



ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

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Head of Planning
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Council Offices
Argyle Road
Sevenoaks TN13 1HG

10 November 2021

OUR REF:JE/20/314/FD

Dear Mr Morris,

FLATS 1 – 6, CHARTWELL HOUSE, BEVAN PLACE, SWANLEY BR8 8BH

I enclose on behalf of my clients, Mid Kent Homes 1971 Ltd, an application for prior approval for new dwelling houses on a detached block of flats by the construction of one additional storey.

Prior approval was required and granted on the 22nd June 2021 under Council reference 21/01296/PAD.

My client wishes to make certain changes to the external materials which would still be in keeping with the external appearance of the existing building. The proposal is to place hanging tiles on the upper floor of the block rather than facing brickwork. Such a change would actually improve the external appearance as compared to what has previously been granted on prior approval.

As you will be aware, the conditions set out at A.2 (e) of Class A of Part 20 of the GPDO (as amended) simply requires the Council's prior approval as to the external appearance. It does not require the materials to necessarily match those of the existing.

The block of flats is constructed with facing brickwork. Although there is prior approval for the construction of the additional storey with facing brickwork as the external finish, the applicant now believes that plain tile hanging would actually help to minimise the overall visual impact of the additional storey and create a more attractive building in design terms. The current application, therefore, proposes dark brown plain tiles as the external finish to the additional storey.

In my view, the proposal would be acceptable in terms of its external appearance and therefore complies with the relevant condition in A.2 of Class A of the Part 20 of the GPDO.

I would ask, therefore, for a new prior approval to be granted so as to enable my client to commence work on the development.

Yours sincerely,

John Escott

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