

4.2 - SE/14/01527/FUL Date expired 14 July 2014

PROPOSAL: Erection of 4 new dwellings at roof level, changes to elevations including projections at the front of the existing building, and associated landscaping.

LOCATION: Tubs Hill House, London Road, Sevenoaks TN13 1BL

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to the Development Control Committee at the request of Councillor Fleming who is concerned about the impact on neighbouring amenity.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1323-P-101-010 Revision 01, 1323-P-101-011 Revision 01, 1323-P-101-100 Revision 01, 1323-P-101-101 Revision 01, 1323-P-101-102 Revision 01, 1323-P-101-103 Revision 01, 1323-P-101-104 Revision 01, 1323-P-101-105 Revision 01, 1323-P-101-106 Revision 01, 1323-P-101-107 Revision 01, 1323-P-101-108 Revision 01, 1323-P-101-109 Revision 01, 1323-P-101-110 Revision 01, 1323-P-101-111 Revision 01, 1323-P-102-100 Revision 01, 1323-P-102-101 Revision 02, 1323-P-102-102 Revision 02, 1323-P-102-103 Revision 02, 1323-P-102-104 Revision 02, 1323-P-102-105 Revision 02, 1323-P-103-100 Revision 01 and 1323-P-103-101 Revision 01.

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

3) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the building and the extensions hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

5) Soft landscape works shall be carried out before first occupation of the development. The landscape works shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

6) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

7) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Prior to the occupation of the development evidence shall be provided to the Local Planning Authority that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported by the National Planning Policy Framework and policy SP2 of the Sevenoaks District Core Strategy.

8) The rear facing window of the bay windows to be installed in the rear elevations of the building shall be obscure glazed and non openable at all times, unless above 1.7m above the internal floor level.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

9) No development shall be carried out on the land until details of privacy screens to be erected on the rear wall of the new terraces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved privacy screen.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

10) No development shall be carried out on the land until a detailed construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan should take account of all aspects of the proposed works to the building, including the safe removal and disposal of asbestos, and address how the works will be carried out in a manner that avoids significant impacts on the residential amenity of the occupiers of nearby properties. The development shall be carried out in accordance with the approved management plan.

To ensure that the amenities of nearby residents is safeguarded during the course of construction works in accordance with policy EN1 of the Sevenoaks District Local Plan.

11) No development shall be carried out on the land until full details of secure and weatherproof cycle parking for all flats have been submitted to and approved in writing by the Council. The development shall be carried out using the approved details.

To ensure a permanent retention of cycle parking for the site as supported by policy T2 of the emerging Allocations and Development Management Plan document.

12) No development shall take place until a scheme for the provision of at least one communal electrical charging point has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the approved development.

To encourage the use of low emission vehicles, to reduce CO2 emissions and energy consumption levels within the District, in accordance with Policy T3 of the emerging Sevenoaks Allocations and Development Management Plan.

Informatives

1) Please be aware that this development is also the subject of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

2) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.aspx),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

1) Was provided the opportunity to submit amendments which led to improvements to the acceptability of the proposal.

Description of Proposal

- 1 The application seeks the approval of the erection of four new units at roof level, changes to elevations including projections at the front of the building and treatment of the exterior of the building, and the creation of a landscaped courtyard in between the main towers.
- 2 The new units would be created by adding an additional floor to each tower, comprising two units each. The additional floor would have a height equal to that of the existing floor heights and would have a flat roof. The additional floors are proposed to be set in from all outer walls by 3m, providing an external balcony around three sides of each new unit.
- 3 The proposed front extensions would project just under 3m to the front of the existing building, extending up to the third floor of the south tower and the fourth floor of the north tower. The two buildings would also be linked by a walkway at ground floor level beneath the two front extensions.
- 4 It is also proposed to alter the external appearance of the building by stripping the building back to its primary structure, fitting new access cores through the buildings and re-cladding the building with mainly different coloured brickwork but also with precast concrete. Projecting box windows are proposed to the rear elevation
- 5 Finally, the application proposes to open up the area in between the towers, which currently serves as the reception area to the building. This area would become a landscaped courtyard, split over two levels.
- 6 Access to the buildings would be through the split level landscaped courtyard and lower level car parking areas for pedestrians and via the existing vehicular accesses to the existing car parking areas for vehicles.

