



Planning Department  
Sevenoaks District Council

Date: 11 March 2024

Our Ref: M23/0413.08

Your Ref:

Dear Sir/Madam

**RE: PROPOSED INTEGRATED RETIREMENT COMMUNITY  
FORMER KENT AND SURREY GOLF AND COUNTRY CLUB, CROUCH HOUSE ROAD,  
EDENBRIDGE, TN8 5LQ  
PLANNING PORTAL REF: PP-12605003**

I am writing to you on behalf of my clients, Senior Living (Edenbridge) Ltd, in connection with an application for Prior Approval relating to the demolition of the current clubhouse at the above site.

In support of this submission I include the following information:


- Demolition statement
- Site location plan
- Demolition block plan – existing
- Demolition block plan – proposed
- Demolition site notice
- Bat mitigation plan
- PROW plan

The clubhouse has suffered with continued vandalism since the site has been vacant such that it represents a real health and safety risk for the site owners and is therefore being proposed for demolition ahead of the current plans being considered for the redevelopment of the site (ref. 23/03649). It is relevant to note that the site already benefits from an existing outline consent (ref: 19/02834/OUT) that made provision for the demolition of the clubhouse.

Under the terms of Part 31 Class A.2 of the Town and Country Planning (General Permitted Development) Order 1995 *“the applicant shall display a site notice by site display on or near the land on which the building to be demolished is sited and shall leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.”*

In order to comply with this requirement a copy of the attached site notice will be displayed on the hoarding on the eastern perimeter of the site fronting Crouch House Road no later than Friday 15<sup>th</sup> March 2024. Photographic evidence of the notice shall thereafter be provided to the council confirming the date and time of the posting of the notice to demonstrate compliance with this requirement.

Yours sincerely

  
**SENIOR DIRECTOR**  
For and On Behalf Of  
TETLOW KING PLANNING

[lain.warner@tetlow-king.co.uk](mailto:lain.warner@tetlow-king.co.uk)

SEVENOAKS DISTRICT COUNCIL

SITE NOTICE OF APPLICATION FOR PRIOR APPROVAL FOR  
DEMOLITION OF A BUILDING

APPLICATION TO DEMOLISH A BUILDING  
UNDER PART 31 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 1995 (AS AMENDED)

I give notice that: SENIOR LIVING (EDENBRIDGE) LTD

Is applying to Sevenoaks District Council for determination as to whether the prior approval of the Local Planning Authority is required for the method of demolition and any proposed restoration if the site in respect of the following building(s):

CLUBHOUSE, KENT AND SURREY GOLF AND COUNTRY CLUB  
CROUCH HOUSE ROAD, EDENBRIDGE, TN8 5LQ

The date on which the applicant proposes to carry out the demolition is:

...3 June 2024.....

Signed: Iain Warner  
(by or on behalf of the applicant)

Date: 15 March 2024

The application has been submitted to:-

Planning Development Manager  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
TN13 1HG