

2<sup>nd</sup> August 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 8<sup>th</sup> August 2022**.

**Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.**

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtu.be/PRzth9PICnw> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

**Town Clerk**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

### **Committee Members**

Cllr Ancrum  
Cllr Bonin  
Cllr Busvine OBE  
Cllr Camp – **Vice Chairman**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Eyre  
Cllr Granville-Baxter

Cllr Hogarth  
Cllr Michaelides  
Cllr Morris Brown  
Cllr Mrs Parry – Mayor  
Cllr Parry  
Cllr Piper  
Cllr Raikes – **Chairman**  
Cllr Shea

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



### PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

## **AGENDA**

### 1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

### 2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).

### 3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

### 4 MINUTES (Pages 5-13)

To receive and agree the Minutes from the Planning Committee Meeting held on 25<sup>th</sup> July 2022.

### 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19<sup>th</sup> January 2022. These are to be held at the Town Council Chambers and live streamed on Youtube.

b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.

c) To note that all arrangements are subject to review.

### 6 NEIGHBOURHOOD DEVELOPMENT PLAN

To receive reminder that Sevenoaks District Council is organizing a Regulation 16 public consultation for the submission draft of the NDP. This will run from 9am on Thursday 4<sup>th</sup> August 2022 until 5pm on Thursday 22<sup>nd</sup> September 2022.

Town Council Offices  
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- 7 SEVENOAKS DISTRICT COUNCIL TOWN CENTRES STRATEGY  
a) To review Sevenoaks District Council's vision and roadmap for the future of Sevenoaks Town, published in April 2022 and recirculated to Councillors prior to the meeting. Printed copies made available at the Town Council Offices from 25<sup>th</sup> July 2022.  
  
b) To discuss and agree any feedback to be forwarded to Sevenoaks District Council.
- 8 POLICY CONSULTATION BRIEFING ON POTENTIAL SOLUTIONS AND REGULATIONS TO SHORT TERM HOLIDAY LETS (PAGES 15-22)  
a) To receive copy of correspondence from National Association of Local Councils (NALC), inviting members views on the Department for Culture, Media and Sports' (DCMS) consultation on short term property lettings. This includes copy of the main questions that NALC is intending to respond to (Pages 15-17).  
  
b) To also receive copy of the full consultation questions, should STC wish to respond independently (Pages 19-22).  
  
c) To note that further details on the consultation are available via the following link:  
<https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england/developing-a-tourist-accommodation-registration-scheme-in-england-call-for-evidence#annexb>  
  
c) To note that the deadline for providing comment to NALC before they respond is 5pm on 30<sup>th</sup> August 2022, and that the deadline for providing comment to the full consultation to DCMS is 21<sup>st</sup> September 2022.
- 9 DEVELOPMENT CONTROL COMMITTEE  
To receive notice that the below application was Refused by the Development Control Committee on 21<sup>st</sup> July 2022.
- 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane
- 10 DEVELOPMENT CONTROL COMMITTEE  
To receive notice that the below application was Refused by the Development Control Committee on 21<sup>st</sup> July 2022.
- 21/03402/FUL – Land East of 168 St Johns Hill

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email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

11 PLANNING APPLICATIONS (Pages 23-27)

- a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

**Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).**

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 1<sup>st</sup> August 2022.

12 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

Town Council Offices  
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Minutes of the PLANNING COMMITTEE meeting held on Monday 25<sup>th</sup> July 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/6eu7ikSqlrg>

**Present:**

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**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Hogarth	<b>Arrived 7:06pm</b>
Cllr Bonin	<b>Apologies</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Mrs Parry – Mayor	<b>Apologies</b>
Cllr Dr Canet	<b>Present</b>	Cllr Parry	<b>Apologies</b>
Cllr Clayton	<b>Apologies</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

1 Member of the Public

**PUBLIC QUESTION TIME**

None.

**238     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**239     DECLARATIONS OF INTEREST**

None.

**240     DECLARATIONS OF LOBBYING**

None.

**241     MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 11<sup>th</sup> July 2022.

**It was RESOLVED** that the minutes be approved.

**242     COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> January 2022, to be live streamed on Youtube.

b) It was noted that all arrangements were subject to review.

243 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

The Committee noted that Sustrans' rescheduled LCWIP Engagement session will be held on 4<sup>th</sup> August 2022 at 13:30 via Microsoft Teams. This to provide update on the project and to invite stakeholder feedback.

