

Tunbridge Wells Borough Council
 Town Hall
 Royal Tunbridge Wells
 Kent TN1 1RS



planning comments@tunbridgewells.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Timothy

Surname

Kemp

Company Name

Self-employed

Address

Address line 1

Charity Farm House

Address line 2

Headcorn Road

Address line 3

Frittenden

Town/City

Cranbrook

County

Kent

Country

UK

Postcode

TN172EJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

External re-modelling and internal reorganisation of existing dwelling conversion within existing footprint and re-landscaping of the pavement apron.

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

400.00	Cubic metres
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What is the volume of the part to be demolished?

6.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1995

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The outer skin of Leicester Orange brickwork facing the Headcorn Road and also the London Fletton brickwork bounding the private rear/side courtyard is to be removed. Also removal of the rear part of the north timber and tile-hung external wall to enable the cat-slide extension to the children's play room to be built.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

All the brickwork is modern and poor quality stretcher-work in sand and cement mortar. The courtyard brickwork will be replaced with much needed fenestration. The main elevation brickwork facing the Headcorn Road will be reconfigured and rebuilt in authentic wood-fired brickwork bedded in oatmeal lime mortar to complement the original brickwork of the former Post Office.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

All the fabric to be altered is modern, of a basic quality and non-precious. The only ancient fabric belongs to the adjacent Manchester House in the form of a Georgian brickwork end wall which provides structural support to the first floor. This brickwork is currently buried under plasterboard and the intention is to strip the plasterboard in order to conserve/reveal the original brickwork - photographs will be provided as soon as the brickwork is uncovered and a site meeting called if necessary to agree the best conservation strategy. The nominal expectation is that some bricks may have spalled and the brickwork as a whole will probably require restrained repointing in lime mortar with occasional bricks replaced with wood-fired copies.

Subject to planning consent being granted, a structural engineer is already on standby to draw up a structural strategy for all changes.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Modern Kent peg-tiles (probably from the Babylon Tileworks at Hawkenbury) hung on timber stud-work at first floor level over Leicester Orange brickwork at ground floor level. The existing bricks are factory machine-grade stocks; the tiles are handmade but gas-fired.

Proposed materials and finishes:

All existing Kent peg-tiles to be retained, reused or matched in the remodelling works. The existing brickwork will be retained on the north elevation only because access will probably be contentious; albeit that replacement will also be very expensive. The brickwork of the main elevation - facing Headcorn Road - will be replaced by authentic new wood-fired Georgian bricks and bedded in open textured flush struck oatmeal coloured moderate hydraulic lime mortar (unless hot mortar comes in on budget).

Type:

Roof covering

Existing materials and finishes:

Modern dark brown Kent peg-tiles chosen to complement the colour of the 'club' pattern C19th tile hung west facade and to contrast with the bright terracotta of the new tile-hanging of the north facade.

Proposed materials and finishes:

All tiles of the three types to be retained, reused or matched in accordance with the modest building works to be carried out. Spicer Tileworks at New Romney has the proven skill and versatility to be able to fill any gaps with tiles matched to the originals.

Type:

Windows

Existing materials and finishes:

Painted softwood, single glazed and generally of a basic joinery integrity. Many are deteriorating from mould and rot.

Proposed materials and finishes:

High quality Accoya-based traditional window joinery to follow known and surveyed village precedents from within the Conservation Area. All traditional form fenestration to have Ovolo section internal window bars and external putty beads. Large format contemporary bi-folds to side/rear courtyard to be RAL 7030 Stone Grey polyester powder-coated aluminium. Large format contemporary glazing of the main facade horizontal sliding shutter composition to be painted Accoya to fit with the new traditional window and door joinery. All hand painted finishes to be micro-porous and following a muted traditional palette (TBC).

Type:

External doors

Existing materials and finishes:

Basic grade timber joinery with the front door being a stock catalogue item.

Proposed materials and finishes:

Accoya-based high quality bespoke traditional joinery finished in microporous paint.

Type:

Ceilings

Existing materials and finishes:

Painted plasterboard + skim.

Proposed materials and finishes:

Painted plasterboard + skim.

Type:

Internal walls

Existing materials and finishes:

Painted plasterboard + skim.

Proposed materials and finishes:

Generally also plasterboard + skim. However, historic end wall brickwork of Manchester House to be revealed and conserved with wood-fired brick replacements where necessary and textured lime mortar repointing. Subject to affordability, the wall between entrance lobby and living room is also being considered for wood-fired brick + lime mortar to complement the historic fabric. The gable walls either side of the newly-formed landing are to be lined with horizontal wide rustic-oak boards, clasp-nailed to the fire partitions.

Type:

Chimney

Existing materials and finishes:

No existing chimney.

Proposed materials and finishes:

Stainless steel twin-wall flue pipe.

Type:

Floors

Existing materials and finishes:

Large format porcelain tiles.

Proposed materials and finishes:

Large format porcelain tiles.

Type:

Rainwater goods

Existing materials and finishes:

Black plastic

Proposed materials and finishes:

Black plastic retained at eaves level. Corner downpipes from flat roof to be wrapped in RAL 7030 powder-coated aluminium sleeve.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Headcorn Road pavement apron: Tarmac and adhoc concrete infill. Cast metal drain covers. Rear/side courtyard: Cement screed.

Proposed materials and finishes:

Headcorn Road pavement apron: High quality reclaimed Yorkstone paving slabs, Kentish ragstone steps, Corten Steel upstands and bespoke wheelie bin caddy. Rear/side courtyard: Blue Staffordshire engineering grade stable bricks as part of an improved drainage strategy.

Type:

Lighting

Existing materials and finishes:

External public street lighting.

Proposed materials and finishes:

Concealed external feature downlights to illuminate the apron area at night-time.

Type:

Other

Other (please specify):

Horizontal sliding door.

Existing materials and finishes:

Basic grade bakery access doors in painted softwood.

Proposed materials and finishes:

High quality bespoke Accoya joinery and authentic mild steel rail system. Door follows CA precedent identified in the HDAS document and is to be hand sign-written with the name of the property as shown in the design drawings.

Type:

Other

Other (please specify):

Raised herbaceous bed

Existing materials and finishes:

Broken tarmac and concrete infill as described above.

Proposed materials and finishes:

Raised herbaceous bed filled with herbs for the kitchen and pollinator-friendly flowers. Framed in Corten Steel upstand.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

1:500 AP-033-000 Location Plan 1:100 AP-033-001 Site Plan (existing) 1:100 AP-033-002 Site Plan (proposed) AP-033-003 Existing + Proposed Floor Plans AP-033-004 Existing elevations AP-033-005 Proposed Elevations AP-033-006 Shutter Rail Canopy + Apron AP-033-007 Apron Landscaping
HDAS (Heritage, Design + Access Statement)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

The proposed change is manifest in drawings AP-033-003/4/5/6/7 and also addressed in the HDAS document.

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/01957/PAMEET

Date (must be pre-application submission)

20/07/2023

Details of the pre-application advice received

The response dated 21st September 2023 has been appended to the application documents.
Generally supportive and subject to detailed material sign-off and without pre-judging the final Householder Application decision.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

26/10/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Timothy Kemp

Date

26/10/2023