

APPENDIX 1

SEVENOAKS DISTRICT COUNCIL

Argyle Road, Sevenoaks, Kent, TN13 1RG

Local Government Act, 1972

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Application Ref. No. SE/97/2342

Mr & Mrs Lovegrove
C/O Graham Simpkin
2 The Parade
Ash Road, Hartley
Longfield, Kent DA3 8EG

Application accepted as valid on 13th November 1997.

PROPOSAL: Change of use of redundant farm buildings to Class B1(a) and B1(b) with ancillary communal kitchen and meeting room. Also to buildings, provision of parking and landscaping. Demolition of Dutch barn. As amended by letter and plans dated 20.2.98.

LOCATION: Hendon Manor off Ide Hill Road Brasted,

The Sevenoaks District Council, as the District Planning Authority, HEREBY GRANTS PLANNING PERMISSION in respect of the proposal described above SUBJECT TO THE FOLLOWING CONDITION(S):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91 of the Town and Country Planning Act, 1990.

2. No development shall take place until samples of all materials to be used in the external construction of the development have been submitted to, and approved in writing by, the District Planning Authority; the development shall be constructed in accordance with approved materials.
Reason: To ensure a satisfactory appearance on completion of the development.

3. No development shall take place until details of the surfacing of driveways, parking areas and paths have been submitted to and approved in writing by the District Planning Authority. The development shall be completed in accordance with the approved details.
Reason: In the interests of visual amenity.

4. No development shall take place until details, at a scale of not less than 1:10" of all fenestration joinery have been submitted to and approved in writing by the District Planning Authority. The development shall be constructed in accordance with the approved details.
Reason: To ensure a satisfactory appearance on completion of the development.

5. No development shall take place until there has been submitted to and approved in writing by the District Planning Authority a scheme of landscaping, including type and size of species, which shall include indications of all existing trees and hedgerows on the land, and

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Reason: To ensure a satisfactory appearance on completion of the development.

5. No development shall take place until there has been submitted to and approved in writing by the District Planning Authority a scheme of landscaping, including type and size of species, which shall include indications of all existing trees and hedgerows on the land, and

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details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: In the interests of amenity.

7. Before the use or occupation of the development hereby permitted, the car parking areas shown on the approved plan(s) 164/P101/A shall be provided and shall thereafter be kept available for the parking of cars at all times.

Reason: In the interests of road safety and convenient access.

8. The occupiers of the office units shall not access the development from the eastern approach road.

Reason: In the interests of road safety and convenient access.

9. The building shall be used only for B1(a) or B1(b) purposes and for no other purpose (including any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987).

Reason: In the interests of the residential amenities of the area.

10. Notwithstanding the provisions of any Development Order no boundary walls or fences shall be erected within the site without the prior written permission of the District Planning Authority.

Reason: In the interests of the visual amenities of the area.

11. Operations shall take place on the site only between 7am and 6pm on Mondays to Fridays, and 7am to 1pm on Saturdays; no activities shall take place on Sundays or Public Holidays.

Reason: In the interests of the residential amenities of the area.

12. Notwithstanding the provisions of any Development Order, no alterations to provide accommodation in the roof space or additional mezzanine floors shall be carried out to the building hereby permitted without the prior written permission of the District Planning Authority.

Reason: In the interests of the visual amenities of the area.

13. No additional windows or rooflights shall be inserted without the prior written permission of the District Planning Authority.

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Reason: To ensure a satisfactory appearance on completion of the development.

14. The developer shall afford access at all reasonable times to any archaeologist nominated by the District Planning Authority and shall allow them to observe the excavations and record items of interest and finds. The developer will inform the County Archaeological officer of the start date of construction works on site not less than 2 weeks before the commencement of such works.

Reason: To provide the opportunity to record items of archaeological interest from the site.

15. No external lighting shall be installed without the prior approval in writing of the District Planning Authority.

Reason: In the interests of the residential amenities of the area.

16. No part of the site shall be used for open storage.

Reason: In the interests of visual amenity.

17. The buildings shown to be demolished on drawing 91023/1A shall be demolished and all materials resulting therefrom shall be removed from the site before development commences or within such period as shall have been agreed in writing by the District Planning Authority.

Reason: In the interests of visual amenity.

18. The storage areas, communal kitchens, and meeting rooms shall be permanently maintained as such and made available for occupiers of the units within the approved development, on a permanent basis.

Reason: To prevent unsatisfactory or over-development of the site.

19. The existing passing bays shown on drawings 444/1 and 444/2 shall be permanently retained.

Reason: In the interests of road safety.