244 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors noted that Sevenoaks District Council are arranging to hold a Regulation 16 public consultation of the Sevenoaks Town Neighbourhood Plan between the following dates:

**9am on Thursday 4<sup>th</sup> August 2022 – 5pm on Thursday 22<sup>nd</sup> September 2022**

b) An updated timetable for the progression of the NDP was also received and noted. Cllr Raikes enquired whether the Independent Examiner's report would be provided at the closure of the public consultation, as implied by the timetable.

c) Cllr Dr Canet requested information of when SDC will begin advertising the public consultation. It was agreed that the Planning Committee Clerk enquire as to this, and also clarify when the Examiner's report can be expected, following the public consultation.

245 APPEALS

a) Councillors noted that the following appeal had been dismissed on 12<sup>th</sup> July 2022:

**APP/G2245/D/21/3287369: 21/02026/HOUSE – Primrose Cottage, Clenches Farm Road**

b) Councillors noted that the following appeal had been dismissed on 12<sup>th</sup> July 2022:

**APP/G2245/D/22/3293448: 21/03380/HOUSE – 3 Oakdene Road**

246 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application was discussed by the Development Control Committee on Thursday 21<sup>st</sup> July 2022. This was not attended by a representative of Sevenoaks Town Council due to Councillor unavailability.

- 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane

247 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application was discussed by the Development Control Committee on Thursday 21<sup>st</sup> July 2022. This was not attended by a representative of Sevenoaks Town Council due to Councillor unavailability.

- 21/03402/FUL – Land East of 168 St Johns Hill

248 PUBLIC TRANSPORT BRIEFING NOTE: POST PANDEMIC BUS NETWORK REVIEW FROM KENT COUNTY COUNCIL

a) Councillors received and discussed a briefing report from Kent County Council's Public Transport Team, which identifies withdrawals that KCC expect bus operators to be making to services between July and October 2022.

b) Cllr Eyre noted that both KCC Officers and Go Coach are working very hard to arrange replacement services to mitigate the negative effects of this – the efforts of which are not reflected in the report at the time of production. He noted that the issue is commercial operators being unable to afford to continue to provide services.

c) Cllr Shea expressed disappointment in the timing of this information so close to the start of the new school year, due to the effect on travel arrangements for students. It was noted that this significant issue ties into a current project of the Youth Services Committee, which intends on arranging a conference between Sevenoaks schools to discuss STC's Green Initiatives Investment Plan.

d) Cllr Dr Canet expanded on Cllr Shea's concerns, as the loss of school bus services will also increase congestion and air pollution.

e) Cllr Raikes reiterated Cllr Shea's suggestion that the need for replacement school bus services could be mitigated through conversations with and coordination between local Sevenoaks Schools.

249 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 2] 22/01775/HOUSE – 44 Robyns Way (For)

(b) The Committee considered planning applications received during the two weeks ending 18<sup>th</sup> July 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

250 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the progression of the Neighbourhood Development Plan to Regulation 16 Public Consultation, along with SDC's earmarked dates for this with new draft timetable.

There being no further business the Chairman closed the meeting at 7:46pm.

Signed .....  
Chairman

Dated .....

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# Planning Applications Considered

Applications considered on 25-7-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01316/HOUSE	Stephanie Payne 02/08/2022	Cllr Eyre	Carmen Austin 07866 962 888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
R Waldron		32 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/07/22	
<b>Ground floor entrance hall and first floor bedroom extension. New dormer to loft. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01775/HOUSE	Stephanie Payne 01/08/2022	Cllr Dr Canet	MKA Architects 01732 85 888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Wright		44 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/22	
<b>Demolition of existing garage and erection of annex to include one bedroom and living area for elderly relative.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, providing the new building remains ancillary to the existing house.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01817/HOUSE	Stephanie Payne 29/07/2022	Cllr Hogarth	Carmen Austin 07866 962 888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
E Carey		1 Merlewood	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/07/22	
<b>Single storey side extension to house. New carport.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 25-7-22

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01830/HOUSE	Samantha Simmons 29/07/2022	Cllr Bonin	HCUK Group Ltd 01548 840000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Rev'd L and Dr C Kevis			20 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/22
<b>Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property.</b>				

## Comment

**Recommended from the Chair with Cllr Bonin's apologies:**

**Sevenoaks Town Council recommended refusal on the grounds that the bulky side addition harms the significance of both the locally listed building and the Vine Conservation Area.**