Description of Site

- 7 The site comprises a pair of office blocks, which share a ground floor area, sited on the south-west side of London Road. The building is mainly finished in brick and glass and is 8 storeys high and appears to have been purpose built for office accommodation. Parking areas are situated to the rear and beneath the building, accessed via a drive directly served from London Road. There is also a segregated pull in area to the front of the site that runs parallel with London Road.
- 8 The land is on a gradient falling from south to north and from east to west. No trees of any significance exist in the vicinity of the site.
- 9 The surrounding area is characterised by a variety of land uses and is a mix of larger and contemporary buildings, most of which are in commercial use, and houses with a traditional appearance. There are numerous retail and food establishments along London Road and employment developments include the large BT office development to the north-west of the site beyond the station. There are houses along London Road and the wider area away from London Road is predominantly residential.

Constraints

- 10 The application site falls within the built urban confines of Sevenoaks and adjacent to the Granville Road and Eardley Road.

Policies

Sevenoaks District Core Strategy

- 11 Policies – L01, L02, SP1, SP2, SP3, SP5 and SP7

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 12 Policies – SC1, EN1, EN2, EN4, EMP1(j), T3 (moderate weight) and T2 (significant weight replacing policy VP1 of the Local Plan)

Sevenoaks District Local Plan

- 13 Policies – EN1 and EN23

Other

- 14 The National Planning Policy Framework (NPPF)
- 15 Affordable Housing Supplementary Planning Document (SPD)
- 16 Granville Road and Eardley Road Conservation Area Appraisal

Planning History

- 17 SE/06/03211 Proposed remodelling and change of use to provide hotel and support services to level 5 with 3 floors of residential over comprising 18 dwellings, with car parking, pedestrian and vehicular access. Granted 14.03.07.

SE/10/00600 Application to extend the time limit of an extant planning permission approved under reference SE/06/03211/FUL (Proposed remodelling and change of use to provide hotel and support services to level 5 with 3 floors of residential over comprising 18 dwellings, with car parking, pedestrian and vehicular access). Granted 30.09.10.

SE/12/00710 Proposed change of use from offices to residential to include 44 residential units. Withdrawn.

SE/12/01125 Change of use of part ground floor from office to gymnasium. Granted 30.08.12.

SE/13/02391 Application to extend the time limit of an extant planning permission approved under reference SE/10/00600/EXTLMT - Application to extend the time limit of an extant planning permission approved under reference 06/03211/FUL (Proposed remodelling and change of use to provide hotel and support services to level 5 with 3 floors of residential over comprising 18 dwellings, with car parking, pedestrian and vehicular access). Withdrawn.

SE/13/03481 Prior notification for a change of use from B1(a) (offices) to C3 (dwellinghouses). This application is made under Class J of The Town and Country

Consultations

Sevenoaks Town Council – 07.08.14

18 'Sevenoaks Town Council recommended approval.'

KCC Highways Engineer – 12.06.14

19 'There do not appear to be any issues that would justify an objection on highways grounds, however I would suggest a planning condition requiring the submission of details of secure and weatherproof cycle parking for all flats.

20 It is worth noting that a few of the proposed car parking spaces would be difficult to access in a normal sized car, examples may include 16 and 67.'

Tree Officer – 26.06.14

21 'I consider the proposal to carry out the proposed landscaping to be a positive step, one that can only enhance the visual aspects of the site. I look forward to being consulted on the details.'

Representations

22 Thirteen letters of representation have been received raising objections to the scheme on the following grounds –

- Impact on the adjacent conservation area;
- Light pollution;
- Noise disturbance;
- Overlooking and loss of privacy;
- Safe removal of asbestos;
- Property value;
- Impact on the character and appearance of the area;
- Impact of the construction works;
- The design and appearance of the proposed development;
- Process of considering the application;
- Parking provision; and
- The size of the existing building.

Chief Planning Officer's Appraisal

23 The main issues in this case are the principle of the development, the potential impact on the character and appearance of the area and the potential impact on neighbouring amenity. Other issues include an affordable housing provision, the

Code for Sustainable Homes, parking provision, the potential impact on highways safety, and sustainable development.

