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

Reference Number (office use only)



Application for Planning Permission. Town and Country Planning Act 1990

Fee

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applic	ant Name and Address	2. Agent N	Name and Address
Title:	First name:	Title:	MR First name: ALASTAIR
Last name:		Last name:	CROWDY
Company (optional):	SPENHILL LTD	Company (optional):	GL HEARN
Unit:	House House suffix:	Unit:	20 House House suffix:
House name:		House name:	
Address 1:		Address 1:	SOHO SQUARE
Address 2:	C/O AGENTS	Address 2:	
Address 3:		Address 3:	
Town:		Town:	LONDON
County:		County:	
Country:		Country:	
Postcode:		Postcode:	W1D 3QW

3. Description of the Proposal

Please describe the proposed development, including any change of use:

REDEVELOPMENT OF THE FORMER TODY JUG/MOD SITE AT HOOK RISE SOUTH TO PROVIDE A MIXED USE DEVELOPMENT INCLUDING A (CLASS C1) HOTEL INCLUDING 33 CAR PARKING SPACES; (CLASS A1) RETAIL STORE; (CLASS A3) RESTAURANT AND CAFEL 466 CAR PARKING SPACES, BUS LAYOVER AND DRIVER FACILITIES; A3 PEDESTRIAN LINK ACCESS, LANDSCAPING AND ANCILLARY WORKS TOGETHER WITH 269 RESIDENTIAL UNITS WITH 202 CAR PARKING SPACES ANCILLARY 199 SQ M (CLASS D1), ACCESS ARRANGEMENTS; PUBLIC REALM, LANDSCAPING AND ANCILLARY WORKS. CHANGE OF USE OF GROUND FLOOR UNITS 142-146 AT TOLWORTH BROADWAY TO PROVIDE CLASS A1/A3/D1 FLOORSPACE.

Has the building, work or change of use already started?	Yes	X No
If Yes, please state the date when building, work or use were started (DD/MM/YYYY):		(date must be pre-application submission)
Has the building, work or change of use been completed?	Yes	X No
If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):		(date must be pre-application submission)

4. Site Ac	ldress Details			5. Pre-application Advice	
Please provi	ide the full postal address of the app	lication sit	te.	Has assistance or prior advice been sought f	from the local
Unit:	House number:	House suffix:		authority about this application?	X Yes No
House name:				If Yes, please complete the following inform you were given. (This will help the authority	
Address 1:	HOOK RISE SOUTH			application more efficiently).	to deal with this
Address 2:				Please tick if the full contact details are not known, and then complete as much as poss	ible:
Address 3:				Officer name:	
Town:	TOLWORTH			NICOLA SMITH	
County:	SURREY			Reference:	
Postcode (optional): Description	KT6 7LE of location or a grid reference.			Date (DD/MM/YYYY):	
	mpleted if postcode is not known):			(must be pre-application submission)	
Easting:	Northing:			Details of pre-application advice received?	
Description FORMER T	I: OBY JUG PUBLIC HOUSE AND MOD SIT	ΓE		ONGOING MEETINGS COMMENCED IN 2010	
	ian and Vehicle Access, Roads a	nd Right	s of Way	7. Waste Storage and Collection	
	altered vehicle access proposed ne public highway?	Yes	No	Do the plans incorporate areas to store and aid the collection of waste?	X Yes No
	ltered pedestrian osed to or from			If Yes, please provide details:	
the public h		Yes	No No	PLEASE REFER TO DAS	
	ny new public roads to be thin the site?	Yes	No		
rights of wa	ny new public y to be provided jacent to the site?	Yes	No		
/extinguishr	nosals require any diversions ments and/or	(Yes	□ No	Have arrangements been made for the separate storage and	
	ights of way? LA ered Yes to any of the above questic			collection of recyclable waste?	X Yes No
details on y (s)/drawing	our plans/drawings and state the re	ference of	the plan	If Yes, please provide details: PLEASE REFER TO DAS	
	rity Employee / Member t to the Authority, I am: (a) a memb			Do any of these statements apply to you?	Yes X No
	(b) an elect (c) related ((d) related (to a memb			
If Yes, pleas	e provide details of the name, relation				

