



Stephanie Payne  
Planning Officer  
Sevenoaks District Council  
Argyle Road  
Sevenoaks  
TN13 1HG

Our ref SEV/24/03  
Your ref SE/23/02971  
08.02.24

Dear Ms Payne,

Godfrey House Coldharbour Road Penshurst Tonbridge Kent TN11 8ET- 23/02971/HOUSE

I refer to the above planning application, granted permission under reference 23/02971 on 22.12.23.

Planning permission was granted subject to conditions. Condition 3 states that;

Notwithstanding the approved plans, no development above damp proof course shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

The reason for the condition is;

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Condition 4 states that;

Within 3 months of the works commencing an ecological enhancement plan demonstrating how the site will enhance biodiversity must be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained.

The reason for the condition is;

To enhance the biodiversity of the site in accordance with policy SP11 of the Sevenoaks District Council Core Strategy.



Accompanying this letter is an application to discharge the above conditions. The application consists of this letter, the required application forms, a site location plan, and details setting out the materials that will be used in the external surfaces of the extension, and an ecological enhancement plan.

In summary, in relation to the details of external materials, the rear extension will be timber framed with glazed panels and doors. The timber frame will be painted white to match the existing painted timber doors and windows on the rest of the dwelling. The glazing will be low emissivity glass, and the flat roofed section will be covered with a Sarna Membrane. The accompanying ecological enhancement plan sets out the measures to be undertaken in order to demonstrate that there will be an enhancement in the biodiversity of the site by the inclusion of measures such as bird boxes, bat boxes, hedgehog boxes, insect boxes and proper management and enhancement of the existing hedgerows and other flora in the garden area.

It is submitted that the details accompanying this application are sufficient for the Council to issue an approval, and it is anticipated that this should happen as soon as possible.

I trust the above is clear. Please feel free to contact me to discuss any of the details if necessary.

Yours sincerely,

