



Ms H Nixon  
Community and Planning Services  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

**Growth, Environment & Transport**

**Public Rights of Way & Access Service**  
West Kent PROW  
8 Abbey Wood Road  
Kings Hill  
West Malling, ME19 4YT

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Ask for: Nicky Biddall  
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Your Ref: SE/20/03801/FUL  
Our Ref:  
PROWAS/20/NJB/SR300/a00984  
Date: 19<sup>th</sup> January 2021

Dear Ms Nixon

Subject: **PLANNING APPLICATION REF: SE/20/03801/FUL**  
Site: Stanhope Arms, Church Road, Brasted, TN16 1HZ  
Development: Ground floor extension to South, West and North elevation including conservatory. Internal alterations at ground and first floor. Proposed children's play area and detached garden room. Removal of 2 no. stores and relocate, to also increase garden amenity. Replacement windows/doors and roof in style/materials to match existing

Thank you for your letter dated 19<sup>th</sup> January 2021 regarding the above application.

Public Right of Way Footpath SR300 runs through St Martins Churchyard, at present, coming out into the car park at the front of the building. However, initial research shows that there may be a mapping anomaly and that the footpath should, probably, exit through the lych gate to the southeast of the church. This will be investigated in due course by Kent County Council Definitive Map Team but is not relevant to the present application.

I enclose an extract of the Public Rights of Way Definitive map showing the line of this path for your information.

A search at the Land Registry shows that the triangle of land to the east side of the Stanhope Arms, inside the red line application area, where cars are presently parked, is owned under Title Deed K965672. The rest of the site is owned under Title Deed K699138. Whilst this does not affect the ability to grant planning permission, the application form answer to Question 25 is invalid as it does not show that this other freehold landowner has been notified, as required.

**Informatives:**



The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way.

Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs
- The duration of the closure is kept to a minimum
- Alternative routes will be provided for the duration of the closure.

A minimum of six weeks notice is required to process any applications for temporary closures

This means that the Public Rights of Way must not be stopped up, diverted, obstructed (this includes any building materials, vehicles or waste generated during the works) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Yours sincerely



**Nicky Biddall (Mrs)**  
Public Rights of Way Officer  
Public Rights of Way and Access Service

cc. [dmp@dmp-llp.co.uk](mailto:dmp@dmp-llp.co.uk)