

Owner/Occupier
55 Dartford Road
Sevenoaks
TN13 3TE

Ask for: Conservation
Email: conservation@sevenoaks.gov.uk
My Ref:
Your Ref: LLArt4
Date: 20 10 2020

Dear Sir/Madam,

Local List Article 4 Direction - Entrance Gate & Railings along 51 to 61 Dartford Road (Heritage Asset:10470)

We are writing to inform you that on 22nd October 2020 Sevenoaks District Council will be serving an Article 4 Direction on locally listed buildings and structures. The Notice accompanying this letter has details of the Article 4 Direction, where it can be viewed and how representations are made. We appreciate that you may not be familiar with this part of the planning process and terminology used so to this end please see the FAQ page enclosed with this letter.

The Local List includes a range of buildings, structures and outdoor spaces, which are of local architectural and historic interest or make a valuable contribution to the character and appearance of Sevenoaks town. We had previously written to inform you of the Council's adoption of Tranche 1 and Tranche 2 of the Local List at its Cabinet meetings on 20th April 2017 and 12th July 2018. More information of the Local List including description of the assets and the Supplementary Planning Document can be found at www.sevenoaks.gov.uk/locallist.

When Cabinet adopted the Local List it also resolved to apply an Article 4 Direction to the locally listed assets. The Direction withdraws certain general permitted development rights given under the Town and County Planning (General Permitted Development)(England) Order 2015. In this case you will require a planning permission for the demolition of locally listed building and boundary treatments. We want to give our locally listed buildings and boundary treatments the same level of protection as buildings and boundary treatments within conservation

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

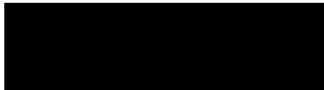
t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

areas, which already have restrictions on their general permitted development rights.

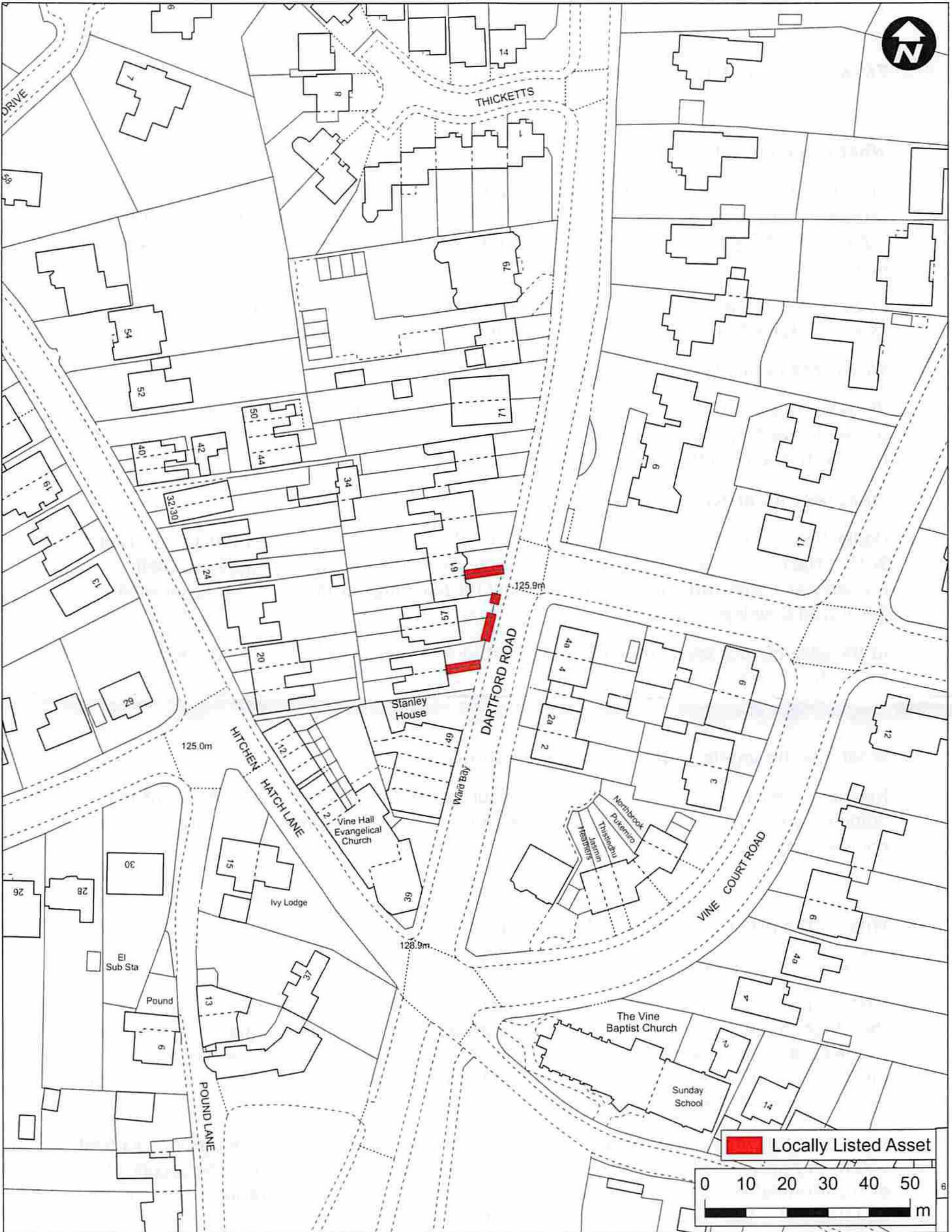
As the owner you have the opportunity to make representations to the Council until 12th November 2020. If you are not the owner of this asset, please pass this letter and Notice on to them within the next 21 days. We will write again when the Article 4 Direction has been confirmed and has come into effect

