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ME5 0DX
27.09.21
Ref DA/18/00477/FUL
Planning portal ref PP-10167574

Chief Planning Officer
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR

Dear Madam,

**Householder Application – Section 73 Planning Act Amending Condition No 02
Drawings plus Discharging Conditions. Old Mill Equestrian Centre, Clement
Street, Swanley, BR8 7PQ.**

Further to our planning permission DA/18/00477/FUL approved on the 14th of January 2019 we seek to make amendments to reduce the engineering works involved, plus to discharge planning conditions. We understand that the planning fee payable would be the higher of the two fees and not the aggregate.

The following drawing TAB/06/39 and 40 showing means of access to the unit and fencing details; are to replace drawings S07A (block Plan), S13 (access route Elevation) and 14. The reasons being the engineering works in providing an access has been value engineered so as to remove the need to demolish a valuable stable unit which included a highly engineered access road. The new route retains current ground levels and by replacing the gravel surface by a bituminous wearing course will permit delivery vehicles and cars to gain ready access to the house.

This hence amends the following condition.

- 02 The development shall be carried out in accordance with the following plans and documents: H 01 rev C; S 07 rev A; S 09 rev. A; S 10 rev. A; S 11 rev. A; S 12 rev. A; S 13; S 14.

The details and report dated 15th September 2021 from Knapp Kicks & Partners Ltd address the foul drainage aspects. Drawing 36810/C/001 P2. Hence will discharge condition 04.

- 04 Prior to the occupation of the development hereby approved, details of the foul and surface water drainage system for the development (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved prior to first occupation of the development.

The system is to provide a treatment Klargestar Biodisc plant on site as opposed to a cesspool. Surface water drainage is to remain as currently provided as no new or increased impermeable areas are to be provided.

The details on drawing TAB/06/39 discharge planning condition 05.

- 05 Prior to occupation of the development hereby approved, details of all the boundary enclosures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.

The details to be submitted to Building Control in respect of condition 08 will include:-

Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.

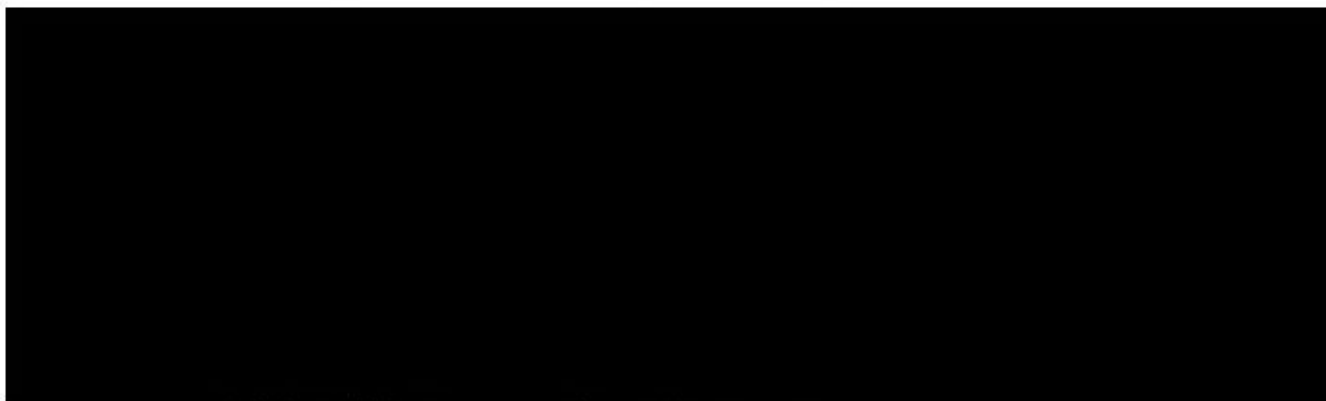
Water Consumption

- 6/4 Dual flush WC
- Flow reducing/aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

- 08 No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that measures to achieve internal water usage rates of not more than 110 litres per person per day have been implemented and signed off under Building Regulations 2015 (or any subsequent amendments).

Overall the alterations and drainage proposals are more sustainable, plus the boundary details are typical in the countryside and to residential housing.

We trust these details will assist in determining the application and approving the changes. Should you require more information please call and we will expedite.



Old Mill Equestrian Centre letter2
Drawing Issue sheet
CC Vivien - client.