

Plaxtol
Borough Green And
Long Mill

1 July 2021

TM/21/01856/FL

Proposal: Conversion of existing redundant building to a single dwelling, revision to that submitted under reference TM/21/00147/FL
Location: Land South West Of Claygate House Winfield Lane Borough Green Sevenoaks Kent
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1. Description:

- 1.1 Planning permission is sought for the conversion of an existing redundant building to provide a single dwelling.
- 1.2 This application follows the refusal of planning application TM/21/00147/FL, the ground of refusal in that case being:

The applicant has provided no evidence that the building is of a permanent and substantial construction and therefore capable of conversion to accord with the exception under Paragraph 146 (d) of the NPPF. The proposal therefore does not fall within any of the exceptions to inappropriate development within the Green Belt. The proposal by its nature is therefore considered inappropriate development within the Green Belt, which is harmful by definition. No very special circumstances are considered to exist that outweigh these identified harms to the Green Belt. As such, the development is contrary to Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007 and current Government guidance contained within Paragraph 133 - 147 of the National Planning Policy Framework 2019.

- 1.3 The current application for consideration seeks to overcome the ground of refusal by providing a structural report.

2. Reason for reporting to Committee:

- 2.1 The application has been called in by Cllr Taylor for consideration of impacts on the Green Belt, whether the proposals amount to overdevelopment in a rural setting, and suitability of the proposed building conversion.

3. The Site:

- 3.1 The application site forms part of a larger parcel of land located to the west of Winfield Lane. The site, shown within the red line of this application (see Figure 1 below), comprises a brick and block-built building, formerly a piggery, a limited area of land directly surrounding the building and a small section of land required to connect to the existing access from Winterfield Lane.

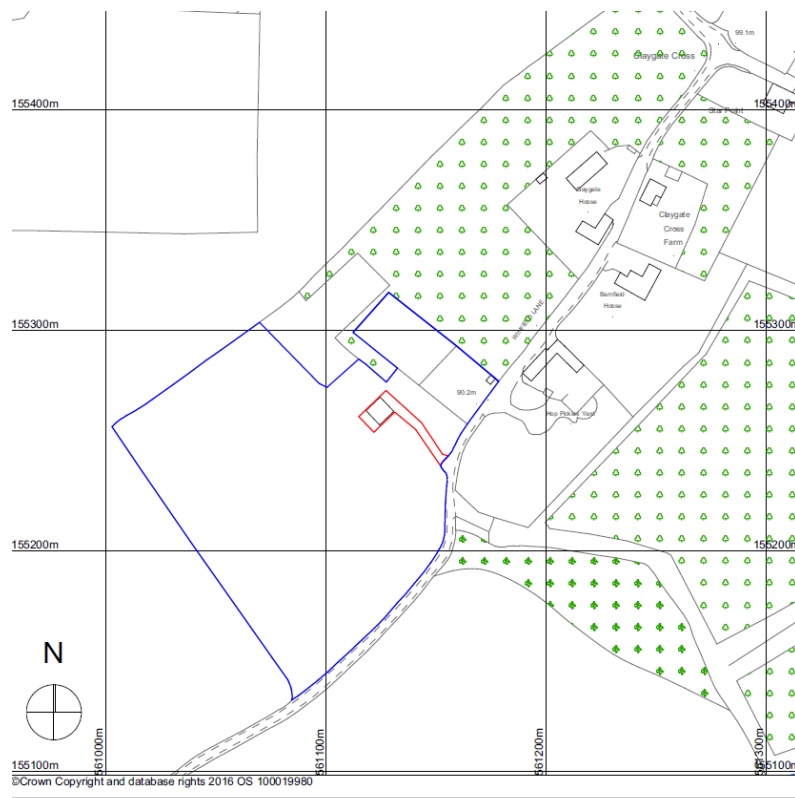


Figure 1 - Site location plan extract

3.2 Members will be aware that the wider parcel of land within which this site is located (edged blue in Figure 1 above) has been subject to a number of unauthorised developments, including the erection of buildings and use of the site for the storage of vehicles including banger racing cars for a number of years. Enforcement notices were served in 2016 and 2018 related to open storage, residential occupation and erection of buildings (see Planning History section for further details).