9. Materials							
If applicable, please sta	te what materials are to be used externally. Include	type, colour and name for each material:					
	Existing (where applicable)	Proposed	Not applicable	Don't Know			
Walls							
Roof		O ARCHITECTS PLANS					
Windows	AND DESIGN AND	ACCESS STATEMENT					
Doors							
Boundary treatments (e.g. fences, walls)							
Vehicle access and hard-standing							
Lighting							
Others (please specify)							
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?							
If Yes, please state refe	rences for the plan(s)/drawing(s)/design and access	statement:					
PLEASE REFER TO COV	'ERING LETTER/DAS						

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

•	3 1 1		
Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	430	430
Light goods vehicles/ public carrier vehicles			
Motorcycles	0	6	6
Disability spaces	0	36	36
Cycle spaces	0	313	313
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of: X Mains sewer Cess pit Septic tank Other	Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? X Yes No If Yes, please include the details of the existing system on the	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes X No Will the proposal increase the flood risk elsewhere? Yes X No
application drawings and state references for the plan(s)/drawing(s):	How will surface water be disposed of?
	X Sustainable drainage system Existing watercourse Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.	Please describe the current use of the site:
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?	Is the site currently vacant? X Yes No If Yes, please describe the last use of the site: FORMER TOBY JUG PUBLIC HOUSE/MOD SITE
a) Protected and priority species: Yes, on the development site	
Yes, on land adjacent to or near the proposed development X No	When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)
 b) Designated sites, important habitats or other biodiversity features: Yes, on the development site 	Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.
 Yes, on land adjacent to or near the proposed development No 	Land which is known to be contaminated? Yes X No
c) Features of geological conservation importance: Yes, on the development site	Land where contamination is suspected for all or part of the site? Yes X No
Yes, on land adjacent to or near the proposed development X No	A proposed use that would be particularly vulnerable to the presence of contamination? Yes X No
15. Trees and Hedges	16. Trade Effluent
Are there trees or hedges on the	Does the proposal involve the need to dispose of trade effluents, or waste?
proposed development site? X Yes No	dispose of trade effluents or waste? Yes X No If Yes, please describe the nature, volume and means of disposal
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the	of trade effluents or waste
development or might be important as part of the local landscape character? Yes X No	
If Yes to either or both of the above, you <u>may</u> need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.	

17. Residential Ur Does your proposal in	clude th	e gai	n, loss	s or ch	nange	of use of	resider	tial units? Yes		١o					
If Yes, please complete					in the	tables bel	ow:		Fyisti	nak	lous	ina			
Proposed Housing						Existing Housing Market Not Number of Bedrooms Tota				T					
Market Housing	Not known	1	Numb 2	per of 3		ooms Unknown	Total	Market Housing	Not known	1	Numt	oer of		ooms Unknown	Total
Houses				18			18	Houses							а
Flats and maisonettes		82	107	9			198	Flats and maisonettes							Ь
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
Totals $(a + b + c + d + e + f + g) = A$					Α		Т	otals	(a + b) + C +	d + e	(+ f + g) =	Е		
Social Rented	Not known	1	Numb	per of 3		ooms Unknown	Total	Social Rented	Not known	1	Numb	oer of		ooms Unknown	Total
Houses			2	6	1		6	Houses			2	5		OTIKITOWIT	а
Flats and maisonettes		4	14	9			27	Flats and maisonettes							Ь
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
	Т	otals	(a + b	+ c +	d + e	(+ f + g) =	В		Т	otals	(a + b) + C +	d + e	+ f + g) =	F
Intermediate	Not known	1	Numk 2	per of 3		ooms Unknown	Total	Intermediate	Not known	1	Numl 2	oer of 3		ooms Unknown	Total
Houses							a	Houses							а
Flats and maisonettes		10	9				19	Flats and maisonettes							Ь
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							9	Unknown type							g
	T	otals	(a + b	+ C +	d + e	+ f + g) =	С		T	otals	(a + b) + C +	d + e	+f+g) =	G
	Not		Numk	oer of	Rodro	20005	Total		Not		Numł	her of	Rodro		Total
Key worker	Not known	1	2	3		Unknown		Key worker	Not known	1	2	3		Unknown	Total
Houses							а	Houses							а
Flats and maisonettes							Ь	Flats and maisonettes							Ь
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							9	Unknown type							g
	Т	otals	(a + b	+ c +	d + e	+f+g) =	D		Т	otals	(a + b) + C +	d + e	+f+g) =	Н
Total proposed r	esiden	tial u	nits	(A +	B + C	+ D) = 2	69	Total existing	resider	ntial u	units	(E +	• F + G	i + H) =	
								I							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 269

