Vistry Group

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VIA PLANNING PORTAL
Gosia Danik
Head of Development Management
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
KT1 1EU

02 October 2025

Ref: PP-13701829

Dear Gosia,

BLOCK C (PHASE 1), CAMBRIDGE ROAD ESTATE, CAMBRIDGE ROAD, KINGSTON UPON THAMES, KT1 3JL APPLICATION TO DISCHARGE PLANNING CONDITION 43 – EXTERNAL LIGHTING

We write on behalf of our client, Cambridge Road (RBK) LLP (a Joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston), with regard to Block C (Phase 1) of the Cambridge Road Estate development, we have the pleasure of enclosing an application for the partial discharge of Condition 43 – External Lighting in relation to Block C only.

Further details of this application and the background to it are set out below.

Background

Hybrid Planning Permission (Ref: 20/02942/FUL) has been granted for the following:

"Part detailed / part outline planning permission for a mixed use development, including demolition of existing buildings and erection of up to 2,170 residential units (Use Class C3), 290sqm of flexible office floorspace (Use Class E), 1,395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis), 1,250sqm community floorspace (Use Class F2), new publicly accessible open space and associated access, servicing, landscaping and works, including stopping up of all public highway including Somerset Road, Wimpole Close, Eureka Road. St. Peters Road, Burritt Road, Stapleford Close, Willingham Way, Chesterton Terrace, Excelsior Close, Washington Road, Somerset Road and Franklin Close, various footpaths, parking courts and other areas of highway.

Detailed permission for Phase 1 for erection of 452 residential units (Use Class C3), 1,250sqm community floorspace (Use Class F2), 290sqm of flexible office floorspace (Use Class E), 395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis), new publicly accessible open space and associated access, servicing, parking, landscaping works including tree removal refuse/recycling and bicycle storage, energy centre and works.
Outline permission for 1718 residential units (Use class C3), 1000 sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis) (with scale, layout, appearance, and landscaping reserved) is sought for the remainder of the development (parameter plans are included)."

Condition 43 – External Lighting

Vistry Partnerships Limited
(Company No: 00800384)
Registered Office: 11 Tower View, Kings Hill,
West Malling, Kent, ME19 4UY
Registered in England & Wales

Prior to its installation details of any external lighting associated with the development including levels of illumination, position, design, structure, direction of illumination, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with those details as may be approved.

Reason: In the interests of the appearance of the development and the amenity of neighbouring properties

Discharge of Condition Application and Submitted Material

This Application seeks to discharge Condition 43 – External Lighting of the extant Planning Permission for Block C (Phase 1) only.

1. Covering Letter
2. DFL Lighting Strategy

In accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) England Regulations 2012, payment of £383.00 has been made online via planning portal (including admin fee).

We trust the above and enclosed provides you with sufficient information to partially discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact the writer at this office.

Yours sincerely

Sadek Ali

Sid Ali
Senior Technical Co-ordinator