



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
18 August 2022 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 18 August 2022

LATE OBSERVATION SHEET

4.1 22/01088/MMA - 40 High Street, Sevenoaks, Kent TN13 1JG

Further information:

Annotations on the elevation and floor plan drawings have been updated to confirm that window 13 (2nd floor rear) and window 14 (1st floor side-facing) will both be fixed shut and non-openable.

This amends the last bullet point of paragraph 5 referring to window 13 from: 'window to have no opening lights', to:

'W13 to be fixed shut - non openable'.

Condition 2, Condition 8 and Condition 9 have been amended to update the plan numbers accordingly. This is at our request, for the avoidance of doubt, to ensure these windows cannot be opened, to strengthen conditions 8 and 9 which are recommended to safeguard neighbouring amenity.

Condition 10 has also been added, to clarify that a cowl referenced on the plans does not form part of the application (and does not have planning or Listed Building consent).

Recommendation:

That planning permission be GRANTED with amendments to conditions 2, 8, and 9 and the addition of condition 10 as set out in full below for clarity:

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 2038-01, 2038-02, 2038-03, 2038-04, 2038-05, 2038-06, 2038-07B, 2038-08A, 2122-09L, 2038-10A, 2122-11G, 2122 - 18B, 2122 - 19, CL2-BSH-01SX Rev A, CL2-BSH-02SX Rev A, CL3-S06SX Rev A, and CL3-S01SX Rev A.

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

8) The second floor window on the rear facing north-eastern elevation, as shown on the Rear Elevation (drawing 2122 - 11G) that connects to the flat roof terrace area, shall be fixed shut and non-opening at all times.

To prevent the flat roof area being used as a private amenity terrace to safeguard the residential amenities of neighbouring properties in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

Supplementary Information

9) The first floor north-west facing window (serving Bedroom 2), as shown on the North Flank Elevation (drawing 2122 - 11G) shall be fixed shut and non-opening at all times, and shall be obscure glazed with glass of obscurity level 3 at all times.

To safeguard the privacy of neighbours, in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.

10) Notwithstanding the approved plans, the cowl as shown on the roof of drawing 2122-11G does not form part of the approved works and no Planning or Listed Building consent is hereby given for these works.

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

4.2 22/00818/ADV - 26 - 28 Pembroke Road, Sevenoaks, Kent TN13 1XR

Further information:

An additional plan is available to show the signage and further consultations were carried out as required.

The measurements of the sign and its appearance remain the same.

The recommendation is amended to reflect the amended date for the expiry of consultations on the 19th of August.

To date, The Parish have made representations which support the proposal (subject to the officer being satisfied with the design and materials), and KCC Highways raised no objections.

Recommendation:

That the decision be delegated to the Chief Planning Officer for advertisement consent to be GRANTED, subject to the conditions set out in the main report and no new issues being raised as part of the consultation process.