If you have any questions, please do not hesitate to contact us and we will be happy to provide further information.

Yours faithfully,



Elizabeth Ashworth
Conservation Officer



Locally Listed Asset Article 4 Direction

Asset No.: 10470

Scale: 1:1,250 @ A4
Date: November 2019

Entrance Gate & Railings along 51 to 61 Dartford Road



FAQs Local List: Article 4 Directions and General Permitted Development

What is the Local List?

The Local List identifies locally important buildings and structures which contribute architecturally and/or historically to the significance of Sevenoaks town. In line with the National Planning Policy Framework (NPPF), locally listed buildings and structures are considered non-designated heritage assets.

The Local List and the Supplementary Planning Document (which supports the status of the assets contained in the Local List) can be viewed at www.sevenoaks.gov.uk/locallist .

Why is the Council serving an Article 4 Direction now?

We want to give our locally listed buildings and boundary treatments the same level of protection as buildings and boundary treatments within conservation areas which already have restrictions on their general permitted development rights.

What does an Article 4 Direction do?

Under the Town and County Planning (General Permitted Development) (England) Order 2015 (“the GPDO”) householders are able to perform certain types of works to their property and land without the need to apply for planning permission. This is known as Permitted Development.

In the case of your asset, the Council has withdrawn the General Permitted Development right which would allow you to demolish your asset without planning permission.

What are the implications of an Article 4 Direction?

Having an Article 4 Direction placed upon your asset simply means that if you want to demolish your asset, you will need to apply for and receive planning permission prior to commencing the demolition

What is the process for Article 4 Directions?

It is a two-stage process for the Direction to have full effect.

Firstly, the Council must ‘serve’ the Direction on you: this is the purpose of this letter. At this stage, as an owner/occupier, you are entitled to make comments and representations to the Council in respect to the Article 4 Direction. Details about where a copy of the Direction can be viewed, and how representations can be submitted are in the Notice. You have until 12th November 2020 to make your representations.

After 12th November 2020 the Council will take into account the representations received within this period and decide whether to continue the process through to the second stage of ‘confirming’ the Direction. Whether or not you made any representations, you will still be informed if the Council decides to confirm the Direction.



