

Planning Department
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1HG

September 2020

Dear Sir/Madam,

Q14, FORT HALSTEAD, CROW DRIVE, SEVENOAKS, TN14 7BP

LISTED BUILDING CONSENT APPLICATION

On behalf of Merseyside Pension Fund (hereafter identified as the applicant), please find enclosed a Listed Building Consent application for Q14, Fort Halstead, Crow Drive, Sevenoaks, TN14 7BP. This application has been submitted in conjunction with the pending hybrid planning application for the wider redevelopment application of Fort Halstead (reference: 19/05000/HYB). The detailed element of the hybrid application relates to a proposed new Village Centre and building Q14 is located within the proposed Village Centre.

This application has been submitted via Planning Portal (PP-09186868) and comprises the following documents:

- Application Form;
- Village Centre Design and Access Statement;
- Q14 Built Heritage Assessment;
- Site Location Plan;
- Existing and Proposed Floor Plans, Elevations and Sections;
- Proposed Demolition Plan; and
- Proposed Ground Floor in Context (submitted for informative purposes only).

Given the relationship with the hybrid planning application, the supporting Design and Access Statement includes details of the proposed masterplan for the Village Centre. However, this is not subject to the Listed Building Consent and provides context to the application only.

Site Description and Planning History

Q14 is a building located in the heart of Fort Halstead and is proposed to form part of a wider Village Centre. Q14 is a Grade II listed building and is located within a wider enclave of 'Q' buildings. Q14 was designed in 1949 and built as part of the phase of development to serve the Atomic Bomb, High

Explosives Research (HER) work lead by William Penny, Chief Super Intendent Armaments Research (CSAR) at Fort Halstead. The building is also known as the Penney building.

Q14 is a two-storey, flat roofed building with a rectangular floor plate. The main entrance to the building is from the south elevation with a pedestrian entrance on the eastern elevation. Crow Drive is located south of the site, separating the site from the Fort with Penney Road to the north.

The wider Fort Halstead site benefits from an extant permission granted in December 2015 (reference: SE/15/00628/OUT) for the redevelopment of the site including demolition of buildings, to deliver a mixed-use scheme comprising a business area, 450 residential units, a hotel, a village centre, use of the Fort Area and bunkers as an historic interpretation centre associated works.

The site is now subject to a pending hybrid planning application (reference: 19/05000/HYB) for:

'Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site'

The hybrid planning application proposes the change of use of the Village Centre to mixed use (Use Class A1/A3/A4/A5/B1a/D1/D2), which includes Q14.

The hybrid planning application includes the proposed demolition of Q12 which is located immediate south of Q14. The wider Village Centre proposals seek to restore two existing buildings of Q14 and Q13 and the creation of a new mixed-use building to create a hub for both the employment area and future residents. Detailed landscape plans form the detailed component of the hybrid planning application, with a new square fronting Crow Drive.

The hybrid planning application proposes to erect a glazed atrium between Q14 and Q13 to create a hub for social, employment and meeting space. The atrium is sensitively designed to respect the building fabric of Q14 and reflect the existing architectural style of both buildings.

The Proposals

The proposed description of development is to reflect the proposals of the pending hybrid planning application for the change of use of Q14. The proposal is:

'Refurbishment of Q14 including external alterations to Q14, creation of a new entrances, connection into a glazed atrium, a new external staircase, replacement of windows and doors, installation of a lift, demolition of plant room and associated works. Internal alterations including removal of W.Cs and suspended ceiling, creation of walls, replacement of doors and associated works.'

This application seeks consent for a number of internal and external alterations which are detailed in the accompanying Design and Access Statement and proposed drawing plans. A summary of the proposed amendments are set out below:

Proposed Ground Floor

- Installation of new external staircase
- Replacement of full height windows and doors
- Blocking of doors and windows
- Connection of glazed atrium, lift and ramp
- Removal of suspended ceiling
- Reinstallation of Penney plaque
- Restoration and repair of brickwork.

Proposed First Floor

- Replacement of windows and doors
- Creation of new opening for lift
- Dropping of cill
- Installation of new external staircase.

Proposed Roof Plan

- Replacement of skylights.

The elevations also include the removal of external air conditioning units as well as a signage zone location identified.

The works are proposed to reflect the proposals put forward in the hybrid planning application for the redevelopment of Fort Halstead to create a new Village Centre.

It is anticipated that further Listed Building Consent applications will be submitted when the exact layout, use and interior of Q14 is known.

Pre-Application Engagement

The proposals for Q14 have been subject to pre-application discussions with various parties, predominantly these have fallen within the wider discussions and engagement on the redevelopment of Fort Halstead.