3.3 In terms of policy the site lies outside the settlement confines, within the Green Belt and Countryside (CP14). The site is within an Area of Archaeological Potential.

4. Planning History (relevant):

TM/94/00227/FL	refuse	17 February 1995
Siting of mobile home for agricultural worker		
TM/16/00016/USEM	Enforcement Notice	8 September 2016
Without planning permission the construction of a new road way and hardsurface		
TM/16/00016/USEM	Enforcement Notice	9 September 2016

Without planning permission the unauthorised change in use of the site from agricultural land used for open storage (use class B8) (including but not limited to vehicles, vehicle parts and gas bottles/containers, skips, rubble, building materials and other waste materials)

TM/16/00016/USEM Enforcement Notice 8 September 2016

Without planning permission the unauthorised change in use of the agricultural land to land used as a residential caravan site

TM/18/00146/WORKM Enforcement Notice 18 June 2018

Without planning permission the erection of a new building within the Metropolitan Green Belt

TM/19/00549/PDVAR Requires Permission 2 April 2019

Prior Notification change of use of agricultural building to residential (Part 3 Class Q): Demolish existing lean to and convert the main building into a single 2 bedroom dwelling, replace all existing windows with double glazing units, and remove the existing metal door with the current opening to be bricked up

TM/19/01196/PDVAR 17 July 2019

Prior Notification proposed change of use of agricultural building to a dwellinghouse (Class C3)

TM/21/00147/FL Refuse 16 March 2021

Conversion of existing redundant building to a single dwelling

TM/21/00150/LDE Refuse 9 March 2021

Lawful Development Certificate Existing: Storage of vehicles on the land in connection with banger racing hobby

5. Consultees:

5.1 PC (23/08/21): Plaxtol Parish Council considers that its objections to the previous application TM/21/00147/FL are still valid and should be taken into account with this application. It further notes (in summary):

- Comments from Environmental Protection that have been reprised from previous applications have yet to be addressed by the applicant. The Council supports the strong recommendation from Environmental Protection that "*this site should be subject to a full site investigation due to various potential sources of contamination*".

- The structural survey would have more credibility if the company involved had been approved by the LPA rather than a company solely in the employ of the applicant.

5.2 TMBC Environmental Protection: Comments are summarised as follows:

Drainage

- 5.2.1 The Applicant has indicated that a Septic Tank is to be used for foul drainage. There is a presumption that connection to the Public Sewer should be the first considered method of sewage disposal. The applicant will need to demonstrate why connection to mains foul drainage is not practicable in this specific case. It is noted that there is a Southern Water main sewer approximately 220m to the North-East of the site, although the applicant should confirm this with Southern Water/Thames Water.
- 5.2.2 If non-mains drainage is to be proposed, full details will be required, including size, location and maintenance regimes. Due consideration should be given to the National Planning Policy Guidance, Paragraph: 002 Reference ID: 34-002-20140306 in respect of Non-Mains Sewerage and Building Regulations Approved Document H - Drainage and Waste Disposal.

Contaminated land

- 5.2.3 There are several enforcement cases in relation to the unauthorised storage of vehicles and builders' materials. Images from Google Earth confirm this unauthorised use has been occurring for some time, and there appears to be additional buildings on the site not indicated in any of the submitted drawings. It is strongly recommended that this site should be subject to a full site investigation due to various potential sources of contamination.
- 5.3 Site Notice (24.08.21): No representations received.

6. Determining Issues:

- 6.1 This application seeks planning permission for the conversion of an existing redundant building to a single dwelling and associated change of use of the curtilage. It first must be considered whether the principle of the development would be acceptable within the Green Belt and countryside before going on to consider impact on the character of the area, amenity of the neighbours and parking etc.

Principle:

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at paragraph 12 asserts that it '*does not change the statutory status of the*

development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise’.

