forms which you must complete and return to us by either email or post. Please note that penalty surcharges will be added to contributions should CIL regulations not be followed.

Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at - <https://www.gov.uk/guidance/community-infrastructure-levy>

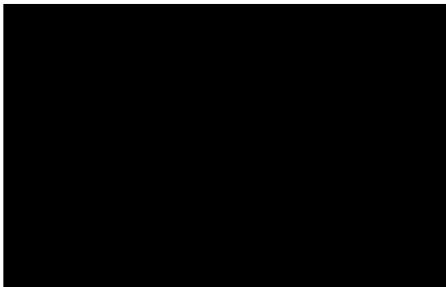
CIL forms can be found at -

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

### **Building Regulations**

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via the following link: [https://www.kingston.gov.uk/building\\_control](https://www.kingston.gov.uk/building_control)

Signed



Barry John Lomax  
Head of Development Management

On behalf of Kingston Council

25th October 2023

**ROYAL BOROUGH OF KINGSTON UPON THAMES  
APPENDIX TO PLANNING DECISION NOTICES  
NOTES TO APPLICANTS**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

Before you decide to appeal you may wish to consider amending your proposal to meet the Council's reasons for refusing permission. The Council's planning staff are always prepared to discuss ways to avoid an appeal by submitting an alternative application. This may involve a charge in line with our pre-application service. Please see the following link for further information:

[https://www.kingston.gov.uk/info/200155/planning\\_applications\\_and\\_permissions/231/pre-application\\_advice](https://www.kingston.gov.uk/info/200155/planning_applications_and_permissions/231/pre-application_advice)

### **Time Limits for Appeal**

If you want to appeal, then you must do so within 6 months of the date of this notice, subject to the exceptions listed below. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

### **Exceptions**

1. If there is an enforcement notice relating to the same or substantially the same land and development as is the subject of this decision, and you want to appeal against the decision, then you must do so within 28 days of the date of this notice.
2. If an enforcement notice is later served relating to the same or substantially the same land and development as in your application, and if you want to appeal against the decision, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial appeal] of the date of this notice, whichever period expires earlier.

### **Public Inquiries**

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at the following link:  
<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

### **How to Appeal**

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website <https://www.gov.uk/appeal-planning-decision>.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal at <https://www.gov.uk/appeal-planning-decision>. The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

### **The Party Wall etc. Act 1996**

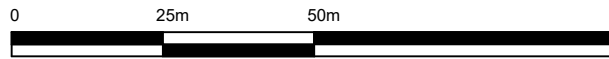
Anyone intending to carry out work described in the Act MUST give adjoining owners at least 2 months notice in writing of their intentions. The Act covers:

- (i) work to be carried out directly to an existing party wall or structure
- (ii) new building at or astride the boundary line between properties
- (iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail [odpm@twoten.press.net](mailto:odpm@twoten.press.net)







Location Plan Scale 1:1250



**IMPORTANT GENERAL NOTE**

The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided.  
 All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary.  
 All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person/s immediately.  
 The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.  
 The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

Revision	Date	Description
A	23.08.23	Design Changes

**PARTY WALL ACT 1996**  
**OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE**

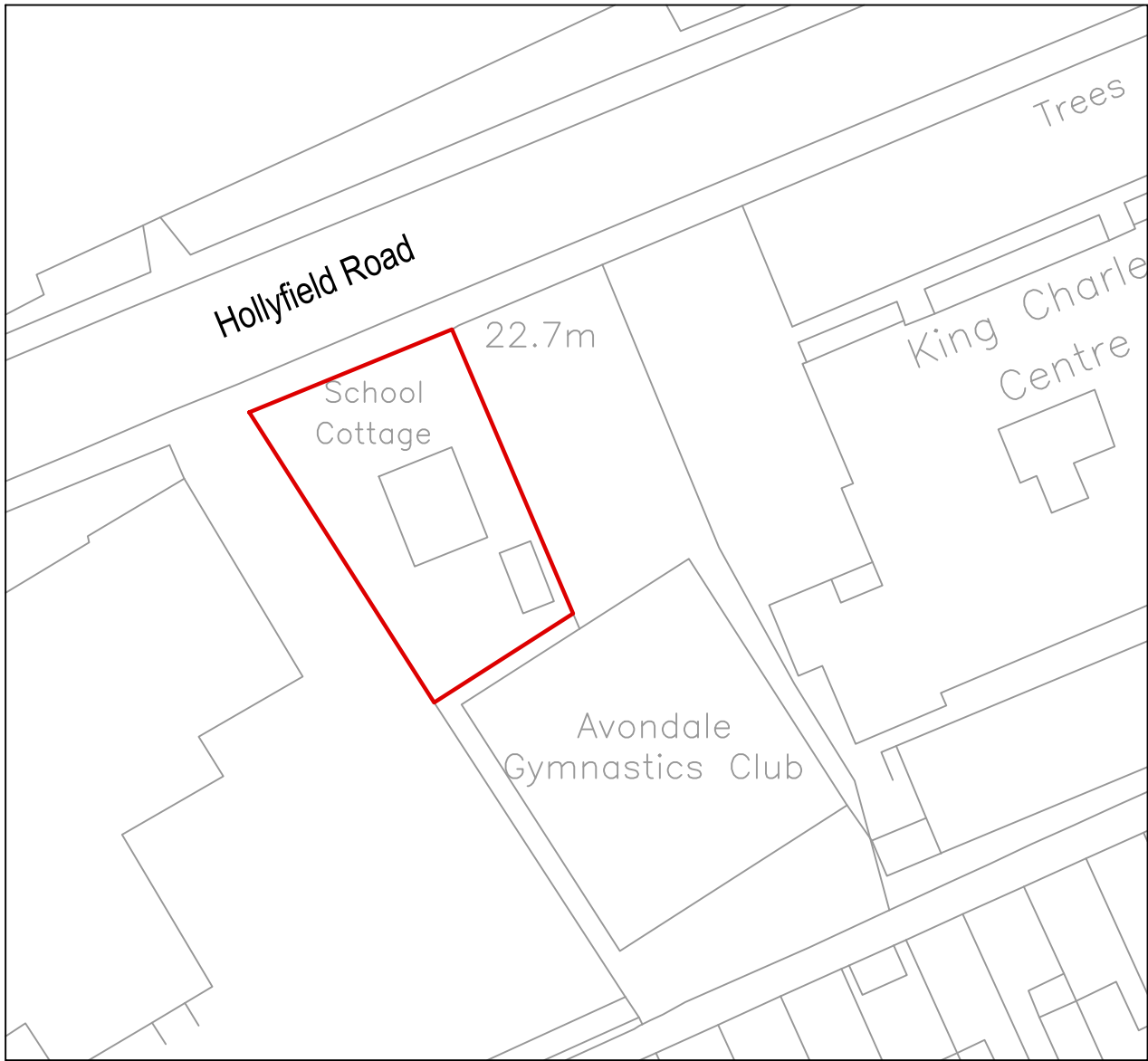
Paper Size	Scale
<b>A4</b>	As Noted
	Revision
	Apr-23
Drawn By	Checked By
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**B-12 Development**  
 Architectural consultancy

Site Address  
 SCHOOL COTTAGE,  
 Hollyfield Road,  
 SURBITON,  
 KT5 9AL

Existing Location Plan

Drawing Number  
**SCHR-AP2-101A**



Existing Site Plan Scale 1:500



**IMPORTANT GENERAL NOTE**

The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided.  
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 The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

