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Date: 30th September 2021

Dear Planning Officer,

Fawkham Manor Hospital, Manor Lane, Fawkham, KENT, DA3 8ND

On behalf of the applicant, Fawkham 21 Limited, please find enclosed an application that seeks approval of Condition 14 (hard and soft landscaping) attached to Planning Permission ref. 21/00695/FUL granted on 17th August 2021.

Planning Permission 21/00695/FUL dated 17th August 2021 permits:

“Partial redevelopment and conversion of the former Fawkham Manor Hospital for residential (C3 Use), including self-contained houses and apartments. Including demolition of modern hospital wings and outbuildings. Associated landscaping, erection of ancillary outbuildings, including bin and bike stores.”

Condition 14: *Prior to the commencement of development above the damp proof course of any of the new housing blocks, a detailed scheme of hard and soft landscaping including details of boundary treatments within the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to: a soft landscaping scheme including details of species to be planted; details of materials and finishes for all hard surfaces; and a schedule of implementation. This shall be submitted with supporting information to demonstrate how this has regard to the significance of the heritage asset and how regard shall be had to the buffer of the ancient woodland. The landscaping scheme shall be implemented in accordance with the approved scheme for implementation. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.*

This application is accompanied by a Landscaping Management Plan including Hard and Soft Landscape Plans. They have been designed with consideration to the significance of the listed building and ancient woodland.

Heritage

During the application the Conservation Officer providing the following comments:

Landscaping

- The grassed area to the north and trees would be retained, which is important. An extant driveway to the north west of the house should also be retained. It is important that the landscaping has respect for the historic landscape character.

- The proposals would introduce formalised landscaping to the east of the listed building, delineating the courtyard to the proposed Blocks A, B and C. The landscaping design should engage with the east elevation of the listed building.
- The front elevations of the new blocks should not feature any fencing or walls that delineate the smaller-scale residential units as this would not be appropriate in the setting of the listed building. Hedge boundaries would provide a softer effect than fencing.
- It will also be important that the resident's car parking to the north east is well shielded in views from the listed building.
- The landscaping scheme can help to integrate the development into the landscape and potentially lessen the impact on the setting of the listed building- this should be conditioned.

In addition, the Heritage Statement that was submitted during the application summarised that:

There is a lack of historical evidence relating to the gardens and none of the historic maps provide a specific scheme that would be sufficient to base a new scheme upon. The full detail of the landscaping scheme can be agreed by condition but the idea of a more formal courtyard spaces to the east and lawned areas to the north is not out of keeping with what one would expect of this type of house. The boundary treatments for the houses have been softened to ensure hedging forms part of the setting of the listed building, avoiding close board fencing.

The historic maps included in the Heritage Statement indicates that the hard standing has been formally arranged with a large garden to the north and smaller possibly lawned garden to the east with sprawling trees. The earliest photograph, possibly taken in 1960s shows the gardens as lawned areas, see below:



Ancient Woodland

The Ancient and Semi-Natural Woodland has been protected and 1,343sqm of mitigation planting has been included within the proposed scheme to the north and 3,668sqm to the west will be managed and be enhanced woodland within the Ancient Woodland Management plan as required under Condition 15 of the decision notice.

Therefore, the landscape scheme has been designed with a lawn zoned to the east with views directed towards the listed building and soft buffered spaces towards to the new blocks. To the north the area has been designed as a wild meadow to allow for a larger garden area and for biodiversity, including the new planting of trees for 1343sqm of mitigation planting.

Should you have any queries or require additional information in relation to the above condition please do not hesitate to contact myself or Lotte Hirst at this office (lotte@jaspargroup.co.uk).

Yours sincerely,



Dean Slidel
Development Surveyor