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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 Conditions 25 (rooflights) and 26 (windows) 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 25: *Prior to the installation of any rooflights to the listed building, elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5 of those rooflights shall be submitted to and approved in writing by the Local Planning Authority. The rooflights shall have steel or cast metal frames with central vertical glazing bar fitted flush with the adjoining roof surface and shall not project above the plane of the roof. The development shall be carried out in accordance with the approved details.*

Condition 26: *Prior to the installation of any new windows within the listed building, details of those windows (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Windows to listed building

All of the existing Crittall windows will be retained and refurbished by sand blasting the existing paint off the metal frames and repainting them in white. The windows that will be retained are windows 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 52, 53, 61, 64, 65, 66, 67, 68, 69, 70, 72, 73, 74, 76, 77, 78, 79, 80, 81, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 as labelled on the accompanying window schedule. The following photos identify each window as labelled on the schedule in their current state and will be retained with light refurbishment.

Window 1



Window 2



Windows 3, 4 and 5



Window 7



Window 8



Windows 9, 10 and 11



Window 12 – Windows style will be reversed to open outwards



Window 13 – Windows style will be reversed to open outwards



Window 14



Window 15



Window 17 – Basement Level



Window 18 – Basement Level



Window 19



Window 20



Windows 25, 26 and 27 – Access wasn't available at time of inspection but are Crittal