Main Issues

Principle of the development –

- 24 Although policies at a national and local level exist that protect the loss of existing employment uses, a prior notification has been accepted as not being required to change the use of the existing building to a residential use. This means that the existing building could be converted to a residential use without the need for planning permission.
- 25 Given this fall back position I am satisfied that the loss of the existing employment use is acceptable in this instance. I am also satisfied that the addition of further units to the building would be acceptable in principle given the effect of the above fall back position.
- 26 The principle of the development is therefore one that could be acceptable provided the development complies with all other relevant policies.

Impact on the character and appearance of the area –

- 27 The NPPF states that the Government ‘attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’ (para. 56)
- 28 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.
- 29 Policy EN1 of the ADMP, which can currently be afforded moderate weight, states that the form of proposed development should respond to the scale, height, materials and site coverage of the area. This policy also states that the layout of proposed development should respect the topography and character of the site and the surrounding area.
- 30 Policy EN1 of the Local Plan states that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 31 I therefore consider that these policies are broadly consistent with the NPPF.
- 32 The existing building is substantial in size but is mainly viewed in the context of the immediate locality due to the topography of the surrounding area and mature trees found in the area. Longer distance views of the site are therefore restricted.
- 33 The erection of new units on the roof of the existing towers, set in from the outer walls of the towers, would not add a significant amount of bulk and built form to the building given the size of the existing building. The front additions would also be subservient to the existing building, being a maximum of four storeys in height.

- 34 The removal of the central core to the building and replacement with a courtyard would reduce the bulk and built form of the building but I would acknowledge that this would occur at lower level where it would not have a significant effect on the overall size of the building given the height and scale of the two towers.
- 35 I am of the view that the alterations to the exterior of the building would therefore potentially have the most significant impact on the character and appearance of the area.
- 36 The towers of the building are monolithic and possess a significant amount of vertical emphasis. The proposed scheme seeks to address this by breaking up the bulk and mass of the building. This is proposed to be achieved by introducing different brickwork in horizontal sections on both towers and separately from one another, in contrast to concrete panelling installed horizontally. Some recognition of the height of the building would be retained by the vertical grouping of windows in some sections of the exterior.
- 37 This external treatment of the building would, to my mind, increase the horizontal appearance of the exterior of the building and indeed break up the bulk and vertical emphasis of the existing towers. The final finish of the building could be controlled by way of a condition, requiring the submission of all external materials proposed to be used, to ensure that the materials are of a high quality and serve the purpose that the scheme intends.
- 38 The proposed appearance of the building would be considerably more modern than the existing building and would create a building that would continue to be in keeping with the mixed character of the area.
- 39 In terms of the potential impact on the adjacent Granville Road and Eardley Road Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 40 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (para. 132).
- 41 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 42 The building is visible from both public and private vantage points along Granville Road and Knotts Place that fall within the adjacent conservation area. From the conservation area the changes to the external finish of the building and, to a lesser extent, the new units to be created on the roof of the towers would be apparent to those viewing the site.
- 43 Given the fact that the roof additions would be set in from the outer walls of the existing towers and, as explained above, the alterations to the exterior of the building would have a positive effect on the appearance of the building, I believe that the proposed development would preserve the significance of the adjacent heritage asset.

44 Overall, I would conclude that the development would be designed to a high quality and would respond to the distinctive local character of the area in which it is situated. The proposal is therefore in accordance with the NPPF, policy SP1 of the Core Strategy, policies EN1 and EN4 of the ADPM, and policy EN1 of the Local Plan.

Impact on neighbouring amenity –

45 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

46 Policy EN1 of the Sevenoaks District Local Plan requires that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.

47 Policy EN2 of the ADMP, which can currently be afforded moderate weight, states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties.

48 I therefore consider that these policies are broadly consistent with the NPPF.

49 As acknowledged above the existing building is large in size and also possesses a significant number of windows facing in most directions. Existing windows facing in a southerly direction are limited to those serving a stair well through both towers.

50 Due to the size of the existing building and the proximity of it to neighbouring and nearby residential properties it currently exerts an impact on the neighbouring amenity enjoyed by the occupiers of these dwellings. In some cases this impact would be in terms of a dominant and overbearing effect, loss of outlook, overlooking, loss of privacy and a loss of light. In the vast majority of cases I do not believe that the situation would significantly change as a result of the proposed development.