NOTICE OF MAKING A DIRECTION UNDER ARTICLE 4(1)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

WITHOUT IMMEDIATE EFFECT

Notice is hereby given that **Sevenoaks District Council** has made a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 to which paragraph 1 of Schedule 3 applies.

The Direction was made on Wednesday 21 October 2020 and will come into force, subject to confirmation by the Council on Friday 12 November 2021 (being 12 months after the closing date for representations).

The Direction applies to development consisting of:

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure Class C of Part 11 of Schedule 2 to the said Order

The effect of the direction is that such development shall not be carried out on the land listed in the attached **Schedule** unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

If you have any objections or representations concerning this Direction, they should be submitted by email to conservation@sevenoaks.gov.uk or in writing to the Planning Department, Sevenoaks District Council offices, Argyle Road, Sevenoaks TN13 1HG between Thursday 22 October 2020 (being the date of service) and no later than 16:45 on Thursday 12 November 2020.

A copy of the Direction and plans showing the land to which it relates may be viewed on the Sevenoaks District Council Website <https://www.sevenoaks.gov.uk/consultations> or by appointment at the Council Offices, Argyle Road, Sevenoaks TN13 1HG Monday to Friday 08:45 to 16:45

SCHEDULE

1. **IRON RAILINGS ALONG ST BOTOLPH'S ROAD, SEVENOAKS TN13 3AQ**
(Heritage Asset No.10057)
2. **CAST IRON GATEPOST AT 71 HITCHEN HATCH LANE, SEVENOAKS**
TN13 3AT (Heritage Asset No.10163)
3. **GATE POSTS & RAILINGS AT 5A & 7 ST JOHNS ROAD, SEVENOAKS**
TN13 3LR (Heritage Asset No.10177)
4. **STONE PIER AT THE CORNER OF MOUNT HARRY ROAD AND MERLEWOOD**
CLOSE, SEVENOAKS (Heritage Asset No.10262)
5. **IRON GATE, GATEPOSTS & RAILINGS OUTSIDE 2 BUCKHURST AVENUE,**
SEVENOAKS TN13 1LZ (Heritage Asset No.10317)
6. **IRON RAILINGS ALONG 23, 37 & 20 BUCKHURST AVENUE, SEVENOAKS**
TN13 1LZ (Heritage Asset No.10318)
7. **RAILINGS ALONG 2 to 10 CAMDEN ROAD,SEVENOAKS TN13 3LY**
(Heritage Asset No.10333)
8. **ENTRANCE GATE & RAILINGS ALONG 51 to 61 DARTFORD ROAD,**
SEVENOAKS TN13 3TE (Heritage Asset No.10470)
9. **GATE AT FERNSIDE COTTAGE, GRACIOUS LANE, SEVENOAKS TN13 1SJ**
(Heritage Asset No.10654)
10. **RAGSTONE WALL AT WEBB'S COURT, BUCKHURST AVENUE, SEVENOAKS**
TN13 1LZ (Heritage Asset No.10211)
11. **BOUNDARY WALL ALONG 30 to 36 SOUTH PARK, SEVENOAKS TN13 1DU**
(Heritage Asset No.10214)
12. **BOUNDARY WALL BETWEEN 4 HOSPITAL ROAD TO THE OLD HILLINGDON**
LODGE, HILLINGDON AVENUE, SEVENOAKS TN13 3RB
(Heritage Asset No.10330)
13. **WALL ON THE CORNER OF CAMDEN ROAD AND ST. JOHN'S HILL**
(BOUNDARY WALL TO 21 ST JOHN'S HILL), SEVENOAKS TN13 3NX
(Heritage Asset No.10332)
14. **WALL BEHIND 15 TO 25 BRADBOURNE ROAD, SEVENOAKS TN13 3PZ**
(Heritage Asset No.10381)
15. **WALL RUNNING FROM THE SEVENOAKS ADULT EDUCATION CENTRE TO**
BRADBOURNE VALE ROAD, SEVENOAKS TN13 3QE
(Heritage Asset No. 10386)
16. **GATE PILLARS AT LAHAINA & SPRINGBANK, LINDEN CHASE, SEVENOAKS**
TN13 3JT (Heritage Asset No.10365)
17. **BOUNDARY WALL FRONTING 1 & 1A PLYMOUTH DRIVE, SEVENOAKS**
TN13 3RW (Heritage Asset No.10449)
18. **BOUNDARY WALL TO 1 KNOLE WAY, SEVENOAKS TN13 3RS**
(Heritage Asset No.10450)