Revision	Date	Description

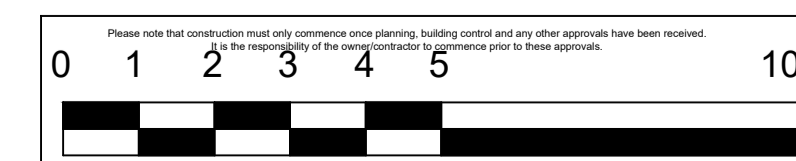
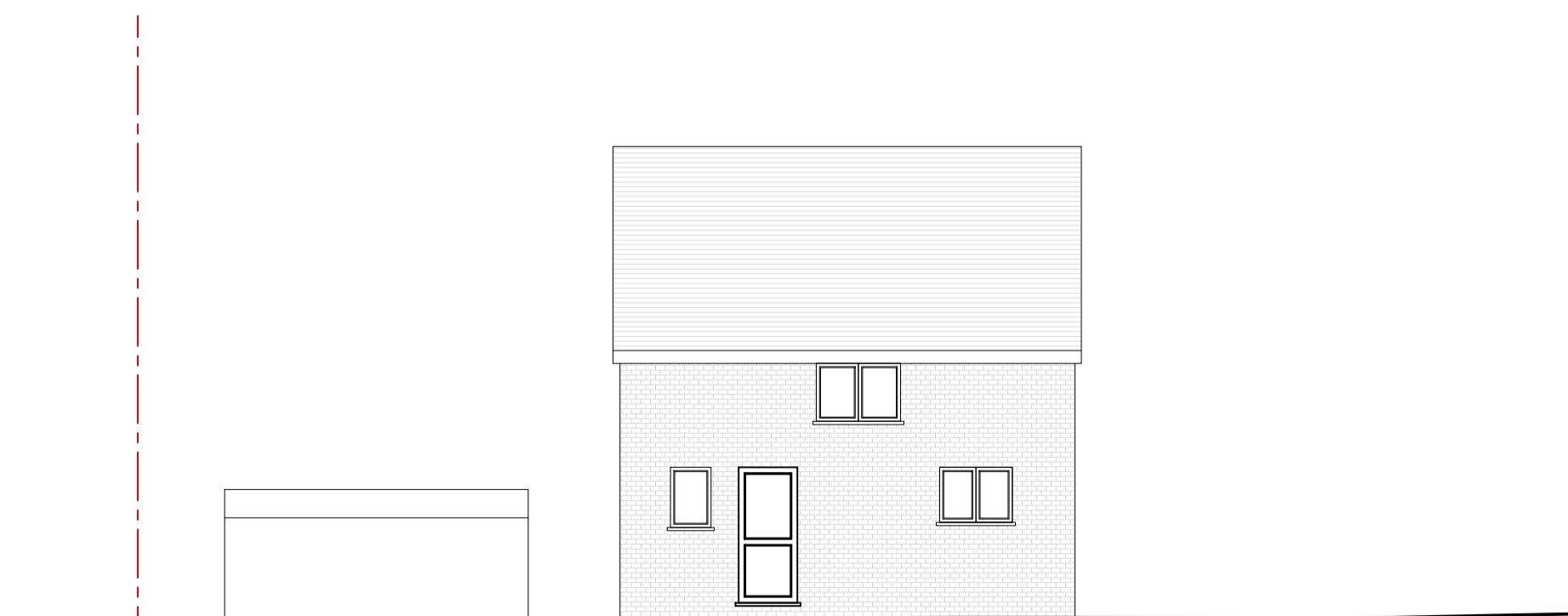
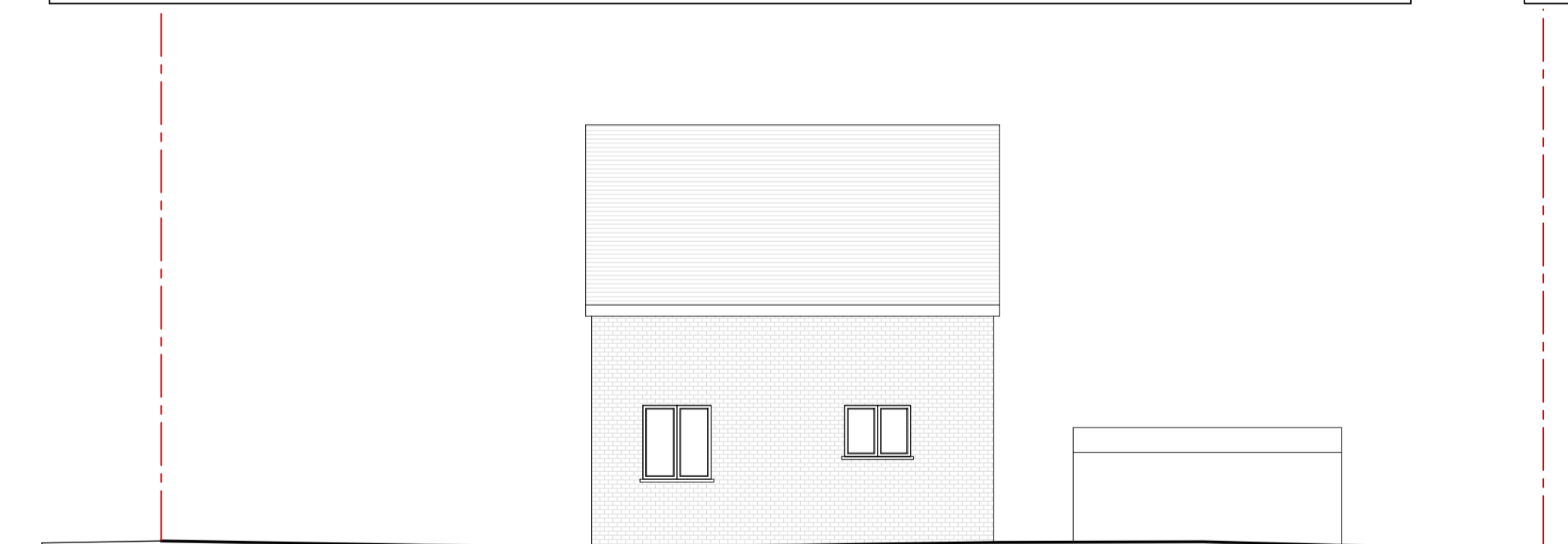
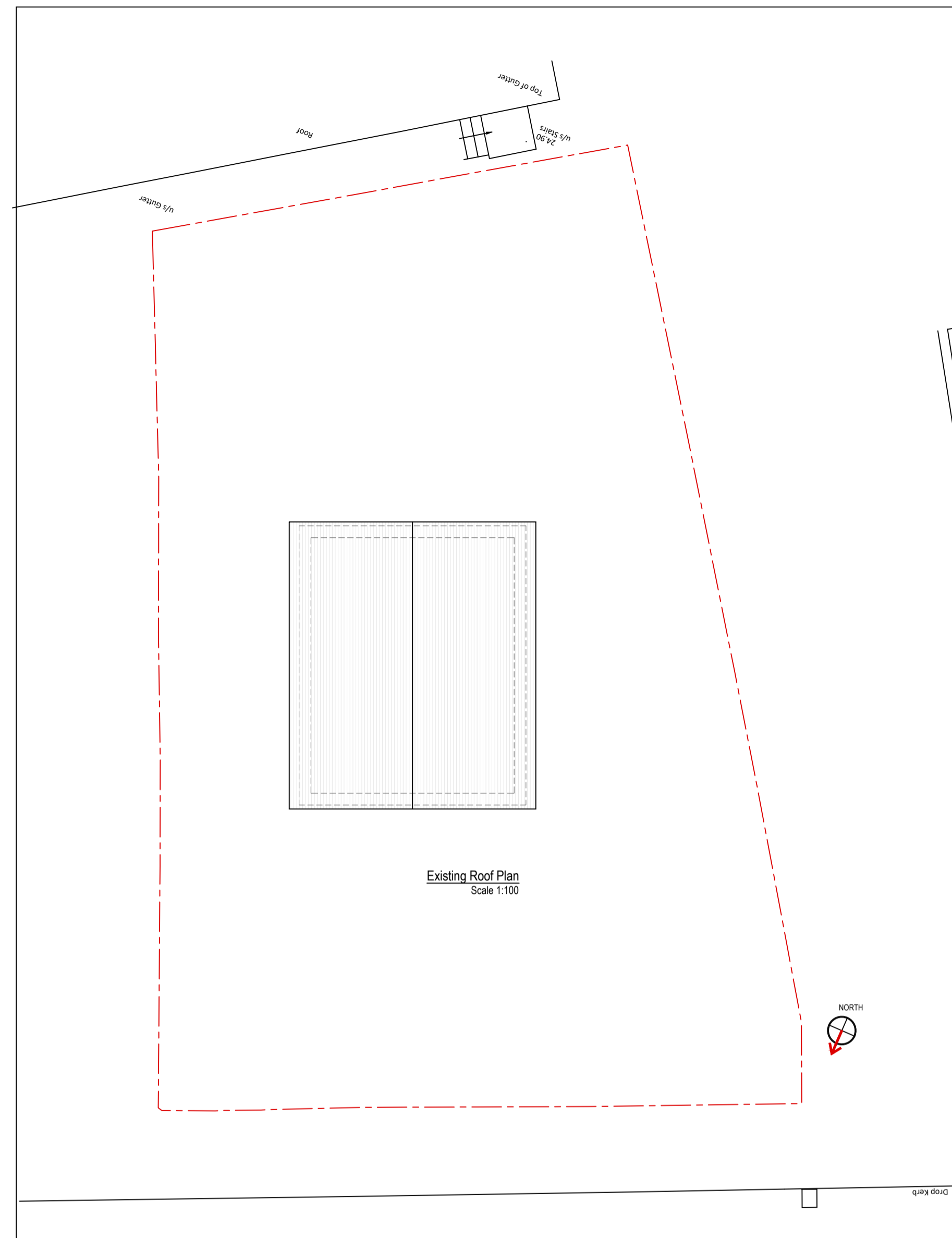
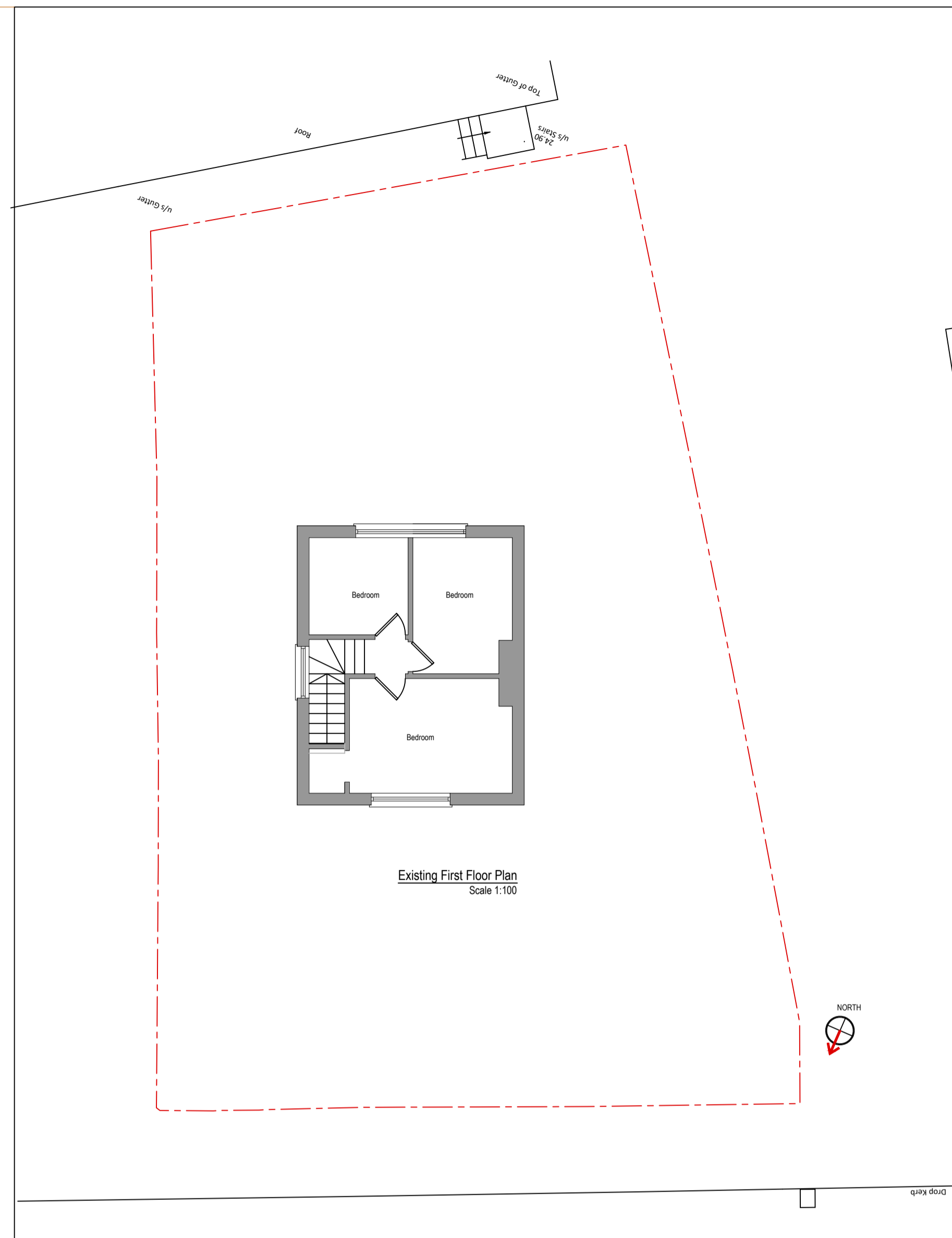
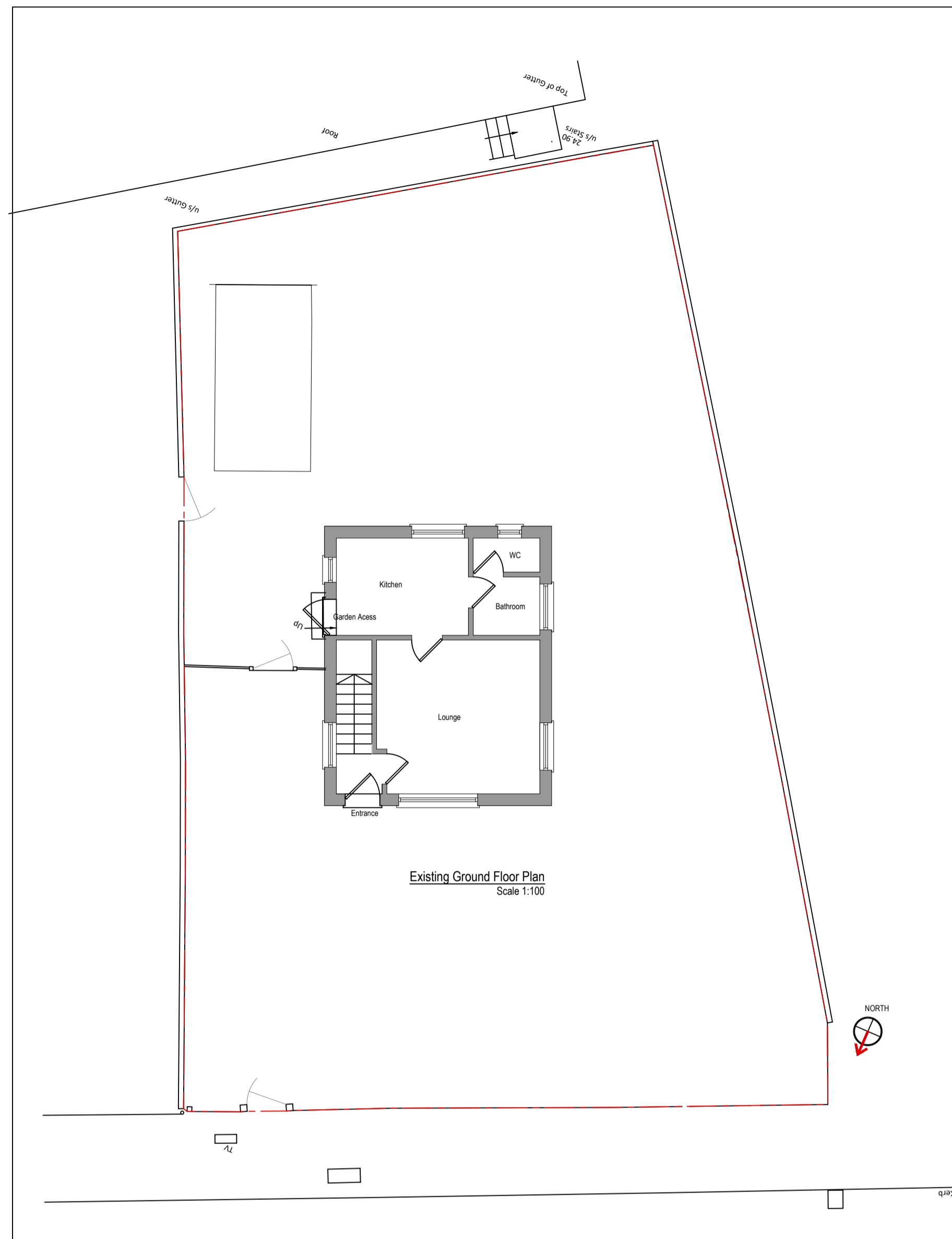
**PARTY WALL ACT 1996**  
 OWNER/S MUST ENSURE ALL  
 PARTY WALL AGREEMENTS ARE  
 IN PLACE BEFORE ANY BUILDING  
 WORKS ARE TO COMMENCE

A4	Scale	As Noted
	Revision	A
	Drawn By	---
	Checked By	---

**B-12 Development**  
 Architectural consultancy

Site Address  
 SCHOOL COTTAGE,  
 Hollyfield Road,  
 SURBITON,  
 KT5 9AL

Existing Site Plan  
 Drawing Number  
**SCHR-AP2-102A**



**AMERICAN GENERAL NOTE**  
The contractor is to be read in conjunction with the plan/section details and other associated structural details as may be provided.  
All work is to be carried out in accordance with the Building Regulations, Approved and the Codes of Practice and British Standards as necessary.  
All elements, levels, sizes, positions and locations of components are indicated on drawings and shall be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.  
The Contractor is responsible for ensuring compliance with the CDW Regulations, and appropriate Health & Safety on site procedures.  
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

Revised	Date	Description

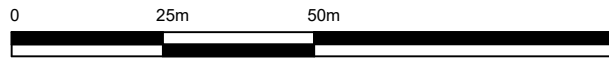
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A  
Apr-23

**B-12 Development**  
Architectural consultancy

SCHOOL COTTAGE,  
Hollyfield Road,  
SURREY,  
KT11 1AA

Existing Plans & Elevations  
SCHR-AP2-103A

**PARTY WALL ACT 1996**  
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE



Proposed Location Plan Scale 1:1250



**IMPORTANT GENERAL NOTE**

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 The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

Revision	Date	Description
A	23.08.23	Design Changes

**PARTY WALL ACT 1996**  
**OWNER/S MUST ENSURE ALL**  
**PARTY WALL AGREEMENTS ARE**  
**IN PLACE BEFORE ANY BUILDING**  
**WORKS ARE TO COMMENCE**

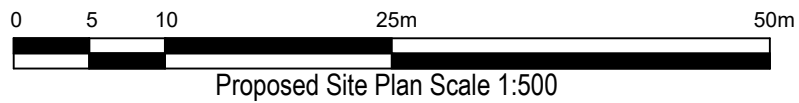
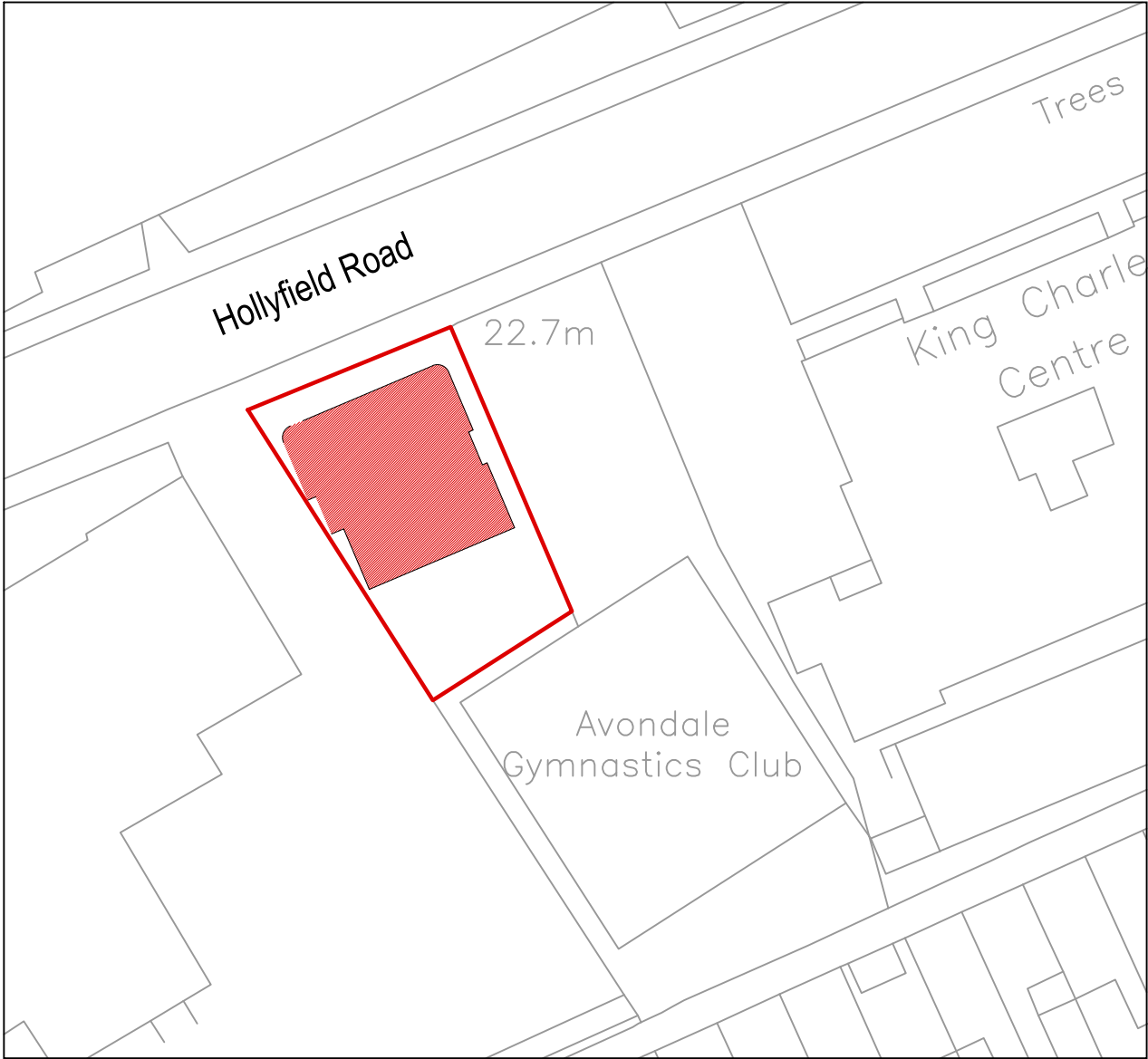
Paper Size	Scale
A4	As Noted
	Revision
	Jan-23
Drawn By	Checked By
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**B-12 Development**  
 Architectural consultancy