51 The extensions added to the roof of both towers would be set back from the outer walls and so would not add significantly to the dominant or overbearing effect that the building currently possesses, the loss of outlook or the loss of light that may currently occur.

52 The introduction of a terrace around the new units could potentially add to the overlooking and loss of privacy experienced by the occupiers of some neighbouring properties. However, given the height at which the terraces would be located (a minimum of 24m above ground level I am, again, of the view that the existing relationship with the majority of neighbouring properties would not change significantly.

53 I do have some concern relating to the relationship with a number of properties to the rear of the site on Knotts Place. My concern relating to the relationship with those properties to the rear on Granville Road is less due the greater distance of separation between Tubs Hill House and these properties. Give the height of the proposed terrace, the distance of separation of someone stood on the terrace

looking out towards the properties on Knotts Place would be 26m. This is a greater minimum distance than guidance suggests is appropriate.

- 54 However, the perception of overlooking from a terrace in such a position could have a significant impact on the amenities currently enjoyed by the occupiers of the neighbouring properties. As such, I believe that it would be appropriate for details of a privacy screen to be erected along the rear section of each terrace be requested by way of condition to preserve neighbouring amenity. I do not believe that screens are necessary to the eastern side sections of the towers due to the oblique angle of sight across to neighbouring properties combined with the distance of separation to these sections of the building.
- 55 Windows are proposed to be inserted to the rear of the building to serve the new units within the existing building and the existing stairwell windows would be retained. The new windows would be projecting bay windows with an obscure glazed rear facing pane of glass. This would allow natural light in the sides of the bay whilst restricting views out. The retained stairwell windows are proposed to serve kitchens, which fall within the definition of a habitable room. However, under the permitted change of use of the building these window could potentially serve any room, including a habitable room, and so it would be unreasonable of the Council to attempt to control them as part of this application.
- 56 Other windows proposed to be installed in the remaining three elevations of the towers would replace a similar number of windows that exist in the building. The level of overlooking and loss of privacy would not therefore be significantly greater than the existing building. In addition, it is appropriate to take account of the fall back position that could take advantage of the existing openings that could each serve a habitable room.
- 57 The additions to the front of the building would be subservient in size to the overall height and mass of the existing building and so would be viewed by the occupiers of properties opposite the site in the context of the main building. The link structure would be open in appearance and so no more dominant than the existing central core of the building. Outlook from properties opposite would therefore be unaffected and the building would be no more dominant or overbearing. No additional loss of daylight or sunlight would occur due to the retained distance of separation.
- 58 I do not believe that the use of the building for residential purposes would cause a disturbance to the occupiers of neighbouring properties through light pollution or noise.
- 59 The proposal would, on balance, also ensure an acceptable environment for future occupants. Some impacts in terms of privacy, overlooking, provision of light and outlook would be experienced by those occupying the properties facing onto the landscaped courtyard. However, these potential issues would be evident to those potentially considering the occupation of these flats.
- 60 Overall, I am of the view that the development would preserve the amenities currently enjoyed by the occupiers of neighbouring properties and would ensure a satisfactory environment for future occupants. The proposal is therefore in accordance with the NPPF, policy EN1 of the Local Plan and EN2 of the ADMP.

Other Issues

Affordable housing provision –

- 61 Policy SP3 of the Core Strategy requires that proposals involving the provision of new housing should also make provision for affordable housing. In the case of residential development of less than 5 units, that involve a net gain in the number of units, a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off-site.
- 62 The applicant has provided a completed legal agreement setting out a financial contribution in line with the requirements of policy SP3 in relation to the four new units proposed to be erected on the roof of the building.
- 63 Since the remainder of the building could be changed to a residential use without the requirement of planning permission it would be unreasonable of the Council to seek an affordable housing provision for the new units created within the existing building.
- 64 The proposal is therefore wholly acceptable in terms of the requirements of policy SP3 of the Core Strategy.

