



Reason: To ensure that the development does not harm the existing character of the area in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document, saved Policy P4/12 of the Tonbridge and Malling Borough Local Plan and paragraphs 57, 58 and 61 of the National Planning Policy Framework (2012).

3. The materials to be used externally shall match those of the existing building.

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