Site Address  
 SCHOOL COTTAGE,  
 Hollyfield Road,  
 SURBITON,  
 KT5 9AL

Proposed Location Plan

Drawing Number  
**SCHR-AP2-104A**



**IMPORTANT GENERAL NOTE**

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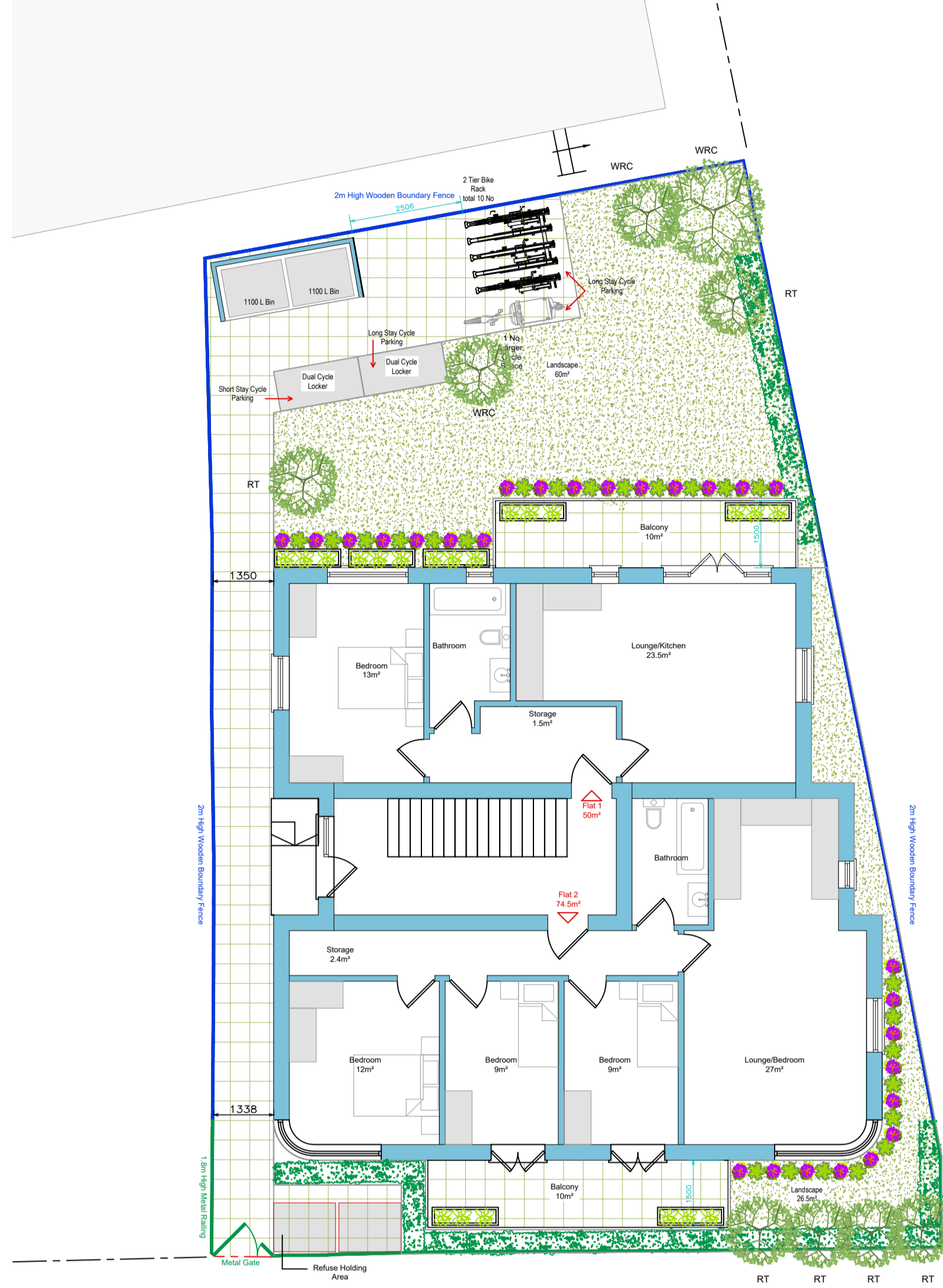
Revision	Date	Description
A	23.08.23	Design Changes

**PARTY WALL ACT 1996**  
 OWNER/S MUST ENSURE ALL  
 PARTY WALL AGREEMENTS ARE  
 IN PLACE BEFORE ANY BUILDING  
 WORKS ARE TO COMMENCE

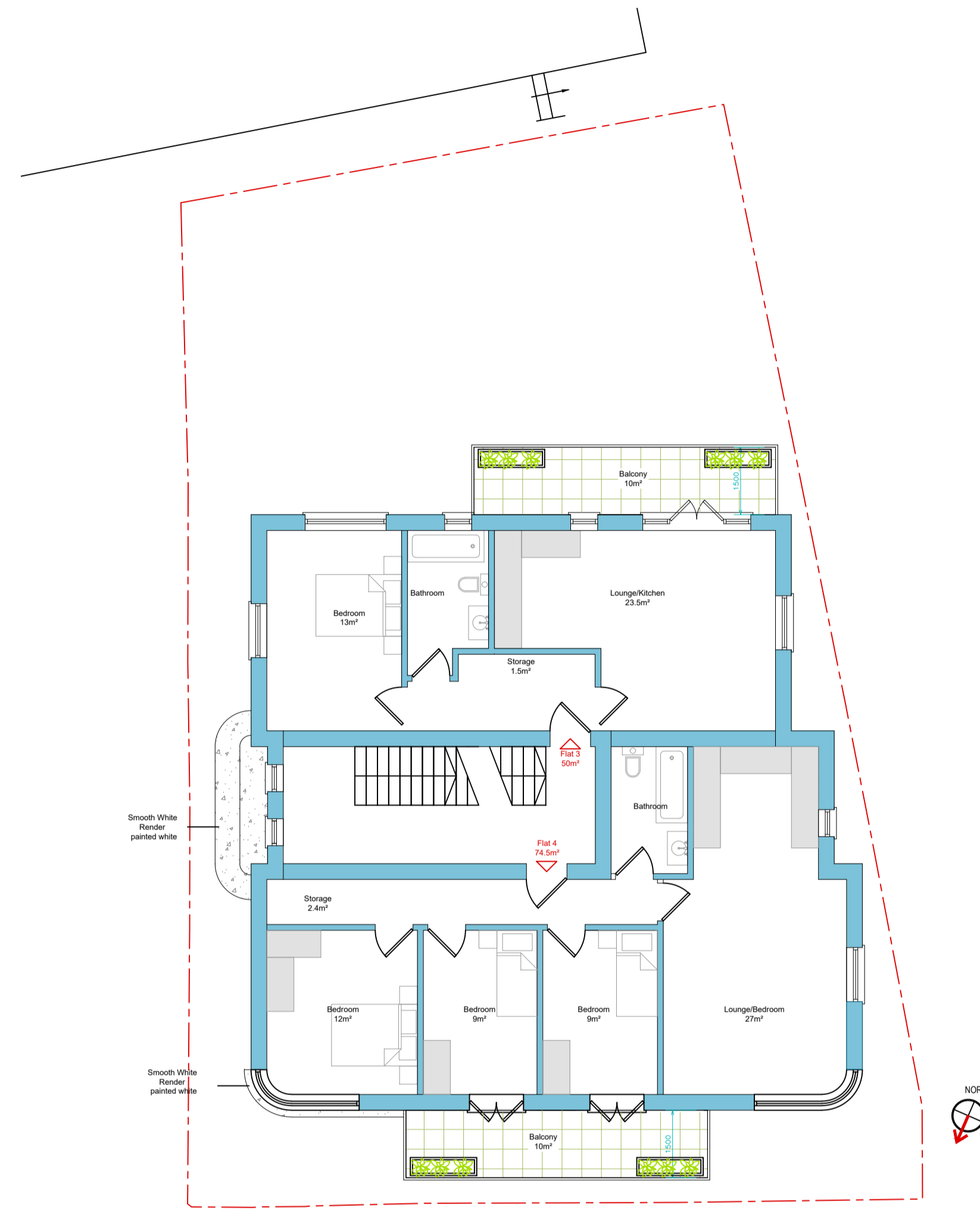
A4	Paper Size
	Scale
	Revision
	Drawn By / Checked By

<b>B-12 Development</b>	Proposed Site Plan
Architectural consultancy	
Scale: As Noted Revision: A Date: Apr-23	Drawing Number: <b>SCHR-AP2-105A</b>
Site Address: SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL	

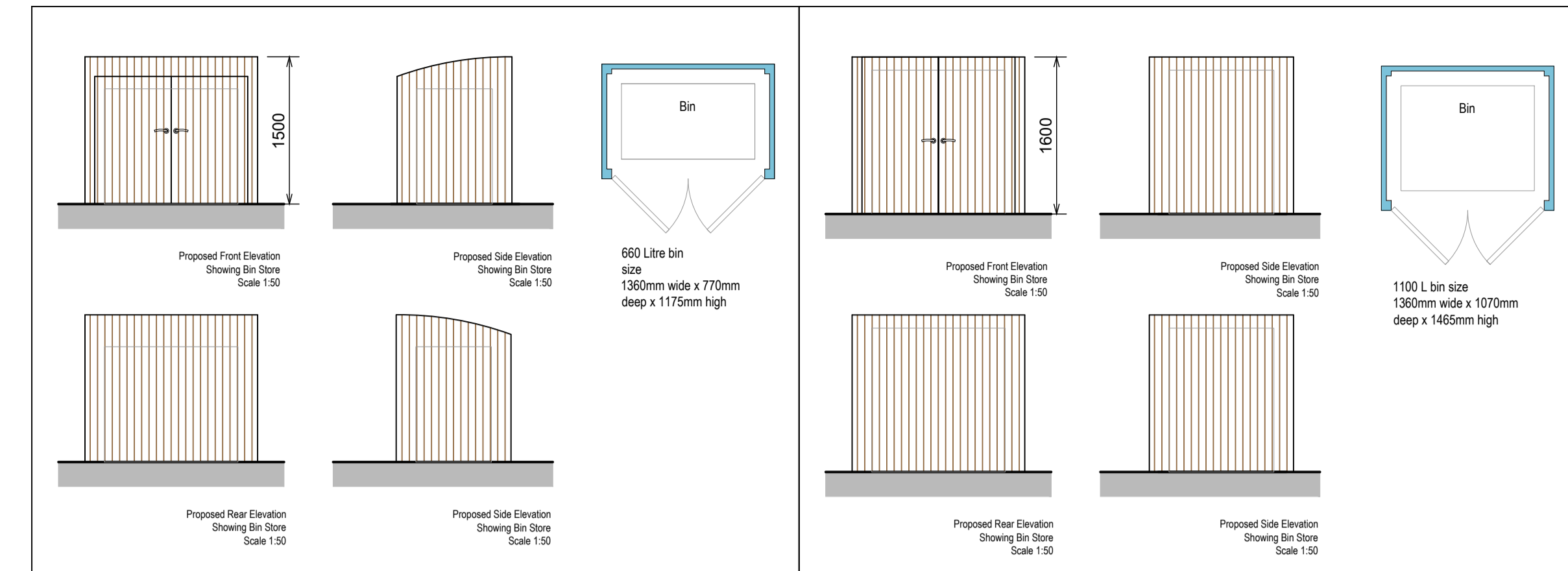
EXTERNAL PLANTING	QUANTITY	SIZE	PLANT CODE
LEMONYUCCA TORREYANUS/POURUS REPENS	10 PLANT POTS	HEIGHT AT PLANTING 300mm DIA. 100mm	PL1
SPIREA X ARGUTA	10 PLANT POTS	HEIGHT AT PLANTING 200mm DIA. 100mm	PL2
LAVANDELLA	10 PLANT POTS	HEIGHT AT PLANTING 200mm DIA. 100mm	PL3
WESTERN RED CEDAR	4 TREES	HEIGHT AT PLANTING 2000mm - 3000mm	RT
WESTERN RED CEDAR	4 TREES	HEIGHT AT PLANTING 2000mm	WRC



Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100



**cyclehoop** www.cyclehoop.com info@cyclehoop.com 0208 699 1338 @cyclehoop facebook.com/cyclehoop

### Double Bike Locker

The robust and weatherproof Double Bike Locker is a great way of storing two bikes securely at home or at the workplace. This locker features a large easy access door and a durable three-point locking system which allows the user to secure bikes with ease.