**Informative: Sevenoaks Town Council requests that if the Planning Officer is minded to approve this application, a condition be applied to ensure the extension remains ancillary to the main house and does not become a separate dwelling.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01839/FUL	Ashley Bidwell 31/07/2022	Cllr Michaelides	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dennington			84 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/22
<b>Upgrading of existing corporate signage.</b>				

## Comment

**Sevenoaks Town Council noted that this application is not available on the Planning Portal and therefore could not provide comment.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01840/ADV	Ashley Bidwell 31/07/2022	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dennington			84 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/22
<b>Upgrade to existing corporate signage.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 25-7-22

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01846/HOUSE</b>	Christopher Park 02/08/2022	Cllr Morris Brown	Harringtons 01732074220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Franks			5 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/22
<b>Replacement conservatory.</b>				

*Comment*

**Proposed from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no detrimental impact on the amenities of the neighbouring property, particularly from the dormer windows.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01846/HOUSE</b>	Christopher Park 09/08/2022	Cllr Morris Brown	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Franks			5 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/22

**22/01846/HOUSE - Amended plan**

**Replacement conservatory.**

**A summary of the main changes are set out below:**

**The applicant has made changes to the conservatory on this existing plans and the roof design of the proposed extension on the proposed plans.**

*Comment*

**Proposed from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no detrimental impact on the amenities of the neighbouring property, particularly from the dormer windows.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01851/CONVAR</b>	Anna Horn 01/08/2022	Cllr Bonin	Maple Planning 07769 94
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/22

**Removal of condition 4 of 22/00419/FUL for Proposed change of use of outbuilding to holiday accommodation to allow for longer term letting.**

*Comment*

**Recommended from the Chair with Cllr Bonin's apologies:**

**Sevenoaks Town Council recommended refusal on the grounds that this would be creating a new dwellinghouse in a way which is not in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.**

# Planning Applications Considered

Applications considered on 25-7-22

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01883/HOUSE	Christopher Park 03/08/2022	Cllr Parry	Level Architecture 01892 0744400
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs A Ouertani		35 Grange Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/07/22	
<b>Single storey rear extension and first floor rear extension with internal alterations.</b>				

*Comment*

**Recommended from the Chair with Cllr Parry's apologies:**

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01887/HOUSE	Charlotte Brooks-Lawrie 05/08/22	Cllr Camp	Harringtons 01732 74220
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Hart		67 Dartford Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/22	
<b>Proposed single storey rear extension.</b>				

*Comment*

**Recommended from the Chair with Cllr Camp's apologies:**

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01899/HOUSE	Charlotte Brooks-Lawrie 05-08-22	Cllr Parry	Brooks Design Service 02 888888888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr H Corrigan		3 White Hart Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/22	
<b>Proposed first floor front/side extension. Alterations to roof.</b>				

*Comment*

**Proposed from the Chair with Cllr Parry's apologies:**

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01902/HOUSE	Christopher Park 05/08/2022	Cllr Eyre	MRW Design 077634637 74
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Freshwater		24 Redlands Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/22	
<b>Removal of conservatory and new single storey extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 25-7-22

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01918/HOUSE</b>	Stephanie Payne 08/08/2022	Cllr Eyre	OPEN Architecture 01732 730500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Ward			15 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/22
<b>Conversion of existing garages into reception room and new attached single garage.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01922/HOUSE</b>	Christopher Park 08/08/2022	Cllr Clayton	JAGMA 02080 510789
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Rozario			1 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/22
<b>Single story rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity to neighbours.**

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18 JULY 2022

## **PC6-22 | SHORT TERM HOLIDAY LETS**

### **Summary**

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

### **Context**

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

### **NALC's current policy positions**

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.