The Code for Sustainable Homes –

- 65 Policy SP2 of the Core Strategy states that new homes will be required to achieve at least Level 3 of the Code for Sustainable Homes and that conversions to residential use will be required to achieve BREEAM “Very Good” standards.
- 66 The applicant has provided a Code for Sustainable Homes preliminary assessment stating that the new units could achieve Code Level 3. It is therefore possible to require that a final certificate be submitted on completion of the new units by way of a condition attached to any approval of planning permission.
- 67 Again, since the remainder of the building could be changed to a residential use without the requirement of planning permission it would be unreasonable of the Council to seek that the new units created within the existing building achieve BREEAM “Very Good” standards.
- 68 The development is therefore in accordance with policy SP2 of the Core Strategy.

Parking provision and highways safety –

- 69 Policy EN1 of the Sevenoaks District Local Plan requires that proposed development should ensure the satisfactory means of access for vehicles and provides parking facilities in accordance with the Council’s approved standards.
- 70 Policy T3 of the ADMP states that schemes for new apartments with separate parking areas should include a scheme for at least one communal charging point.
- 71 The Highways Engineer has noted that there do not appear to be any issues that would justify an objection on highways grounds. A condition is suggested in terms of details of cycle parking for the proposed flats, which could be included on any approval of permission.

- 72 The Highways Engineer notes that a small number of the proposed car parking spaces would be difficult to access in a normal sized car. However, the proposed provision of 118 parking spaces exceeds the requirement for the proposed number of units by 17 and so the loss of a small number would not result in a lack of parking on site. Hence, the fact that the Highways Engineer has not objected to the proposal on this basis.
- 73 The continued use of the existing vehicular accesses onto the site is also wholly acceptable.
- 74 Since the development comprises new apartments there is a requirement to provide a scheme for at least one communal charging point for electrical vehicles. This is something that can be required by way of condition.
- 75 The proposal would therefore ensure the satisfactory means of access for vehicles and would provide parking facilities in accordance with the Council's approved standards. It follows that the development would comply with policy EN1 of the Local Plan and policy T3 of the ADMP.

Property value –

- 76 This is not a matter material to the consideration of a planning application and so it is not possible to take into account the potential impact on the value of neighbouring properties as part of the assessment of this proposed development.

Impact of construction works –

- 77 This is, again, not a matter material to the consideration of planning permission but is controlled by other legislation. The same is true of the way in which asbestos is handled and disposed of.
- 78 However, given the size of the site and its proximity to a number of residential properties I believe that it would be appropriate to require the submission of a construction management plan prior to the commencement of development. This would ensure that the developer takes into account all aspects of the works that have to potential to impact upon the occupants of neighbouring properties and would deal with each aspect appropriately. This includes the removal and disposal of any asbestos found within the building.

The Community Infrastructure Levy (CIL) –

- 79 The proposal comprises the creation of four new units on the roof of the building, with the remainder of the development capable of being carried out under permitted development rights. As such the development is CIL liable, in full, for *the four new units created*.

Sustainable development –

- 80 The NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking (para. 14). For decision-taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies out of date, granting of permission unless:-

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;
- specific policies in this framework indicate development should be restricted; or
- material considerations indicate otherwise.

81 In my opinion, the proposed scheme fully accords with the development plan, and I have explained this in detail above. It follows that the development is appropriate and there would be no adverse impact in granting planning permission for the development.

Conclusion

82 I consider that the proposed dwelling would preserve the character and appearance of the area and neighbouring amenity, and would ensure a satisfactory environment for future occupants. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Site and Block plans

Contact Officer(s):

