

**Platt**                                      **561766 156995**    **2 April 2014**                                      **TM/14/00714/FL**  
Borough Green And  
Long Mill

Proposal:                                      Demolition of two existing outbuildings and conversion of existing stable block with two single storey extensions into 2 no. residential dwellings, together with associated parking and landscaping works  
Location:                                      Stone House Farm Stables Long Mill Lane Platt Sevenoaks Kent TN15 8LH  
Applicant:                                      Stone House Stables Ltd

---

**1. Description:**

- 1.1 The application proposes the demolition of two existing ironstone outbuildings located near to the front (south) of the application site. It is proposed that two new single storey extensions are constructed on the north eastern and south eastern ‘wings’ of the main stable block building, whilst a middle section of the stable building will be removed. The intention therefore is to create two freestanding (i.e. detached) dwellings from the conversion and extension of the main stable block building.
- 1.2 A single storey flat roof, glazed and timber clad ‘modern’ style extension is proposed to be constructed on each ‘wing’ of the main stable building. The south eastern extension would create approximately 40 sq. metres of new floorspace, whilst the north eastern extension would be slightly larger, creating approximately 60 sq. metres of new floorspace.
- 1.3 Demolition works involve the removal of two existing ironstone outbuildings located near the front (south) of the application site (totalling 88 sq. metres), a smaller timber framed stable building (totalling 40 sq. metres) and an internal central section within the main stable building (totalling 19 sq. metres). The applicant has submitted a volume calculation to demonstrate existing versus proposed floorspace; to this effect it is proposed that the demolition works result in the removal of approximately 147 sq. metres of existing built form, whilst the proposed development would create 100 sq. metres of new floorspace.
- 1.4 Various other associated works are also proposed: principally these involve the construction of new vehicle parking/turning facilities and the landscaping of the site. The proposals also seek to remove condition 1 of planning permission TM/09/00313/FL which restricts the use of the stable building only for purposes incidental to the residential occupation of Stone House Farm.

1.5 It is intended that this application, if successful, would provide a fresh planning permission for two dwellings at the site. Members will recall that an extant permission currently exists for the creation of two new dwellings through the conversion of the buildings on site (permission reference: TM/09/03177/FL), although it is intended that the new proposals seek a fresh design approach by a new developer to the residential use of this site.

**2. Reason for reporting to Committee:**

2.1 At the request of Councillor Mike Taylor owing to the history of the site and the planning issues raised.

**3. The Site:**

- 3.1 The application site comprises a former livery and is situated within the Metropolitan Green Belt and outside the settlement boundary; it is therefore within open countryside. The site is situated on the edge of the village settlement boundary with Platt to the east/north east and Borough Green to the north/north west. Immediately adjoining the site to its southern boundary is the already converted dwelling of Stone House Farm. To the rear (north) of the site is a band of private woodland. Surrounding the site in all other directions are the playing fields and public amenity space comprising Stone House Fields. This is owned and maintained by Platt Parish Council. The pavilion serving the recreation ground is sited to the south east and adjoining this in close proximity is a large storage building and a children's playground. Also adjoining the site to the north is a large brick built Scout Hut building.
- 3.2 The application site is accessed via the recreation ground's private access road with its entrance on Long Mill Lane (to the north). The access road is a single track road which is tarmacked and has a number of speed humps. It winds around the different recreation fields and paddocks and has a few passing places along its length. It ends at the front (south east) of the application site close to the pavilion and next to the storage building. A car park (unmade) serving the recreation ground extends along the south eastern boundary of the application site and adjoins the storage building. The vehicular entrance to the application site is via this car park and comprises entrance gates serving both the application site and the dwelling of Stone House Farm.
- 3.3 The application site (which has a slight fall in land levels from north west to south east) currently comprises four buildings arranged around a sand school. The principal building forming the stable block along the rear (north) of the site comprises nine stables and two storage rooms at either end. The front elevation of the stables is recessed under the main roof. It is an ironstone building with a clay tiled roof and hayloft at first floor level. Another single storey timber stable building is sited to the east of the main stable block; this building is proposed to be removed. To the east/south east of the two buildings are two single storey ironstone buildings which are currently in a state of disrepair. These buildings have

small turrets along the top of each elevation and are unique in their design and appearance. The application site has limited landscaping and is surrounded by a boundary fence which varies in height and is fairly low level. The site therefore has a fairly open character and is visible from the adjoining public recreation ground.