		-		Non-resident	-			
-				in or change of u				No
	If you have answered Yes to th Use class/type of use			Existing gross Existing gross internal floorspace (square metres)	se add details Gross internal to be lost by use or den (square n	floorspace change of nolition	Ing table: Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Sh	ops		0	0		4947	4947
	Net trad	able area:					2872	2872
A2		cial and nal services						
A3	Restaurant	ts and cafes						
A4	Drinking est	tablishments						
A5	Hot food	takeaways						
B1 (a)		er than A2)						
B1 (b)		rch and opment						
B1 (c)	Light ir	ndustrial						
B2	General	industrial						
B8	-	distribution						
C1		nd halls of lence		0	0		3971	3971
C2		lential institutions						
D1		sidential utions		270.89	270.89		406.89	199
D2	Assembly and leisure							
OTHER	7							
Please Specify								
	To	otal					932.89	9127
In add	dition, for ho	tels, residen	tial ins	stitutions and hos	itels, please ad	ditionally inc	licate the loss or gain of r	ooms
Use class	Type of use	Not applicable	Existi	ng rooms to be lo of use or demo				Net additional rooms
C1	Hotels			0	99		5	99
	Residential Institutions							
OTHER	Institutions							
Please Specify								
	ployment		ormat	tion regarding en				
	sinplete the		onnat	Full-time		time		l full-time
Fxi	sting employ	vees		0	0		eq	uivalent 0
	posed emplo						2	80
	urs of Ope						1	
	-	-	ina fo	or each non-reside	ential use prop	osed:		
	Use			/ to Friday	Saturda		Sunday and	Not known
TESCO S				IOURS	OPEN UN	·	Bank Holidays 11.00-17.00	
21. Site	Area							
		rea in hectar	es (ha) 7.61				

22. Industrial or Commercial Processes and Machinery								
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:								
Is the proposal a waste management develo	•		X No					
If the answer is Yes, please complete the foll	owing	g table:						
	Not applicable	including engine allowance for c	city of the void in eering surcharge over or restoratio waste or litres if l	and making r on material (o	throughput in tonnes			
Inert landfill								
Non-hazardous landfill								
Hazardous landfill								
Energy from waste incineration								
Other incineration								
Landfill gas generation plant								
Pyrolysis/gasification								
Metal recycling site								
Transfer stations								
Material recovery/recycling facilities (MRFs)								
Household civic amenity sites								
Open windrow composting								
In-vessel composting								
Anaerobic digestion								
Any combined mechanical, biological and/ or thermal treatment (MBT)								
Sewage treatment works								
Other treatment								
Recycling facilities construction, demolition and excavation waste								
Storage of waste								
Other waste management								
Other developments								
Please provide the maximum annual operat	onal	throughput of the	following waste	streams:				
Municipal								
Construction, demolition and e Commercial and industi		ition						
Hazardous	Tai							
If this is a landfill application you will need t planning authority should make clear what	o pro inforr	vide further inforn nation it requires (nation before you on its website.	ır application	can be determined. Your waste			
23. Hazardous Substances								
25. Fid2ardous Substances Does the proposal involve the use or storage the following materials in the quantities stat			X No	Not app	licable			
If Yes, please provide the amount of each su								
Acrylonitrile (tonnes)		thylene oxide (tor			Phosgene (tonnes)			
Ammonia (tonnes)	Hydı	ogen cyanide (tor	nnes)		Sulphur dioxide (tonnes)			
Bromine (tonnes)	I	iquid oxygen (tor	nnes)	Flour (tonnes)				
Chlorine (tonnes)	quid p	oetroleum gas (tor	ines)	Ref	ined white sugar (tonnes)			
Other:			Other:					
Amount (tonnes):			Amount (ton	nes):				