Dated: 17th December 1998

Signed:

Andrew Middlemiss

Andrew Middlemiss
Planning & Transportation Director
(The proper officer of the authority)

INFORMATIVE:

You are advised to liaise with the County Council to maximise the forward visibility across the inside of the road bend at the access junction by removing or reducing the height of roadside vegetation to a height not higher than 900mm above the adjacent carriageway. Contact

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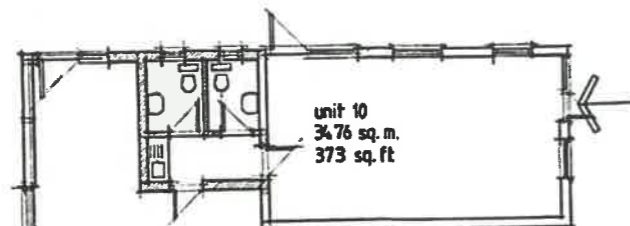
Application Ref. No. SE/97/2342

the Area Manager, West Kent Highway Management Unit, Kent County
Council, The Tardrop, London Road, Swanley, Kent BR8 8TJ (Tel: 01322
668029).

IMPORTANT. This is a planning permission granted under the Town and Country
Planning Act and does not operate so as to grant any lease, tenancy or rights
of occupation of or entry on to the land to which it refers, nor does it
dispense with the need to comply with any other enactment, bye-law or provision
whichever.

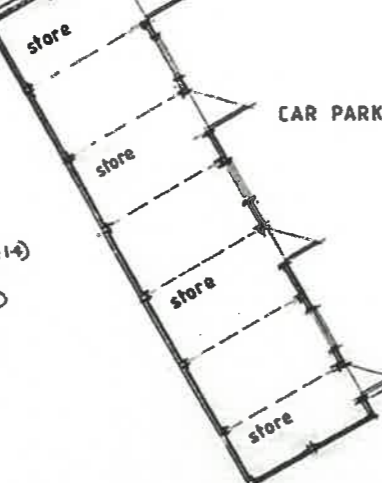
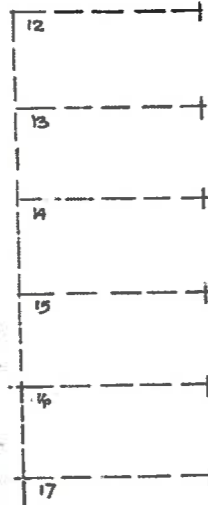
THE APPLICANT'S ATTENTION IS DRAWN TO THE ATTACHED NOTES

The applicants attention is drawn to the attached set of forms which should be
used when submitting details pursuant to this permission. Under the Kent Protocol
any submission of details will be formally registered, allocated a reference
number, and processed as an application.

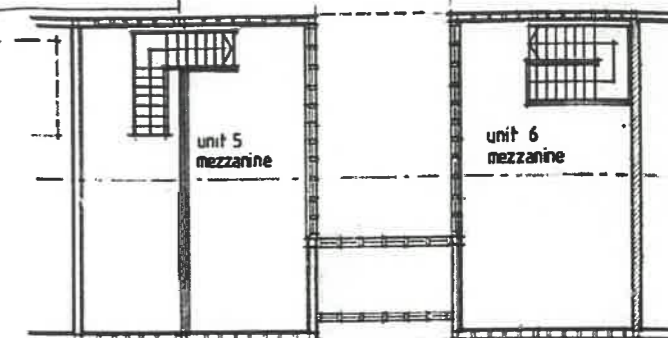


unit 9
64.7 sq.m.
695 sq.ft.

