



2nd September 2025

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 8th September 2025 at 7pm.**

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/Sc7s2VgXQn0> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request.

Members of the public wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a Statutory Consultee to the Local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members – Quorum minimum of six members

Cllr Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara
Cllr Tony Clayton – Mayor	Cllr Claire Shea – Leader
Cllr Catherine Daniell – Deputy Leader	Cllr David Skinner OBE (Vice Chair)
Cllr Dr Peter Dixon	Cllr Nicholas Varley
Cllr Victoria Granville – Deputy Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

At 7pm and prior to the commencement of the meeting, there will be a presentation from Croudace Homes on revised proposals to develop land off Brittain's Lane. The original proposals were rejected on Appeal in July 2023, under the reference APP/G2245/W/22/3308246: 21/04236/OUT. The presentation will run for 20 minutes, followed by a Q & A session of 10 minutes.

1	APOLOGIES FOR ABSENCE To receive and note apologies for absence from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 33 of the Localism Act 2011.
3	DECLARATIONS OF INTEREST To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.
4	MINUTES (Pages 5-16) To receive and agree the minutes from the Planning Committee Meeting held on 26th August 2025.
5	CROUDACE HOMES' REVISED PROPOSALS FOR LAND AT BRITTAINS LANE a) To receive notice that Croudace Homes is consulting on its revised proposals to develop the site known as Land at Brittain's Lane, which was subject to a previous outline planning application under the Planning Portal reference 21/04236/OUT . b) To note that full details of the consultation can be found via the following link, and that the deadline to provide comment is 16th September 2025: https://sevenoaks.croudaceconsultation.co.uk/ c) To discuss and agree a formal response from the Town Council to the revised scheme.

6	<p>EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON (Pages 17-19)</p> <p>a) To receive reminder that Kent County Council has requested an informal understanding in lieu of a legal agreement or deed of easement, to permit the East to West cycling route to travel via Brittain's Common.</p> <p>b) To receive and consider a report, which collates the advice received both from Kent County Council's Senior Solicitor, as well as the Town Council's own solicitor, Elizabeth Dolding.</p> <p>c) To discuss and agree a formal response to Kent County Council's request for an informal understanding to permit the East to West cycle route via the registered village green, Brittain's Common.</p>
7	<p>EAST TO WEST CYCLING ROUTE - NOTICE OF PLANNED LAUNCH</p> <p>a) To receive notice that Sevenoaks District Council is planning to hold an opening cycle event to formally launch the East to West Walking, Wheeling and Cycling route which is currently under construction. This is expected to take place on Saturday 11th October, with an instructor-led group cycle which is planned to conclude at Brittain's Common, with a coffee and ice cream van.</p> <p>b) To note that full details will be forwarded to Councillors once confirmed.</p>
8	<p>REQUEST TO KENT COUNTY COUNCIL REGARDING 20MPH SPEED INDICATOR DEVICES</p> <p>a) To receive and consider a request from Cllr Clayton, for Sevenoaks Town Council to lobby the new Kent Highways and Transport Cabinet Member, Cllr Peter Osborne for a reconsideration of Kent County Council's policy against allowing Speed Indicator Devices (SID) or Vehicle Activated Signs (VAS) on 20mph roads.</p> <p>b) To note that the supplier of the Town Council's SID has confirmed that it does sell SIDs and VASs for use in 20mph zones, however a separate contractor is used to distribute these to Kent. The Planning Committee Clerk has also reached out to Croydon Council for feedback on such equipment in 20mph zones, following observation of VASs in North East Croydon.</p>
9	<p>KENT COUNTY COUNCIL CONSULTATION ON CLAIMED FOOTPATH FROM POUND LANE TO DARTFORD ROAD (Pages 21-22)</p> <p>a) To receive notice that Kent County Council is seeking evidence to support or negate an application for a public footpath between Pound Lane and Dartford Road to be recorded on the Definitive Map and Statement of Public Rights of Way, on the grounds of prolonged public use.</p> <p>b) To receive a plan of the claimed route and an extract of the Network Copy of the Definitive map for context, and to discuss and agree whether the Town Council submit a formal response to Kent County Council before the deadline of 26th September 2025.</p>

10	<p>STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 23-45)</p> <p>To receive notice and plans for the new addresses related to the 107 self-contained flats and three ground floor commercial units currently being built at the site of 136 High Street. The new addresses has been confirmed as follows:</p> <ul style="list-style-type: none"> • 1-36 Chandlers Place • 1-71 Charltons Yard, Suffolk Way • 136, 136a and 136b, High Street
11	<p>DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 47-48)</p> <p>To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 1st September 2025.</p>
12	<p>PLANNING APPLICATIONS (Pages 49-52)</p> <p>a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.</p> <p>Members of the public wishing to speak and address the Planning & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details see here.</p> <p>b)The meeting will be reconvened to consider planning applications received during the two weeks ending 1st September 2025.</p>
13	<p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p>

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee
Held on Tuesday 26 August 2025 in the Council Chamber, Town Council Offices, TN13 3QG

Livestreamed and available to view on YouTube until approved by Council:

<https://youtube.com/live/znvzXTav2jo>

Meeting commenced: 19:30

Meeting Concluded: 20:31

Present:**Committee Members**

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O'Hara	Apologies
Cllr Clayton – Mayor	Present	Cllr Shea – Leader	Present
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Present, left at 19:58
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

272 - APOLOGIES FOR ABSENCE

As above.

273 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

274 - DECLARATIONS OF INTEREST

Cllr Willis declared that he had a disclosable interest in the following two planning applications due to his employer being the applicant. He was not present for their consideration.

- [Plan no. 9] 25/02050/FUL – Claridge House, 4 High Street
- [Plan no. 10] 25/02051/LBCALT – Claridge House, 4 High Street

275 - MINUTES

a) The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 28th July 2025, with note that their approval had been deferred from the previous meeting held on 11th August 2025. This was due to it having not reached a quorum

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and subsequently taking place as a Working Party. Councillors noted the Working Party's recommendation to approve the Minutes, and it was **RESOLVED** that they be approved.

b) The Committee received the NOTES of the Planning & Environment Committee held on 11th August 2025, with note that they had been amended since original circulation on 12th August 2025, in order to clarify that they are Notes, and not Minutes. It was noted that this was due to the meeting having not reached a quorum of 6 elected members.

c) Councillors' attention was drawn to Note Numbers 11c, 12c and 14b¹, which pertained to decisions approved under Delegated Authority to the Town Clerk under S101 of the Local Government Act 1972, following consultation with members and due to their time-sensitive nature. It was **RESOLVED** that the notes be approved.

276 - EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON

a) It was noted that the following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

***6b)** It was RECOMMENDED that the Town Council request a copy of the senior solicitor's advice as to why a formal agreement is not necessary in order to make an informed decision.²*

b) Councillors received a request from Kent County Council as to whether the Town Council would consider an informal understanding permitting the East to West cycling route to travel via Brittain's Common, as opposed to a legal agreement or deed of easement. It was noted that this request had been received in response to the Town Council's proposal that a deed of easement be financed by the County Council, following Kent County Council's receipt of advice from its senior solicitor, recommending this not to be necessary in the circumstances.

c) It was **RESOLVED** that the Town Council request a copy of Kent County Council's legal advice, as well as consult its own solicitor in order to make an informed decision.

¹ Originally referenced in the Agenda papers as Minute Numbers 282c, 283c and 285b, these recommendations have been amended to being under Item Numbers 11c, 12c and 14b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

² Originally referenced in the Agenda papers as Minute Number 277b, this recommendation has been amended to being under Item Number 6b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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d) It was further **RESOLVED** that clarification be sought as to whether the cycling route is intended to go via the Town Council-owned land at Littlewood, due to this path being currently restricted for walking only.

277 - REQUEST FOR TOWN COUNCIL SUPPORT AGAINST THAMES WATER'S PROPOSALS FOR A SEWAGE PLANT BETWEEN SEVENOAKS AND OTFORD

a) It was noted that the following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

7d) It was RECOMMENDED that the Town Council write to Thames Water, expressing its concerns and inviting representatives to attend a future Planning & Environment Committee meeting. This to allow Thames Water to present on any potential plans for a sewage plant within or near Sevenoaks, as well as to give Councillors opportunity to understand the potential impact, alternatives considered and mitigation measures proposed.³

b) Cllr Clayton presented on his request for Sevenoaks Town Council to support local landowners in the Darent Valley in their opposition of proposals by Thames Water to develop a sewage plant and add treated water to the River on the Northern border of Sevenoaks.

c) Councillors agreed that maintaining the quality and integrity of the rare chalk stream is a high priority, and that the Town Council should seek its protection and maintain that no water of a lower quality than that already running through the chalk stream should be directed to it.

d) Cllr Michaelides reported having received an email from Thames Water, appearing to claim that it had upcoming plans for a new plant within or near Sevenoaks Town.

e) Given the uncertainty as to what may be planned for a water treatment plant and its interaction with the River Darent, it was **RESOLVED** that the Town Council extend an invitation to Thames Water, Sevenoaks District Council, the Darent River Preservation Society and relevant nearby landowners, for a meeting to discuss the matter in greater detail.

278 - REQUEST FOR TRAFFIC CALMING MEASURES ON BRADBOURNE ROAD

a) It was noted that the following Agenda Item has been deferred from the previous

³ Originally referenced in the Agenda papers as Minute Number 278d, this recommendation has been amended to being under Item Number 7d, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

***9b)** Cllr Skinner reported that, since receipt of the request, Kent County Councillor Richard Streatfeild had investigated the traffic speeds recorded for Bradbourne Road using County Council software. This had identified average speeds of 20mph on the Eastern section of Bradbourne Road and 23-24mph on the Northern section of Bradbourne Road. These being within the threshold to be considered compliant, it was **RECOMMENDED** that the situation be monitored and kept under review for further action.⁴*

b) The Committee received and considered a proposal from Cllr Skinner to add a request for traffic calming measures at Bradbourne Road on the Town Council's Highway Improvement Plan, following correspondence from a member of the public.

c) It was **RESOLVED** that an item be added to the Town Council's Highway Improvement Plan to monitor any speeding on Bradbourne Road, as per the recommendation under Note Number 9b.⁵

d) Cllr Clayton proposed that the Town Council request Kent County Council to reconsider its rejection of Speed Indicator Devices on 20mph roads, which he considered would be an effective tool in improving compliance with the speed limit. It was noted that, although the County Council has refused this request in the past due to its devices not being sensitive enough for 20mph speeds, other locations such as Brittany have been able to source devices sensitive enough to track 12mph speeds.

e) It was noted that a new Portfolio Holder for Kent County Council's Highways and Transport department had been elected since the Town Council's last request for 20mph Speed Indicator Devices, and it was therefore **RESOLVED** that an Item be added to the next Planning & Environment Committee Agenda, to consider writing to the new Portfolio Holder about the matter.

279 - REQUEST FOR A PEDESTRIAN CROSSING ON BRADBOURNE VALE ROAD

a) It was noted that the following Agenda Item has been deferred from the previous

⁴ Originally referenced in the Agenda papers as Minute Number 280b, this recommendation has been amended to being under Item Number 9b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

⁵ Originally referenced in the Agenda papers as Minute Number 280b, this recommendation has been amended to being under Item Number 9b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

Sevenoaks Town Council

Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

10c) *It was RECOMMENDED that the request be added to the Highway Improvement Plan, and the order of which it be prioritised amongst other items be considered by the Planning & Environment Committee after September.*⁶

b) The Committee received and considered a request from a member of the public for the Town Council to pursue replacement of the traffic island recently removed from Bradbourne Vale Road as part of the East to West cycle path, with a new pedestrian crossing.

c) It was **RESOLVED** that the request be added to the Town Council's Highway Improvement Plan.

280 - DEVELOPMENT MANAGEMENT COMMITTEE - 85 BAYHAM ROAD

a) It was noted that the below application had been REFUSED by Sevenoaks District Council's Development Management Committee on 14th August 2025.

- **25/00285/MMA - 85 Bayham Road**

b) It was noted that Cllr Ancrum had attended the Committee meeting to speak against the application on behalf of Sevenoaks Town Council, with gratitude expressed by Cllr Clayton who had been unable to attend.

281 - DEVELOPMENT MANAGEMENT COMMITTEE - COUNCIL DEPOT, OTFORD ROAD

a) It was noted that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 14th August 2025.

- **25/00410/HYB - Council Depot, Otford Road**

b) It was noted that Cllr O'Hara had attended the Committee meeting to speak against the application on behalf of Sevenoaks Town Council

c) Councillors who had attended the meeting reported that Committee members had been prevented from questioning or opposing the proposed drive-through's assumed intention for use as a fast food restaurant, on the grounds that its proposed use had not been specified within the Outline section of the application. Officers had therefore advised that the application could not be reasonably refused on the grounds of fast food provision.

⁶ Originally referenced in the Agenda papers as Minute Number 281c, this recommendation has been amended to being under Item Number 10c, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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d) It was noted that details of the proposed drive-through, including its intended use would be subject to a future Reserved Matters application.

d) It was **RESOLVED** that the Town Council write to the District Council, requesting clarification on the definition within the National Planning Policy Framework of “Fast Food”.