19. **WALL AROUND THE GROUNDS OF THE RECTORY EXTENDING ALSO ALONG ST NICHOLAS DRIVE, RECTORY LANE, SEVENOAKS TN13 1JA (Heritage Asset No. 10468)**
20. **WALL ALONG BRITTAINS LANE TO THE SOUTHERN LIMIT OF BRITTAINS LANE, SEVENOAKS TN13 2HA (Heritage Asset No.10514)**
21. **BOUNDARY OF HOUSES BETWEEN SOLEFIELDS ROAD AND OAK AVENUE, SEVENOAKS TN13 1PL (Heritage Asset No.10529)**
22. **BOUNDARY WALL RUNNING FROM THE ENTRANCE TO KIPPINGTON ROAD TO BRAESIDE AVENUE, SEVENOAKS TN13 2LB (Heritage Asset No. 10549)**
23. **BOUNDARY WALL ALONGSIDE 17 to 23 BRADBOURNE VALE ROAD, SEVENOAKS TN13 3QQ (Heritage Asset No.10634)**
24. **BOUNDARY WALL AT 71 ST JOHNS ROAD, SEVENOAKS TN13 3NE (Heritage Asset No.10662)**
25. **BOUNDARY WALL TO THE NEW SCHOOL AT WEST HEATH, ADJACENT TO THE NORTH WEST SIDE OF WEALD ROAD, SEVENOAKS TN13 1SR (Heritage Asset No.10642)**
26. **BOUNDARY WALL BETWEEN 27 TO 41 BRADBOURNE ROAD, SEVENOAKS TN13 3PZ (Heritage Asset No.10644)**
27. **RAGSTONE WALL RUNNING ALONG EAST SIDE OF GREATNESS LANE BETWEEN NO. 6 to 76, SEVENOAKS TN13 3BE (Heritage Asset No. 10823)**
28. **CAST IRON RAILINGS AT NO. 1, 3, 5, 11 & NO. 2, 4, 8, 10, 12 HOLMESDALE ROAD, SEVENOAKS TN13 3XL (Heritage Asset No. 10738)**
29. **CAST IRON RAILING ON WEST SIDE OF KNOLE ROAD, SEVENOAKS TN13 3XH (Heritage Asset No. 10744)**
30. **ORIGINAL CAST IRON RAILINGS AND GATE AT 100 to 102 SEAL ROAD, SEVENOAKS TN14 5AU (Heritage Asset No. 10813)**
31. **VICTORIAN CAST IRON GATE AND VICTORIAN RAILINGS OUTSIDE 15 AND 17 SERPENTINE ROAD, SEVENOAKS TN13 3XR (Heritage Asset No. 10702)**
32. **CAST IRON RAILINGS OUTSIDE 19 SERPENTINE ROAD, SEVENOAKS TN13 3XR (Heritage Asset No. 10704)**
33. **VICTORIAN CAST IRON GATE AND GATE POST AT 7 SERPENTINE ROAD, SEVENOAKS TN13 3XR (Heritage Asset No. 10698)**
34. **RAGSTONE WALL ALONG SOUTH SIDE OF SEAL ROAD, SEVENOAKS TN13 3RN (Heritage Asset No. 10835)**
35. **OLD KENTISH RAGSTONE WALL ON THE PRIVATE ROAD LEADING UP FROM SEAL HOLLOW ROAD TO QUARRY SHAW, SEVENOAKS TN13 3RZ (Heritage Asset No. 10804)**
36. **GATES, GATE POSTS AND RAILINGS AT GREATNESS CEMETARY,**

SEVENOAKS (Heritage Asset No. 10816)