## **Consultation Questions**

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

### **Effect on labour supply**

**Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?**

**Option 1 Yes this is a major problem**

**Option 2 Yes but this is only a minor problem**

**Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### **Noise, anti-social and other nuisance behaviour by guests**

**Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?**

**Option 1 Yes this is a major problem**

**Option 2 Yes but this is only a minor problem**

**Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### **Impact on local communities and residents**

**Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?**

- **Option 1 - Yes**
- **Option 2 - No**

**Please provide evidence in brief to supplement your response.**



## **Potential impacts**

**Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?**

**1 - Do nothing**

**2 - Provide more information to the sector**

**3 - Develop a self-certification registration scheme**

**4 - Develop a registration scheme with light-touch checks**

**5 - Develop a licencing scheme with physical checks of the premises**

**Please provide evidence in brief to supplement your response.**

**6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015**

**Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?**

## **Supplementary question**

**Does you have any interest in being part of the registration or monitoring process for short term holiday lets?**

## **Your evidence**

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

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**Department for Culture, Media and Sports' full consultation document on short term property lettings**

**Call for evidence questions**

**Question 1: Are you able to provide us with evidence illustrating the size and nature of the short-term and holiday letting market in England and/or its regions, and how that has changed over time?**

This question is concerned with painting a picture of the market in England, in both revenue and people terms. Your answer should therefore focus on providing objective evidence, and not on providing an assessment of its consequences (e.g. on the housing market, which is covered in later questions).

For this question, the government is particularly interested in the following:

For any data provided, it would be helpful to have:

- data illustrating the picture at a national level
- data illustrating the picture in different regions of England
- data that might help with equalities analysis (sex, ethnicity, sexual orientation and other protected characteristics listed in the Equality Act 2010), e.g. proportion of hosts on a platform that are male/female
- data illustrating changes since 2010, including during the pandemic

If you are an online platform it would be helpful to have:

- data on the number of active listings on your platform, and how that has changed over time
- a breakdown of the types of listing on your platform (e.g. the number of listings run by property management companies versus individuals, the number of entire premises offered versus single rooms and the number where the listing is based on exclusive customer use as opposed to co-living with the host)
- data illustrating a typical host or listing (e.g. average earnings per host/listing, average number of nights hosted per year)
- data on occupancy rates (i.e. how often listed properties are made available per year, how this varies over the course of the year and how often they are used)
- data on where listings are geographically/regionally located
- data on the economic impact of short-term and holiday letting activity, including key source markets

If you are a local authority / destination management organisation / enforcement agency it would be helpful to have data illustrating short-term letting activity in your area, how that has changed over time and data on the effectiveness of enforcement.

**Question 2: What do you consider to be the main benefits of short-term and holiday letting for:**

**a) Homeowners b) Consumers c) Businesses and the wider economy**

Where possible, please provide detailed quantitative evidence. Quantitative data will assist with producing robust estimates of the costs and benefits of any policy responses.

For example, when answering this question, if you are a host offering short-term letting services it would be useful to provide data such as how much you earn in an average year from short-term and holiday letting activity. Likewise, if you are an online platform it would be useful to estimate the wider economic impact on the local communities and to see data showing the various types of accommodation business that use your platform.

**Question 3: How do you assess levels of compliance with regulations on:**

**a) Fire safety b) Gas safety c) Health and safety d) Food and drink**

**within the short-term and holiday letting market in England?**

- **Option 1 - Compliance is very good**
- **Option 2 - Compliance is good**
- **Option 3 - Compliance is fair**
- **Option 4 - Compliance is poor**
- **Option 5 - Compliance is very poor**

For each of these, please give reasons for your answer. If you believe there is significant non-compliance, please provide specific examples/evidence. Alternatively, if you believe compliance is generally strong, please also provide evidence.

If you are a platform, how do you inform hosts about their legal requirements?

If you are a host, are you aware of your legal requirements? How have you been informed of these requirements?

What assessment do you make of how effectively the regulation is enforced?

**Question 4: Do you consider there to be a problem with breach of contractual agreements in the short-term and holiday letting market in England? If so, why?**

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, as well as specific examples/evidence. The government is particularly interested in breaches of mortgage, tenancy and social housing agreements.

**Question 5: Do you consider there to be other legal provisions concerning the supply of short-term and holiday letting to paying guests which are not covered elsewhere in this call for evidence but where there are issues with awareness, compliance and/or enforcement?**

- **Option 1 - Yes**
- **Option 2 - No**

If yes, please be specific about the legal provisions concerned and provide supporting evidence.

Please ensure your answer is relevant to the case for or against the introduction of a Tourist Accommodation Registration Scheme and/or how such a scheme could be designed. This call for evidence is not concerned with views about specific legal provisions if they are not relevant to these central questions.

**Question 6: Do you consider the increase in short-term and holiday letting in England to have had adverse consequences on the housing market?**

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence of any adverse effects, particularly at a local level.