282 - REQUEST FOR SUPPORT OF PEDESTRIAN SAFETY IMPROVEMENTS AT PEMBROKE ROAD JUNCTION

a) The Committee received and considered a proposal from Cllr Granville for the Town Council to request of Kent County Council a review of pedestrian crossing safety at the traffic lights on Pembroke Road / High Street. It was noted that this had been received following correspondence from a member of the public, who raised concerns that the phasing of traffic lights particularly turning into Pembroke Road can cause cars to turn when the pedestrian light is green.

b) Cllr Granville reported that she had logged a pedestrian safety concern both on Kent County Council's issue reporting tool, as well as directly to its Street Works West team, following her own near accident when visiting the site. A further report had been logged by the Street Works Team, following their confirmation that they cannot consider requests relating to permanent traffic lights.

c) It was **RESOLVED** that the Town Council log the safety concern on the online reporting tool, and that the issue be referred to Kent County Councillor Richard Streatfeild, in his capacity as Local County Member for the area.

283 - CURRENT AND COMPLETED MATTERS REPORTS

a) The Committee received and noted copy of the latest Current Matters report, which summarises live projects of the Planning & Environment Committee.

b) The Committee received and approved the latest Completed Matters report, which summarises completed projects of the Planning & Environment Committee.

284 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the two weeks ending 18th August 2025.

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285 - PLANNING APPLICATIONS

- a) No members of the public registered to speak on individual applications.
- b) The Committee considered planning applications received during the two weeks ending 18th August 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

286 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Footnote:

In accordance with Sevenoaks Town Council's Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

- | | |
|---------------------------|----------------------|
| • Cllr Sue Camp | • Cllr Claire Shea |
| • Cllr Tony Clayton | • Cllr David Skinner |
| • Cllr Victoria Granville | • Cllr Nick Varley |
| • Cllr Chloe Gustard | |

Planning Applications Considered

Applications considered on 26-8-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 09/09/2025	Cllr Gustard	Black Elephant Architectur Design Studio
Applicant	House Name	Road	Locality	
XLX Sevenoaks Ltd (Gould)	Greensands	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			18/08/25	

25/00104/FUL - Amended plan

Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

A summary of the main changes are set out below:

In response to KCC Ecology comments, further updated ecological information has been submitted.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants, contrary to Policy EN2 of the District Council's Allocations and Development Management Plan
- Inappropriate bulk and massing of the site, contrary to Policy EN1 of the District Council's Allocations and Development Management Plan
- The designs are incongruent with the Residential Character Area Assessment including the use of materials, contrary to Policy C4 of the Sevenoaks Town Neighbourhood Plan
- Concerns over the protection of TPO trees within the build zone
- Concerns as to perceived inconsistency of the methodology used to calculate Biodiversity Net Gain
- The ecology and light assessment references the setting as "urban" which the Town Council would contest. This is a country lane and the Town Council therefore considered that the ecological management plan should be produced with the setting corrected, in order for the potential impact of development to be accurately assessed.

Informative:

If the District Council is minded to approve the application, the Town Council requested that:

- A light assessment be undertaken to evaluate impact to the annexe at White Friars and on the Conservation Area and protected species present
 - An ecological enhancement and monitoring plan be submitted, which retains and protects trees and hedgerows within and around the development site
 - The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities
 - The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area Assessment.
 - The proposed plans, of which earlier iterations had been considered and revised by a Design Review Panel, be resubmitted to the Panel due to their having since been amended from the plans that arose from it. This request is supported by Aim C6 of the Sevenoaks Town Neighbourhood Plan which requires a Design Review Panel be utilised for proposals within a sensitive location.
 - Comment from Kent Highways be requested, regarding parking provision and any potential impact of parking overspill onto nearby local roads.
- Finally, concern was raised as to whether the methodology used for calculating and**

Planning Applications Considered

Applications considered on 26-8-25

recalibrating the Biodiversity Net Gain provision was consistent, with request therefore made to Officers for its correct output to be confirmed. Councillors further requested that efforts be made to direct any Biodiversity gain within Sevenoaks Town, if it cannot be delivered on-site or within its vicinity.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01470/HOUSE	Christopher Park 09/09/2025	Cllr Camp	KmCreations.Ltd
Applicant	House Name	Road	Locality	
Ms Green		52 St Johns Road	St Johns	
Town	County	Post Code	Application date	
			18/08/25	

25/01470/HOUSE - Amended plan

Proposed single storey rear extension, parapet roof style and two flat roof lights. Change current pitched roof on existing single storey rear extension to match the proposed extension.

A summary of the main changes are set out below:

The red line has been amended to better reflect the site boundaries. Additionally, certificate B has been completed.

Comment

Sevenoaks Town Council recommended approval, provided there is no impact or encroachment to the neighbours on either side of the extension.

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01801/FUL	Stephanie Payne 28/08/2025	Cllr O'Hara / Cllr Shea	DHA Planning
Applicant	House Name	Road	Locality	
Winsford Property Development Ltd		14 Silk Mills Close	Northern	
Town	County	Post Code	Application date	
			06/08/25	

Demolition of shed. Erection of a detached dwelling with roof lights and a car port containing a self-contained dwelling above with roof lights. Bike and bin stores for each property. Hard and soft landscaping. Creation of four parking spaces.

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended refusal on the grounds of inadequate amenity and light to future residents of the site, loss of amenity to nearby neighbours, concerns as to the impact to off-street parking for neighbouring residents, and overdevelopment of the site.

Planning Applications Considered

Applications considered on 26-8-25

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01841/HOUSE	Stephanie Payne 06/09/2025	Cllr Ancrum	Harringtons 2006
Applicant		House Name	Road	Locality
Mr Watson			31 Vine Court Road	Eastern
Town		County	Post Code	Application date
				15/08/25

25/01841/HOUSE - Amended plan

Alterations to existing sun lounge and rear flat roof with rooflights and a side pergola. Installation of solar panels to main dwelling roof and rear flat roof. Replacement shed and new pergolas to rear garden with solar panels. Alterations to fenestration and associated landscaping.

A summary of the main changes are set out below:

Further tree method information has been provided. Additionally plans have been revised in respect to the location and number of solar panels on the southern roof slope.

Comment

Sevenoaks Town Council recommended approval, subject to the Tree Officer being satisfied with the tree protection proposals.

Informative:

The Town Council regretted the loss in number of proposed solar panels.

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01916/HOUSE	Christopher Park 27/08/2025	Cllr Clayton	Anderson North Limited
Applicant		House Name	Road	Locality
Mr N Gordon			1C Wickenden Road	Eastern
Town		County	Post Code	Application date
				05/08/25

Demolition of garage and one chimney. Part single/part two storey side extension, part single/part two storey rear extension, single storey front extension and repositioning of front door, internal alterations and new permeable resin driveway. Addition of rear high retaining wall and associated hard landscaping. Alterations to fenestration and installation of rooflights.

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- The impact of loss of light to the kitchen diner window of no 1 Nursery Close will harm residential amenity
- The building of a two storey extension across the surface water drain serving a large area of Eastern Ward, and the creation of built form right across the site which will block escape of floodwater will exacerbate the risk of flooding both within the site and to neighbours.

Planning Applications Considered

Applications considered on 26-8-25

6	<i>Plan Number</i> 25/01922/FUL	<i>Planning officer</i> Summer Aucoin 09/09/2025	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Designhomeplan Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Micallef		50 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/08/25	
Proposed driveway and associated landscaping, EV charger.				

Comment

Sevenoaks Town Council recommended refusal, as in the earlier application, unless Kent Highways are satisfied that the changes in design of the parking area will be effective in creating sightlines which will allow safe access and egress between the parking area and the A225.

7	<i>Plan Number</i> 25/01937/MMA	<i>Planning officer</i> Samantha Yates 30/08/2025	<i>Town Councillor</i> Cllr Dr Dixon	<i>Agent</i> Rapeys LLP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portman Homes Ltd		7 Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/25	
Amendment to 24/03089/MMA to add a velux balcony to plot 1.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overlooking and loss of privacy to neighbours, contravening the grounds for condition 5 under 24/01851/CONVAR which required the windows to be glazed with obscure glass and fixed shut, to protect the neighbouring privacy.

Informative:

The Town Council noted that, as part of this MMA application, the original second floor 'playroom' has been amended into 'bedroom 5' and a 'bathroom' indicating the likelihood of enhanced use of this second floor attic space.

8	<i>Plan Number</i> 25/02014/HOUSE	<i>Planning officer</i> Abbey Aslett 30/08/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr G Matthews	Gable Cottage	Fig Street	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/25	
Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-8-25

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02050/FUL	Christopher Park 30/08/2025	Cllr Granville	Tim Ronalds Architects
Applicant		House Name	Road	Locality
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				08/08/25
<p>General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.</p>				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02051/LBCALT	Christopher Park 30/08/2025	Cllr Granville	Tim Ronalds Architects
Applicant		House Name	Road	Locality
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				08/08/25
<p>General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.</p>				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.

Agenda Item 5

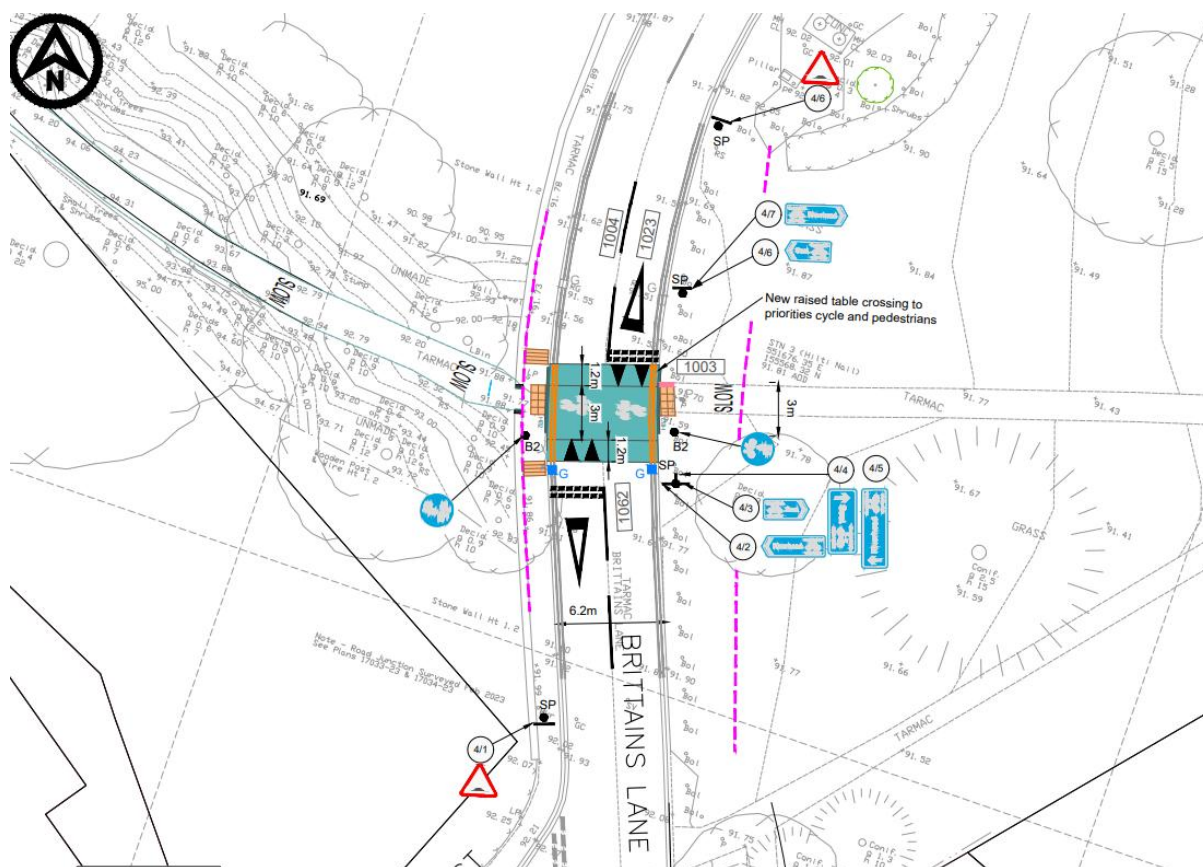
East to West Cycling Route Access via Brittain's Common