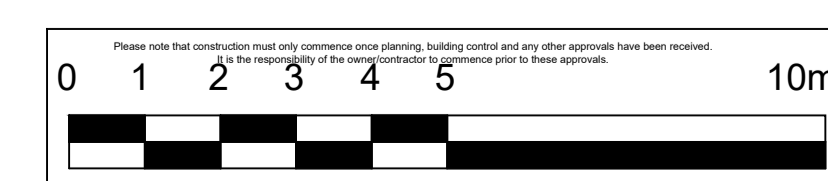
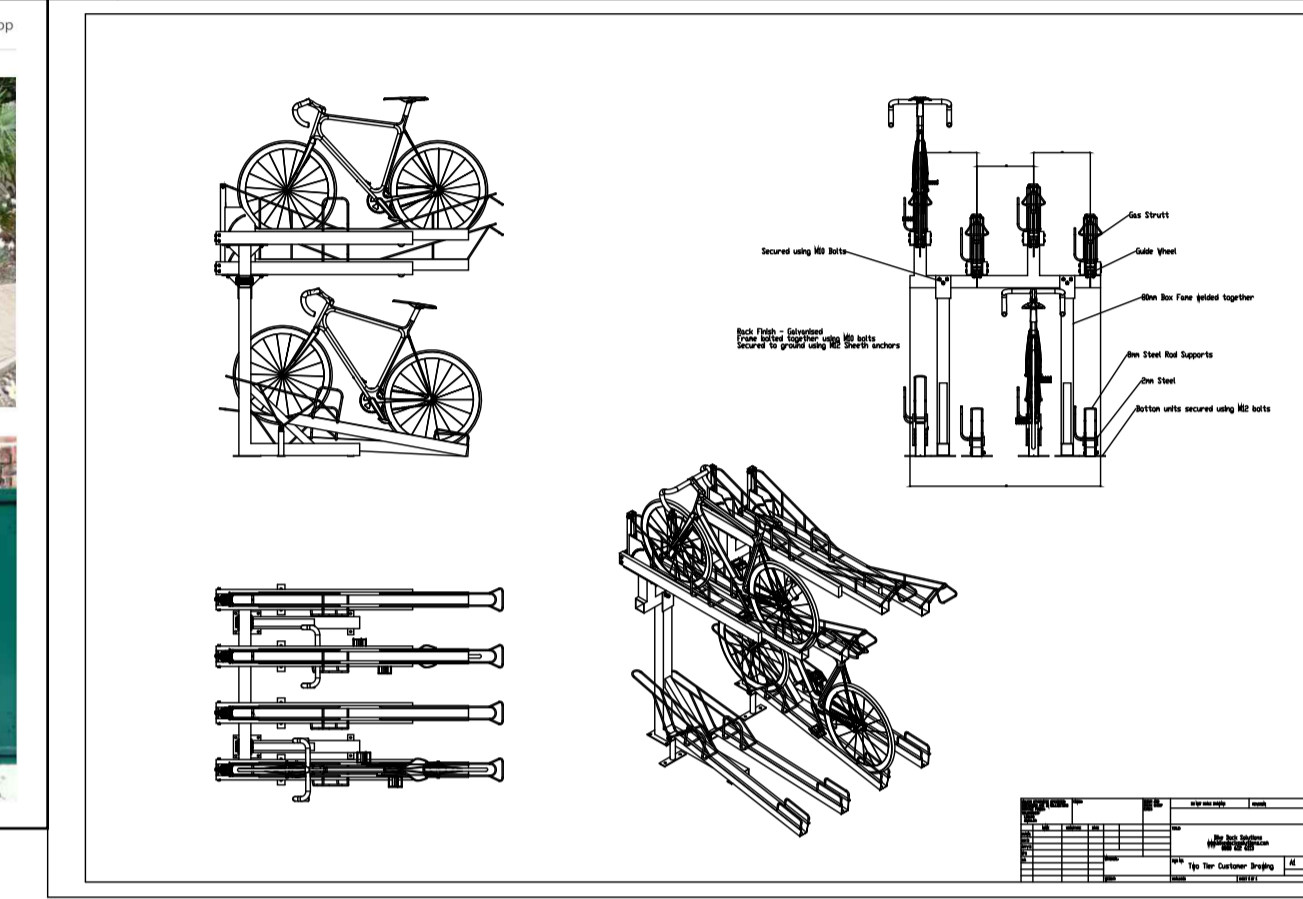
The Double Bike Locker is ideal for areas where space is restricted, but bike security is important. Optional bin hooks are available for storing helmets and clothing inside this metal bike storage unit together with your bike.

**Technical Specification**

- Stores two bikes
- Durable 3-point locking system
- Integrated metal lamp
- Multiple units lock together for additional strength and security
- Optional bin hooks available
- Robust and weatherproof
- Built into ground
- Available in dark green, brown or ivory
- Available right handed or left handed
- 10 Year Warranty - built to last

**Dimensions**

- Height: 1200mm
- Width: 900mm
- Depth: 1900mm
- Door Aperture: 1150mm x 760mm
- Base Size: 2000mm x 1000mm



**DISCLAIMER GENERAL NOTE**  
The specification is to be read in conjunction with the plan/section details and any other associated structural details as may be provided.  
All work is to be carried out in accordance with the Building Regulations, Approved Document A and the Code of Practice for Building Regulations.  
All dimensions, levels, notes, symbols and locations of components are indicated on drawings. It is the responsibility of the appointed contractor to check the existing site conditions. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.  
The Contractor is responsible for ensuring compliance with the CDV Regulations, and appropriate Health & Safety and PPE procedures.  
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

Rev	Date	Description
1	17/03/23	Design Complete
2	27/03/23	Design Complete
3	06/04/23	Design Complete

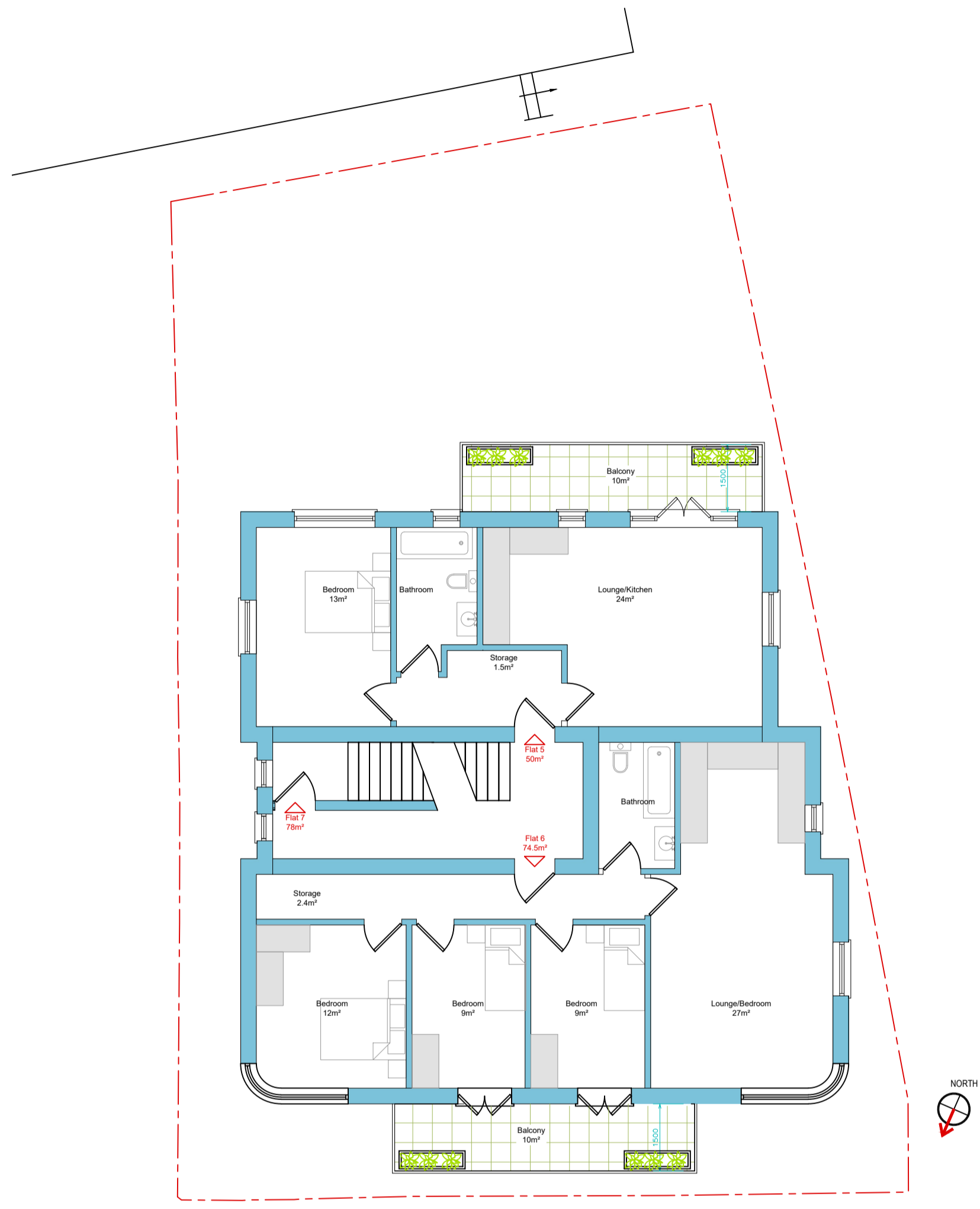
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Date: Apr-23

**B-12 Development**  
Architectural consultancy

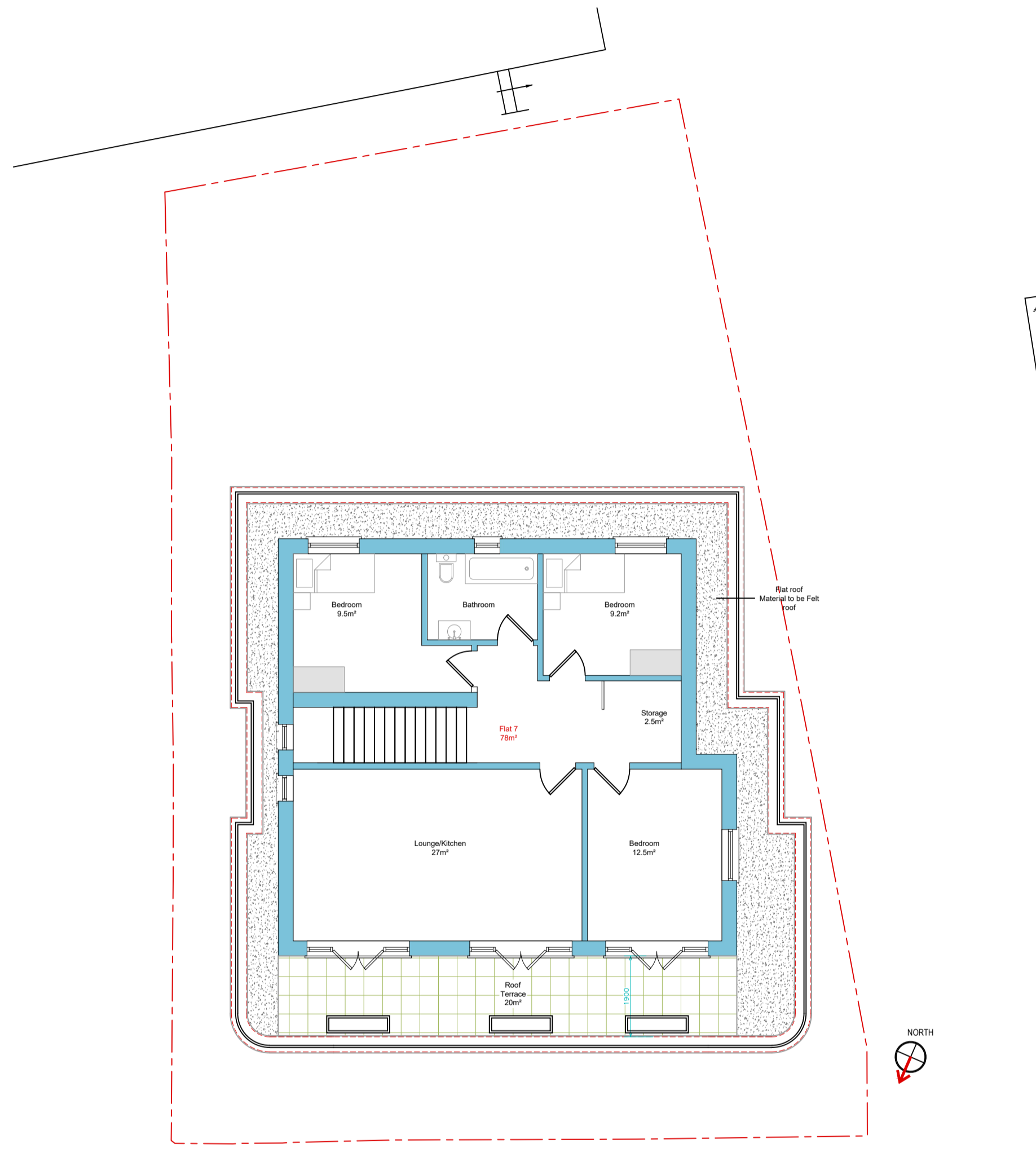
SCHOOL COTTAGE,  
Hollyfield Road,  
SURREY,  
KT5 1PA

