

Date 21/07/2022
Our Ref: 19.8133

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Ms. Hannah Donnellan
Planning Officer
Planning Department
Sevenoaks District Council

Via email to: Hannah.Donnellan@sevenoaks.gov.uk

Dear Hannah Donnellan

**Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3, 4, 5 AND 6 FOR CONSENT
19/03222/LBCALT AT THE LION HOTEL, HIGH STREET, FARNINGHAM, KENT, DA4 0DP**

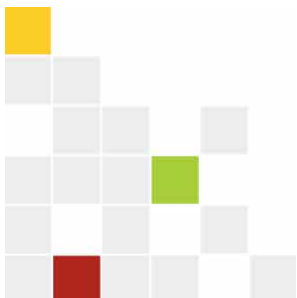
On behalf of our clients, Mitchells & Butlers, Boyer is pleased to submit this Application for Approval of Conditions attached to a Listed Building Consent.

The application relates to Consent No. 19/03222/LBCALT, which was for the proposed listed building consent for the removal, restoration and replacement of existing window and replacement of existing structurally unsound timber beam at the grade II listed Lion Hotel, High Street, Farningham, Kent, DA4 0DP. The application was granted on 02 January 2020.

This submission seeks to provide the necessary information to discharge Conditions 3, 4, 5 and 6 of the consent.

Condition 3 regards the submission and approval of an annotated elevation and section drawing to the LPA and reads as follows:

“No repair works to the window unit shall be undertaken until an annotated elevation and section drawing is submitted to and approved in writing by the Local Planning Authority. The drawing shall clearly show the extent of the repair works to be undertaken to the window including a repairs schedule, and details of any new materials and finishes. The works shall be carried out in accordance with the approved details.”



Reason: To conserve the significance of the heritage asset as supported by the National Planning

Policy Framework and policy EN4 Sevenoaks Allocations and Development Management Plan.”

To address this, the following drawings have been prepared and provide further information in the form of the relevant annotated technical drawings that shows the necessary repairs. Drawing no. 4367-209 has been prepared and shows the elevation detail of the window repair works with drawing no. 4367-208 showing the section through the archway of the existing window head.

It is considered that the two drawings provide the relevant information and detail to satisfy the wording of condition 3 and should therefore be discharged.

Condition 4 requires brick samples to be submitted and approved by the LPA prior to any new brickwork and is worded as follows:

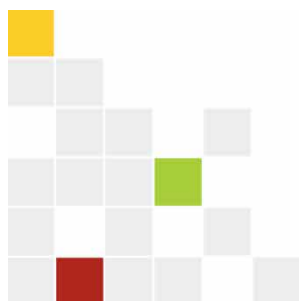
“No new brickwork is to be carried out until samples of the proposed new bricks have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To conserve the significance of the heritage asset as supported by the National Planning Policy Framework and policy EN4 Sevenoaks Allocations and Development Management Plan.”

To address this, the required samples can be provided on site before the brickwork is replaced. The submitted method statement supports this condition and states, where possible, existing bricks will be re-used (see paragraph 3.13).

Therefore, it is considered the relevant information and samples can be provided during the determination period.

Condition 5 relates the submission and approval of annotated elevations and section drawings showing the pointing detail prior to any new brickwork and pointing. The drawing is required to show the pointing style of the different sections of brickwork and include the specifications of the lime mortar to be used. The condition reads as:



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“No new brickwork or pointing shall be carried out until an annotated elevation and section drawing showing the pointing detail is submitted to and approved by the Local Planning Authority. The drawing shall clearly show the pointing style of the different sections of brickwork to be applied and will also include the specifications of the lime mortar to be used. The works shall be carried out in accordance with the approved details.

Reason: To conserve the significance of the heritage asset as supported by the National Planning Policy Framework and policy EN4 Sevenoaks Allocations and Development Management Plan.”

To address this condition, the submitted method statement covers off the brickwork pointing in paragraph 3.14. Drawing no. 4367-209 also provides further detail, where existing brickwork appears to have been re-pointed using lime mortar. All new brickwork is to match this, including mortar type, colour and finish. A sample panel will be constructed on site for approval by the LPA prior to reconstruction works.

Condition 6 relates to the internal beam proposed to be replaced and requires an elevation and section drawing confirming the full extent of replacement and/or repair required. The drawing shall show specification details of the replacement beam and method of repair work if required. The condition reads as:

“No works to the internal beam proposed to be replaced, (other than temporary propping and enabling work), shall be undertaken until an elevation and section drawing confirming the full extent of replacement and / or repair required is submitted to and approved by the Local Planning Authority. The drawing shall include specification details of the replacement beam and method of repair work if required. The works shall be carried out in accordance with the approved details.

Reason: To conserve the significance of the heritage asset as supported by the National Planning Policy Framework and policy EN4 Sevenoaks Allocations and Development Management Plan.”

To address condition 6, drawing no. 4367-209 has been prepared that in support of the revised method statement that shows an extent of 350mm. However, it should be noted that this is subject to opening up on site and assessment by structural engineer.

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Conditions 3, 4, 5 and 6 to be approved by the Local Authority.

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PROCUREMENT



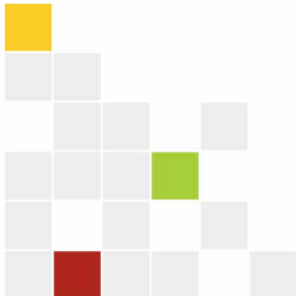
We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely

Annabelle Miller
Planner



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