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Sent via Planning Portal

Dear Sir / Madam

**APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT
104-106 HIGH STREET, SEVENOAKS, TN13 1LU**

This letter accompanies an application for full planning permission and listed building consent for works to facilitate the conversion of the upper floors of 104-106 High Street, Sevenoaks ('the premises') to 2 no. residential apartments. It is submitted on behalf of Chase Park Properties Ltd (a prospective purchaser of the premises) and further to Application Ref: 21/00761/LDCPR which was validated by Sevenoaks District Council on 29 March 2021.

REASON FOR APPLICATION

104-106 High Street comprises an attractive albeit somewhat neglected Grade II building which up until recently (November 2020) was occupied by Edinburgh Woollen Mill (a retailer). It is arranged over ground, first and second floor comprising of 165.90 sqm, 85.55 sqm and 84.08 sqm respectively.

Our client is currently in discussion with the landlord to acquire the building and upon doing so intends to clear the now vacant ground floor retail space and create a self-contained single storey retail unit. The first and second floors, which were previously in use as ancillary storage space and accessed via an internal staircase from the ground floor, will be separated from the ground floor and made into two self-contained two-bedroom flats with separate access to the rear.

In order to facilitate the above (and in addition to Application Ref: 21/00761/LDCPR) the following works require listed building consent and, in some circumstances, full planning permission:

- general maintenance works to prevent water ingress in particular;
- works to the ancillary / storage areas of the premises to facilitate their lawful conversion into 2 no. high quality 2 bed, 4-person apartments;
- the creation of a new residential entrance to the rear of the premises complete with canopy;
- the introduction of a guarding rail adjacent to the new entrance for pedestrian safety;
- a new access door to the stores at ground floor;
- the repair and refurbishment of the existing windows on the High Street elevation and the replacement of windows to the rear (to match existing);
- works to repair and restore the High Street elevation (including the shopfront) which has been the subject of neglect for a number of years (and resulted in a negative impact on the Sevenoaks High Street Conservation Area).

Externally, the appearance of the elevations will remain much the same as the existing, with the exception of a canopy above the residential entrance and a new access door to the stores at ground floor on the rear elevation.

The appearance of the premises from the High Street will however be much improved following repair and restoration – these works will also serve to enhance the Sevenoaks High Street Conservation Area.

The proposed internal works will do very little to undermine the significance of this Grade II listed heritage asset (in fact they will have a neutral impact) which has been the subject of alteration and indeed neglect over a number of years. They will instead enable / facilitate the much-needed restoration of the premises' High Street frontage leading to a positive enhancement of the Sevenoaks High Street Conservation Area. Furthermore, the works will enable the occupation of the upper storeys by residential uses reflecting the traditional role of the High Street and resulting in increased footfall and vitality of the High Street and public benefits overall.

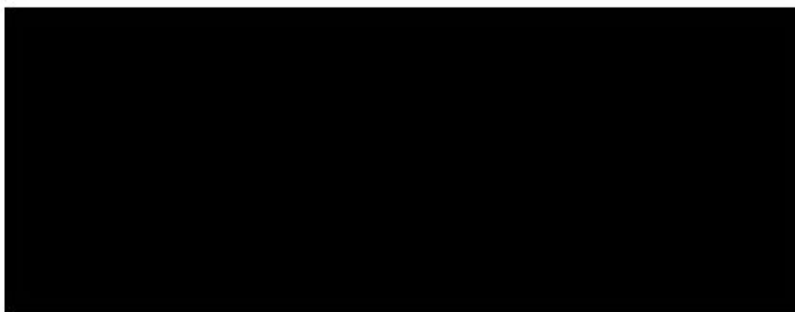
APPLICATION SUBMISSION

The following documents have been submitted in support of this application:

- application forms and certificates;
- the requisite site location plan;
- existing and proposed plans (prepared by Accord Architecture); and
- a Design, Access and Heritage Statement (prepared by Williams Gallagher with input from Accord Architecture).

We trust that all information is provided to make a positive determination of the application within the statutory timescales. However, should you have any queries please do contact the undersigned.

Yours sincerely,



Heather Arnell (MRTPI)
Director
Williams Gallagher