Proposed GF & FF Plan  
SCHR-AP2-106C

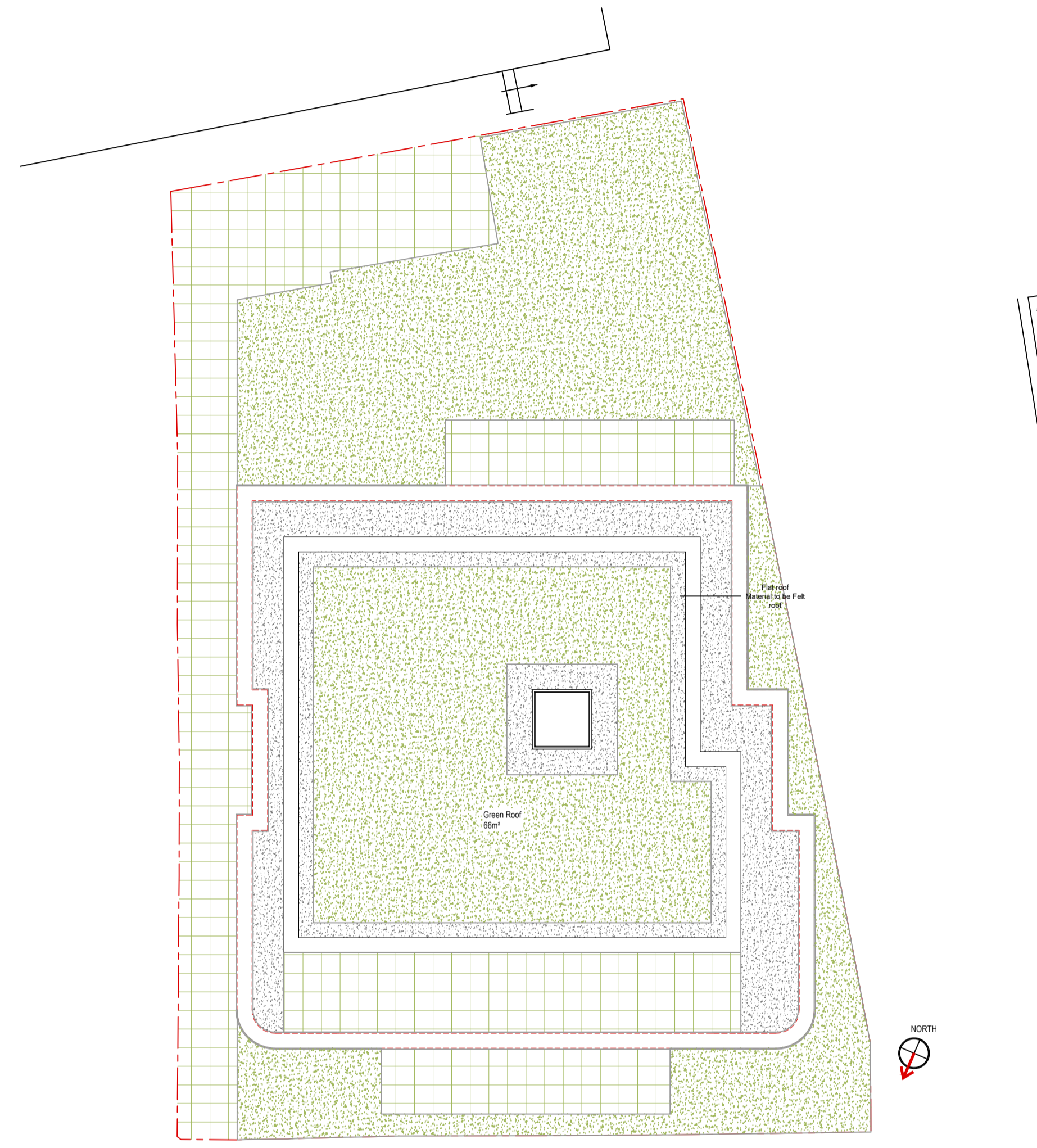
**PARTY WALL ACT 1996**  
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE



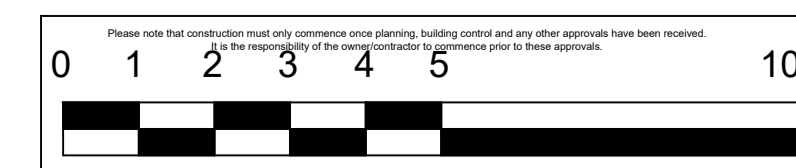
Proposed Second Floor Plan  
Scale 1:100



Proposed Third Floor Plan  
Scale 1:100



Proposed Roof Plan  
Scale 1:100



**IMPORTANT GENERAL NOTE**  
The architect is to be read in conjunction with the planning details and other associated structural details as may be provided.  
All work to be carried out by the local Authority Planning and Building Regulations Approval and the Codes of Practice and British Standards as necessary.  
All dimensions, levels, sizes, positions and locations of partitions are indicated on drawings are to be verified by the appointed contractor on site prior to beginning of works. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.  
The Contractor is responsible for ensuring compliance with the CDV Regulations, and appropriate Health & Safety on site procedures.  
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

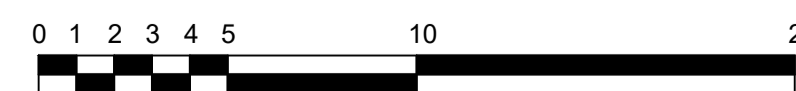
Rev	Date	Description
1		
2		
3		
4		
5		

Scale	1:100
Sheet	B
Date	Apr-23
Project	SCHOOL COTTAGE, Hollyfield Road, SURBITON, MIDDLESEX
Client	B-12 Development
Consultancy	Architectural consultancy
Project Name	Proposed Second, Third & Roof Plan
Project Ref	SCHR-AP2-107A

**PARTY WALL ACT 1996**  
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE



Proposed Site Plan  
Scale 1:200



**IMPORTANT GENERAL NOTE**  
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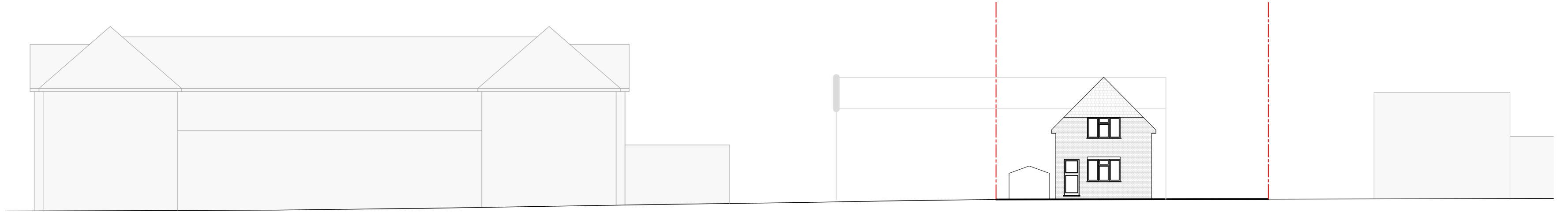
Revised	Date	Description
1	10/04/23	Design Complete
2	20/04/23	Design Complete

**PARTY WALL ACT 1996**  
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

Scale	Date	Project Name	Site Name
1:200	8	B-12 Development	SCHOOL COTTAGE, Hollyfield Road, SURBITON, MIDDLESEX
Apr-23		Architectural consultancy	Site Plan

SCH-AP2-108B

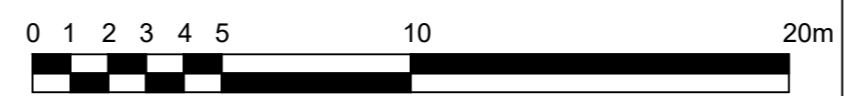




Existing Street Scene  
Scale 1:200



Proposed Street Scene  
Scale 1:200



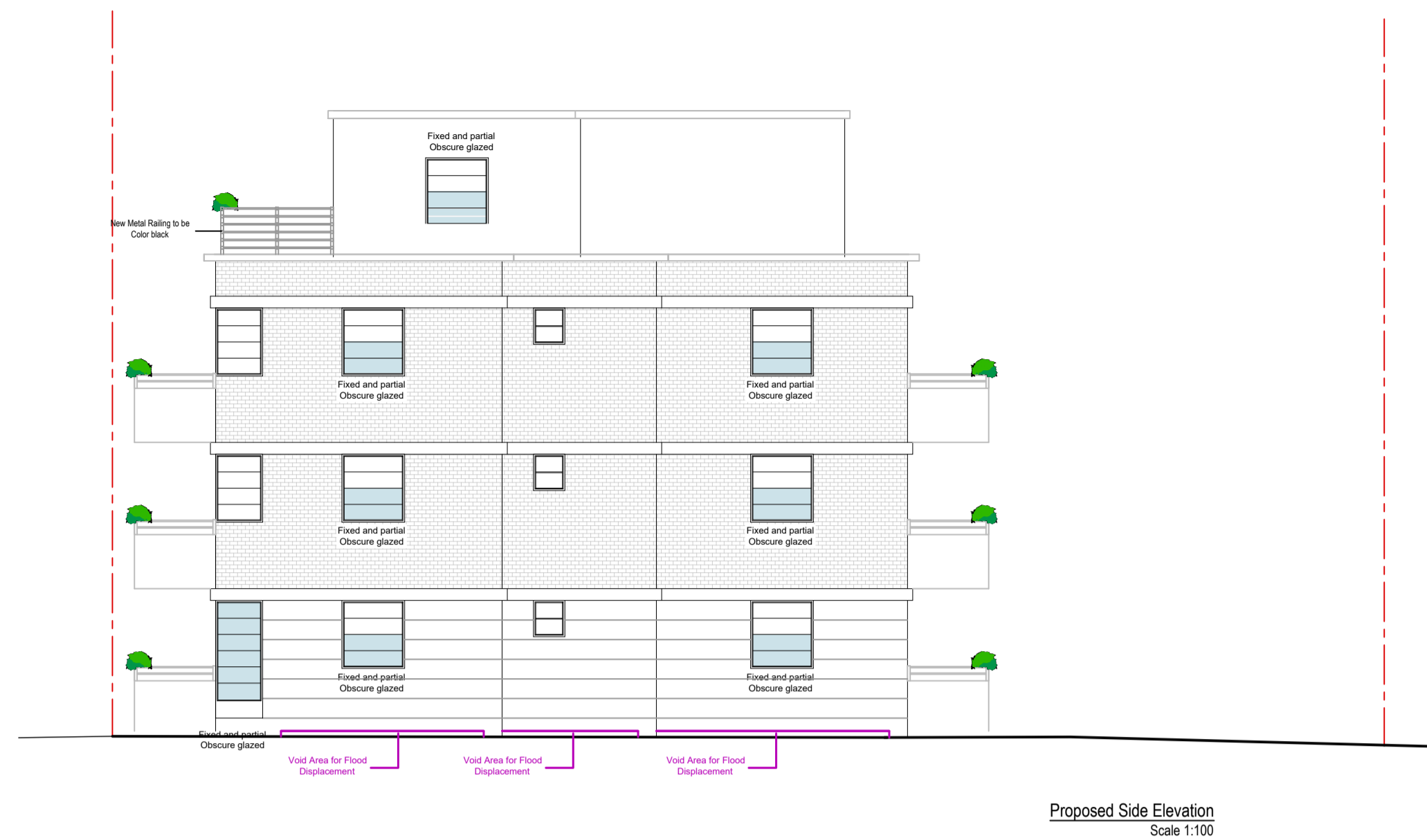
**IMPORTANT GENERAL NOTE**  
The specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.  
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The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS, prior to engaging in the works on site.

Revision	Date	Description
1	23.08.23	Design Changes
2	12.10.23	Building Amended PWA Comments

A2	Scale	1:200	<b>B-12 Development</b> Architectural consultancy
	Revision	B	
	Drawn By	Apr-23	SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL
	Checked By	---	
<b>PARTY WALL ACT 1996</b> OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE			Existing & Proposed Street Scene Drawing No: <b>SCHR-AP2-109B</b>



Proposed Front Elevation  
Scale 1:100



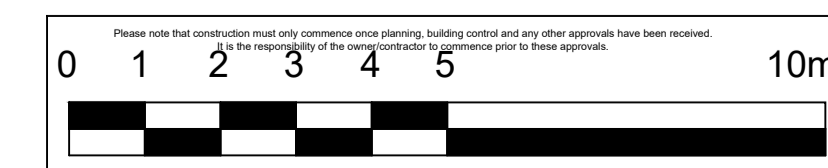
Proposed Side Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



**IMPORTANT GENERAL NOTE**  
The specification is to be read in conjunction with the construction details and other associated structural details as may be provided.  
All work is to be carried out in accordance with the Building Regulations, Approved and the Code of Practice and British Standards as necessary.  
All elevations, levels, sizes, positions and locations of partitions are indicated on drawings are to be verified by the appointed contractor on site prior to engaging in work. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.  
The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety in the procedures.  
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the work on site.

Revised	Date	Description
1	12/04/23	Issue for comment
2	12/04/23	Issue for comment
3		
4		
5		

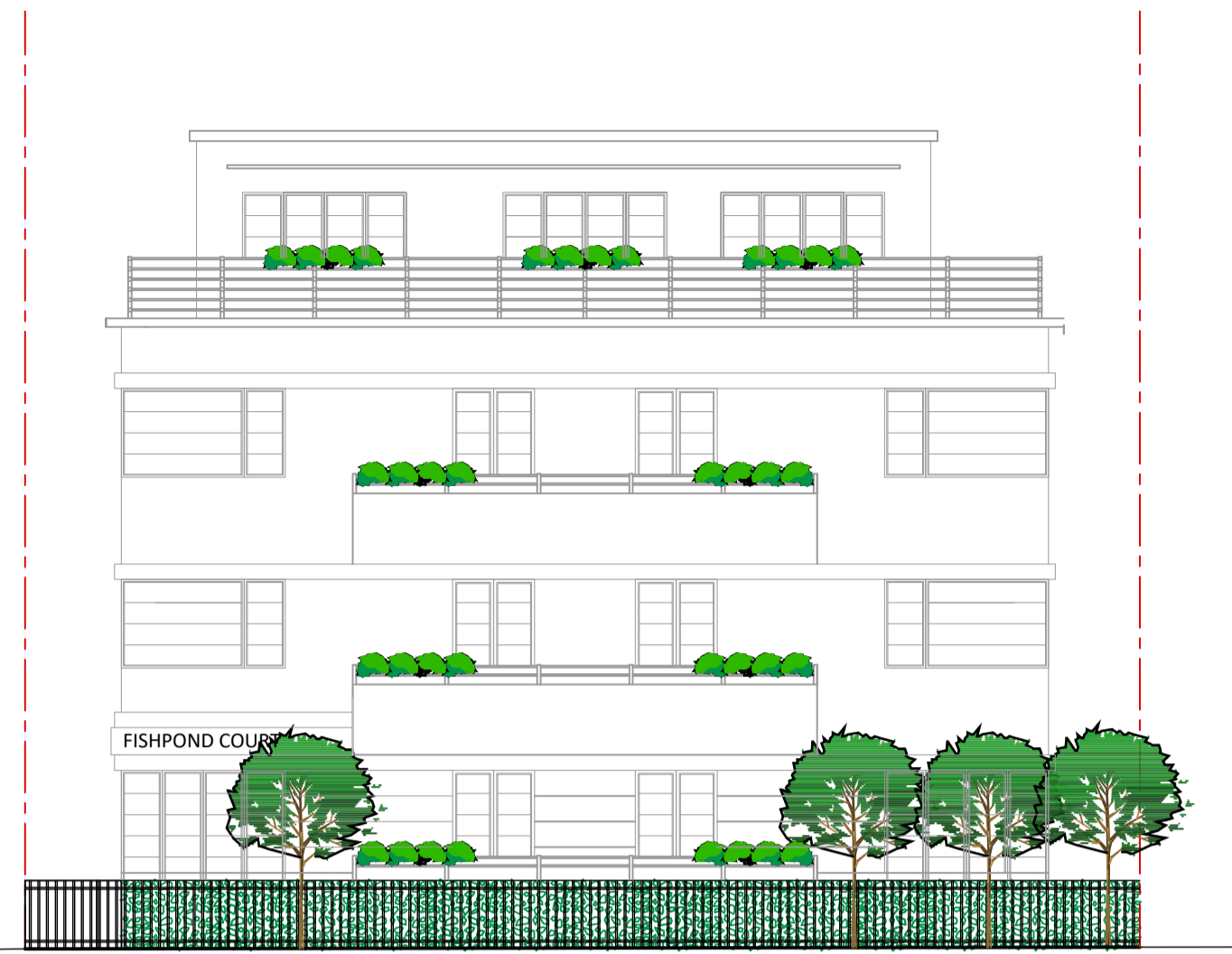
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Sheet: B  
Date: Apr-23