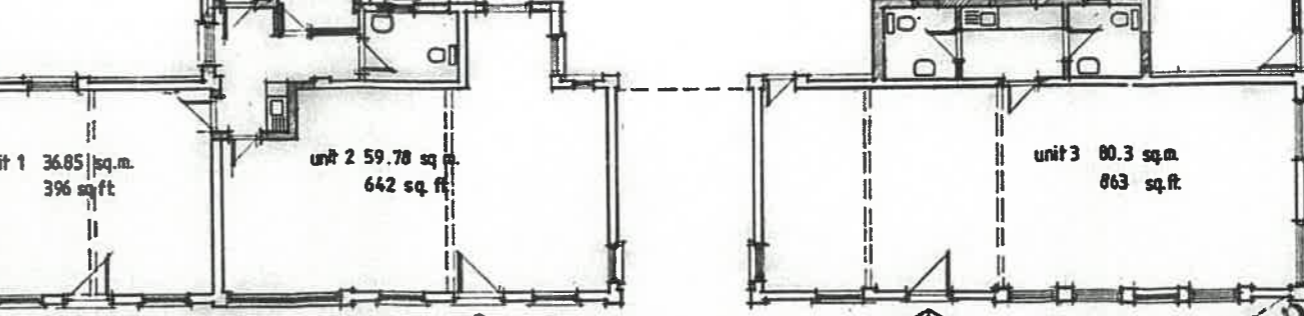
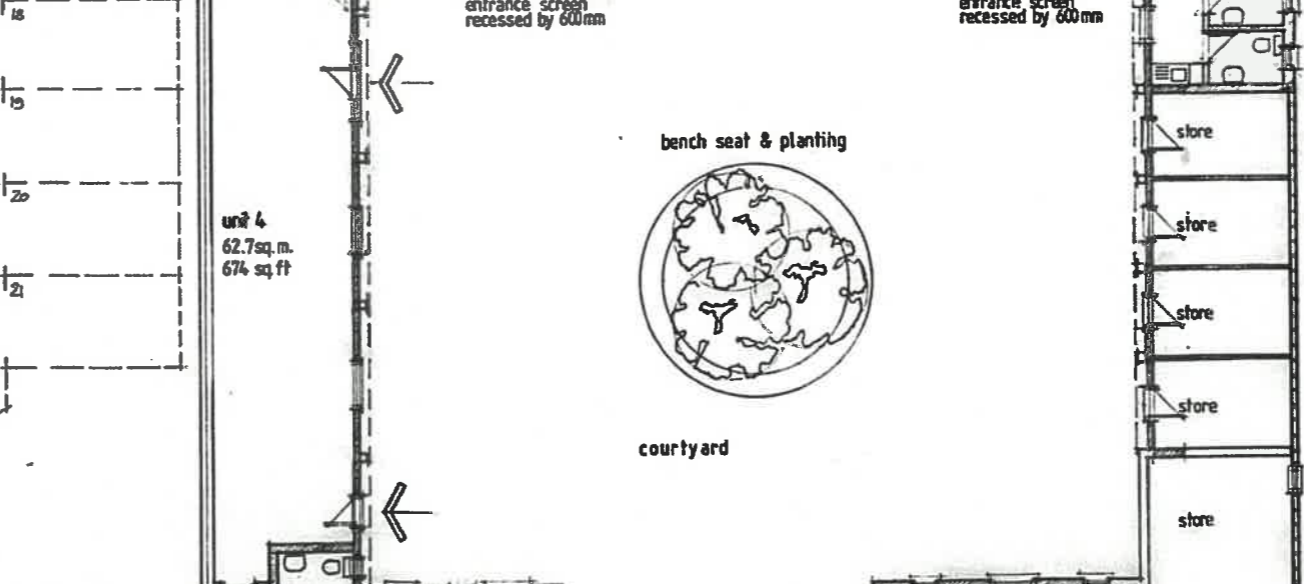
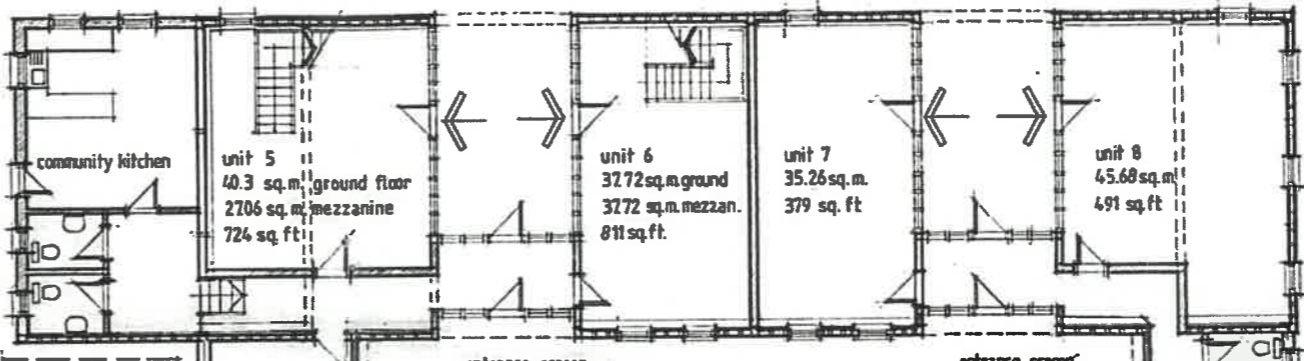
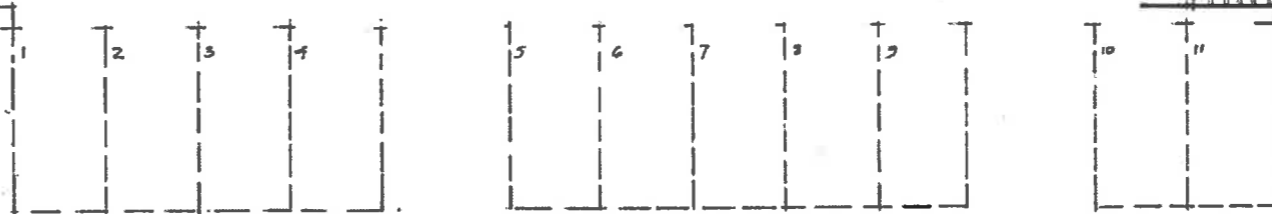
communal meeting room
75.03 sq.m.
806 sq.ft.