- 3.4 A number of building works have recently commenced in connection with the extant planning permission which exists for the conversion of the stable block into two dwellings with associated home offices (TM/09/03177/FL). These works are understood to comprise initial ground works in connection with the laying out of the permitted car parking/turning area, stripping out and the breaking up of the existing concrete floor slab in the main building ready for conversion works.

**4. Planning History:**

TM/84/10979/FUL    Grant with conditions    21 September 1984

Change of use to stabling and care of horses.

TM/91/10796/FUL    Grant with conditions    2 October 1991

Continued use of site and stables with the variation of condition (ii) of permission TM/83/0938 to allow the increase from 11 no. to 14 no. horses and the erection of 2 no. additional stable units.

TM/01/00904/FL    Grant With Conditions    21 June 2001

Change of use of paddock to dressage school

TM/02/02358/FL    Refuse    31 December 2004

Change of use of tack room to living accommodation

TM/09/03177/FL    Approved    29 June 2011

Conversion of existing commercial livery stable block and associated outbuildings into 2 no. residential units with ancillary home offices, together with associated parking and landscaping works and removal of condition 1 of planning permission TM/09/00313/FL (use of stable building only for purposes incidental to the residential occupation of Stone House Farm)

TM/13/03040/RD

Approved

15 April 2014

Details of joinery, Home Office/Study, landscaping and boundary treatment, sustainable construction, management of construction traffic and refuse and recycling storage and collection pursuant to conditions 3, 4, 8, 14, 15 & 16 of planning permission TM/09/03177/FL (Conversion of existing commercial livery stable block and associated outbuildings into 2 no. residential units with ancillary home offices, together with associated parking and landscaping works and removal of condition 1 of planning permission TM/09/00313/FL (use of stable building only for purposes incidental to the residential occupation of Stone House Farm))

## **5. Consultees:**

5.1 PC: Strongly object to this application. The following key concerns have been expressed:

- We would remind all parties of the tortuous route to the approval of the extant permission (etc.);
- Whilst we must accept that the extant approval grants change of use from stabling, it has never been tested in terms of viability;
- There is no special justification for new houses in the countryside;
- The proposals completely change the character and appearance of the existing building. The whole thread of the extant permission was based on the changes reflecting the character and appearance of the existing building;
- Noise and disturbance concerns resulting from conflicts between a residential use and the use of the adjoining public recreation ground;
- The proposals represent a “new” build rather than a conversion;
- Concerns with the new dormer windows proposed in the front roof slope;
- Lack of sufficient residents’ and visitor parking;
- The proposals will generate more vehicle movements; and
- No details have been provided regarding bin storage.

5.2 KCC Highways & Transportation: Raise no objections.

5.3 EA: No objections, subject to the imposition of conditions to cover unsuspected contamination and surface water drainage.

- 5.4 KCC Public Rights of Way: No objections, noting that Public Right of Way MR292 runs to the east of the planning application. The development does not affect this public right of way, except to use the first part of it for access to the development site.
- 5.5 KCC Archaeology: No comments to make on these proposals.
- 5.6 Private Reps: 17/0X/8R/0S + site and press notice. The following concerns have been expressed to the proposals:
- Questions why the previous planning permissions have not been implemented and therefore why a variation is sought?
  - Considers that the application represents inappropriate development within the Green Belt;
  - The proposals will affect the various leisure facilities at Stone House Field;
  - The existing single track access road is not sufficient for further development;
  - Loss of privacy to Stone House Farm just south of the proposed development;
  - Questions why the plans do not show Stone House Farm since it is so close to the application site;
  - Dividing the building with a 3m gap between the two halves means that the proportions of the original stable block being converted are totally lost which, combined with the forward facing dormer windows, means that this design is not at all an agricultural conversion, but a near complete re-build of the building, into something that is out of context and out of place in an (albeit re-developed) rural, agricultural environment;
  - The removal of the stepped parapet on the stone gable walls will destroy one of the character features of the existing buildings. Any new gable masonry should match the stepped parapet of the existing building;
  - The proposals represent a more intensive use of the site – there is proposed to be a greater number of bedrooms within each property;
  - The modern ‘glass box’ structures at the front of the stables use materials and are of a design which are not at all in-keeping with the character of the area;
  - The demolition of the gatehouses should be seen as controversial locally – apart from local history inherent in them, the unique character and architecture of the entire set of farm buildings has obviously been defined by these, including the 2001 conversion of Stone House Farm;

- The patio areas to the rear (north) of the dwellings will overlook a residential garden (not a woodland area); and
- Concerns from a loss of water pressure in the area.