**B-12 Development**  
Architectural consultancy

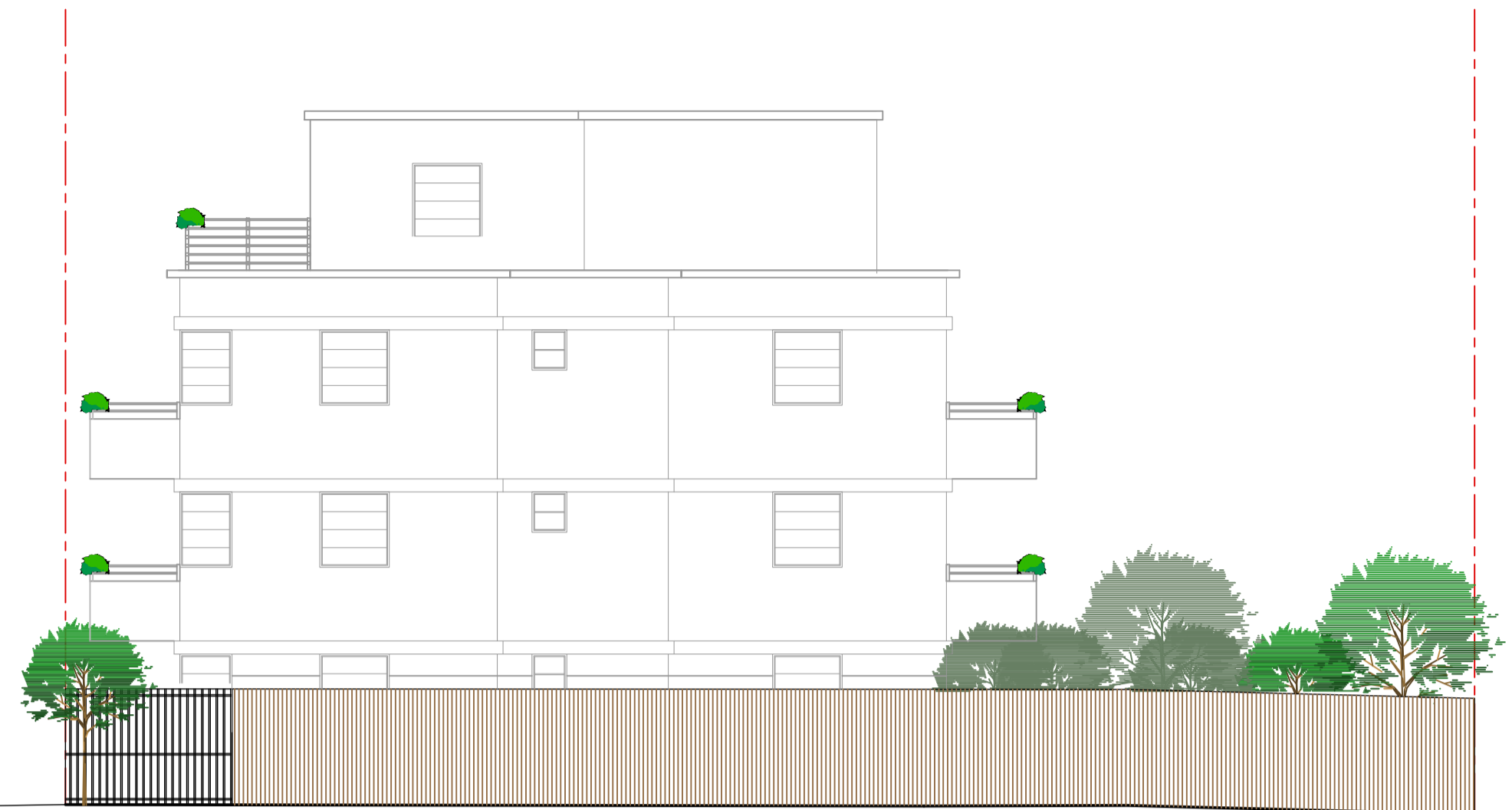
SCHOOL COTTAGE,  
Hollyfield Road,  
SURREY,  
KT11 1JL

Proposed Elevations  
SCHR-AP2-110B

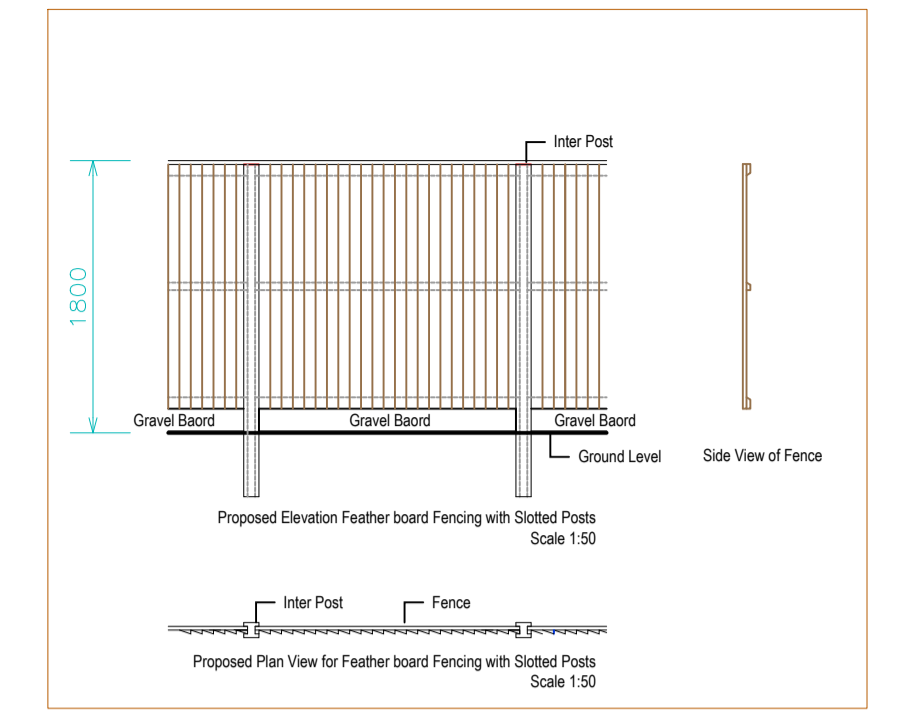
**PARTY WALL ACT 1996**  
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE



Proposed Front Elevation  
Scale 1:100



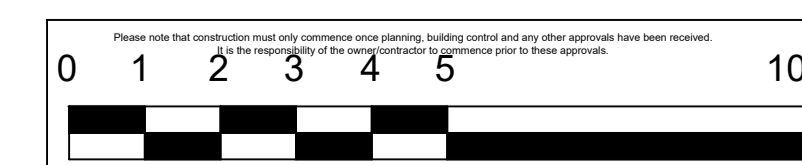
Proposed Side Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



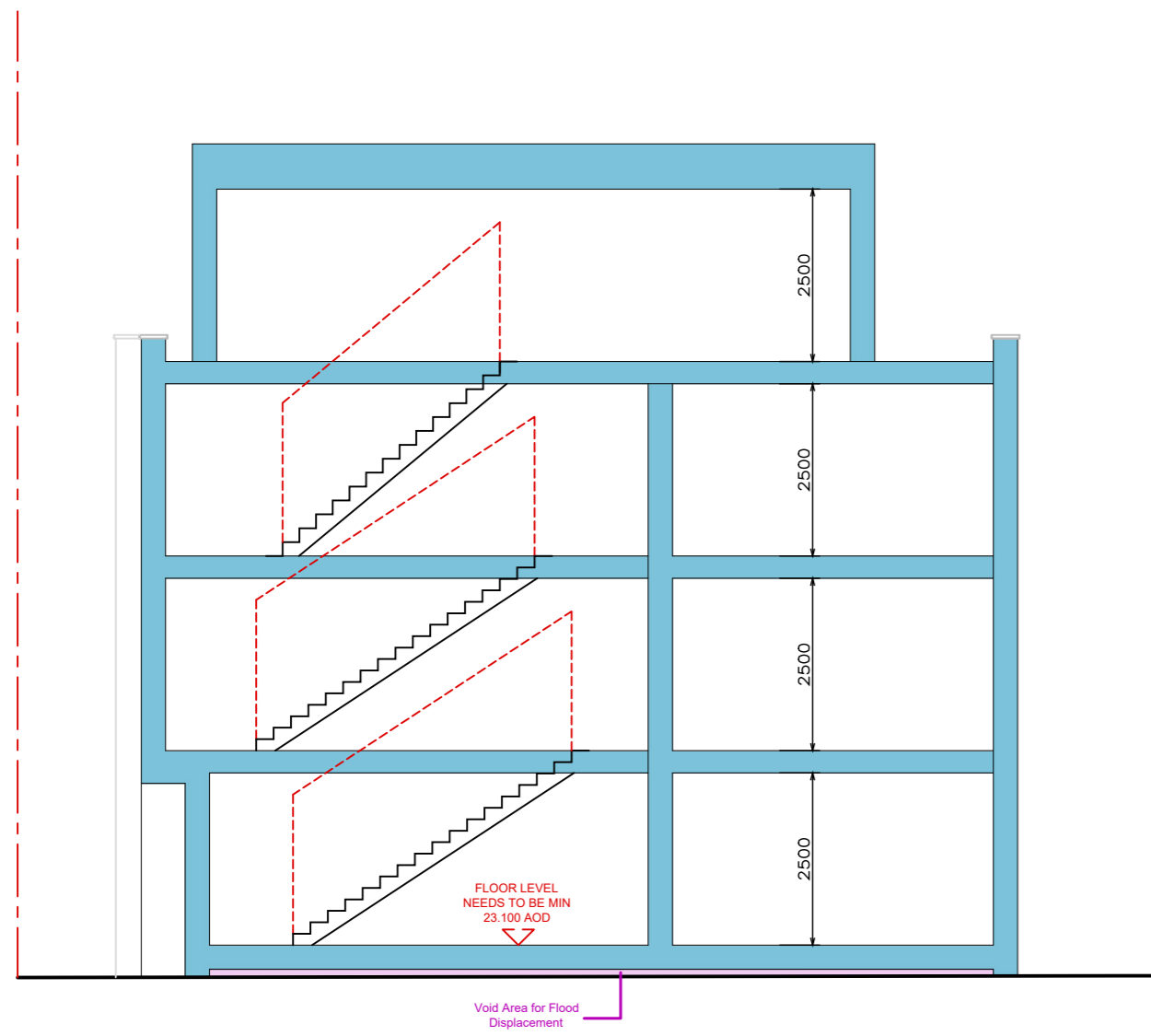
**IMPORTANT GENERAL NOTE**  
The specification is to be read in conjunction with the planning details and other associated structural details as may be provided.  
All work is to be carried out in accordance with the Building Regulations, Approved Code of Practice and British Standards as necessary.  
All dimensions, levels, notes and location of materials are indicated on drawings are to be verified by the appointed Contractor on site prior to beginning of work. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately.  
The Contractor is responsible for ensuring compliance with the CDW Regulations, and appropriate Health & Safety procedures.  
The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.

Revised	Date	Description
1	12/01/23	Issue for Planning
2	12/02/23	Issue for Planning (Final)

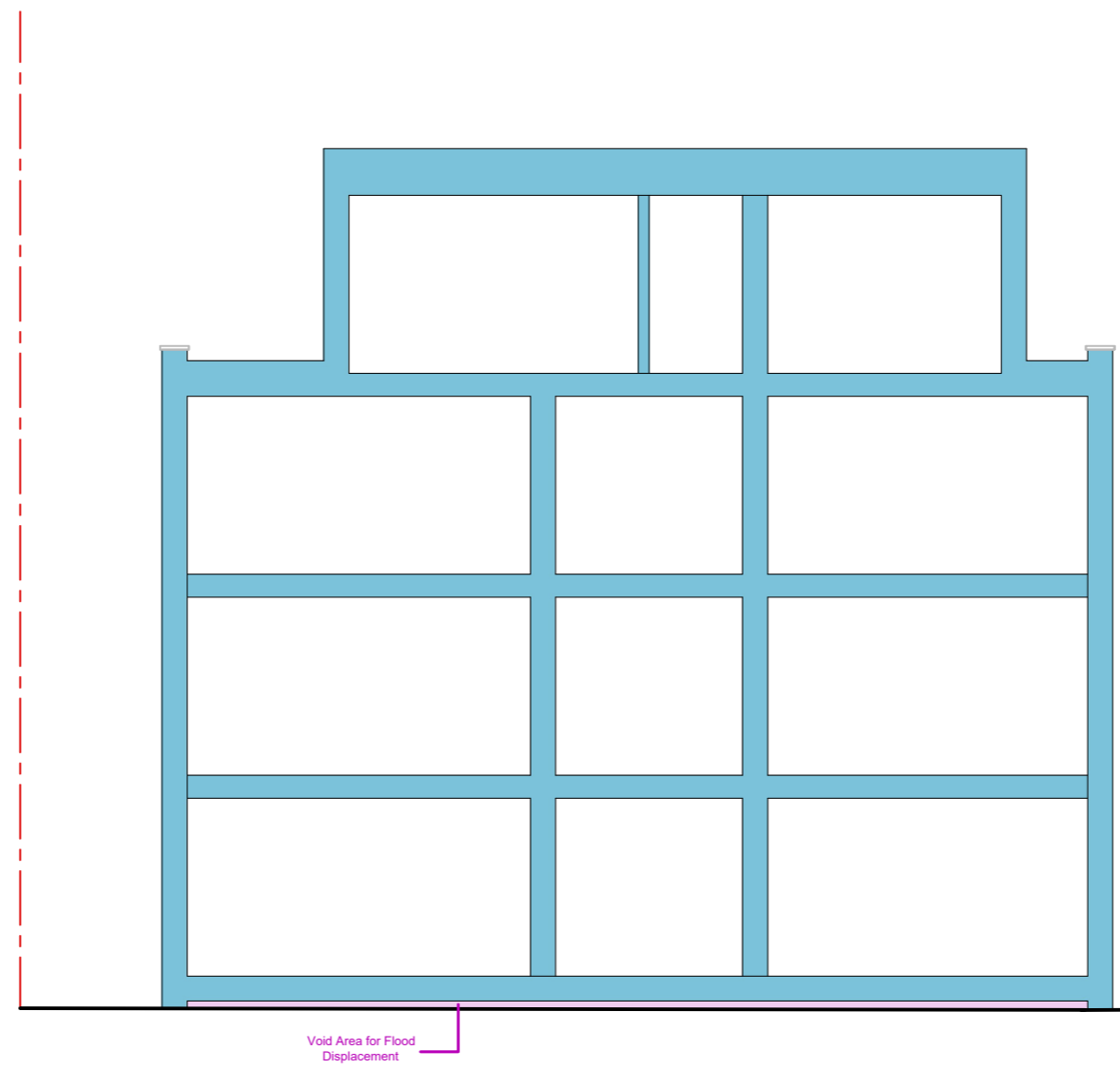
Scale	Sheet	Project Name	Client
1:100	B	<b>B-12 Development</b>	B-12 Development
		SCHOOL COTTAGE, Hollyfield Road, SURREY, GU24 0JL	