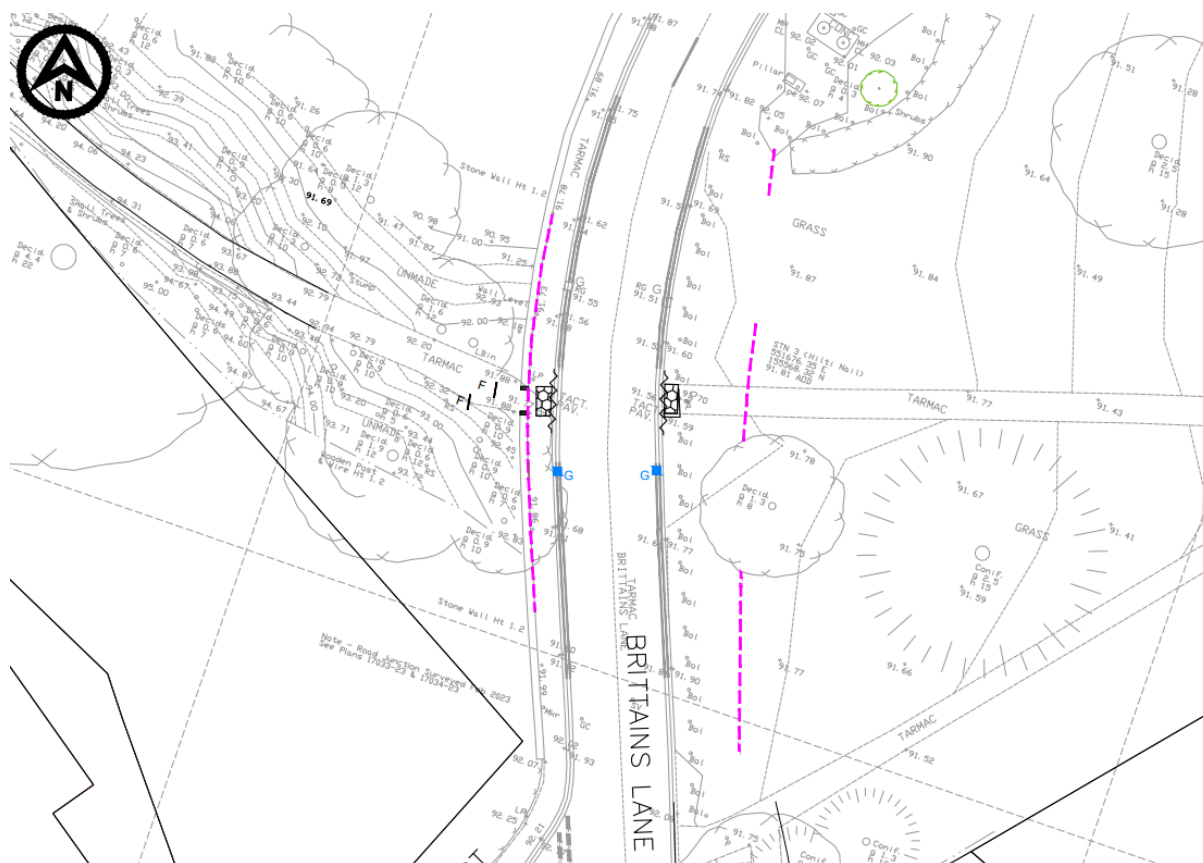
Background:

Kent County Council (KCC), in partnership with Sevenoaks District Council, is currently in the last stages of delivering a walking, wheeling and cycling route which connects various schools from Riverhead Amherst Schools in the west, to Eastern Sevenoaks Schools in the east.

One section of this route goes via Brittain's Common, which is a registered Town and Village Green (VG250) under the Commons Act 2006 and owned by Sevenoaks Town Council. Attention to the cycling route's interaction with Town Council-owned land, as well as its status as a registered Town and Village Green was initially drawn in July 2023, when the route was first consulted upon.

The project has since progressed significantly, with KCC have consequently re-opened discussions regarding cycle access being allowed through Brittain's Common, via the new raised table installed on Brittain's Lane. For clarification, plans of the since-delivered works are provided below:





On consultation with its legal representative from Warners Solicitors, Sevenoaks Town Council requested a Deed of Easement, with an approximate cost of £5,000 which it would expect KCC to pay.

KCC subsequently consulted its senior solicitor, and reported that *“the conclusion from our senior solicitor is that cycling can be permitted across a village green. He also does not believe that a deed of easement or similar is appropriate in the circumstances and a simple understanding is all that is required.”*

Copy of Kent County Council’s legal advice, as provided by its senior solicitor:

On 26th August 2025, Sevenoaks Town Councillors formally requested a copy of the advice of KCC’s senior solicitor, with the following having been provided in response. This has since been forwarded to the Town Council’s legal representative, with a copy of her response provided in the next section:

“In order to explain KCC Highways position:

- 1. Village greens are used for recreation, sports and playing lawful games.*
- 2. There isn’t any list setting out what exactly comes within that definition. Case law indicates, once a town/village green has come into existence, it can be used generally for any lawful sports and pastimes.*
- 3. The term ‘recreation, sports and playing lawful games’ includes pedal cycling.*

4. *As such, the formal consent of whoever owns a town/village green isn't generally required for cycling to take place over that green.*
5. *Your council has mentioned granting KCC a deed of easement previously. That isn't necessary as such here given the fact the land is already a town/village green (i.e. it isn't the same as 'private' land to which only the landowner has a right of access / a right to cross the land).*
6. *However, with this particular matter, KCC Highways has agreed to maintain the surface of the cycle route (and any signs). As such, given the relatively minor nature of what is required, KCC's Active Travel Team are proposing a MoU (memorandum of understanding) where the council is authorised to maintain the route and commits to carrying out maintenance of the surface of the route and relevant signs along it.*
7. *That does involve a certain amount of trust between the two councils (i.e. trust on the part of STC that KCC will maintain the route/signs and trust on the part of KCC that STC won't look to put in place a local bylaw prohibiting pedal cycle use of the green)."*

Copy of Sevenoaks Town Council's legal advice, as provided by its own solicitor:

"I must admit on a brief reading of the Commons Act I disagree with KCC so either they get counsel's opinion or we have a proper deed (or both). My view is that a hard surface such as a cycle path is construction that requires consent. It isn't the cycling by the public that I am referring to it is the construction and maintenance of the cycle path by KCC. We need to separate out the two elements. 1-4 below I have no problem with.

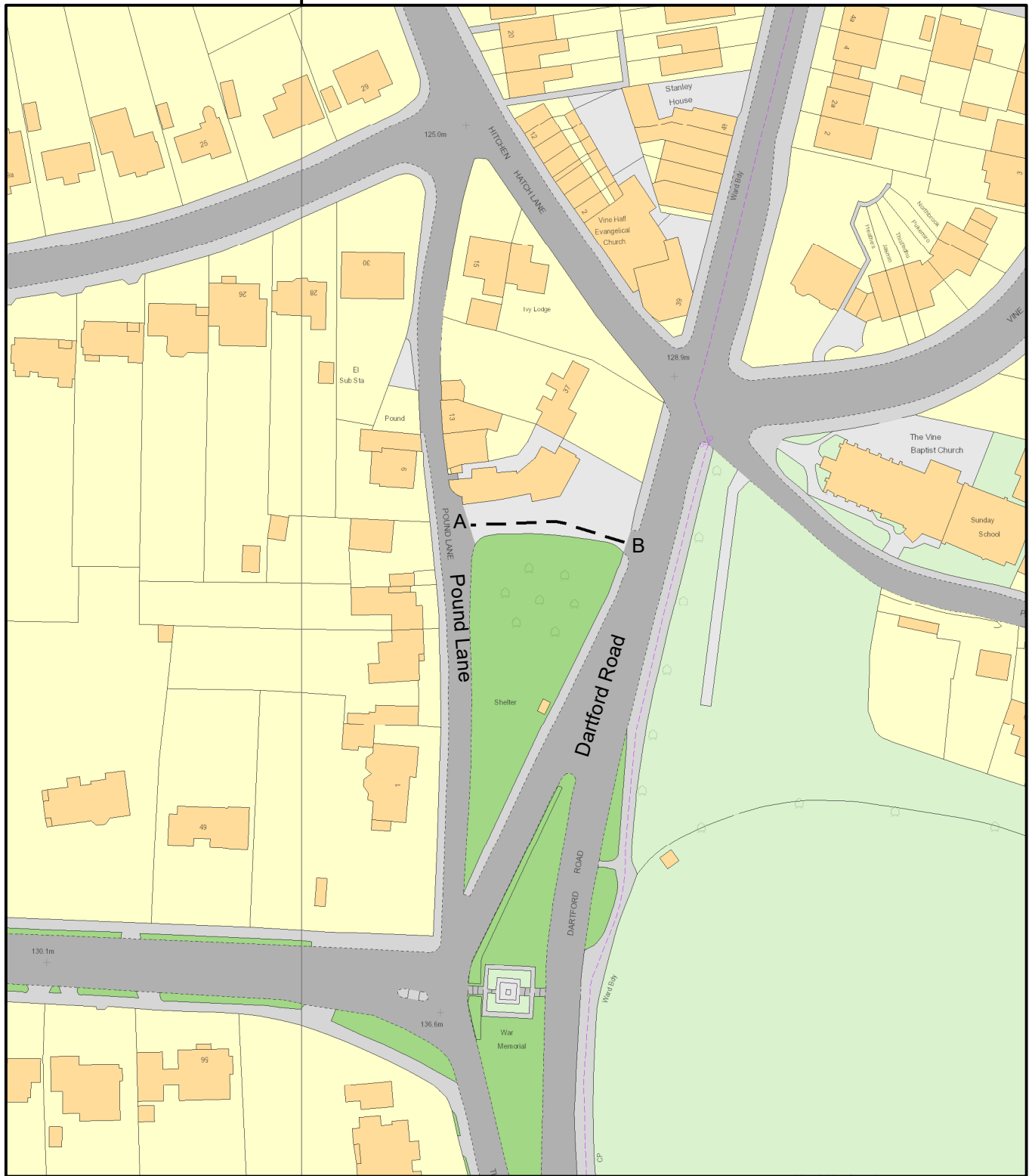
<https://www.gov.uk/government/publications/common-land-guidance-sheet-1a-consent-to-construct-works-on-common-land/common-land-guidance-sheet-1a>

They are asking for trust between the two councils but KCC won't be the other party in this for very long in the lifetime of the cycle path."

The Planning & Environment Committee is asked to consider and agree a formal response from Sevenoaks Town Council, in response to the County Council's request for an informal agreement to allow cycle access via Brittain's Common.

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553000



553000

Key

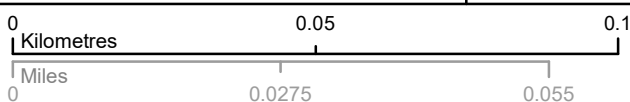
- - - - - Route to be Added

Claimed Public Footpath from Pound Lane to Dartford Road, Sevenoaks

Produced by the KCC Public Rights of Way and Access Service
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1:1,250



Created by: WJB Checked by:

Reference: PROW/SE/C468

Public Rights of Way and Access Service



SEVEN OAKS

22

A scale bar with two rows. The top row is labeled 'Kilometres' and has markings at 0 and 0.5. The bottom row is labeled 'Miles' and has markings at 0, 0.25, and 0.5. The bar is a single horizontal line with vertical tick marks at these intervals.

Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00040/STSDEV
Date: 5th August 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Site Of 136 High Street Sevenoaks Kent TN13 1XA

Details: Construction of 107 self-contained flats and three ground floor commercial units.

The commercial units are addressed on the High Street. The flats are to be accessed from Chandlers Place (a new pedestrian through-way), and from Suffolk Way.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached are plans of the development for your information.

Please update your records accordingly. If you have any queries, then please contact us via the email address shown above.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

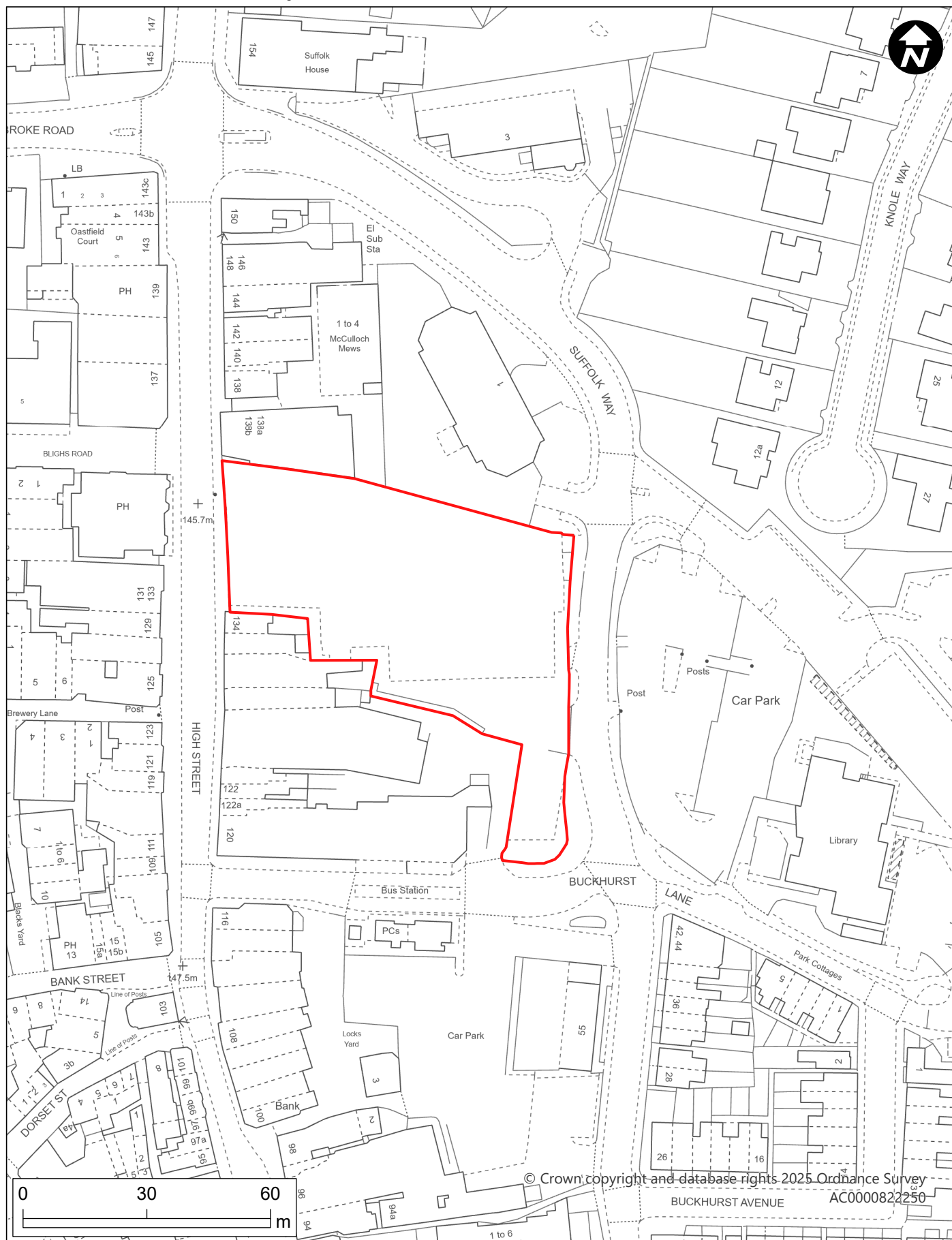
Site: Site Of 136 High Street Sevenoaks Kent TN13 1XA