## **6. Determining Issues:**

- 6.1 In considering applications it is necessary to decide them in accordance with the Development Plan unless other factors indicate otherwise. In this respect the more growth orientated character of the NPPF, published in March 2012 as national Government policy, has to be taken into account. Where appropriate, the effect of the NPPF is reflected in the analysis below. The NPPF and NPPG have been introduced since the last planning permission for this site was granted. The existence of that planning permission is also a material context for the consideration of this case.
- 6.2 The key planning considerations in this instance relate to the conversion (and extension) of the rural stable building within the Green Belt and the countryside, the suitability of the existing building for conversion, the general design of the proposals, the impact on residential and rural amenity, highway impacts and ecological considerations. Members will be mindful, however, that these considerations need to be made taking into account the extant planning permission which currently exists for the conversion of the stable block and outbuildings within the site into two dwellings (with associated home office accommodation) as granted by planning consent TM/09/03177/FL.
- 6.3 Policy CP1 of the TMBCS sets out the Council's overarching policy for creating sustainable communities. This policy deals with a number of factors which were found to be acceptably dealt with in the previous permission scheme.
- 6.4 As noted above, the application site is located within the Metropolitan Green Belt and outside the built settlement confines. The NPPF makes it clear (in para. 89) that the construction of new buildings should be regarded as inappropriate development, except for, *inter alia*, the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. In this respect, the proposal involves partial demolition of several buildings (or part thereof), together with new build elements. Looking at the calculations on a purely mathematical basis, in essence the proposals involve demolition of some 147 sq. metres of existing built development footprint and the replacement with some 100 sq. metres of new building footprint; this would result in a net overall reduction in footprint within the Green Belt. As a matter of principle this reduction may be welcomed but needs to be considered in light of further factors as set out below.

- 6.5 Within the countryside, TMBCS Policy CP14 allows, amongst other forms of development, the conversion of an existing building for residential use. Although not entirely a conversion, the main bulk of the habitable accommodation would be located within the converted element of the main stable block.
- 6.6 MDE DPD Policy DC1 states that proposals for the reuse of existing rural buildings that are of permanent and sound construction and capable of conversion without major or complete reconstruction (as demonstrated by a structural survey) will be permitted, subject to meeting certain criteria. The key criteria relevant in this case include: the conversion being of an appropriate design which is in-keeping with the character of the area; the proposed use is acceptable in terms of residential and rural amenity, highway impacts and can be accommodated without requiring the erection of extensions or ancillary buildings; appropriate landscaping; no unacceptable impacts on protected species; consideration of the residential environment arising from operations or uses nearby; and the impact of domestic paraphernalia on the rural character or appearance of the countryside.
- 6.7 This policy framework must be considered against the general 'presumption in favour of sustainable development' as contained in the NPPF, specifically in so far as housing applications should be considered in the context of this presumption (para. 49) and that planning should encourage the effective use of land by reusing land that has been previously development (brownfield land), provided that it is not of high environmental value. The site of the existing livery buildings is considered to be Previously Developed Land (PDL). NPPF also indicates (in para. 55) that new isolated homes should be avoided in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. In this latter respect this proposal, in principle, fits the bill in a similar way to the earlier approved scheme.
- 6.8 The applicant has submitted a structural survey report which demonstrates that (similar to the findings stated as part of the previous extant planning permission) the main stable block building remains "suitably robust and suitable for conversion into residential accommodation with the minimum of structural repairs required". The report states that various works will be required but, based on the submitted information, I am satisfied that the main stable building is, in principle, capable of conversion for residential use.
- 6.9 In this new scheme the proposed works differ significantly from that previously permitted in 2011 (under permission TM/09/03177/FL). A key factor in the latest scheme is that these proposals involve the demolition of the two 'turret' style outbuildings on the southern side of the application site, together with a 3.5m section of building from the centre of the main stable building. The proposals are therefore not, strictly speaking, an outright conversion. Whilst I am mindful that MDE DPD Policy DC1 specifically states that extensions to buildings which are proposed to be converted will not normally be permitted, I note that the new

building element in this instance are extensions of a building which is proposed to be converted. The two 'wing' extensions are "modern" and simple in style and do provide a foil to the retained buildings.