Discussions have been ongoing with Sevenoaks District Council Design and Conservation Officers since October 2018, with engagement with Historic England in December 2018 and more recently in March 2020. The feedback from these meetings has been taken forward as part of the proposals including the sensitive restoration, framing Q13 and Q14 at the heart of the Village and creating intrinsic views and relationship to the Fort.

A public consultation was held on the wider Fort Halstead redevelopment including Q14 in January 2019. Further details of this public consultation are included in the pending hybrid planning application (19/05000/HYB).

Planning Policy Consideration

The proposals for Q14 have been assessed against the Sevenoaks Development Plan policies, including the Core Strategy (2011) and the Allocations and Development Management Plan (2015). Material considerations to this Listed Building Consent are the National Planning Policy Framework (2019) and the Sevenoaks Submission Local Plan which is currently subject to a high court challenge following the close of Examination in Public in 2019.

The site is subject to the following designations:

- Grade II Listed Building
- Located within the Kent Downs Area of Outstanding Natural Beauty
- Located within the Green Belt
- Archaeological Notification Area
- Fort Halstead Allocation

Impact on the Listed Building

A Built Heritage Assessment prepared by CgMs Heritage accompanies this Listed Building Consent application, with a Design and Access Statement prepared by JTP detailing the sensitive design approach which is proposed to Q14.

The Built Heritage Assessment provides a detailed assessment of the proposed works and the impact on significance of Q14 as well as the setting. Four of the proposals are considered to be highly beneficial and four moderately beneficial to the significance of the building, one is assessed to be minor beneficial with two neutral. The assessment recommends detailed and carefully considered design considerations for the proposed elements which are considered to cause negligible or low level of less than substantial harm. Such sensitive design considerations have been taken forward in the scheme.

The proposals respect the Grade II listed building status of the building, and seek to retain and preserve the historic significance with the reinstatement of the Penney plaque. The proposed design is cognisant of the existing architectural style and in conjunction with the proposed materials will enhance and preserve the local character and appearance of the designated heritage asset. The design will contribute to the wider creation of an attractive and sustainable environment, delivering high quality space for the future community in accordance with Policy SP 1 (Design of New Development and Conservation).

The proposals will deliver significant public benefits as identified in the Design and Access Statement. These include the restoration of the building to a long-term viable use; enhancements to the fabric of Q14 with the reinstatement of original features; enhanced of visual link between Q13 and Q14 and the Fort with new views created to the Fort; and an enhanced understanding and appreciation and interpretation of the Listed Building.

As outlined in the Built Heritage Statement, the proposals will deliver significant benefits for the employment area and local community through restoring Q14 to an active use; preserving and enhancing the historic features of the building through the delivery of a positive contribution to the uniqueness of Fort Halstead. The proposals are therefore in accordance with paragraph 192 of the NPPF.

The proposals will form a new Village Centre which will provide a mix of uses and potential creation of jobs, community facilities and open space which are proposed as part of the wider Fort Halstead hybrid planning application.

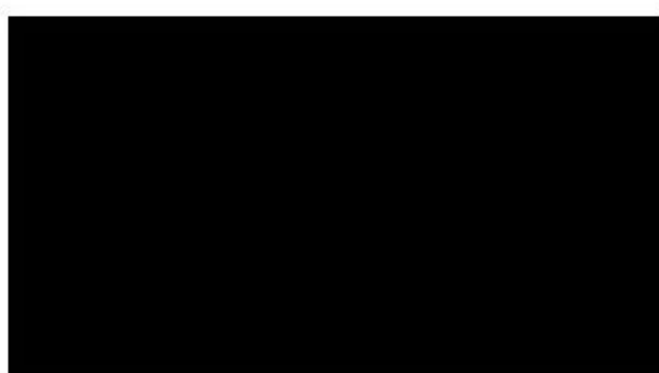
The Kent Downs Area of Outstanding Natural Beauty Management Plan requires the protection, conservation and enhancement of the historic character and features of the Kent Downs landscape (HCH1) and supports high standards of design with opportunities to develop contemporary historic interpretation and celebration of the landscape. The proposals preserve, conserve and enhance the Kent Downs AONB, with the sensitive works proposed to Q14 and its setting to create a high quality, attractive landscape environment.

The Built Heritage Statement concludes that the overall impact of the current proposals would be beneficial and enhance the significance of Q14.

In light of the above and supporting documentation with this application, we consider the proposals to positively contribute to the preservation of Q14, enhancing the building and its setting through the restoration of the building. The proposals are therefore in compliance with the Sevenoaks Development Plan.

I trust the above is sufficient for validation. However, if you do have any further queries please do not hesitate to contact myself or my colleague Alison Tero (alison.tero@cbre.com). I look forward to receiving acknowledgement of this application.

Yours sincerely,



**KELLY LIPPETT
SENIOR PLANNER**