**PARTY WALL ACT 1996**  
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

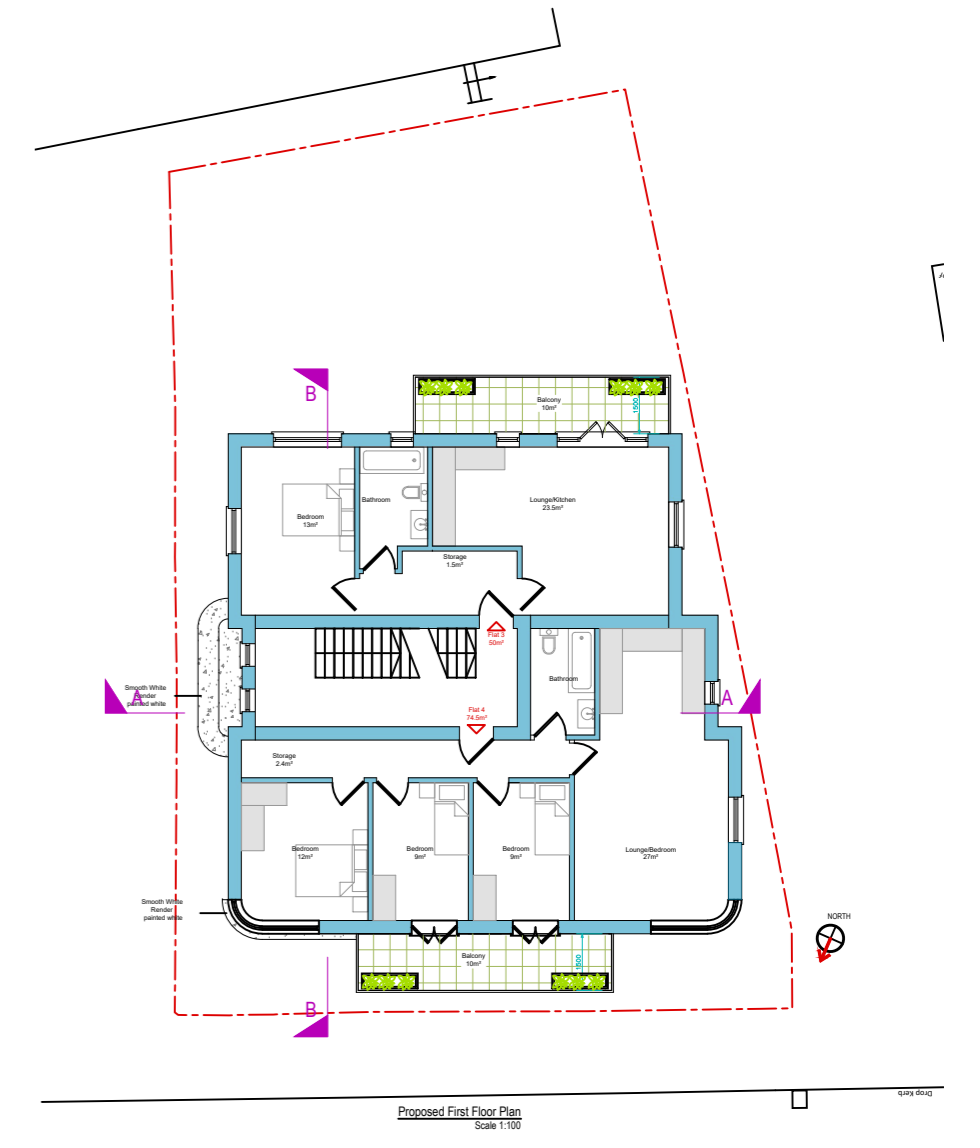
Proposed Elevations  
Showing Boundary Treatment  
SCHR-AP2-111B



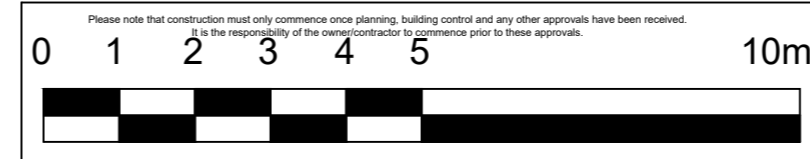
Section A-A  
Scale 1:100



Section B-B  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100



**IMPORTANT GENERAL NOTE**  
The specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.  
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**PARTY WALL ACT 1996**  
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

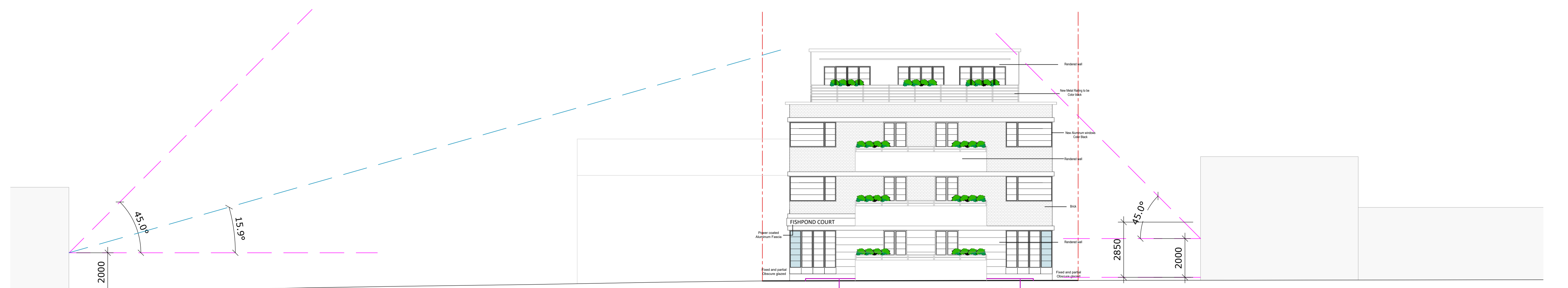
Revision	Date	Description
1	23.08.23	Design Changes
2	12.10.23	Building Amended PPA Comments

A2	Scale	1:100	<b>B-12 Development</b> Architectural consultancy
	Revision	B	
Drawn By	Apr-23	Checked By	SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL
			Proposed Sections
			Drawing No: <b>SCHR-AP2-112B</b>



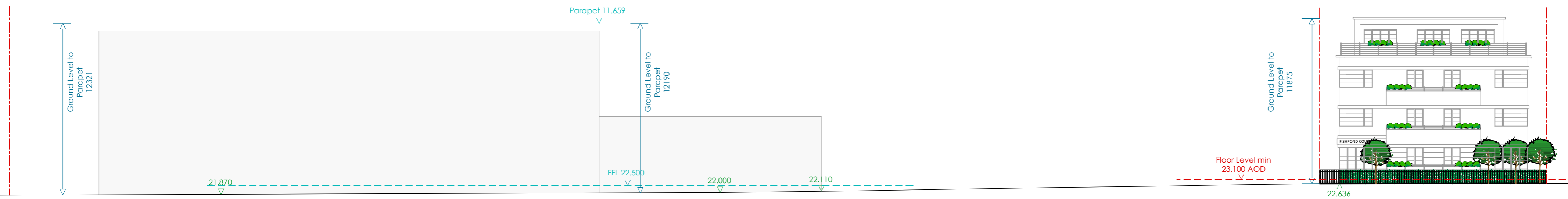
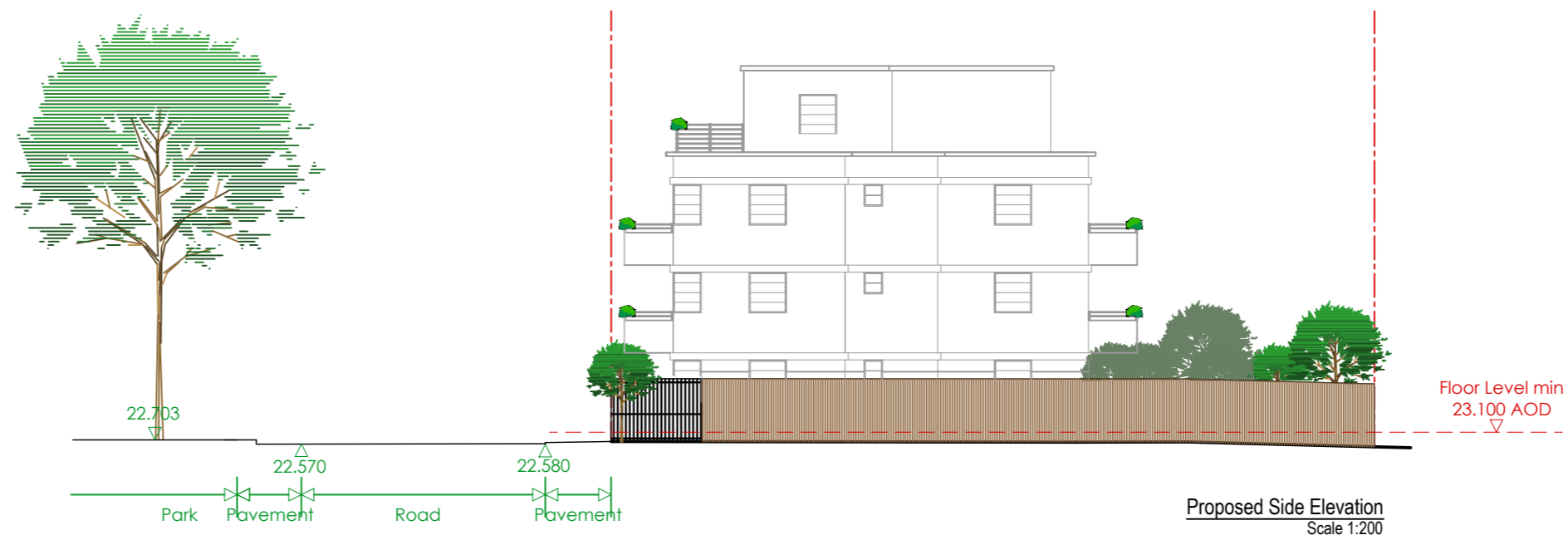
Proposed Ground Floor Plan



Proposed Front Elevation  
Scale 1:100

<p><b>AMERICAN GENERAL NOTE</b> The specification is to be read in conjunction with the plan/section details and other associated structural details as may be provided. All work to be carried out to the local Authority Planning and Building Regulations, Approved and the Code of Practice and British Standards as necessary. All dimensions, levels, sizes, positions and locations of components are indicated on drawings and shall be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person immediately. The Contractor is responsible for ensuring compliance with the CDV Regulations, and appropriate Health &amp; Safety on site procedures. The Client/Building Owner must obtain any necessary PARTY WALL AGREEMENTS prior to engaging in the works on site.</p>		<table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>10/01/23</td> <td>Design Complete</td> </tr> <tr> <td>2</td> <td>02/02/23</td> <td>Design Complete</td> </tr> <tr> <td>3</td> <td>02/02/23</td> <td>Design Complete</td> </tr> </table>	Rev	Date	Description	1	10/01/23	Design Complete	2	02/02/23	Design Complete	3	02/02/23	Design Complete
Rev	Date	Description												
1	10/01/23	Design Complete												
2	02/02/23	Design Complete												
3	02/02/23	Design Complete												
<p><b>PARTY WALL ACT 1996</b> OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE</p>	<table border="1"> <tr> <td>Scale</td> <td>1:100</td> </tr> <tr> <td>Rev</td> <td>C</td> </tr> <tr> <td>Date</td> <td>Apr-23</td> </tr> <tr> <td>Drawn by</td> <td></td> </tr> <tr> <td>Checked by</td> <td></td> </tr> </table>	Scale	1:100	Rev	C	Date	Apr-23	Drawn by		Checked by		<p><b>B-12 Development</b> Architectural consultancy</p> <table border="1"> <tr> <td>SCHOOL COTTAGE, Hollyfield Road, SURREY, KT11 1AA</td> <td>Cross Section</td> </tr> </table> <p>SCHR-AP2-113C</p>	SCHOOL COTTAGE, Hollyfield Road, SURREY, KT11 1AA	Cross Section
Scale	1:100													
Rev	C													
Date	Apr-23													
Drawn by														
Checked by														
SCHOOL COTTAGE, Hollyfield Road, SURREY, KT11 1AA	Cross Section													





Proposed Street Scene  
Scale 1:200



**IMPORTANT GENERAL NOTE**  
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Revision	Date	Description
1	23.08.23	Design Changes
2	12.10.23	Building Amended PPA Comments