- 6.3 At this time the Borough Council has an absence of a five-year supply of housing based on its objectively assessed need. In the absence of a five-year supply of housing, it is necessary to apply the presumption in favour of development as set out in paragraph 11 of the NPPF. Firstly, this means giving consideration to whether the relevant policies are considered to be out of date for the purposes of decision making and thus whether there is conflict between the requirements of the policy and the requirements of the NPPF.
- 6.4 The site lies outside the settlement confines of Crouch, and Policy CP14 of the TMBCS would apply. This policy seeks to restrict development within the countryside but allows certain categories of development including, under sub-paragraph (b), the conversion of an existing building for residential use. The proposal to re-use this existing building as a dwelling would therefore accord with the provisions of Policy CP14.

Green Belt:

- 6.5 Policy CP3 of the TMBCS sets out that National Green Belt policy will be applied. Paragraphs 147-148 of the NPPF 2021 set out that inappropriate development is, by definition, harmful, that significant weight should be attached to this harm and such proposals should not be approved except in very special circumstances. Paragraph 149 states that the construction of new buildings is inappropriate in the Green Belt subject to certain exceptions, none of which are relevant to this proposal.
- 6.6 Paragraph 150 sets out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These exceptions include “(d) the re-use of buildings provided that the buildings are of permanent and substantial construction.”
- 6.7 The proposal seeks to convert an existing building within the site. The building has a dilapidated timber lean-to extension, which is to be removed when the building is converted. The remainder of the building is of a block construction with a corrugated roof. The building is therefore of a permanent form.
- 6.8 In support of the application, the applicant has provided a structural report (produced by Braemar Structural Design dated 30 June 2021) which sets out a general assessment of the condition of the building and its suitability for conversion. The report outlines that the roof covering for the building, while in a reasonable condition, will need to be replaced in order to achieve the necessary insulation values (for a new dwelling). The existing roof trusses and masonry piers

are likely to be sufficient to support a new lightweight metal roof (Zinc or similar) with insulation and internal finishes as required. Additional purlins may be required to reduce the increase in load on the existing purlins. The existing external wall did not show any significant signs of movement although some minor cracks were noted. These are believed to be due to thermal effects and not indicative of any kind of structural movement. The existing walls are therefore likely to be sufficient for the additional roof loads as well as to support any additional cladding and insulation without strengthening. The foundations were not inspected, and it is assumed that the existing foundations to the brickwork piers will be adequate to support the additional loads. It is, however, unlikely that the existing floor slab between the piers has any significant foundations and as such, it is likely that a new thickening will need to be added to the slab edge by underpinning or a new ground bearing slab be installed throughout the barn while retaining the main foundations. The report author presents a view that the building is of a structurally sound condition.

- 6.9 Whilst there are numerous works detailed to facilitate a conversion to a dwelling, these are all reasonable works which would typically be expected to accommodate a dwelling. It is therefore concluded that the building is of a permanent and substantial construction.
- 6.10 The proposal would reduce the footprint of the building. Although there would be a change of use to residential garden land, any domestic paraphernalia associated with this use would be limited by way of the limited size of the plot.
- 6.11 For the above reasons, the re-use of the building for residential use would be an appropriate form of development within the Green Belt to accord with the exception under Paragraph 150 (d) of the NPPF.

Re-use of Rural Building:

- 6.12 Policy DC1 of the TMBC MDE DPD is a specific policy in relation to the re-use of rural buildings. It requires that:
1. 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) for commercial, industrial, recreation or tourist development will be permitted subject to all of the following criteria:
 - (a) the building, and any alterations proposed as part of the conversion, are of a form, bulk and general design and of materials which are in keeping with the character of the area in which it is located as defined in the Character Area Appraisal SPD;
 - (b) the proposed use is acceptable in terms of residential and rural amenity, highway impacts and the use of land surrounding the buildings and can be

accommodated without requiring the erection of extensions or ancillary Buildings. If appropriate, conditions will be imposed removing permitted development rights;

- (c) the proposed use does not result in the fragmentation and/or severance of an agricultural land holding creating a non-agricultural unit;
- (d) any landscaping scheme for the site is appropriate to its rural location having regard to the Character Area Appraisals SPD
- (e) the proposed use does not result in a negative impact upon protected species; and
- (f) in the case of buildings of architectural or historic interest, conversion would not:
 - be detrimental to the architectural or historic character of the building, including any archaeological or technological interest it may have, its group value with any other historic buildings, or its setting; or
 - result in the loss of important features relating to the original fabric, the external character of the building, associated archaeological remains or its internal spatial qualities.