\$Date:: 2012-07-17 #\$ \$Revision: 4636 \$

24. Ownership Certificates								
One Certificate A, B, C, or D, must be		gether with the Agricultural Holdings	Certificate with th	nis application form				
Town and Country Planning (De I certify/The applicant certifies that on th owner (owner is a person with a freehold in which the application relates.	velopment Man ne day 21 days be	E OF OWNERSHIP - CERTIFICATE A agement Procedure) (England) Order fore the date of this application nobody Id interest with at least 7 years left to run) of	except myself/ the	e applicant was the				
Signed - Applicant:	Applicant: Or signed - Agent:							
Town and Country Planning (De I certify/ The applicant certifies that I ha 21 days before the date of this applicatio <i>left to run)</i> of any part of the land or build	velopment Man ve/the applicant on, was the owne	r (owner is a person with a freehold intere	one else (as listed b	elow) who, on the day				
Name of Owner		Address		Date Notice Served				
Signed - Applicant:		Or signed - Agent:		Date (DD/MM/YYYY):				
		GL HEARN		06/06/2012				
Town and Country Planning (De I certify/ The applicant certifies that:	velopment Man	agement Procedure) (England) Order	2010 Certificate u	under Article 12				
 Neither Certificate A or B can be All reasonable steps have been 	aken to find out	oplication the names and addresses of the other o <i>ft to run</i>)of the land or building, or of a p	wners <i>(owner is a p</i> art of it , but I have	erson with a freehold				
 Neither Certificate A or B can be All reasonable steps have been interest or leasehold interest with been unable to do so. 	aken to find out	the names and addresses of the other o	wners <i>(owner is a p</i> art of it , but I have	erson with a freehold				
Neither Certificate A or B can be All reasonable steps have been interest or leasehold interest with been unable to do so. The steps taken were:	aken to find out	the names and addresses of the other o <i>ft to run</i>)of the land or building, or of a p	wners <i>(owner is a p</i> art of it , but I have	erson with a freehold / the applicant has				
Neither Certificate A or B can be All reasonable steps have been interest or leasehold interest with been unable to do so. The steps taken were:	aken to find out at least 7 years lea	the names and addresses of the other o ft to run)of the land or building, or of a p Address Ning newspaper On the follo	part of it , but I have	erson with a freehold / the applicant has				
Neither Certificate A or B can be All reasonable steps have been interest or leasehold interest with been unable to do so. The steps taken were: Name of Owner Name of Owner Notice of the application has been publication has been publ	aken to find out at least 7 years lea	the names and addresses of the other o ft to run)of the land or building, or of a p Address Ning newspaper On the follo	part of it , but I have	erson with a freehold / the applicant has Date Notice Served				

Date:: 2012-07-17 #\$ \$Revision: 4636	\$Date:: 2012-07-17	#\$ \$Revision: 4636
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24. Ownership Certificates (continued)			
CERTIFICA Town and Country Planning (Development Ma I certify/ The applicant certifies that: Certificate A cannot be issued for this applicatio All reasonable steps have been taken to find ou date of this application, was the owner (owner is of any part of the land to which this application	on t the names and addresses o s a person with a freehold inte	Jland) Order 2010 Certificate f everyone else who, on the day rest or leasehold interest with at	y 21 days before the
The steps taken were:			
Notice of the application has been published in the follo (circulating in the area where the land is situated):	On the following date (which than 21 days before the date		
Signed - Applicant:	Or signed - Agent:		Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 06/06/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days	;
before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application rela	tes
as listed below:	

GL HEARN

Name of Tenant	Address	Date Notice Served
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all t information required will result in your application being deemed the Local Planning Authority has been submitted.	the inf invalic	ormation in support of your proposal. Failure to submit all I. It will not be considered valid until all information required	by	
The original and 3 copies of a completed and dated	X	The correct fee:	X	
The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	Y 1	The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):		
	X	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	X	
	X	The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):	X	

27. Declaration

27. Declaration					
I/we hereby apply for planning permission/consistent information. I/we confirm that, to the best of my genuine opinions of the person(s) giving them.	sent as described in th //our knowledge, any	his form and the acc / facts stated are true	ompanying and accu	g plans/drawings rate and any opin	and additional ions given are the
Signed - Applicant:	Or signed - Agent:	jned - Agent:			YYY):
	GL HEARN			06/06/2012	(date cannot be pre-application)
28. Applicant Contact Details		29. Agent Co	ntact De	tails	
Telephone numbers		Telephone numb	ers		
Country code: National number:	Extension	Country code:	NI		Extension
Country code: National number:	number:		National n 020 7851		number:
		+44			
Country code: Mobile number (optional):		Country code:	Mobile nu	mber (optional):	
Country code: Fax number (optional):				er (optional):	
		+44	020 7851	4910	
Email address (optional):	Email address (optional):				
		Alastair.Crowdy@g	glhearn.com		
30. Site Visit					
Can the site be seen from a public road, public f	ootpath, bridleway o	r other public land?	X Yes	No	
If the planning authority needs to make an appo out a site visit, whom should they contact? (Plea	pintment to carry use select only one)	× Agent	App		er (if different from the nt/applicant's details)
If Other has been selected, please provide:				5	
Contact name:		Telephone numb	er:		
Email address:					