Plot No	Postal No	Name	Street	Postcode	UPRN
A09	1		Chandlers Place	TN13 1HT	010096795717
A10	2		Chandlers Place	TN13 1HT	010096795718
A01	3		Chandlers Place	TN13 1HT	010096795709
A02	4		Chandlers Place	TN13 1HT	010096795710
A03	5		Chandlers Place	TN13 1HT	010096795711
A04	6		Chandlers Place	TN13 1HT	010096795712
A05	7		Chandlers Place	TN13 1HT	010096795713
A06	8		Chandlers Place	TN13 1HT	010096795714
A07	9		Chandlers Place	TN13 1HT	010096795715
A08	10		Chandlers Place	TN13 1HT	010096795716
A19	11		Chandlers Place	TN13 1HT	010096795727
A20	12		Chandlers Place	TN13 1HT	010096795728
A11	13		Chandlers Place	TN13 1HT	010096795719
A12	14		Chandlers Place	TN13 1HT	010096795720
A13	15		Chandlers Place	TN13 1HT	010096795721
A14	16		Chandlers Place	TN13 1HT	010096795722
A15	17		Chandlers Place	TN13 1HT	010096795723
A16	18		Chandlers Place	TN13 1HT	010096795724
A17	19		Chandlers Place	TN13 1HT	010096795725
A18	20		Chandlers Place	TN13 1HT	010096795726
A27	21		Chandlers Place	TN13 1HT	010096795735
A28	22		Chandlers Place	TN13 1HT	010096795736
A21	23		Chandlers Place	TN13 1HT	010096795729
A22	24		Chandlers Place	TN13 1HT	010096795730
A23	25		Chandlers Place	TN13 1HT	010096795731
A24	26		Chandlers Place	TN13 1HT	010096795732
A25	27		Chandlers Place	TN13 1HT	010096795733
A26	28		Chandlers Place	TN13 1HT	010096795734
A30	29		Chandlers Place	TN13 1HT	010096795738
A31	30		Chandlers Place	TN13 1HT	010096795739

A29	31		Chandlers Place	TN13 1HT	010096795737
B01	32		Chandlers Place	TN13 1HT	010096795740
B02	33		Chandlers Place	TN13 1HT	010096795741
B03	34		Chandlers Place	TN13 1HT	010096795742
B04	35		Chandlers Place	TN13 1HT	010096795743
B05	36		Chandlers Place	TN13 1HT	010096795744
B06	1	Charltons Yard	Suffolk Way	TN13 1LY	010096795746
B15	2	Charltons Yard	Suffolk Way	TN13 1LY	010096795755
B16	3	Charltons Yard	Suffolk Way	TN13 1LY	010096795756
B17	4	Charltons Yard	Suffolk Way	TN13 1LY	010096795757
B07	5	Charltons Yard	Suffolk Way	TN13 1LY	010096795747
B08	6	Charltons Yard	Suffolk Way	TN13 1LY	010096795748
B09	7	Charltons Yard	Suffolk Way	TN13 1LY	010096795749
B10	8	Charltons Yard	Suffolk Way	TN13 1LY	010096795750
B11	9	Charltons Yard	Suffolk Way	TN13 1LY	010096795751
B12	10	Charltons Yard	Suffolk Way	TN13 1LY	010096795752
B13	11	Charltons Yard	Suffolk Way	TN13 1LY	010096795753
B14	12	Charltons Yard	Suffolk Way	TN13 1LY	010096795754
B28	13	Charltons Yard	Suffolk Way	TN13 1LY	010096795768
B29	14	Charltons Yard	Suffolk Way	TN13 1LY	010096795769
B30	15	Charltons Yard	Suffolk Way	TN13 1LY	010096795770
B18	16	Charltons Yard	Suffolk Way	TN13 1LY	010096795758
B19	17	Charltons Yard	Suffolk Way	TN13 1LY	010096795759
B20	18	Charltons Yard	Suffolk Way	TN13 1LY	010096795760
B21	19	Charltons Yard	Suffolk Way	TN13 1LY	010096795761
B22	20	Charltons Yard	Suffolk Way	TN13 1LY	010096795762
B23	21	Charltons Yard	Suffolk Way	TN13 1LY	010096795763
B24	22	Charltons Yard	Suffolk Way	TN13 1LY	010096795764
B25	23	Charltons Yard	Suffolk Way	TN13 1LY	010096795765
B26	24	Charltons Yard	Suffolk Way	TN13 1LY	010096795766
B27	25	Charltons Yard	Suffolk Way	TN13 1LY	010096795767
B41	26	Charltons Yard	Suffolk Way	TN13 1LY	010096795781
B42	27	Charltons Yard	Suffolk Way	TN13 1LY	010096795782
B43	28	Charltons Yard	Suffolk Way	TN13 1LY	010096795783

B31	29	Charltons Yard	Suffolk Way	TN13 1LY	010096795771
B32	30	Charltons Yard	Suffolk Way	TN13 1LY	010096795772
B33	31	Charltons Yard	Suffolk Way	TN13 1LY	010096795773
B34	32	Charltons Yard	Suffolk Way	TN13 1LY	010096795774
B35	33	Charltons Yard	Suffolk Way	TN13 1LY	010096795775
B36	34	Charltons Yard	Suffolk Way	TN13 1LY	010096795776
B37	35	Charltons Yard	Suffolk Way	TN13 1LY	010096795777
B38	36	Charltons Yard	Suffolk Way	TN13 1LY	010096795778
B39	37	Charltons Yard	Suffolk Way	TN13 1LY	010096795779
B40	38	Charltons Yard	Suffolk Way	TN13 1LY	010096795780
B52	39	Charltons Yard	Suffolk Way	TN13 1LY	010096795792
B53	40	Charltons Yard	Suffolk Way	TN13 1LY	010096795793
B54	41	Charltons Yard	Suffolk Way	TN13 1LY	010096795794
B44	42	Charltons Yard	Suffolk Way	TN13 1LY	010096795784
B45	43	Charltons Yard	Suffolk Way	TN13 1LY	010096795785
B46	44	Charltons Yard	Suffolk Way	TN13 1LY	010096795786
B47	45	Charltons Yard	Suffolk Way	TN13 1LY	010096795787
B48	46	Charltons Yard	Suffolk Way	TN13 1LY	010096795788
B49	47	Charltons Yard	Suffolk Way	TN13 1LY	010096795789
B50	48	Charltons Yard	Suffolk Way	TN13 1LY	010096795790
B51	49	Charltons Yard	Suffolk Way	TN13 1LY	010096795791
B61	50	Charltons Yard	Suffolk Way	TN13 1LY	010096795801
B62	51	Charltons Yard	Suffolk Way	TN13 1LY	010096795802
B55	52	Charltons Yard	Suffolk Way	TN13 1LY	010096795795
B56	53	Charltons Yard	Suffolk Way	TN13 1LY	010096795796
B57	54	Charltons Yard	Suffolk Way	TN13 1LY	010096795797
B58	55	Charltons Yard	Suffolk Way	TN13 1LY	010096795798
B59	56	Charltons Yard	Suffolk Way	TN13 1LY	010096795799
B60	57	Charltons Yard	Suffolk Way	TN13 1LY	010096795800
C01	58	Charltons Yard	Suffolk Way	TN13 1LY	010096795803
C02	59	Charltons Yard	Suffolk Way	TN13 1LY	010096795804
C03	60	Charltons Yard	Suffolk Way	TN13 1LY	010096795805
C04	61	Charltons Yard	Suffolk Way	TN13 1LY	010096795806
C05	62	Charltons Yard	Suffolk Way	TN13 1LY	010096795807

C06	63	Charltons Yard	Suffolk Way	TN13 1LY	010096795808
C07	64	Charltons Yard	Suffolk Way	TN13 1LY	010096795809
C08	65	Charltons Yard	Suffolk Way	TN13 1LY	010096795810
C09	66	Charltons Yard	Suffolk Way	TN13 1LY	010096795811
C10	67	Charltons Yard	Suffolk Way	TN13 1LY	010096795812
C11	68	Charltons Yard	Suffolk Way	TN13 1LY	010096795813
C12	69	Charltons Yard	Suffolk Way	TN13 1LY	010096795814
C13	70	Charltons Yard	Suffolk Way	TN13 1LY	010096795815
C14	71	Charltons Yard	Suffolk Way	TN13 1LY	010096795816
R3	136		High Street	TN13 1XA	010096795708
R2	136a		High Street	TN13 1XA	010096795707
R1	136b		High Street	TN13 1XA	010096795706





REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

Not for construction

Areas are given in square metres and approximate square feet, where 1m² = approximately 10.764 square feet.
NOTE: These areas have been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition, RICS 2007 using the stated options NIA, GEA, and GIA. Not for construction. All drawings are issued for information purposes only and subject to further to site survey, design development, detailed design and building control approval and other statutory approvals. Drawings do not imply confirmation of legal boundaries or Title. The measurements supplied have been plotted onto the current drawings with the aid of an electronic CAD based system using reasonable skill, care and diligence. Measurements are based on preliminary Cad dwgs and are subject to design development and M&E/Structural Engineers input & standard building tolerances (i.e. 2.5%). Structural elements shown on these architectural drawings are indicative. While column number and position are informed by information provided by a structural engineer, they may be subject to further design development. All elevations drawings are only indicative and showing the design intent developed and subject to technical and design development

ARCHITECTURE

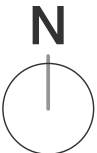
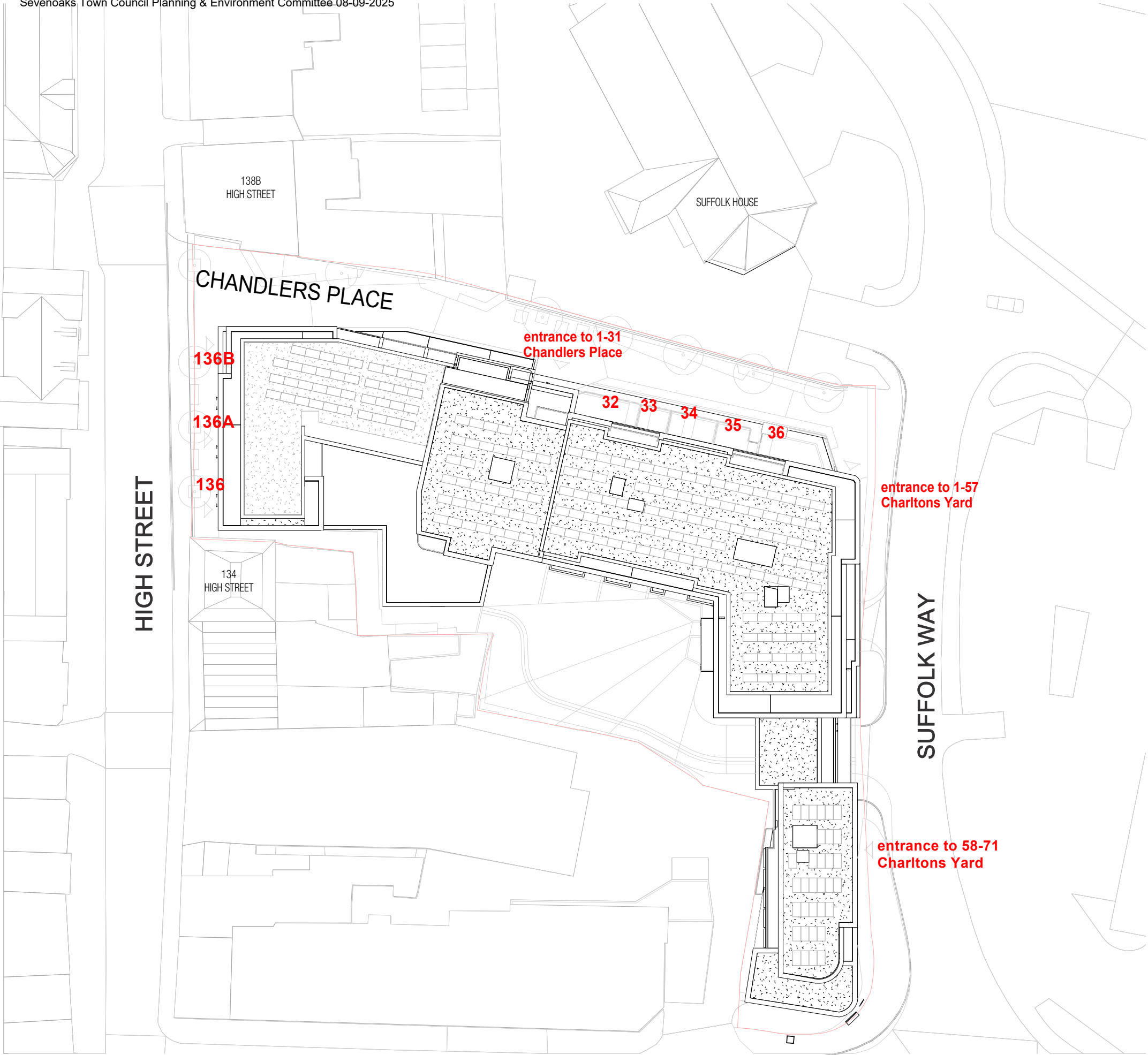
1 Naoroji Street | Clerkenwell | London | WC1X 0GB
0207 553 3030 | www.dla-design.co.uk