2. In the case of proposals for the conversion of such buildings for residential use, permission will not be granted where there is any conflict with subparagraphs (a) to (f) of Part 1 of this Policy, or where:

- (a) The proposal would result in an unacceptable residential environment arising from operations or uses nearby; or
- (b) the scale and nature of the proposed residential curtilage around the building, particularly in respect of domestic paraphernalia, results in an adverse impact on the rural character or appearance of countryside as defined in the Character Area Appraisals SPD.

6.13 With regard to the requirements of part 1 of the policy, it has been concluded (see paragraph 6.9) that the building is of a permanent and substantial construction, capable of conversion without major reconstruction. Only minor works are proposed to improve the appearance of the building with either cladding or render proposed. The exact materials to be used can be secured by way of condition alongside a further condition to require details of a suitable landscaping scheme. The presence of a single dwelling on site using the existing access will not result in an adverse impact on highway safety. The building is also set a sufficient distance away from the closest neighbour as to not have an adverse impact on their amenity. The development will not result in the severance of an agricultural unit.

The development is therefore considered to accord with Policy DC1 Part 1, points A – F.

6.14 Turning to Part 2 of the policy, there are no authorised uses adjacent to the dwelling which would harm the amenity of the future occupiers of the dwelling. Any unauthorised uses taking place around the site and subject to enforcement action cannot be taken into account. The residential curtilage proposed for the dwelling is modest and matches the restricted curtilage that would be allowed through permitted development conversions allowed under Schedule 2 Part 3 Class Q of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended).

6.15 The proposal therefore is considered to accord with the requirements of Policy DC1.

Design/Character:

6.16 Policies CP24 of the TMBCS and SQ1 of the MDE DPD are the most relevant design policies and require development to be well designed and to respect the site and surroundings through its scale, density, layout, siting, character and appearance. Development should also protect, conserve and where possible enhance the character and local distinctiveness of the area, including its setting in relation to the pattern of the settlement, roads and surrounding landscape.

6.17 Paragraph 130 of the NPPF sets out that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

6.18 Paragraph 134 requires that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

6.19 The proposal seeks to convert the building in its existing form. The walls will be clad or rendered with the roof remaining as a corrugated sheet roof but understood to be replaced. Windows are proposed to be UPVC. Whilst this would not generally match the rural style of the surrounding buildings, it would nevertheless result in an improvement over the current appearance, and the modest alteration in appearance would not harm the character or appearance of the area. The exact materials to be used can be clarified by condition subject to which the proposal would accord with the requirements of Policy CP24, SQ1 and Paragraphs 130 and 134 of the NPPF.

Residential Curtilage:

6.20 The land subject to this application and to be converted to residential use is limited to the former piggery building, a small area of land to the south-west and north-east of the building equivalent to the footprint of the building and access onto Winfield Lane. The size of the proposed curtilage is consistent with the limits set out within permitted development rights for change of use from agricultural to residential. As noted, the curtilage is limited and part of it will be required for parking. This leaves little opportunity for domestic paraphernalia to impact on the wider character of the area. Boundary treatments for the curtilage to separate it from the wider land can be secured by a landscaping and boundary treatment condition.

