



Alison Futtit,
Sevenoaks Town Council
Bradbourne Vale Road
Sevenoaks
TN13 -3QG

Tel No: 01732 227446
Ask for: Gillian Kemmenoe
Email:gillian.kemmenoe@sevenoaks.gov.uk
My Ref:
Your Ref:
Date: 21st October 2021

STAG Sevenoaks,
FAO Melissa Barcroft
London Road,
Sevenoaks,
Kent
TN13 1ZZ

Dear Melissa and Alison

RE: Landlords Consent to apply for planning to upgrade entrance doors and increase poster bays and Solar panels to the Stag Theatre

I write further to The Stag Sevenoaks request for consent. Sevenoaks District Council as freeholder of the above property consents to the application to Planning for the works noted below. I also direct you to the lease with Sevenoaks Town Council dated 23rd December 2009 and to paragraphs 5.7.2.4, 5.7.2.5 and 5.7.3. The paragraphs cover the need to reinstate if requested at the end of the term.

Solar Panels

As a requirement of consent Sevenoaks District Council require both Sevenoaks Town Council and The Sevenoaks Stag to covenant that a sinking fund is established. The fund will need to be held in an appropriate account. The account will need to grow annually to ensure that at the end of the 25-year life of the solar panels sufficient funds can be drawn upon to cover the cost of removal and disposal of the solar panels and reinstatement if requested. The roof must be left in no worse condition than prior to the installation. The fund will be based on the price of removal, disposal and reinstatement today and keep pace with the rise in the CPI over the following 25-year term. The Council may request to view the account periodically during the term.

Chief Executive: Dr. Pav Ramewal

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Argyle Road
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Entrance doors and additional poster bay

Landlords Consent is also granted to apply to planning to upgrade the entrance doors of The Stag Theatre to swing and automatic sliding doors and to increase the poster bays to five to the rear of the theatre.

Sevenoaks District Council gives consent without the Council accepting any liability for the standard of work and does not predetermine any other consents which may have been necessary under the Building Act 1984 and the Town & Country Planning Act 1990.

I will raise an invoice for the fee for consent, which will be £250 and will follow in a separate email.

Yours sincerely

Gillian Kemmenoe
Asset Manager
Economic Development & Property

Stag Community Arts Centre
London Road
Sevenoaks
Kent
TN13 1ZZ

Application number: 22/01222/PARSOL

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 14 Class J

Renewable energy

Site: Stag Community Arts Centre London Road Sevenoaks Kent TN13 1ZZ

Development: Installation of two Solar PV systems of 182 x 395W across two roofs using South facing elevations of The Stag Theatre.

I refer to your renewable energy prior approval application for determination registered on 28 April 2022. Having carefully considered these details, Sevenoaks District Council as the local planning authority has determined that **Prior Approval is not required**. The development shall be carried out in accordance with the details approved.

IMPORTANT INFORMATION

INFORMATIVES

- 1) This Prior Approval decision notice does not provide a formal determination of whether or not the proposed development is lawful under section 192 of the Town and Country Planning Act 1990. Therefore should you require a formal determination from the Local Planning Authority as the Lawfulness of the proposed works, you will need to apply for a Proposed Lawful Development Certificate. Any work carried out without seeking a formal determination will be carried out at your own risk.
- 2) This notice does not give clearance or approval under any other legislation including building regulations. It relates only to the notification under the 2015 General Permitted Development Order as detailed above.
- 3) Any deviation from these details will be a breach of planning control which will render you liable to enforcement proceedings. If at any time you wish to change your plans in any way, you should contact Sevenoaks District Council to agree an

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alternative in writing.

Richard Morris

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Dated: 21 June 2022

Please remove any site notice that was displayed on the site regarding this application.