



Mr & Mrs Drennan  
C/O Stephen Langer  
Stephen Langer Associates Ltd  
York Cottage  
Major Yorks Road  
Royal Tunbridge Wells  
Kent, TN2 5TP

20 January 2022

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr &amp; Mrs Drennan</b>
<b>DEVELOPMENT TYPE:</b>	<b>LBC (alterations/extensions)</b>
<b>APPLICATION REFERENCE:</b>	<b>21/03883/LBC</b>
<b>PROPOSAL:</b>	<b>Listed Building Consent: Internal and external alterations to existing house, including extension at second floor over existing; Proposed garage, replacement outbuilding; Associated landscape works</b>
<b>ADDRESS:</b>	<b>Ethnam, Ethnam Lane, Sandhurst, Cranbrook, Kent, TN18 5PS</b>

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The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed block plan - Drg no. 21048-PL-01

Outbuilding - Proposed floor plans and elevations - Drg no. 21048-PL-10

Proposed site plan - Drg no. 21048-PL-02 Rev C

Proposed elevations - Drg no. 21048-PL-04 Rev B

House - Proposed floor plans - Drg no. 21048-PL-03 Rev E

Garage - Proposed floor plans and elevations - Drg no. 21048-PL-20 Rev D

Reason: To clarify which plans have been approved.

- (3) The development shall be carried out in accordance with the details of materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: To safeguard the characteristics, fabric and appearance of the Listed Building.

- (4) Notwithstanding the submitted drawings and all supporting documentation prior to commencement of those areas of work referred to below, the following details shall be submitted to and approved in writing by the Local Planning Authority.

- a) Full detail sections and roof member plan at a scale of 1:5 or 1:10 showing existing and proposed roof construction associated with proposed roof extension specifically to include the interface between the historic and new roof structures.
- b) Full detail sections and elevations to a scale of 1:5 or 1:2 of all new joinery, including but not restricted to all new windows, doors, porches, door surrounds, shutters, staircases, panelling, door opening infills etc (Main House and Outbuilding)
- c) Full detail sections and an elevation drawing showing existing timber construction as affected by roof light installation, at a scale of 1:10 showing the installation of roof lights to be inserted, shown in situ with roof timbers etc. Rooflight to be flush with the roof plane.
- d) Full detail sections at a scale of 1:10 through all roofs which are proposed to be altered to achieve better insulation, creation of rooms(ceilings) etc shall be provided complete with method statements or specifications for all proposed works and proposed materials.
- e) All soil, vent and waste pipes shall be constructed within the building and shall be vented through eaves vents, air admittance valves or tile vents. Full details to a scale of 1:5 showing pipe runs and ventilation method.
- f) Full detail sections to a scale of 1:2 of all rainwater goods and other external pipework indicating section sizes, profiles, material and method of fixing, shall be provided complete with method statements or specifications for materials and installation, along with fully detailed elevations at a scale of 1:50 showing the location of all external pipework.

The works shall be completed in accordance with the approved details.

Reason: To preserve the character and historic fabric of the building.

- (5) Notwithstanding the submitted drawings and all supporting documentation prior to commencement of those areas of work referred to below, the following:
- a) All existing roof timbers (except the two permitted within this application), existing wall structures, cob and lime plaster finishes within the roof spaces shall be retained in situ and repaired or consolidated using matching traditional materials. Any replacement shall be notified to the Local Planning Authority prior to removal and the opportunity given for the Local Planning Authority to assess on site the works of replacement.

Reason: To preserve the character and historic fabric of the building.

- (6) Prior to relevant works commencing, written details and sample images of external materials to be used on the garage outbuilding, including source/ manufacturer of bricks, tiles and cladding materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

- (7) Prior to relevant works commencing, written details and sample image of the roof tiles to be used on the main dwelling, including source/ manufacturer, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, consisting of a large 'S' followed by a stylized, cursive 'B' and 'A'.

**Stephen Baughen**  
**Head of Planning**  
**Tunbridge Wells Borough Council**

**IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

## **NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## SGN Advisory note

**There are a number of risks created by built over gas mains and services; these are:**

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

**Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:**

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

**In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.**

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>