Residential Amenity:

6.21 Paragraph 185 of the NPPF sets out that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

- 6.22 The closest neighbouring residential properties are the dwellings across Winterfield Lane. Given the minimum separation distance of 60m to the closest neighbouring properties and modest changes to the building, the proposal would not result in a significant impact on the amenity of the neighbouring properties.
- 6.23 Turning to the impact of the amenity of the future occupants of the dwelling, at present there are a number of unauthorised uses of the adjacent land which could result in an adverse impact on amenity. The NPPF is clear that development should be located in an appropriate location, and the unauthorised uses could cause the site to be deemed inappropriate for residential development. Members will be aware that adjacent uses are subject to enforcement notices and certain activities have ceased.
- 6.24 At this stage the acoustic environment is not known. It is therefore suggested that, if Members are minded to approve, a suitably worded condition should be imposed to require an acoustic assessment to be undertaken. Any necessary mitigation as identified within that report can be required as part of that condition. With such a condition imposed it would allow the development to meet the requirements of Paragraph 185 (a).

Highway safety and parking:

- 6.25 Paragraph 111 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Policy SQ8 of the MDE DPD states that development proposals will only be permitted where they would not significantly harm highway safety and where traffic generated by the development can adequately be served by the highway network.
- 6.26 Access to the site will be gained from the existing vehicular access from Winfield Lane. Whilst the access may not meet current standards in term of visibility, it is an existing access over which agricultural and other vehicles may gain access to the site. Moreover, the position of the gates does allow for vehicles to pull off the carriageway, and this would be secured by condition. Given the modest level of traffic which would use the road and the current access arrangements in place, the traffic generation arising from a single modest dwelling would not result in an unacceptable impact on highway safety or undue pressure upon the local road network.
- 6.27 In terms of parking, the adopted residential parking standards contained within the Kent Design Guides Interim Guidance Note 3 on Residential Parking (IGN3) would require two independently accessible parking spaces. Whilst the site plan does not specifically allocate parking spaces, the modest curtilage is capable of accommodating two vehicles. This can therefore be secured by way of condition.

6.28 The proposal as a whole would accord with Policy SQ8 and Paragraph 111 of the NPPF.

Contamination:

6.29 Paragraph 183 of the NPPF sets out that planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

6.30 It continues at Paragraph 184 that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

6.31 The site has a former agricultural use along with various other temporary uses over the years including car breaking/repair. The Borough Council's Contaminated Land Officer refers to the unauthorised storage of vehicles and builders' materials within the site which had been occurring for some time. On this basis, it is recommended that this site should be subject to a full site investigation due to various potential sources of contamination.

6.32 Although the presence of contamination is not known, the above is reason to believe the land could have been exposed to sources of contamination. A desk-based assessment to identify the potential exposure to contamination has not been submitted. The Borough Council's Contaminated Land Officer has advised that most sources of contamination, once identified, can be suitably mitigated to not be harmful to resident use. There are of course cost implications to the undertaking of these works. A series of conditions have been recommended if Members are minded to grant planning permission which would require the applicant to undertake a desk-based assessment to inform a site investigation scheme and remediation strategy. These are considered to be sufficient to achieve compliance with Paragraph 183 of the NPPF.

Heritage:

6.33 The site is within an area of High Archaeological Potential. As the proposal relates to the re-use of an existing building, there is little disturbance of the ground anticipated. However, should the application be approved, a condition is recommended to require appropriate action in the event that archaeological remains are found.

Drainage:

6.34 The proposal would reduce the footprint of the dwelling and would have little impact upon the drainage of the site. As such, no objection is raised in this regard.

Conclusions and overall planning balance:

6.35 The Council cannot demonstrate a five-year housing supply. Paragraph 11 of the NPPF sets out that planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.36 With regards paragraph 11 (d) (i), footnote 6 explains the concept of “specific policies” in the NPPF indicating that development should be restricted. This includes areas designated within the Green Belt and Areas of Outstanding Natural Beauty.

6.37 As set out in the report, the proposal would amount to appropriate development in the Green Belt. As outlined above, it is officer opinion that there are no adverse impacts that cannot be suitably addressed by condition which would outweigh the benefits of the provision of an additional dwelling. The officer recommendation is therefore to grant planning permission subject to the conditions set out below.