PROJECT
136 HIGH STREET
SEVENOAKS, TN13 1XA
TITLE
Proposed Site Plan

SCALE 1 : 500 @ A3		DATE 10/28/20	
DLA REF 2016-060	DRAWN TM	REVIEWED CJ / CL	

DRAWING NAME						
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
SVOK	DLA	XX	XX	DR	A	208

STATUS	SUITABILITY DESCRIPTION	
	FOR PLANNING	
REVISION	REVISION DESCRIPTION	
	29	



Proposed Site Plan

1 : 500

CHANDLERS PLACE

136B

136A

136

entrance
to 1-31

HIGH STREET

- RESIDENTIAL DWELLING
- COMMERCIAL UNIT

CDM 2015 Health & Safety Information
This information relates only to Significant Hazards identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WS1
- WS2
- WS3
- WP1
- WP2
- WP3
- WP4
- WP5
- LN1
- LN2
- LN3

- AB Air brick
- CB Cast in wall type, Provision for future installation of a level access shower. The collar to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be controlled above the slab within the broomraked zone.

K	11/12/2024	Door A-000004 amended to single leaf 1200 x 2000	SH
J	28/11/2024	Minor amendments to floor levels, Block A added	SH
I	09/07/2024	Supply and exhaust vents added	SH
H	05/03/2024	Wall type legend added	SH
G	26/07/2023	Amended to reflect approved planning scheme	SH
F	09/12/2022	Minor amendments	SH
E	09/12/2022	Minor amendments	SH
D	28/11/2022	Minor amendments	SH
C	07/11/2022	Minor amendments	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	SH
A	21/08/2022	First Issue	SH

Rev Date Revision Details Or Ch

ECE Architecture
pure lake

Job Title
136 High Street, Sevenoaks

Drawing Title
Block A GA Plans Ground Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project	Originator	Zone	Level	Type	Disc.	Dep. No.	Rev
7150	-ECE-V1-XX-DR-A-0111	K					

Notes

CONSTRUCTION

30



Wall Type Legend

WE1
WE2
WE3
WE4
WE5
WE6
WE7
WE8
WE9
WE10
WE11
WE12
WE13
WE14
WE15
WE16
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WE95
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WE97
WE98
WE99
WE100

AS Air brick
CB Cavity Barrier see elevations for types
Cast in waste pipe. Provision for future installation of a level access shower. The ceiling to be installed in manufacture creates at second floor slab and above. First floor waste pipe to be connected above the slab within the manufacturer's zone.

M	19/03/2025	Minor amendments to T1 on-site and T3 bathroom	sh	SH
L	19/03/2025	Minor amendments to apartment layout	sh	SH
K	17/03/2025	External door savings added	sh	SH
J	13/03/2025	WSE removed from T1 floor support	sh	SH
I	28/11/2024	Minor amendments to lift layout, Brick Main added	sh	SH
H	09/07/2024	Supply and extract vents added	sh	SH
G	06/03/2024	Wall type legend added	sh	SH
F	26/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	sh	SH
D	29/11/2022	Minor amendments	sh	SH
C	07/11/2022	Minor amendments	sh	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	sh	SH
A	21/09/2022	First issue	sh	SH

ECE Architecture

pure lake
group
The Distinctive Developer

300 Tins
135 High Street, Sevenoaks

Block A GA Plans First Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project: Original: Zone: Level: Type: Enpl: Dsg No: Rev
7150 - ECE-V1-XX-DR-A-0112_M

CONSTRUCTION

Well Type Legend

	WE1
	WE2
	WE3
	WE4
	WE5
	WE9
	WS1
	WS2
	WS3
	WP1
	WP2
	WP3
	WP4
	WP5
	LN1
	LN2
	LN3

AS Air lock
CB Cavity Barrier see elevations for type
+ Cast in walls pipe. Provision for future installation of a level access shower.
The collar to be installed in the shower area. Details at second floor slab and above.
First floor waste pipe to be connected above the slab within the installation covered zone.

N	15/03/2025	Minor amendment to T1 en-suite and T3 bathroom	SH
M	15/03/2025	Minor amendments to apartment layouts	SH
L	17/01/2025	External door swings added	SH
K	25/11/2024	Minor amendments to flat layouts, block A/B added	SH
J	23/06/2024	Overlaid added	SH
I	09/07/2024	Supply and extract vents added	SH
H	26/05/2024	Subway to courtyard dismantled	SH
Q	06/03/2024	Well type legend added	SH
F	26/07/2022	Amended to reflect approved planning scheme	SH
E	02/12/2022	Minor amendments	PS
D	29/11/2022	Minor amendments	PS
C	07/11/2022	Minor amendments	PS
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	PS
A	21/09/2022	First issue	PS

Rev Date Revision Details Dr Ch



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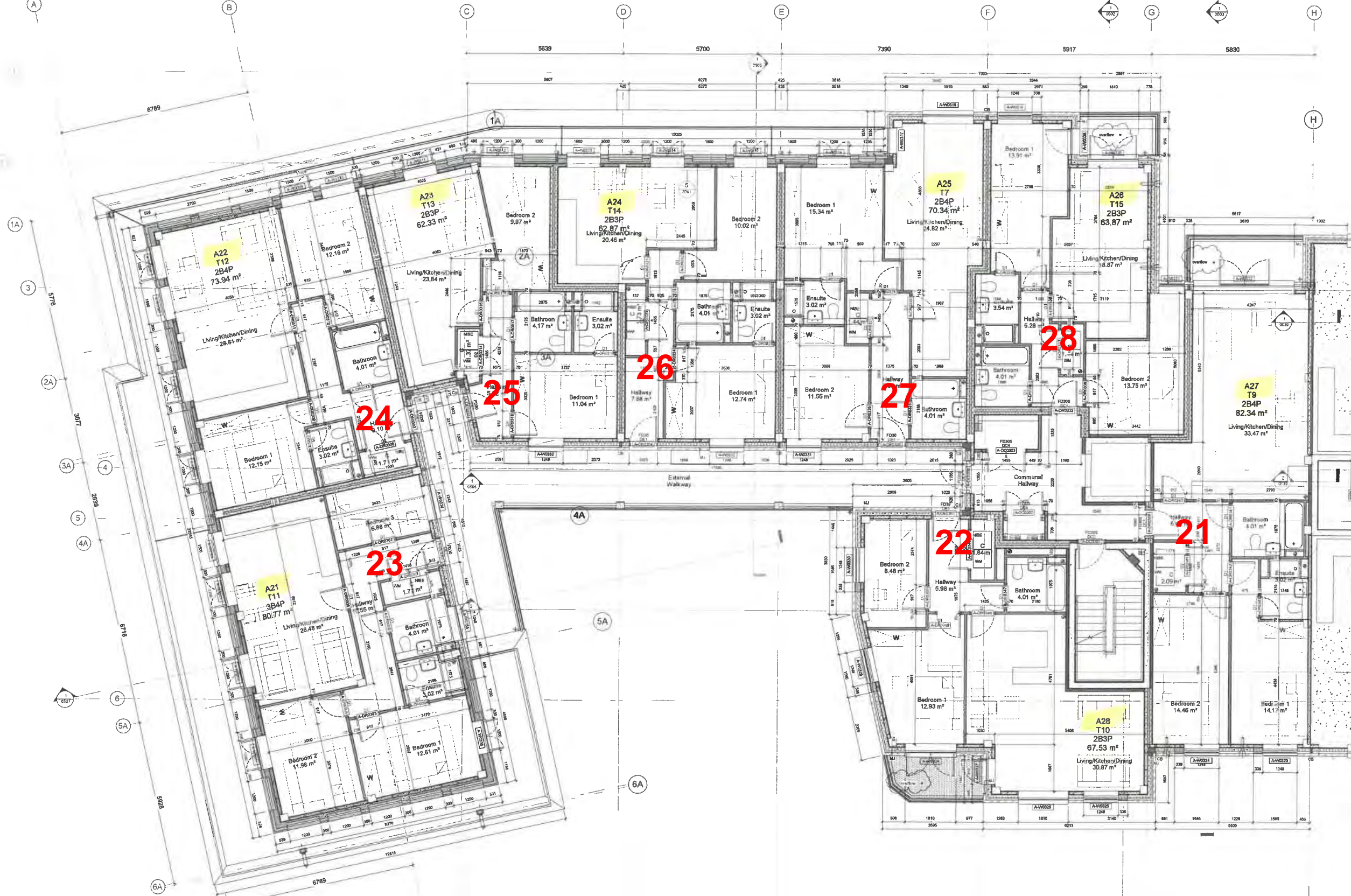
Job Title
136 High Street, Sevenoaks

Drawing Title
Block A GA Plans Second Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project
7150 - ECE-V1-XX-DR-A-0113_N

Status
CONSTRUCTION



Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6

- WS1
- WS2
- WS3

- WP1
- WP2
- WP3
- WP4
- WP5

- LN1
- LN2
- LN3

AB Air Brick

CB Cavity Barrier see elevations for types

Cast in waste pipe. Provision for future installation of a level access shower. The waste pipe is installed to manufacturers details of second floor slab and above. First floor waste pipe to be connected above the slab within the installation/cover zone.

N	15/02/2025	Minor amendments to apartment layouts	SH
M	17/02/2025	External door design added	SH
L	28/11/2024	Minor amendments to flat layouts, Block A45 added	SH
K	23/06/2024	Overflows added	SH
J	09/07/2024	Supply and return vents added	SH
I	26/05/2024	Refinery to courtyard changed	SH
H	26/05/2024	Wall type changed added	SH
G	11/06/2023	Refinery to Flat A22 relocated	SH
F	20/07/2023	Approved to reflect approved planning scheme	SH
E	02/12/2022	Minor amendments	SH
D	29/11/2022	Minor amendments	SH
C	07/11/2022	Minor amendments	SH
B	19/10/2022	Minor amendments, windows added and apartment numbering updated	SH
A	21/08/2022	First Issue	SH

Rev	Date	Revision Details	By
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the pure lake

Job Title
136 High Street, Sevenoaks

Drawing Title
Block A GA Plans Third Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project	Originator	Zone	Level	Type	Dist.	Org.	Rev.
7150	-ECE-V1-XX-DR-A-0114						N

Status

CONSTRUCTION



Wall Type Legend

AB

CR

Co
Co Cavity

Cast in waste pipe. Provision for future installation of a level access shower.
Pre collar to be installed to manufacture details at second floor slab and above.
First floor waste pipe to be connected above the slab within the insulation/hydr zone.