Mr M Holmes Extension: 7406

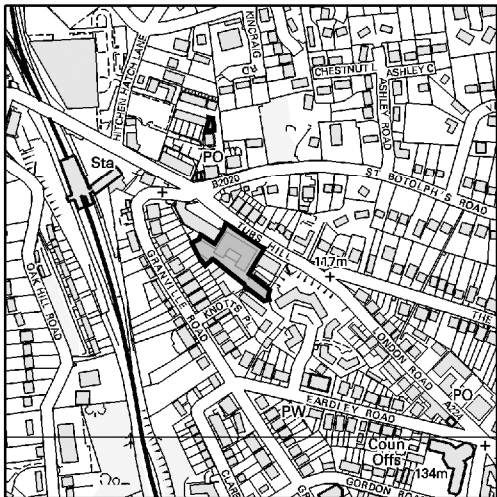
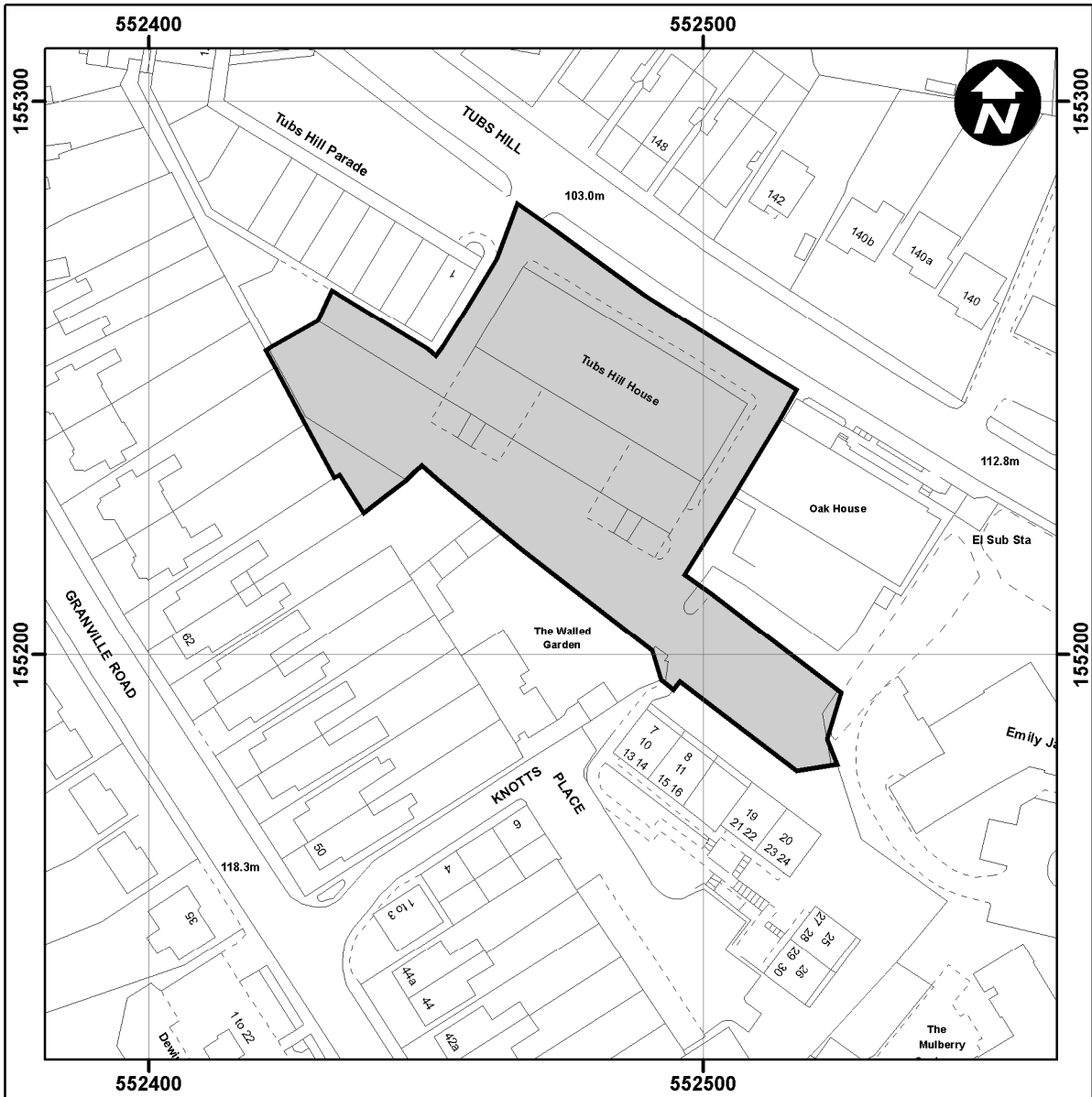
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N5T7NRBKFV00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N5T7NRBKFV00>



Site Plan

Scale 1:1,250

Date 21/08/2014



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