- 6.10 As outlined above, it is proposed to demolish two 'turret' style structures at the front (south) of the site. These structures were previously due to be converted into ancillary home-offices as part of the extant permission; however Members will recall that this, home-office use, element of the proposals was particularly contentious. The "turrets" in their design style and appearance, are significant features and while not listed their loss is not to be taken lightly.
- 6.11 The proposed 'wing' extensions to each of the converted dwellings would comprise stone elevations on the outward facing elevations (i.e. to the south facing towards Stone House Farm and to the north facing the Scout Hut Building) with a parapet wall sitting just below the eaves height of the main converted stable building. The outward facing elevations would have no window or door openings and therefore there would be no loss of privacy issues to consider here.
- 6.12 The proposed extension to the southernmost converted dwelling would project from the front (south) stable elevation some 8m to the south. This would run just off the common boundary of the application site with the neighbouring dwelling, Stone House Farm. The extension to the northernmost converted dwelling would project from the front (south) stable elevation slightly further to some 11.5m to the south. Both extensions would be single storey with an overall height of 2.7m to the eaves of the flat roof. The inward facing elevations of the extensions would feature large glazed panels with timber cladding. Each extension would provide a lounge area for its respective new dwelling, facing onto the private garden space of each property.
- 6.13 Internally, each converted dwelling would comprise a kitchen/dining, bedroom, utility and wc rooms at ground floor, together with a further three bedrooms, study and bathroom/en-suite accommodation at first floor. Similar to the extant scheme, the floor level within the stable building would be broken out and replaced with a thermally insulated concrete floor slab, set at a lower level in order to maximise internal head space. As part of the conversion works, three front-facing dormer windows would be inserted into the roof slope of each new dwelling. On the rear elevations, rooflights would be installed within the rear facing roof slope, whilst new openings would be created at ground floor to provide for patio doors, a single door and high level wc window on each dwelling. On the side (south facing) elevation which faces towards Stone House Farm, an existing ground floor window would be in-filled with stone (to match existing walls), whilst an existing window opening at first floor would provide an obscure glazed small window to a bedroom area at first floor. On the northern side elevation, since there would be no direct overlooking impact, both the ground floor and first floor openings would be fitted with windows. Existing doorways on the south and north facing side elevations would be bricked up in matching stone work.



- 6.14 The proposed plans have recently been amended to reflect local concerns that feature ‘castellation’ or stepped gable architectural detailing was proposed to be removed from the southern and northern gable ends of the stable building as part of the conversion works. This detailing is also found on the ‘turret’ style outbuildings which are proposed to be demolished and on the adjoining dwelling, Stone House Farm. In responding to local concerns, the plans have been amended to retain these architectural features on the southern and northern gable ends of the converted stable building. I support this amendment in overall design terms as it will ensure that the building retains an element of its original character and architectural detailing.
- 6.15 Having considered the impact of the conversion and extension works on the general character of the area and on the residential amenity of the adjoining dwelling, I am satisfied that the proposals are acceptable in this instance. Whilst the extensions are of a modern appearance, from external views (to the south and to the north) they would appear as matching stone walls, whilst internally from the private gardens of each dwelling, the modern elements would contrast with the more traditional design element of the main stable building.
- 6.16 The NPPF has a significant bearing in terms of highways impact as the nationally applied test in terms of highways impacts is that an impact must be “severe” in order for the Highways and Planning Authorities to justifiably resist development on such grounds – KCC raises no objections on such matters. This is entirely logical given the earlier permission. The adopted parking standards are set out in Kent Design Guide Review: Interim Guidance Note 3 Residential Parking (IGN3) and are met in this case.
- 6.17 The extant planning permission for the conversion of the stable building (and associated outbuildings) into two residential dwellings with ancillary home-office units has established the general principle of residential use of this site. The Highway Authority has not raised objection to these proposals and considers that the proposed scheme would not detract from that which was previously approved under permission TM/09/03177/FL which is understood to have been recently implemented by the applicant. Accordingly, I do not consider there to be any grounds to justify the refusal of planning permission on highway grounds; indeed the removal of the home-office facilities might be considered a betterment in highways terms.
- 6.18 The application is accompanied by an ecological report which indicates that after surveying all buildings on site, no evidence of bats was identified either externally or internally. It has also been stated that no evidence of barn owls was recorded in any of the buildings on site. No further survey work or mitigation is proposed, other than standard good practice working guidelines. I consider that the application has taken the necessary reasonable steps to consider ecology and therefore consider the proposed scheme is acceptable in ecological terms and accords with the general requirements set out in paragraph 118 of the NPPF.