M	13/02/2005	Minor amendments to apartment layouts	sh
L	12/01/2005	External door swings added	sh
J	11/01/2004	Minor amendments to flat layouts, British Mts added,	sh
L	06/01/2004	Overlaid added	sh
I	06/07/2004	Supply and extract vents added	sh
L	26/05/2004	Bidcany to courtyard chambered	sh
G	06/05/2004	Unit type legend added	sh
F	26/07/2003	Amended to reflect approved planning scheme	sh
G	02/12/2002	Minor amendments	FS
G	01/11/2002	Minor amendments	FS
G	07/11/2002	Minor amendments	FS
B	10/11/2002	Minor amendments, windows added and apartment numbering updated	FS
A	21/08/2002	First issue	FS
Rev	Date	Revision Details	By



The pure lake

Job Title
136 High Street, Sevenoaks

Block A GA Plans Fourth Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project	Originator	Zone	Level	Type	Displ.	Orig. No.	Rev
7150	-ECE-	V1	-XX-	DR-	A-	0115	M

514

CONSTRUCTION
34

CHANDLERS PLACE

Sevenoaks Town Council Planning & Environment Committee 08-09-2025

CDM 2015 Health & Safety Information

This information relates only to significant hazards identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6

- WS1
- WS2
- WS3

- WP1
- WP2
- WP3
- WP4
- WP5

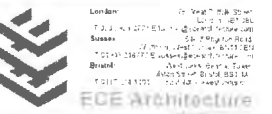
- LN1
- LN2
- LN3

- AS Air brick
- CS Cavity barrier see elevations for types
- Cast in waste pipe. Provision for future installation of a level access shower. The collar to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be connected above the slab within the marked shower zone.

entrance to 1-57 Charltons Yard

SUFFOLK WAY

D	24/03/2025	Entrance stair and refuse/cycle store lobby amended	SH
N	13/02/2025	Minor amendments to apartment layouts	SH
L	17/01/2025	External door merge added	SH
L	28/11/2024	Minor amendments to lift layouts. Brick M.J.s added	SH
K	09/07/2024	Supply and extract vents added	SH
J	10/05/2024	Trap added to B-000001 and 002 entrance screens	SH
I	25/03/2024	Window W0024 amended, window W0024 added	SH
H	09/03/2024	Wall type legend added	SH
F	16/06/2023	Internal wall added behind window opening panels	SH
F	26/07/2023	Amended to reflect approved planning scheme	SH
E	02/12/2022	Minor amendments	PS SH
D	29/11/2022	Minor amendments	PS SH
C	07/11/2022	Minor amendments	PS SH
B	07/10/2022	Minor amendments, windows added and apartment numbering updated	PS SH
A	21/06/2022	Print issue	PS SH



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The Distinctive Developer

Job Title
136 High Street, Sevenoaks

Drawing title
Block B GA Plans Ground Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project
7150 - ECE-V2-00-DR-A-0111_O

Drawn

CONSTRUCTION

Wall Type Legend

- WE1
WE2
WE3
WE4
WE5
WE6
WS1
WS2
WS3
WP1
WP2
WP3
WP4
WP5
LN1
LN2
LN3

AS Air brick
CB Cast in waste pipe. Provision for future installation of a level access shower.
CA Cast in waste pipe. Provision for future installation of a level access shower.
CA Cast in waste pipe. Provision for future installation of a level access shower.
CA Cast in waste pipe. Provision for future installation of a level access shower.

Q	24/03/2025	Dimensions added to flat types T24 and T25	SH
N	13/02/2025	Minor amendments to apartment layouts	SH
M	17/01/2025	External door design added	SH
L	20/11/2024	Minor amendments to flat types, Block A14 added	SH
K	25/08/2024	Overflows added	SH
J	09/07/2024	Supply and extract vents added	SH
I	05/03/2024	Well type legend added	SH
H	14/08/2023	Minor amendments to bathroom doors	SH
G	14/08/2023	Internal wall added behind window opening panels	SH
F	26/07/2023	Amended to reflect approved planning scheme	SH
E	02/12/2022	Minor amendments	SH
D	29/11/2022	Minor amendments	SH
C	07/11/2022	Minor amendments	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	SH
A	21/08/2022	First Issue	SH

Rev	Date	Revision Details	Dr
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Job Title
136 High Street, Sevenoaks

Drawing Title
Block B GA Plans First Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project
7150 -ECE-V2-01-DR-A-0112_O

Status
CONSTRUCTION

Wall Type Legend

- WE1
WE2
WE3
WE4
WE5
WE6
WS1
WS2
WS3
WP1
WP2
WP3
WP4
WP5
LN1
LN2
LN3

- AS Air brick
CD Cavity
Cavity Barrier see annotations for types
Cast in ready pour. Provision for future installation of a level access shower. Pre-cast to be installed to manufacturers details at second floor slab and above. First floor walls also to be constructed above the slab within the marked outlined zone.

M	13/02/2025	Minor amendments to apartment layouts	SH
M	17/01/2025	External door swings added	SH
L	28/11/2024	Minor amendments to flat layouts, Brick Mull added	SH
K	23/08/2024	Overflows added	SH
J	09/07/2024	Supply and extract vents added	SH
I	04/04/2024	Corner of Overflows added and Outside Vents	SH
H	09/03/2024	Wall type legend added	SH
G	15/06/2023	Minor amendments to bathroom doors	SH
F	28/07/2023	Amended to reflect approved planning scheme	SH
E	02/11/2022	Minor amendments	SH
D	29/11/2022	Minor amendments	SH
C	07/11/2022	Minor amendments	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	SH
A	21/09/2022	Final Issue	SH

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Email: info@purelake.co.uk
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group
The Distinctive Developer

Job Title
136 High Street, Sevenoaks

Drawing Title
Block B GA Plans Second Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project
7150 - ECE-V2-02-DR-A-0113_N

Status
CONSTRUCTION

Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WS1
- WS2
- WS3
- WP1
- WP2
- WP3
- WP4
- WP5
- LN1
- LN2
- LN3

AS Air Brick
CS Cavity Barrier see elevations for types
Cast in walls pipe. Provision for future installation of a private access shower. The wall is to be installed to manufacturers details at second floor slab and above. First floor walls pipe to be connected above the slab within the installation zone.

N	13/03/2025	Minor amendments to apartment layouts	SH
M	17/03/2025	External door swing added	SH
L	28/11/2024	Minor amendments to flat layouts. Brick Mix added	SH
K	28/03/2024	Overflows added	SH
J	06/07/2024	Supply and extract vents added	SH
I	04/04/2024	Central air conditioning and subsoil way confirmed	SH
H	06/03/2024	Wall type legend added	SH
G	11/08/2023	Minor amendments to bathroom doors	SH
F	28/07/2023	Amended to reflect approved planning scheme	SH
E	02/10/2022	Minor amendments	SH
D	29/11/2022	Minor amendments	SH
C	07/11/2022	Minor amendments	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	SH
A	21/08/2022	Final issue	SH



The pure lake group
The Distinctive Developer

Job Title
136 High Street, Sevenoaks

Drawing Title
Block B GA Plans Third Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project Originator Zone Level Type Date Orig No. Rev
7150 -ECE-V2-03-DR-A-0114_N

CONSTRUCTION
38

GA Block B Level 03 1-50
1:50

Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WS1
- WS2
- WS3
- WP1
- WP2
- WP3
- WP4
- WP5
- LN1
- LN2
- LN3

- AS Air brick
- CS Cavity barrier see elevations for type
- Cast in waste pipe, provision for future installation of a level access shower. The ceiling to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be connected above the slab using the insulovercross zone.

M	13/02/2025	Minor amendments to apartment layouts	SH	SH
M	17/01/2025	External door swings revised	SH	SH
L	28/11/2024	Minor amendments to flat layouts, Unit M1 added	SH	SH
K	23/08/2024	Overflows added	SH	SH
J	09/07/2024	Supply and extract vents added	SH	SH
I	04/04/2024	Corner of Chamber's Walk and Subtle Way amended	SH	SH
H	09/03/2024	Wall to be replaced added	SH	SH
G	11/06/2023	Minor amendments to bathroom doors	SH	SH
F	20/07/2022	Amended to reflect approved planning scheme	SH	SH
E	07/12/2022	Minor amendments	SH	SH
D	28/11/2022	Minor amendments	SH	SH
C	07/11/2022	Minor amendments	SH	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	SH	SH
A	21/08/2022	First issue	SH	SH

Rev	Date	Revision Details	Dr
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Job Title
136 High Street, Sevenoaks

Working Title
Block B GA Plans Fourth Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

Project	Originator	Date	Level	Type	Drawn	Check	Rev
7150	-ECE-	V2	04	DR	A	0115	N

Status
CONSTRUCTION

Wall Type Legend

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WS1
- WS2
- WS3
- WP1
- WP2
- WP3
- WP4
- WP5
- LN1
- LN2
- LN3

- AB Air brick
- CB Cavity barrier see elevations for types
- Cast in waste pipe. Provision for future installation of a level access shower. This is to be installed in conjunction with the shower at second floor level and above. First floor waste pipe to be connected above the shower installation zone.

O	19/03/2025	Internal door numbers updated	sh	SH
N	13/02/2025	Minor amendments to apartment layouts	sh	SH
M	17/01/2025	External door design added	sh	SH
L	13/01/2025	Plot 504 layout amended	sh	SH
K	19/12/2024	Kitchen to 300 amended	sh	SH
J	20/11/2024	Minor amendments to flat layouts, Brick Main added	sh	SH
I	09/07/2024	Supply and install water added	sh	SH
H	04/04/2024	Corner of Chandler's Walk and Birkdale Way amended	sh	SH
G	05/03/2024	Wall type legend added	sh	SH
F	26/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	PS	SH
D	29/11/2022	Minor amendments	PS	SH
C	07/11/2022	Minor amendments	PS	SH
B	02/10/2022	Minor amendments, windows added and apartment numbering updated	PS	SH
A	21/08/2022	First issue	PS	SH



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Job Title
136 High Street, Sevensoaks

Drawing Title
Block B GA Plans Fifth Floor 1-50

Scale
1:50 @ A0 / 1:100 @ A2

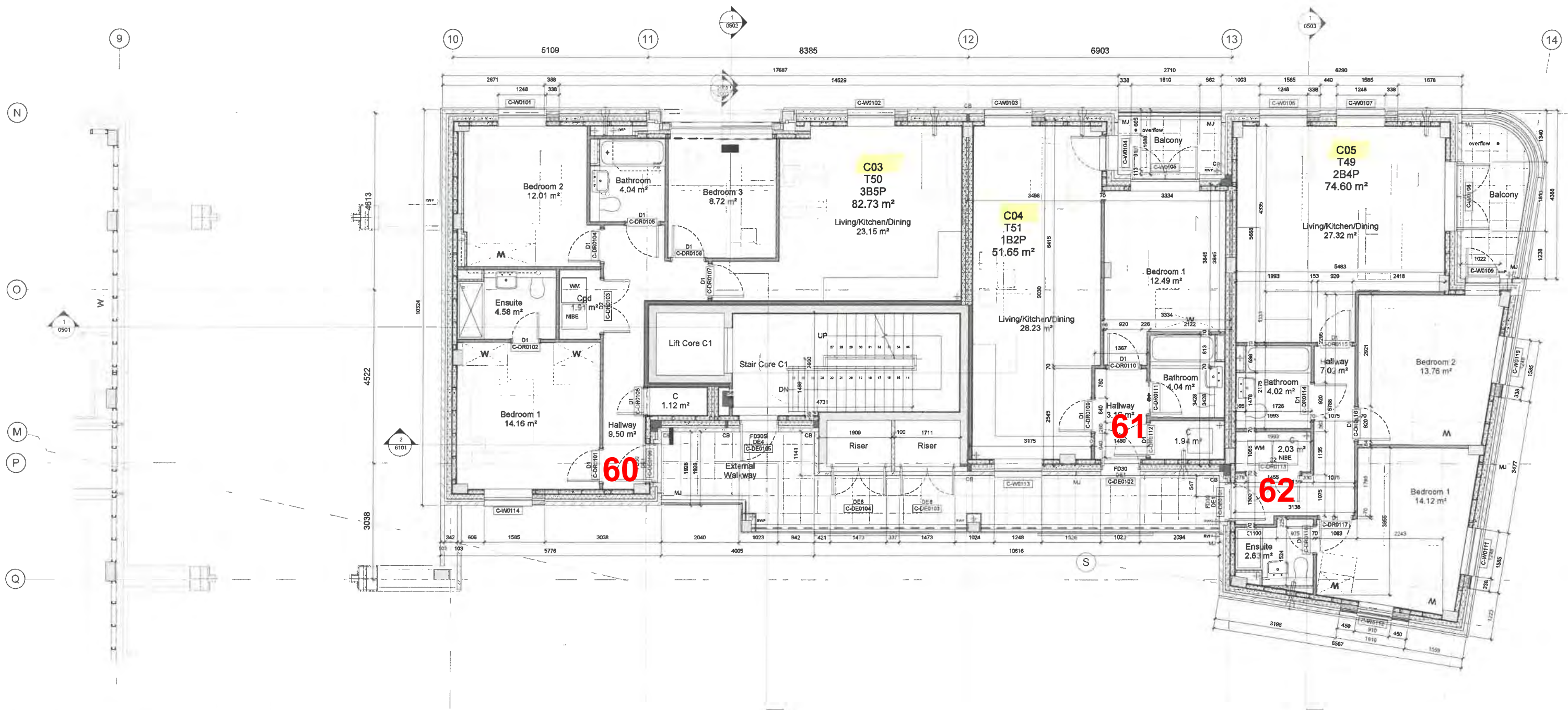
Project Originator Zone Level Type Client Org. No. Rev
7150 -ECE- V2 - 05 - DR - A - 0116 _O

Status

CONSTRUCTION

Scale
1:50 @ A1 / 1:100 @ A3





1 GA Block C Level 01 1-50
1:50

Wall Type Legend

WE1	WS1	WP1	LN1
WE2	WS2	WP2	LN2
WE3	WS3	WP3	LN3
WE4		WP4	
WE5		WP5	
WE9			

AB Air brick
CB Cavity Barrier see elevations for types
Cast in waste pipe. Provision for future installation of a level access shower. Fire collar to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be connected above the slab within the insulation/screed zone.

