

Sallyann Briley

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From: Andrea Barden [REDACTED]  
Sent: 31 August 2023 15:09  
To: Andrea Barden  
Subject: Permission to Proceed with Work from Conservation

Importance: High

From: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Sent: 30 June 2023 11:47  
To: Andrea Barden [REDACTED]  
Cc: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Subject: RE: Listed Building Works Application

Dear Andrea

Mr Ginn has submitted the appropriate information and we consider that this is urgent works. You will need to submit an application as soon as possible in order to meet the test of the legislation.

Best wishes  
Rebecca

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From: Andrea Barden [REDACTED] >  
Sent: 29 June 2023 16:07  
To: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Subject: RE: Listed Building Works Application

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

Dear Rebecca

Thank you for your prompt response, I will contact Mr Ghinn and ask him to email you.

Thank you.  
Andrea

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From: Conservation [<mailto:conservation@sevenoaks.gov.uk>]  
Sent: 29 June 2023 16:03  
To: Andrea Barden <[REDACTED]>  
Cc: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Subject: RE: Listed Building Works Application

Dear Andrea

Thanks for your email – In order to satisfy the requirements of the Urgent Works Legislation for listed building we need justification/explanation (in writing) to accept works to a listed building that are considered urgent. This will need to be done by an appropriate qualified person. We also need Mr Ghinn to explain, in writing, why the wall can not be temporarily supported until LBC has been obtained. These requirements need to be met in order for the Urgent Works legislation to be applied.

Best wishes

Rebecca

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From: Andrea Barden [REDACTED]  
Sent: 29 June 2023 14:00  
To: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Cc: Building Control <[building.control@sevenoaks.gov.uk](mailto:building.control@sevenoaks.gov.uk)>  
Subject: Listed Building Works Application

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Dear Melissa

Thank you for your email, I would like to apply for permission to have Urgent Works Carried out to a Listed Wall at Phillippines Shaw, Ide Hill, Kent TN14 6EY.

1. Please find attached 2 photographs illustrating the wall
2. Please find attached quotation from Ghinn Stone Restorations Limited.

I can confirm that

- That the works were urgently necessary in the interest of safety or health, or for the preservation of the building.
- That it was not practical to secure public safety or health, or preserve the building, by works of repair, temporary support or shelter.
- That the work carried out is limited to the minimum measures immediately necessary.

Mr Ghinn has indicated he would be happy to discuss the work with you (please see attached Quote).

I look forward to receiving permission to attend to the work at your earliest convenience.

Many thanks  
Kind regards  
Andrea [REDACTED]

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From: Conservation [<mailto:conservation@sevenoaks.gov.uk>]  
Sent: 27 June 2023 11:56  
To: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>; Andrea Barden [REDACTED]  
Cc: Building Control <[building.control@sevenoaks.gov.uk](mailto:building.control@sevenoaks.gov.uk)>  
Subject: RE: Dangerous Structure

Dear Andrea,  
I have checked our information, and the wall appears to be part of an historic wall garden. The works will therefore need to follow the process described below (namely Urgent Works Notice and then Listed Building Consent application).  
Best wishes,  
Melissa

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From: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Sent: 26 June 2023 17:57  
To: Andrea Barden [REDACTED]; Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Cc: Building Control <[building.control@sevenoaks.gov.uk](mailto:building.control@sevenoaks.gov.uk)>  
Subject: RE: Dangerous Structure  
Importance: High

Dear Andrea,

I will check if the wall forms part of the listing. If it does, then we can deal with it under the Urgent Works provision (information below).

#### Urgent works to a Listed Building

Urgent works to a listed building can be carried out without prior consent, under the provisions of S.9(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 without this being an offence, if you can prove all of the following:

- That detailed notice in writing justifying the carrying out the work was given to the council as soon as reasonably practical to do so.

It would be in the best interest of the owner (and a defence against accusations of carrying out unauthorised works), to write in advance and explain to the local planning authority exactly what the problem is, how extensive it is and what the intended course of action may be and the work will be undertaken in conformity with the provisions of S.9(3).

The work carried out should be limited to the minimum measures immediately necessary to make the structure safe (see above). You should set out clearly what these works are, in writing to the Council. If dismantling is required, please explain why other less harmful measures, such as temporary propping and/or cordoning off the area, was not an option.

We would request that you take photographs where safe to do so and retain materials on site for the time being.

If the wall is listed, an application for Listed Building Consent will be required for its dismantling and any future reinstatement as soon as is practicable.

In the meantime, because you have expressed concerns that the wall is dangerous, I have copied in our building control team. They may need your most accessible contact details (phone number ideally) so please can you provide them in case they wish to contact you tomorrow.

Best wishes,  
Melissa

Melissa Cooper  
Senior Conservation Officer  
Strategic Planning

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | TN13 1HG  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

You are advised to seek your own independent advice on any issues raised in this email.

-----Original Message-----

From: Andrea Barden [REDACTED] >  
Sent: 26 June 2023 15:18  
To: Conservation <[conservation@sevenoaks.gov.uk](mailto:conservation@sevenoaks.gov.uk)>  
Subject: Dangerous Structure  
Importance: High

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Good afternoon

I am writing on behalf of the Directors of the Management Company at Phillippines Shaw, Ide Hill, Kent, TN14 6AF. Following a survey by a specialist stone mason, we have been informed a wall sited on the estate is dangerous and needs immediate remedial work to prevent it falling down.

I have spoken with Historic England who have informed me it isn't on their site as being listed however referred me to yourselves for clarification.

\* The wall has been constructed of Kentish Ragstone and in some areas repaired with Sussex stone.

\* The wall has over the years been repaired with Limestone which we are informed is the correct mortar as this allows for contraction and expansion.

\* The cement mortar which has been used over many years besides not allowing for movement stops the water getting to the limestone which it needs to function, without access to rain it turns to powder and this is why the limestone mortar crumbles.

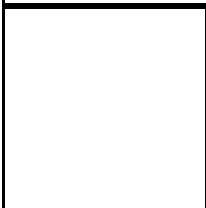
We intend having the repair work carried out using limestone.

If the wall is subject to a listing we should be very grateful if you were to grant us permission to attend to the remedial work at the earliest date to avoid any potential catastrophic accidents.

I attach photographs of the wall, the buildings behind it are garages that were constructed approximately 15 years ago.

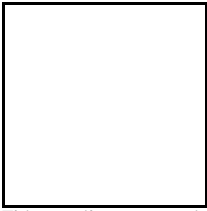
Thank you very much for your assistance.

Regards  
Andrea Barden



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