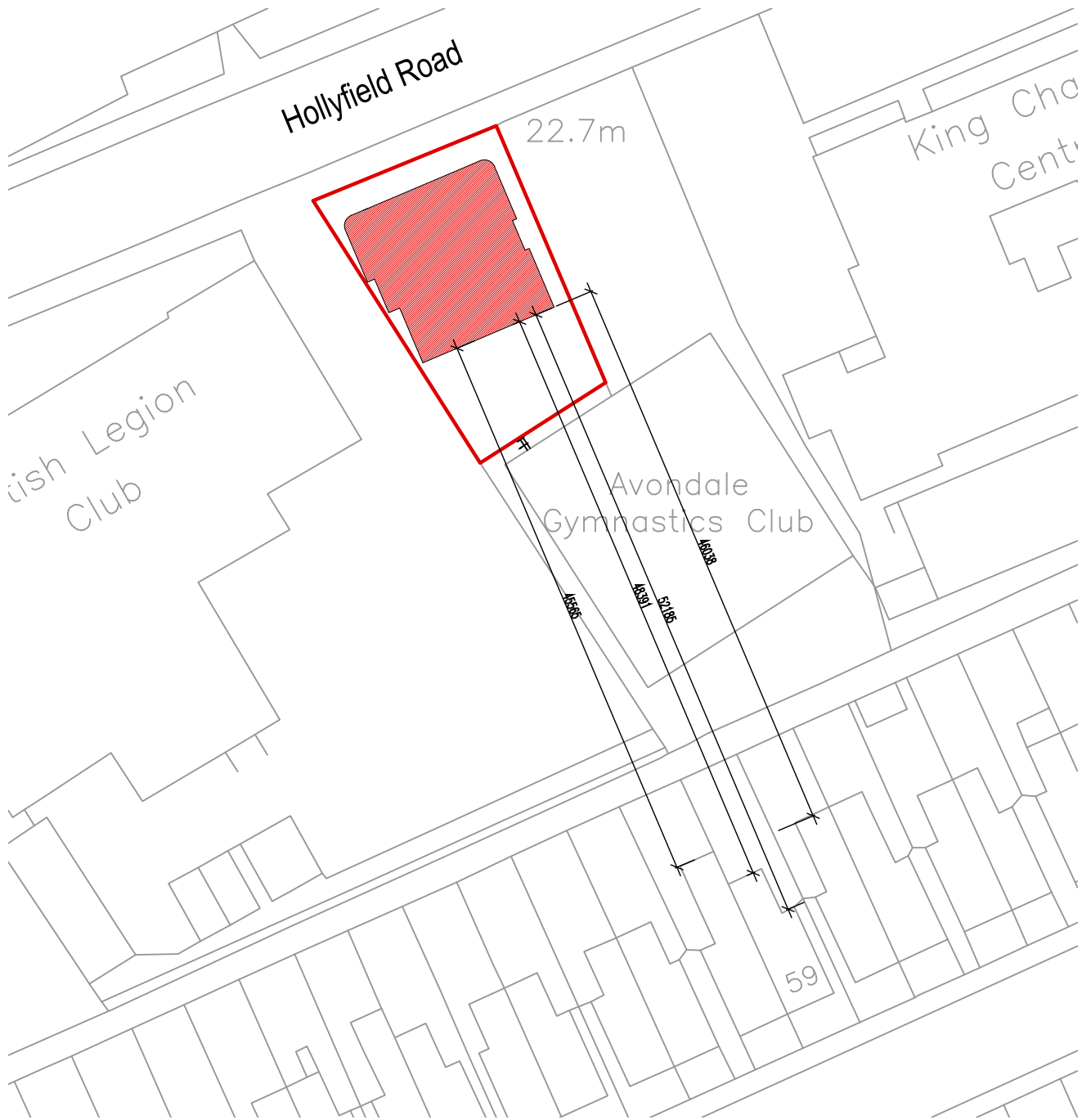
Sheet Size: A2  
Scale: 1:200  
Drawing: B  
Date: Jun-23  
Drawn By: ---  
Checked By: ---

**B-12 Development**  
Architectural consultancy

SCHOOL COTTAGE,  
Hollyfield Road,  
SURBITON,  
KT5 9AL

Proposed Elevations  
With Levels  
Drawing No: SCHR-AP2-115B

**PARTY WALL ACT 1996**  
OWNER/S MUST ENSURE ALL  
PARTY WALL AGREEMENTS ARE  
IN PLACE BEFORE ANY BUILDING  
WORKS ARE TO COMMENCE



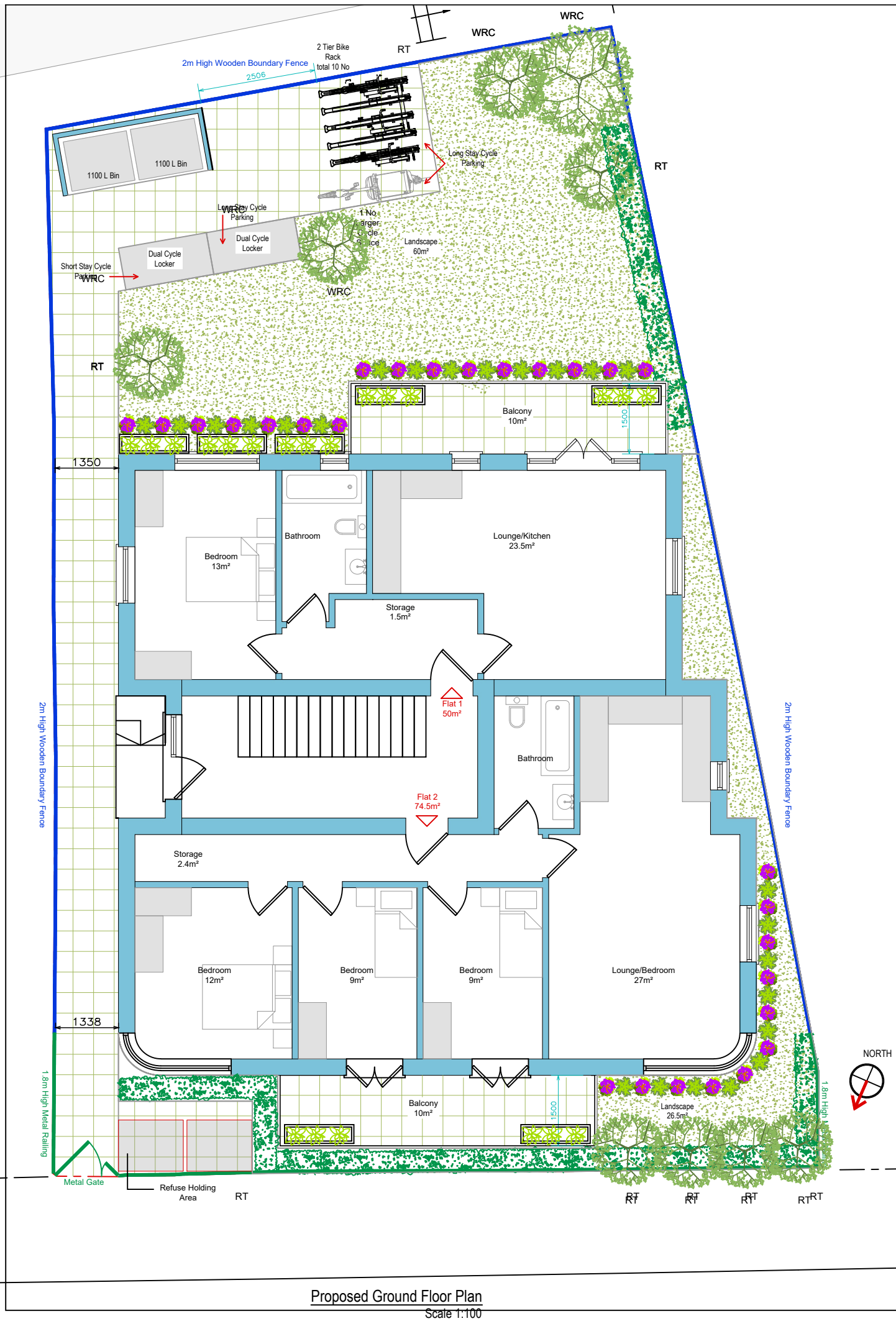
**IMPORTANT GENERAL NOTE**  
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Revision	Date	Description
A	23.08.23	Design Changes

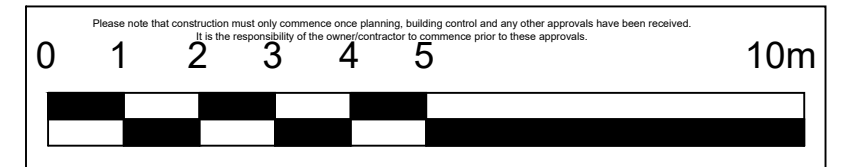
**PARTY WALL ACT 1996**  
**OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE**

A4	Paper Size	Scale	<b>B-12 Development</b> Architectural consultancy
		1:500	
		Revision	1st
		Jun-23	Site Address
			SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL
			Distances
			Drawing Number
			<b>SCHR-AP2-116A</b>





EXTERNAL PLANTING			
TYPE	QUANTITY	SPECS	PLAN Key
CEANOTHUS THYRISIFLOROUS REPENS	10 PLANT POTS	HEIGHT AT PLANTING 30cm FULL HEIGHT 100cm SPAN 100cm	CT
SPIREA X ARGUTA	10 Plant Pots	HEIGHT AT PLANTING 25cm FULL HEIGHT 100cm SPAN 100cm	SA
LAVANDULA	10 PLANT POST	HEIGHT AT PLANTING 60CM FULL HEIGHT 100cm SPAN 30CM	I
NEW ROWAN TREE	8 TREES	HEIGHT AT PLANTING 200cm - 300cm	RT
WESTERN RED CEDAR	4 TREES	HEIGHT AT PLANTING 200cm	WRC



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Revision	Date	Description
A	23.08.23	Design Changes
B	28.09.23	Design Changes

**PARTY WALL ACT 1996**  
OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE

**B-12 Development**  
Architectural consultancy

**A3** Paper Size

Scale: 1:100

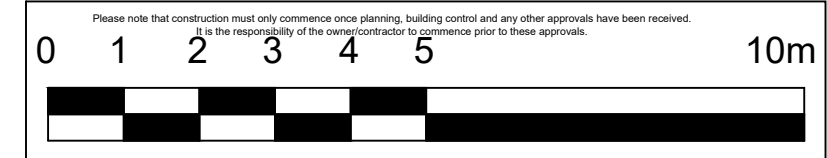
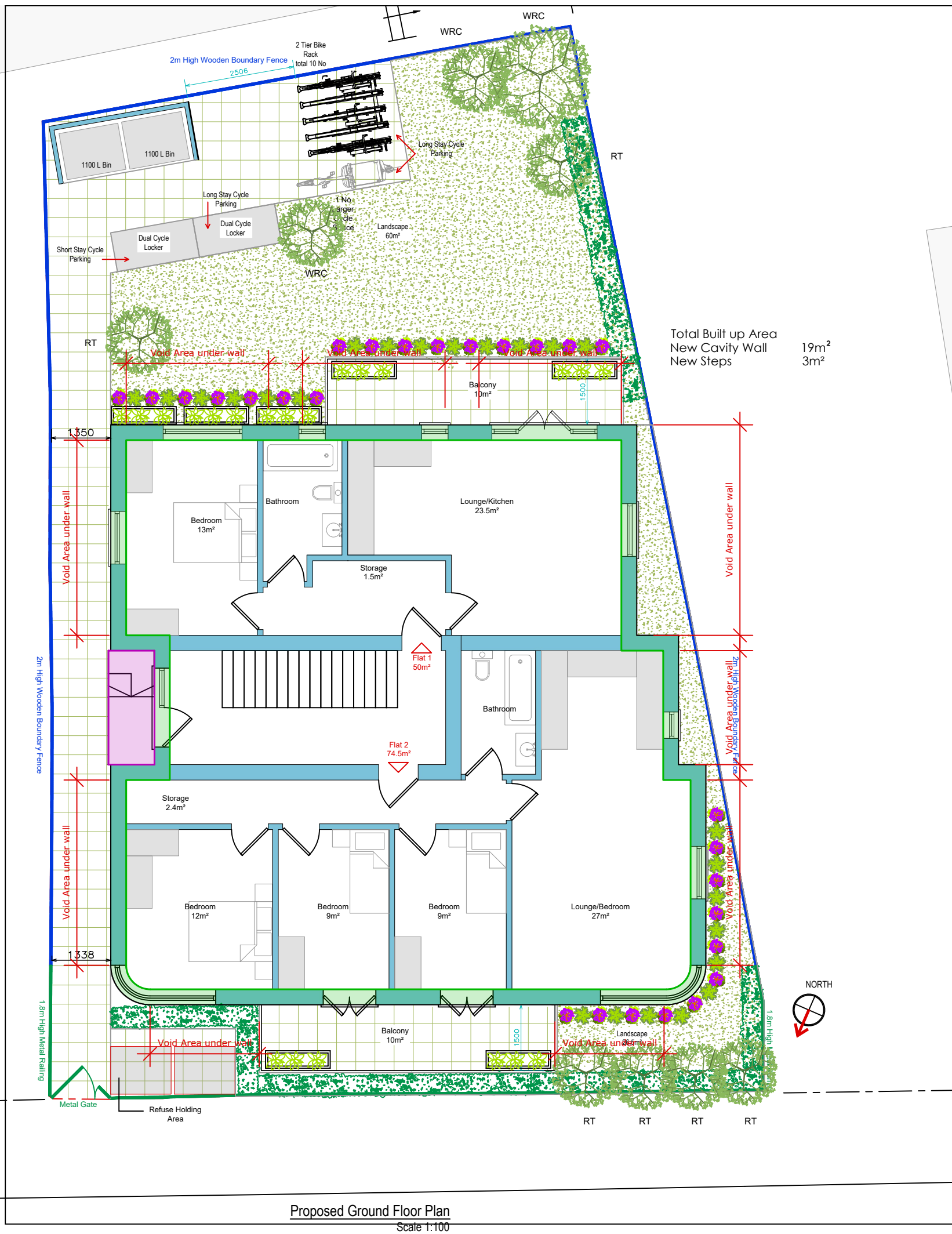
Revision: B

Date: Jun-23

Site Address: SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL

Proposed Landscape Plan

Drawing Number: SCHR-AP2-117B



IMPORTANT GENERAL NOTE		Revision	Date	Description
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<p><b>PARTY WALL ACT 1996</b></p> <p>OWNER/S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE BEFORE ANY BUILDING WORKS ARE TO COMMENCE</p>	Paper Size	Scale		
	<p><b>A3</b></p>	1:100		
		<p><b>B-12 Development</b></p> <p>Architectural consultancy</p>		
<p>Jun-23</p>		Site Address	<p>SCHOOL COTTAGE, Hollyfield Road, SURBITON, KT5 9AL</p>	
<p>---</p>		Drawing Number	<p>Flood</p> <p>SCHR-AP2-118</p>	