Job Title
136 High Street, Sevenoaks

Drawing Title
Block C GA Plans First Floor 1-50

Scale
1:50 @ A1 / 1:100 @ A3

Project Originator Zone Level Type Displ. Drg. No. Rev
7150 -ECE-V3-01-DR-A-0112_P

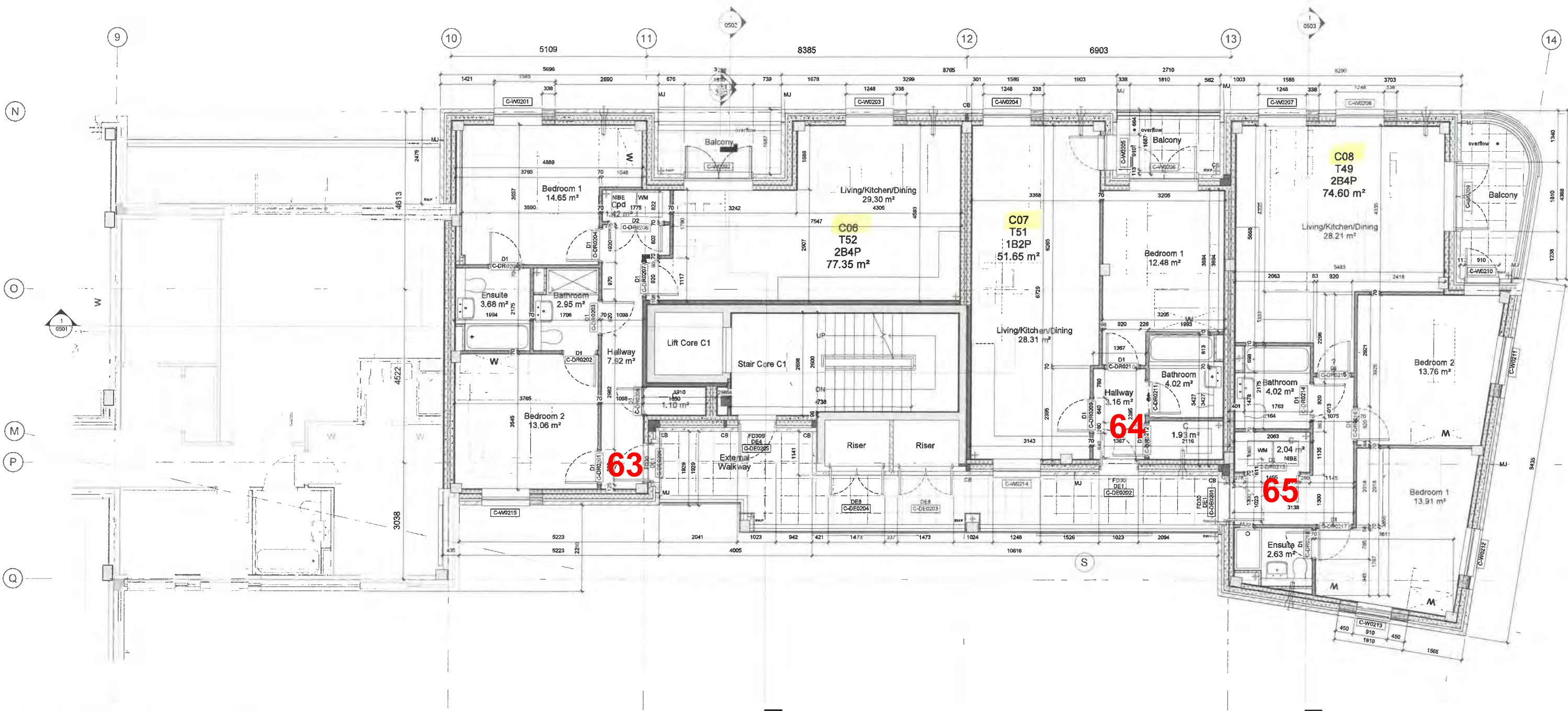
Status

CONSTRUCTION

P	18/03/2025	T49 en-suite amended	sh	SH
O	24/02/2025	Wardrobes to unit C05 updated	sh	SH
N	13/02/2025	Minor amendments to apartment layouts	sh	SH
M	17/01/2025	External door swings added	sh	SH
L	04/12/2024	Drainage layouts added	sh	SH
K	28/11/2024	Minor amendments to flat layouts, Brick MJ's added	sh	SH
J	20/09/2024	Staircase handed, minor amendments to apt layouts	sh	SH
I	23/06/2024	Overflows added	MH	mh
H	06/07/2024	Vent locations added	IF	SH
G	06/03/2024	Wall type legend added	th	SH
F	29/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	FS	SH
D	29/11/2022	Minor amendments	FS	SH
C	07/11/2022	Minor amendments	FS	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	FS	SH
A	21/09/2022	First Issue	FS	SH

Rev Date Revision Details Dr Ch





1 GA Block C Level 02 1-50
1:50

Wall Type Legend

WE1	WS1	WP1	LN1
WE2	WS2	WP2	LN2
WE3	WS3	WP3	LN3
WE4		WP4	
WE5		WP5	
WE9			

AB Air brick
CB Cavity Barrier see elevations for types
Cast in waste pipe. Provision for future installation of a level access shower. Fire collar to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be connected above the slab within the insulation/screed zone.

Job Title
136 High Street, Sevenoaks

Drawing Title
Block C GA Plans Second Floor 1-50

Scale
1:50 @ A1 / 1:100 @ A3

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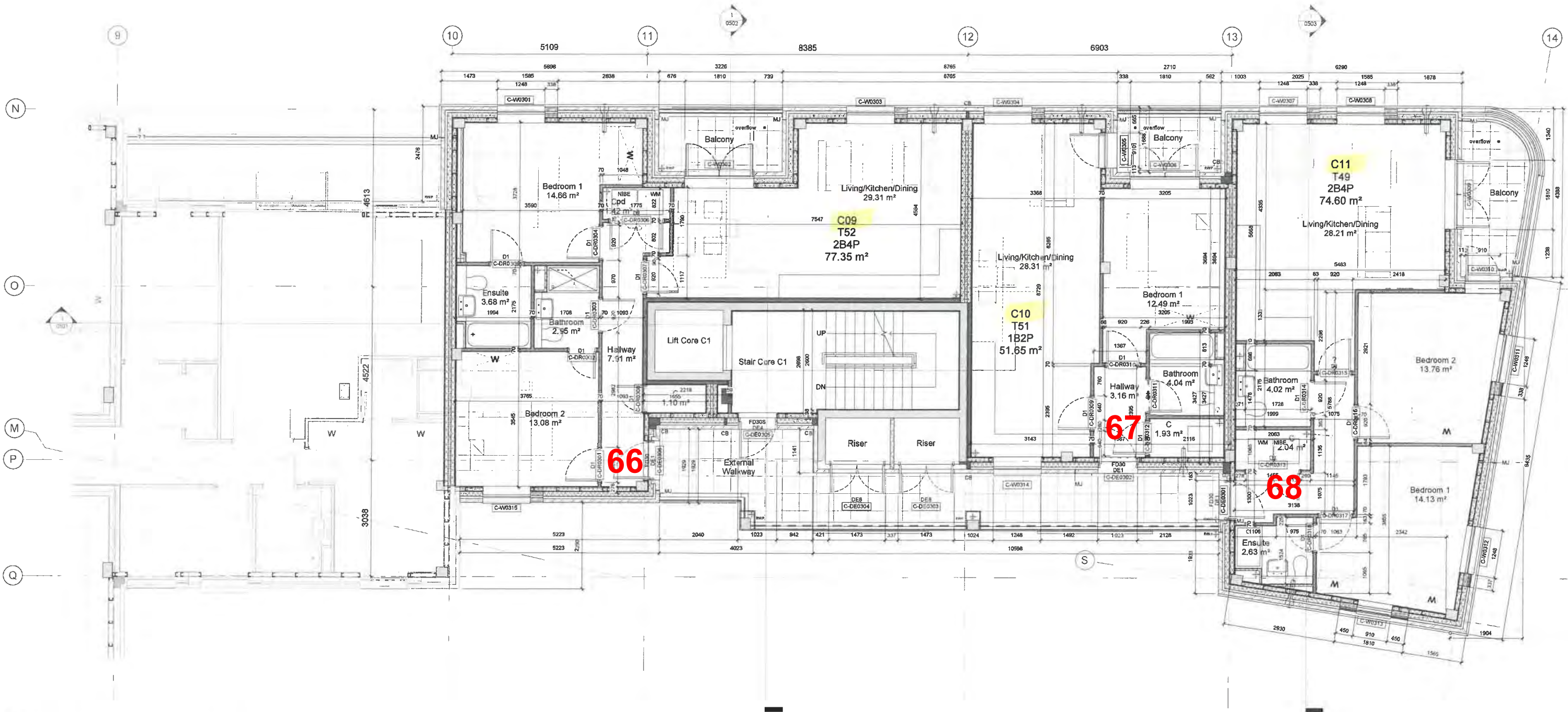
Project Originator Zone Level Type Displ. Drg. No. Rev
7150 -ECE-V3-02-DR-A-0113_N

Status

CONSTRUCTION

N	13/02/2025	Minor amendments to apartment layouts	sh	SH
M	17/01/2025	External door swings added	sh	SH
L	04/12/2024	Drainage layouts added	sh	SH
K	28/11/2024	Minor amendments to flat layouts, Brick MJ's added	sh	SH
J	20/09/2024	Staircase handed, minor amendments to apt layouts	sh	SH
I	23/08/2024	Overflows added	sh	SH
H	09/07/2024	Vent locations added	sh	SH
O	08/03/2024	Wall type legend added	sh	SH
F	26/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	sh	SH
D	29/11/2022	Minor amendments	sh	SH
C	07/11/2022	Minor amendments	sh	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	sh	SH
A	21/09/2022	First Issue	sh	SH

Rev Date Revision Details Dr Ch



1 GA Block C Level 03 1-50
1:50

Wall Type Legend

WE1	WS1	WP1	LN1
WE2	WS2	WP2	LN2
WE3	WS3	WP3	LN3
WE4		WP4	
WE5		WP5	
WE9			

AB Air brick
CB Cavity Barrier see elevations for types
Cast in waste pipe. Provision for future installation of a level access shower.
Fire collar to be installed to manufacturers details at second floor slab and above.
First floor waste pipe to be connected above the slab within the insulation/screed zone.

Job Title
136 High Street, Sevenoaks

Drawing Title
Block C GA Plans Third Floor 1-50

Scale
1:50 @ A1 / 1:100 @ A3

Project Originator Zone Level Type Displ. Drg. No. Rev
7150 -ECE-V3-03-DR-A-0114_O

Status

CONSTRUCTION

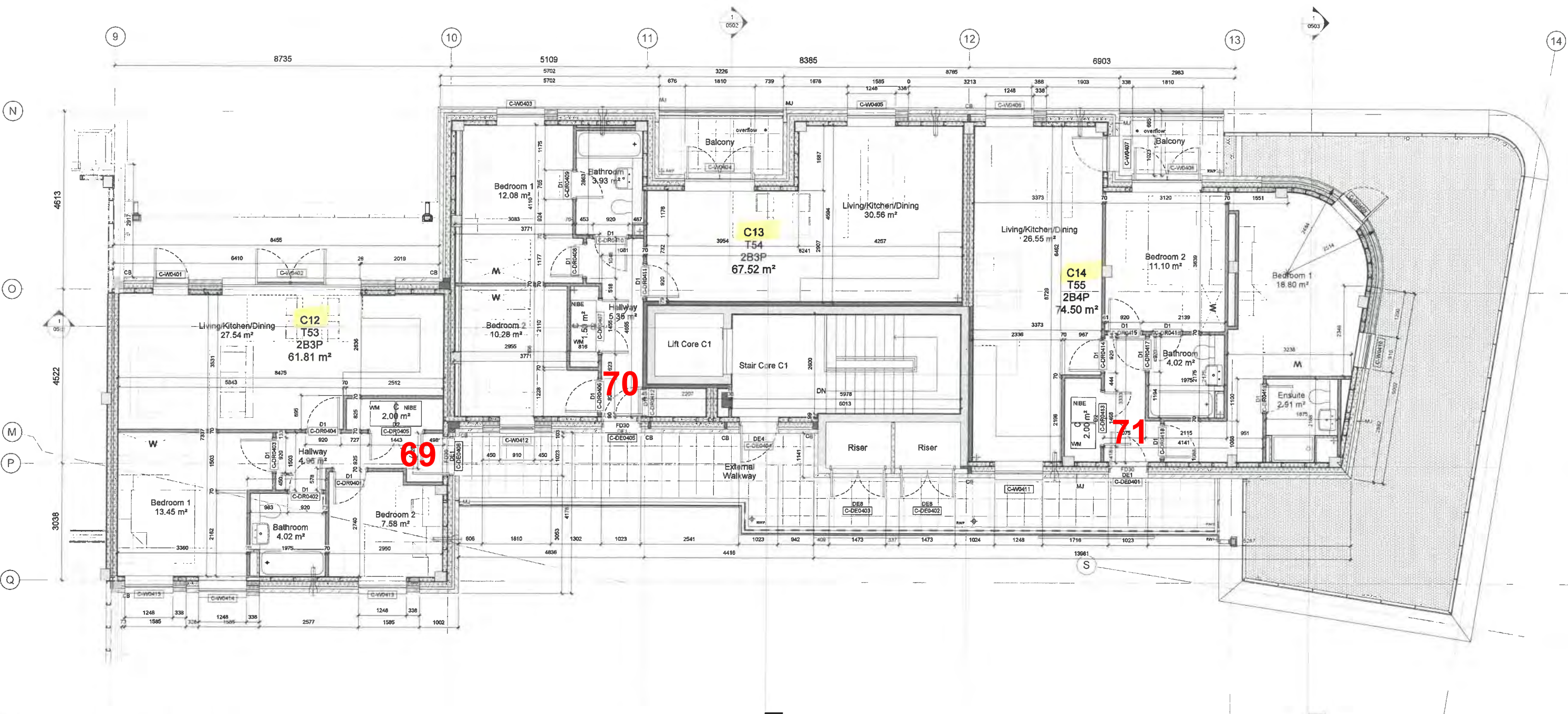
O	19/03/2025	T49 en-suite amended	sh	SH
N	13/02/2025	Minor amendments to apartment layouts	sh	SH
M	17/01/2025	External door swings added	sh	SH
L	04/12/2024	Drainage layouts added	sh	SH
K	28/11/2024	Minor amendments to flat layouts. Brick MJ's added	sh	SH
J	20/09/2024	Staircase handed, minor amendments to apt layouts	sh	SH
I	23/08/2024	Overflows added	MH	mh
H	09/07/2024	Vent locations added	sh	SH
G	06/05/2024	Wall type legend added	sh	SH
F	28/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	FS	SH
D	29/11/2022	Minor amendments	FS	SH
C	07/11/2022	Minor amendments	FS	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	FS	SH
A	21/09/2022	First Issue	FS	SH

Rev Date Revision Details Dr Ch

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ECE Architecture
www.ecearchitecture.com

CAD Plot Date: 19/03/2025 15:58:01



1 GA Block C Level 04 1-50
1:50

Wall Type Legend

WE1	WS1	WP1	LN1
WE2	WS2	WP2	LN2
WE3	WS3	WP3	LN3
WE4		WP4	
WE5		WP5	
WE9			

AB Air brick
CB Cavity Barrier see elevations for types
Cast in waste pipe. Provision for future installation of a level access shower. Fire collar to be installed to manufacturers details at second floor slab and above. First floor waste pipe to be connected above the slab within the insulation/screed zone.