- 6.19 The proposals have met with objections based on construction related impacts (such as general noise disturbance during demolition and construction operations, and HGV movements to/from the site) on surrounding residential properties and the public recreation ground. Whilst I recognise the concerns raised in this instance, this impact would not be different to that which could be expected from the approved scheme and, in any event, will be relatively short-term in nature. Nevertheless, noise associated from demolition or construction related activities could be controlled, via other legislation, and the applicant should be encouraged to reach a pre-commencement agreement with colleagues in Environmental Health with regard to working hours (an Informative is attached to that effect).
- 6.20 I note that a PROW runs along the north eastern side of the initial site access road (which provides access to the application site, the public recreation grounds, Stone House Farm, etc). This PROW would not be physically impacted by the development proposals, other than the fact that the road would be used for vehicular traffic in connection with the new dwellings, in the same way as it is for vehicles accessing other land uses along this road. KCC PROW has been consulted on this application and has no objections.
- 6.21 Landscaping details are not specifically included as part of this application. The general principle put forward (which is similar in its approach to what was approved as part of the extant planning permission) comprises grass private garden space to the front (south) of the site, separated by fencing, paved pathways and a number of specimen trees. A car parking and turning area would be located at the front of the site. I consider it necessary to impose a condition requiring a site landscaping strategy to be submitted for approval.
- 6.22 Members may recall that in determining the previous application (TM/09/03177/FL) it was concluded that a Section 106 Legal Agreement was required to secure the future use of agricultural land (beyond the application site) which was previously associated with the livery. At that time, the applicant owned both the application site (i.e. the land of the stable block, outbuildings and sand school) together with additional agricultural land further to the south. The current application has been submitted by a fresh applicant who is the current landowner of the application site (i.e. the land of the stable block, outbuildings and sand school) only. Having checked with Land Registry, it is understood that the applicant does not own the land which was previously the subject of the Legal Agreement (i.e. the agricultural land to the south of Stone House Farm). In this instance, it is not therefore appropriate to seek a fresh Legal Agreement as was the case with the extant permission.
- 6.23 The latest proposal on this site must, of necessity, be decided on its own merits. However the merits of the case, apart from the policy considerations, is the datum of the earlier permission. This latest scheme see the loss of some parts of the existing buildings including the characteristic turret features but replacement with new, and subtle, but more conventional extensions. The character of the resultant

buildings will be different from that previously approved. However the removal of the “home office” elements could go some way to mitigating the approach described above which is not wholly consistent with policy. Having looked at the scheme in the round I feel that in the balance of all of these factors the scheme is acceptable.

**7. Recommendation:**

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Email dated 16.06.2014, Existing + Proposed Plans and Elevations P-305 dated 16.06.2014, Location Plan E-001 dated 02.04.2014, Structural Survey dated 31.03.2014, Bat And Barn Owl Survey dated 19.03.2014, Contaminated Land Assessment dated 19.03.2014, Environmental Survey dated 19.03.2014, Planning, Design And Access Statement dated 04.03.2014, Existing Plans E-011 dated 02.04.2014, Existing Plans E-012 dated 02.04.2014, Letter dated 25.07.2014, Proposed Elevations F-303 A dated 25.07.2014, Proposed Plans P-304 A dated 25.07.2014, subject to the following:

**Conditions / Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

3. No development shall take place until details of any joinery, eaves and dormer construction to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in any of the elevations of the buildings other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

6. The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

7. The use shall not be commenced, nor the premises occupied, until the area shown on the approved plan as vehicle parking, loading and off-loading and turning space has been surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to hazardous conditions in the public highway.

8. No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity.

9. There shall be no external lighting except in accordance with a scheme of external lighting submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, B, C, D and E, of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In the interests of the visual amenity of the site and locality and to ensure the retention of the original character of the buildings.

11. If, during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. This remediation strategy shall be implemented as approved.

Reason: To protect the underlying ground water from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework 2012.

12. No infiltration of surface water drainage is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect the underlying ground water from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework 2012.

13. The first floor window on the south side elevation (facing towards Stone House Farm) shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This works shall be completed before each respective dwelling is occupied and shall be retained thereafter.

Reason: To minimise the potential for overlooking onto adjoining property.

### **Informatives**

- 1 Tonbridge and Malling Borough Council operates a two wheeled bin and green box recycling refuse collection service from the boundary of the property. In addition, the Council also operates a fortnightly recycling box/bin service. This would require an area approximately twice the size of a wheeled bin per property. Bins/boxes should be stored within the boundary of the property and placed at the nearest point to the public highway on the relevant collection day.

- 2 During the demolition and construction phases, the hours of working (including deliveries) shall be restricted to the following times; Monday to Friday 08:00 hours - 18:00 hours; Saturday 08:00 hours - 13:00 hours; and no work on Sundays, Bank or Public Holidays.
  
- 3 The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to [addresses@tmbc.gov.uk](mailto:addresses@tmbc.gov.uk). To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

Contact: Julian Moat