Window 28 - UPVC to be retained



Window 29



Window 30



Window 31



Window 32



Window 33



Window 34



Window 35



Window 36



Window 38



Window 40 – Windows style will be reversed to open outwards



Window 41 – Windows style will be reversed to open outwards



Window 42



Window 43



Window 44



Window 45



Window 46



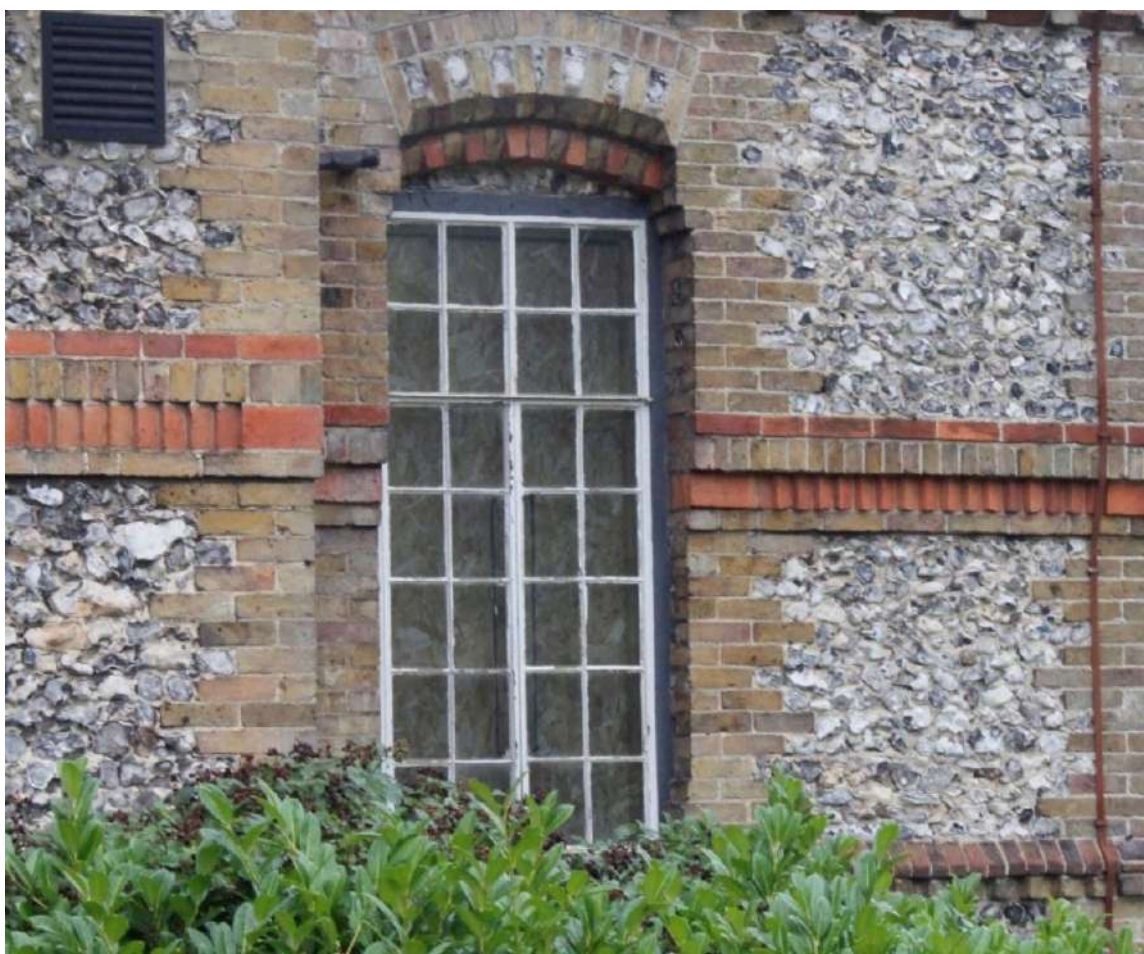
Window 47



Window 49



Window 50



Window 52



Window 53



Window 61



Window 64



Windows 65, 66 and 67



Window 68



Window 69



Window 70



Window 72



Window 73



Window 74



Window 76



Window 77



Windows 78 and 79



Window 80 – Windows style will be reversed to open outwards



Window 81



Window 82 – Wooden and at Basement Level



Window 83



Window 84 – Windows style will be reversed to open outwards



Window 85



Window 86



Window 87



Window 88



Window 89



Windows 90, 91 and 92



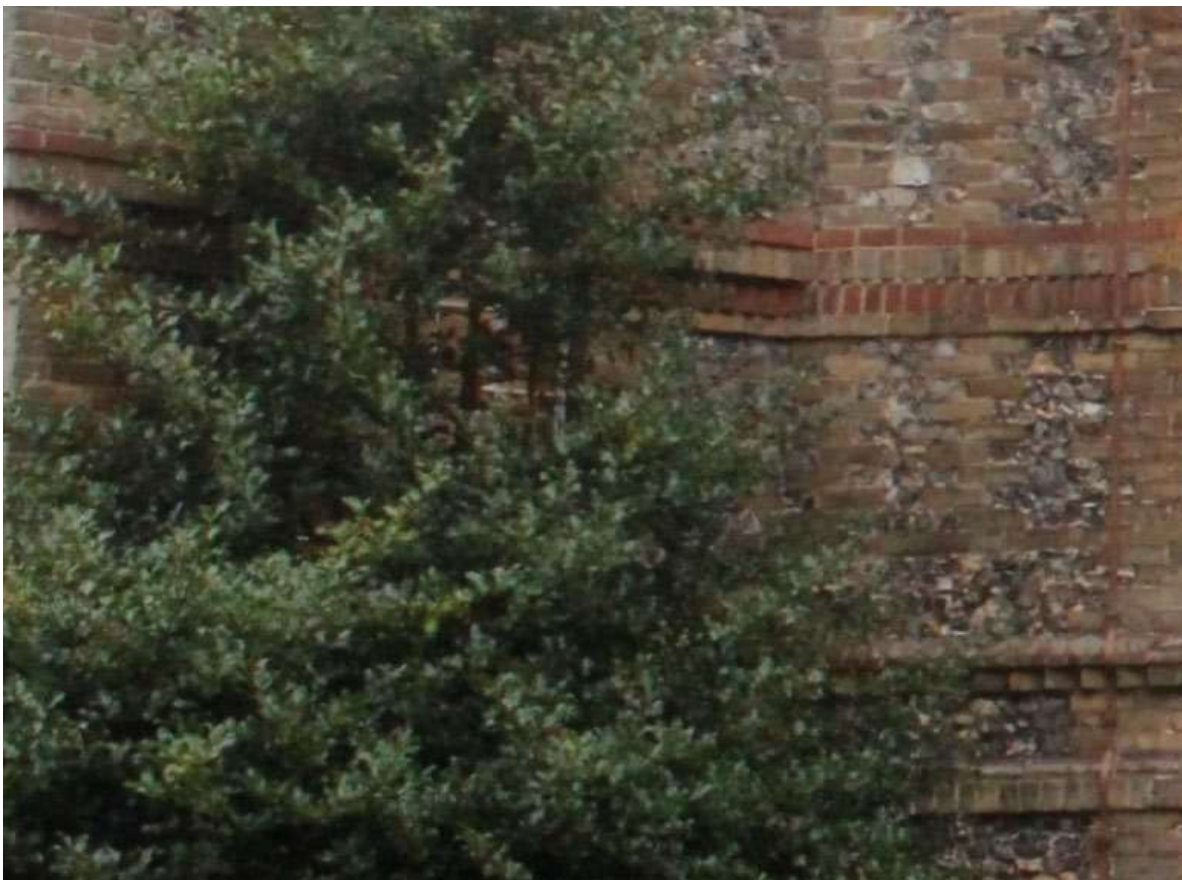
Window 93 – Windows style will be reversed to open outwards



Window 94



Window 95 – hidden behind tree – Crittall



Window 96 – hidden behind bush

Window 97



Window 98



Window 99



Window 100



Window 101



Window 102



Replacement Windows

There are a number of wooden windows which will be replaced with Homelight Plus Crittall windows in white including all windows that are along the external ground level and will be like for like to match the existing design. The windows that run along the external ground level are being replaced for Secure by Design purposes so that they are PAS24:2016 compliant and so that each window open outwards for building regulations. The windows that will be replaced are windows 16, 21, 22, 23, 24, 39, 48, 51, 62 and 63 as labelled on the accompanying window schedule.

The following photos identify each window as labelled on the schedule in their current state and will be replaced like for like in Crittall, as per the accompanying detailed drawings.

Window 16 – Wooden



Window 21 – Wooden



Window 22 – Wooden



Window 23 – Wooden



Window 24 – Wooden



Window 39 – Wooden



Window 48

Hidden behind bush – presumed to be wooden like window 51 and to be replaced with like for like Crittal.



Window 51 – Basement Level



Window 62 – First floor wooden door to be replaced with a Crittall window



Window 63 – Wooden and at Basement Level



New Windows and rooflights

New windows and rooflights will be inserted along the North East Elevation, in addition two doors will be replaced with windows. All new windows will be Homelight Plus Crittall windows in white and will match the existing design.

The new rooflights will Neo® rooflights from The Roof Light Company and are steel profiled with central vertical glazing bar and is fitted flush with the adjoining roof surface that does not project above the plane of the existing roof, see accompanying product data sheet.

The new windows that will be inserted are windows 54, 55, 56, 57, 58, 59, 60 and 71 as labelled on the accompanying window schedule.

The following photos identify the location of each new window as labelled on the schedule and will match the existing windows design as per the accompanying detailed.

Windows 54, 55, 56 and 57

New rooflights along the sloping roof on the North East Elevation



Window 58, 59 and 60

New windows to match window 61 along the North East Elevation



Window 71

Replacement of door for a new window to match Window 72, as per the photograph below and accompanying detailed drawings.



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,

A handwritten signature in black ink, appearing to read 'Dean Slidel'. The signature is stylized and written in a cursive-like font.

Dean Slidel
Development Surveyor