CAR PARK ACCESS



mezzanine layouts to units 5 & 6



FLOOR AREAS

UNIT 1	36.85m ²
UNIT 2	59.78m ²
UNIT 3	80.3m ²
UNIT 4	62.7m ²
UNIT 5	40.3m ² + 27.06m ² = 67.36m ²
UNIT 6	37.72m ² + 27.72m ² = 65.44m ²
UNIT 7	35.26m ²
UNIT 8	45.68m ²
UNIT 9	64.7m ²
UNIT 10	34.76m ²

6.7 x 5.5m
(4.0 x 5.5m) + (2.3 x 2.1) + (2 x 1.4)
4.6 x 5.5m
(4.1 x 5.3) + (1.5 x 1)
(6.2 x 6.5) + (5.5 x 8.2)
4.6 x 8.2 x 2.0m
4.3 x 8.2m
(6.2 x 6.6) + (2.8 x 1.7)
(6.1 x 5.5) + (2.8 x 5.5)
1.9 x 4.4m

COMMUNITY MEETING ROOM 75.03m²

TOTAL	657.86m ² (7085.7ft ²)
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COMMUNITY MEETING ROOM	75.03m ²	6.1 x 12.3m
UNIT 1	36.85m ²	4.6 x 4.9m
UNIT 2	59.78m ²	(6.7 x 12) + (2.2 x 1.1) + (1.1 x 1.4)
UNIT 3	80.3m ²	7.0 x 2.0m
UNIT 4	62.7m ²	(6.6 x 3.5) + (6.6 x 1.5) + (3.7 x 2.4)
UNIT 5	67.36m ²	(3.7 x 2.4) + (3.4 x 1.5) + (3.8 x 5.1)
UNIT 6	65.44m ²	5.1 x 5.3m
UNIT 7	35.26m ²	(7.1 x 1.2) + (7.1 x 4.2)
UNIT 8	45.68m ²	3.9 x 16.4m
UNIT 9	64.7m ²	5.7 x 4.2m
UNIT 10	34.76m ²	
TOTAL	657.86m ² (7085.7ft ²)	

CAR PARKING

UNIT 1	36.85m ²	2.5 x 3.5m
UNIT 2	59.78m ²	1.7 x 7.1m
UNIT 3	80.3m ²	2.5 x 3.5m
UNIT 4	62.7m ²	2.5 x 3.5m
UNIT 5	67.36m ²	2.5 x 3.5m
UNIT 6	65.44m ²	2.5 x 3.5m
UNIT 7	35.26m ²	2.5 x 3.5m
UNIT 8	45.68m ²	2.5 x 3.5m
UNIT 9	64.7m ²	2.5 x 3.5m
UNIT 10	34.76m ²	2.5 x 3.5m
TOTAL	657.86m ²	2.5 x 3.5m

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Revision A Parking Spaces 22-25 re-proposed 14 FEB 99

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Do not scale. Verify all dimensions on site before commencing any work or preparing any other drawings. All building materials, components and workmanship to comply with the relevant regulations, British Standards and the appropriate manufacturers' recommendations. For all quantities, refer to the specification. All schemes to be set out completely prior to the commencement of the work. Sites to be checked against Land Registry plans and any necessary easements, rights, covenants, or other matters to be reported to the architect by letter or otherwise prior to the commencement of the work.

JEREMY S. ISHERWOOD
B. Sc. (Hons), B. Arch. (Waters), M. R. I. A. I., R. I. B. A.
Chartered Architect
34 Chalky Bank, Gravesend, Kent.
DA11 7NY Telephone / Fax 01474-533793

SCHEME

Henden Manor Estate:
Henden Manor Estates Ltd
Proposed Business Units

SHEET

Proposed Layout
J. S. ISHERWOOD ARCHITECTS
14 FEB 1999

SCALE

1:100

DATE

November 1997

DRAWING NUMBER

164	PL01	A
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AMENDED PLAN
20/2/97
Revised with letter dated 20/2/97