Job Title
136 High Street, Sevenoaks

Drawing Title
Block C GA Plans Fourth Floor 1-50

Scale
1:50 @ A1 / 1:100 @ A3

Project Originator Zone Level Type Dispt. Drg. No. Rev
7150 - ECE-V3 - 04 - DR - A - 0115 _O

Status

CONSTRUCTION

O	19/03/2025	Door C-DR0409 tagged	sh	SH
N	13/02/2025	Minor amendments to apartment layouts	sh	SH
L	17/01/2025	External door swings added	sh	SH
L	04/12/2024	Drainage layouts added	sh	SH
K	28/11/2024	Minor amendments to flat layouts, Brick MJs added	sh	SH
J	20/08/2024	Staircase handed, minor amendments to apt layouts	sh	SH
I	23/08/2024	Overflows added	NH	mh
H	09/07/2024	Vent locations added	IF	SH
G	06/03/2024	Wall type legend added	sh	SH
F	20/07/2023	Amended to reflect approved planning scheme	sh	SH
E	02/12/2022	Minor amendments	FS	SH
D	29/11/2022	Minor amendments	FS	SH
C	07/11/2022	Minor amendments	FS	SH
B	10/10/2022	Minor amendments, windows added and apartment numbering updated	FS	SH
A	21/09/2022	First issue	FS	SH

Rev	Date	Revision Details	Dr	Ch
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Decision Notices published by Sevenoaks District Council OR Kent County Council from **19th August 2025 to 1st September 2025** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	STC Recommendation (abridged)	SDC Decision (abridged)
25/00639/FUL	2 The Crescent – Eastern	7th April 2025: STC recommended approval , 3 conditions. 2nd June 2025: STC recommended refusal , 2 grounds, 1 informative.	22 nd August 2025: SDC Refused , 2 grounds.
25/00953/HOUSE	75 Bradbourne Park Road – St Johns	19th May 2025: STC recommended refusal , 1 ground, 1 informative. 16th June 2025: STC recommended refusal , 1 ground, 1 informative. 28th July 2025: STC recommended approval .	22 nd August 2025: SDC Granted , 4 conditions.
25/01047/FUL	BT Street Hub East of Post Office, London Road & BT Telephone Box North of 52 London Road – Town	14th July 2025: STC recommended refusal, 2 grounds, 1 informative.	22 nd August 2025: SDC Refused, 2 grounds.
25/01048/ADV	BT Street Hub East of Sevenoaks Post Office, London Road – Town	14th July 2025: STC recommended refusal, 2 grounds, 1 informative.	22 nd August 2025: SDC Refused, 2 grounds.
25/01051/FUL	Pavement to Northeast of Sainsbury's, 143 St Johns Hill and Telephone Kiosk, Otford Road – St Johns	14th July 2025: STC recommended refusal, 1 ground, 1 informative.	22 nd August 2025: SDC Refused, 1 ground.
25/01052/ADV	Pavement to Northeast of Sainsbury's, 143 St Johns Hill – St Johns	14th July 2025: STC recommended refusal, 1 ground, 1 informative.	22 nd August 2025: SDC Refused, 1 ground.

25/01068/FUL	Telephone Kiosks, Sevenoaks Railway Station, London Road and Telephone Call Box Outside 14 Hillingdon Rise – Town	14th July 2025: STC recommended refusal, 2 grounds, 1 informative.	22 nd August 2025: SDC Refused, 1 ground.
25/01069/ADV	Telephone Kiosks Sevenoaks Railway Station London Road – Town	14th July 2025: STC recommended refusal, 2 grounds, 1 informative.	22 nd August 2025: SDC Refused, 1 ground.
25/01300/CONVAR	Greatness Playing Fields, Mill Lane – Northern	2nd June 2025: No comment, due to being the landowner. 30th June 2025: No comment, due to being the landowner.	21 st August 2025: SDC Granted, 17 conditions.
25/01354/HOUSE	53 The Drive – Town	16th June 2025: STC recommended refusal , 2 grounds. 14th July 2025: STC recommended approval .	19 th August 2025: SDC Granted 3 conditions.
25/01499/HOUSE	44 Quakers Hall Lane – Eastern	30th June 2025: STC recommended approval, 1 condition. 11th August 2025: STC recommended approval, 1 condition.	29 th August 2025: SDC Granted, 3 conditions.
25/01500/HOUSE	44 St Botolphs Road – Town	14th July 2025: STC recommended approval, 1 condition, 4 planning conditions requested.	28 th August 2025: SDC Granted, 4 conditions.
25/01532/FUL	144A London Road – Town	30th June 2025: STC recommended refusal unless, 1 condition. (No loss of amenity or privacy to neighbour)	20 th August 2025: SDC Granted , 4 conditions. (Officer concluded no unacceptable loss of amenity)
25/01699/HOUSE	1 Granville Road – Town	14th July 2025: STC recommended approval, 1 condition.	26 th August 2025: SDC Granted, 3 conditions.
25/01772/HOUSE	73 Hartslands Road – Eastern	14th July 2025: STC recommended approval.	19 th August 2025: SDC Granted 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 08 September 2025

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00104/FUL	Stephanie Payne 16/09/2025	Cllr Gustard	Black Elephant Architecture Design Studio
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XLX Sevenoaks Ltd (Gould)		Greensands	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/25
25/00104/FUL - Amended plan				
Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.				
A summary of the main changes are set out below:				
A revised ownership certificate A has been submitted.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ32MCBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00967/OUT	Ashley Bidwell 10/09/2025	Cllr Daniell	DHA Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Police & Crime Commissioner for Kent		Land North East of Magistrate	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/25
25/00967/OUT - REVALIDATED plan				
Outline planning application for the erection of up to 28 dwellings plus access with matters relating to layout, scale, appearance and landscaping reserved.				
A summary of the main changes are set out below:				
Revised Flood Risk Assessment received 6th August 2025.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU1RD0BKFKZ00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01030/FUL	Christopher Park 12/09/2025	Cllr Daniell	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lisauskas		Greenhills	12 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/08/25
25/01030/FUL - REVALIDATED plan				
Demolition of existing building, garage and shed. Replacement with new 5 bedroom dwelling. Solar panels and x 2 Air Source Heat Pumps. New garage with studio and outbuilding with relocated driveway access with associated landscaping.				

Planning Applications to be Considered

Planning Applications received to be considered on 08 September 2025

A summary of the main changes are set out below:

Drawings and survey report received 19.8.25.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUEPXPBKFR400>

4	Plan Number	Planning officer	Town Councillor	Agent
	25/01825/MMA	Stephanie Payne 16/09/2025	Cllr Dr Dixon	Robinson Escott Planning

Case Officer			
Applicant	House Name	Road	Locality
S Beale		9A Mount Harry Road	St Johns
Town	County	Post Code	Application date
			21/08/25

Amendment to 24/03208/FUL to adjust siting dwelling 500mm north of approved location. Extension of single storey utility room to incorporate a bike store with own access. Creation of loft conversion to be served by rear dormer and two rooflights with height of approved dwelling modestly increased by 230mm. Change first floor rear window to Juliet balcony and windows to serve bedroom. Provision of single window on either side of front door (ground floor level). Change window design on front gable (ground and first floor). Repositioning of side facing dormer on northern flank elevation (to serve dressing room). Minor internal changes. alteration to fenestration.

//Additional consultation with amendments received 26/08/2025 with the following changes:

The application form, design and access statement and proposed description has been altered to also include a slight increase in height as one of the amendments.//

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYOFMZBKHE200>

5	Plan Number	Planning officer	Town Councillor	Agent
	25/01931/CONVAR	Samantha Yates 10/09/2025	Cllr Granville	Lowe Design & Project Manage

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Dittrich	Tylers	St Nicholas Drive	Town
Town	County	Post Code	Application date
			19/08/25

Removal of condition 6 (windows) of 25/00203/FUL - Replacement dwelling with double garage, alteration driveway and retaining walls. Landscaping with amendment with the restriction on the ground floor windows on west elevations and heights of roof windows on the east and west elevations.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6PNTBK0UL00>

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02076/HOUSE	Christopher Park 17/09/2025	Cllr Gustard	OPEN Architecture

Planning Applications to be Considered

Planning Applications received to be considered on 08 September 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr N Dalton		11 Brattle Wood	Kippington
Town	County	Post Code	Application date
			27/08/25
Single storey rear extension with roof lantern			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZV0MNBKHXQ00		

7	Plan Number	Planning officer	Town Councillor	Agent
	25/02147/FUL	Samantha Yates 10/09/2025	Cllr Dr Dixon	Maple Planning & Development Ltd
Case Officer				
Applicant		House Name	Road	Locality
Bradbourne Development Ltd			2A Bradbourne Road	St Johns
Town		County	Post Code	Application date
				19/08/25
Proposed external alterations to commercial premises, including partial demolition of flat roofed area to rear, and changes to fenestration including rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T07Z7ABKI3C00			

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02156/HOUSE	Summer Aucoin 11/09/2025	Cllr Wightman	Nadia Ledger Architects
Case Officer				
Applicant		House Name	Road	Locality
M Foresti		Aspley Guise	Woodland Rise	Wilderness
Town		County	Post Code	Application date
				20/08/25
Conversion of existing garage to a utility and shower room, internal alterations. Demolition of rear of garage. Erection of single storey rear extension to extend existing snug. Creation of new paved terrace area at rear.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T09U3CBKI3T00			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02158/FUL	Summer Aucoin 12/09/2025	Cllr Wightman	Willow Town And Country Planni
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Hogg		Knole Field	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				21/08/25
Demolition of existing dwelling and outbuildings, erection of replacement dwelling, replacement garage with ancillary accommodation, garden pavilion/pool house with green roof and plunge pool. Sunken seating area. Associated landscaping. New permeable driveway with additional parking and new entrance gates.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T09U31BK13R00			

Planning Applications to be Considered

Planning Applications received to be considered on 08 September 2025

10	Plan Number 25/02221/HOUSE	Planning officer Christopher Park 13/09/2025	Town Councillor Cllr Dr Canet	Agent Harringtons 2006
Case Officer				
Applicant Mr & Mrs Cook		House Name	Road 39 The Moor Road	Locality Northern
Town		County	Post Code	Application date 22/08/25
Demolition of roofed structure around raised rear patio, to be replaced by single-storey extension with rooflights. New dropped kerb, removal of front boundary wall and fence, and new parking area to front.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0KXXHBK17W00		

11	Plan Number 25/02230/HOUSE	Planning officer Stephanie Payne 11/09/2025	Town Councillor Cllr Ancrum	Agent Sutton Architects Ltd
Case Officer				
Applicant Mr & Mrs Tindal		House Name	Road 11 Knole Road	Locality Eastern
Town		County	Post Code	Application date 20/08/25
Single-storey side extension with rooflights				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0KZ90BK18G00		

12	Plan Number 25/02254/LBCALT	Planning officer Samantha Yates 16/09/2025	Town Councillor Cllr Clayton	Agent Stephen Langer Associates Limi
Case Officer				
Applicant R Greene and V Hooker		House Name Kent Cottage	Road Wilderness Mount	Locality Eastern
Town		County	Post Code	Application date 26/08/25
Demolish existing single-storey side projection, to be replaced with new single-storey side extension. Internal alterations to ground, first, and second floors. Repair windows and replace two windows. Demolish existing greenhouse to be replaced with garden office building.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0ONHVBK19T00		