7. Recommendation:

7.1 **Grant Planning Permission** in accordance with the following submitted details: Block Plan 2017-025V4-EXISTBLOCK dated 01.07.2021, Existing Elevations 2017-025V4-EXISTELEV dated 01.07.2021, Existing Plans 2017-025V4-EXISTFLOOR dated 01.07.2021, Block Plan 2017-025V4-PROPBLOCK Proposed dated 01.07.2021, Proposed Elevations 2017-025V4-PROPELEV dated 01.07.2021, Proposed Plans 2017-025V4-PROPFLOOR dated 01.07.2021, Location Plan 2017-025V4-LOCATION dated 01.07.2021, Letter dated 01.07.2021, Report Pre-Planning Structural Statement dated 01.07.2021, subject to the following conditions.

Conditions

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. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. 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.

4. 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 5 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, AA, B, & E; of Part 1; of Schedule 2 of that Order.

Reason: To preserve the openness of the green belt.

6. No development shall be commenced until the following have been submitted to and approved by the Local Planning Authority:

(a) a contaminated land desktop study identifying all previous site uses, potential contaminants associated with those uses including a survey of the condition of any existing building(s), a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site;

(b) based on the findings of the desktop study, proposals for a site investigation scheme that will provide information for an assessment of the risk to all receptors that may be affected including those off site. The site investigation scheme should also include details of any site clearance, ground investigations or site survey work that may be required to allow for intrusive investigations to be undertaken. If, in seeking to comply with the terms of this condition, reliance is made on studies or assessments prepared as part of the substantive application for planning permission, these documents should be clearly identified and cross-referenced in the submission of the details pursuant to this condition.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2021 (paragraph 183).

7. No development shall take place other than as required as part of any relevant approved site investigation works until the following have been submitted to and approved by the Local Planning Authority: a) results of the site investigations (including any necessary intrusive investigations) and a risk assessment of the degree and nature of any contamination on site and the impact on human health, controlled waters and the wider environment. These results shall include a detailed remediation method statement informed by the site investigation results and associated risk assessment, which details how the site will be made suitable for its approved end use through removal or mitigation measures. The method statement must include details of all works to be undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990 (or as otherwise amended).

The submitted scheme shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority in writing of the presence of any such unforeseen contamination along with a timetable of works to be undertaken to make the site suitable for its approved end use. (b) prior to the commencement of the development the relevant approved remediation scheme shall be carried out as approved. The Local Planning Authority should be given a minimum of two weeks written notification of the commencement of the remediation scheme works.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2021 (paragraph 183).

8. Following completion of the approved remediation strategy, and prior to the first occupation of the development, a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground level shall be submitted for the information of the Local Planning Authority. The report shall be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where it is identified that further remediation works are necessary, details and a timetable of those works shall be submitted to the Local Planning Authority for written approval and shall be fully implemented as approved.

Thereafter, no works shall take place such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2021 (paragraph 183).

9. The dwelling hereby permitted shall not be occupied until full details of the means of foul water drainage have been submitted to and approved by the Local Planning Authority. There is a presumption that connection to the public sewer should be the first considered method of disposal, and any submission proposing non-mains drainage should include justification as to why this is not taken forward. Any non-mains drainage system proposed shall include details of proposed emptying regime or ongoing maintenance requirements. The works shall be carried out in accordance with approved details and be maintained and retained thereafter.

Reason: In the interests of public health and in accordance with the National Planning Policy Framework 2021 (paragraph 183)

10. Prior to the completion of the works to convert the dwelling hereby approved details of the provision of off street parking to meet the LPA's adopted parking standards contained within Kent Design Guides Interim Guidance Note 3 on Residential Parking shall be submitted to and approved by the Local Planning Authority. This approved parking shall be surfaced, drained and made available for vehicular parking prior to the first occupation of the dwelling. 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 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown (other than the erection of a garage or garages) or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure that parking is provided and maintained in accordance with the Council's adopted standards.

Contact: Alda Song