It would also be useful to get views on whether you think the COVID-19 pandemic has accelerated or altered some of these adverse consequences. For example, could there be an impact as a result of changes in the way people choose to work?

**Question 7: Do you consider noise, anti-social or other nuisance behaviour in short-term and holiday lets in England to be a problem? If so, why?**

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence and detail on the type of noise, anti-social or nuisance behaviours you think are the problem, including data at a local level where possible.

Where you are aware of/or have experienced issues and you complained, what assessment do you make of how the incident was dealt with? How could this complaints procedure be improved?

Whether further regulation is necessary and proportionate or whether existing powers and authorities are able to adequately deal with these issues where they arise?

If you are an online platform or a host, what steps do you take to minimise the likelihood of anti-social or nuisance behaviour occurring?

**Question 8: Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?**

- **Option 1 - Yes**
- **Option 2 - No**

Please give reasons for your answer and provide specific examples/evidence.

**Question 9: Which of the following do you consider to be the most appropriate form of response in the short-term letting market?**

- **1 - Do nothing**
- **2 - Provide more information to the sector**
- **3 - Develop a self-certification registration scheme**
- **4 - Develop a registration scheme with light-touch checks**
- **5 - Develop a licencing scheme with physical checks of the premises**
- **6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015**

Please give reasons for your answer, including why you consider other options to be inappropriate.

Are there other options that should be considered?

**Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?**

Please consider in particular (3) develop a self-certification registration scheme, (4) develop a registration scheme with light-touch checks, and (5) develop a licensing scheme with physical checks of the premises.

Please also consider what the benefits are of the market operating as it currently does, as well as what might be the benefits of each of all of the above options, either to businesses, property owners, or to the consumer.

**Question 11: Do you have any insight or evidence on the impact of schemes that are already running, or approaches taken elsewhere in the world?**

The government would also be keen to learn about any other approaches that have been taken that are not included in the annex below.

**Question 12: What has been the impact of the Deregulation Act 2015, specifically changes made by section 44 to the Greater London Council (General Powers) Act 1973?**

Please consider the extent to which these provisions have allowed local authorities to respond to challenges posed by short term lettings.

Please also consider the potential use and impact such stipulations may have in other areas of the country.

# Planning Applications to be Considered

Planning Applications received to be considered on 08 August 2022

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00818/ADV</b>	Christopher Park 19/08/2022	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council			26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/22
<b>22/00818/ADV - Amended plan</b>				
<b>Consent to display signs.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Amended plan.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R97HQCBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R97HQCBK0LO00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01709/FUL</b>	Louise Cane 18/08/2022	Cllr Shea	Amersand Associates 0127950 5000
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davies			14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/22
<b>To remove part of an existing glazing and form new double entrance door opening, secure remaining glazing, alter existing cladding to instal new double doors. Install ballards and drop box.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RDS9NOBKIN400">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RDS9NOBKIN400</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01784/HOUSE</b>	Christopher Park 11/08/2022	Cllr Morris Brown	Mr Andy Matthews 01322666991
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sim			4 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
<b>Construction of a rear single storey extension, and conversion of loft space to living accommodation with dormer window to rear. Fence to front.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RE58A1BKJD900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RE58A1BKJD900</a>			

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01823/HOUSE</b>	Christopher Park 11/08/2022	Cllr Hogarth	Jeremy Page Associates 015808 50110

# Planning Applications to be Considered

Planning Applications received to be considered on 08 August 2022

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
F Iqbal		24 St James Road	St Johns
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			21/07/22
<b>To form new first floor and 2 storey extensions with new roof section to the rear and side elevations.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RE8XN6BKJLC00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RE8XN6BKJLC00</a>		

5	Plan Number	Planning officer	Town Councillor	Agent
	22/01849/FUL	Anna Horn 09/08/2022	Cllr Busvine	Open Architecture 01732 779580
Case Officer				
Applicant		House Name	Road	Locality
Mr J Bateman			150 High Street	Town
Town		County	Post Code	Application date
				19/07/22
Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store, additional storey for residential use.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RECMZGBKJTB00			

6	Plan Number	Planning officer	Town Councillor	Agent
	22/01868/HOUSE	Christopher Park 19/08/2022	Cllr Eyre	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs J & C Crack			83 Brittains Lane	Kippington
Town		County	Post Code	Application date
				29/07/22
Resurfacing and reprofiling front drive.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REI6ZFBKK3A00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REI6ZFBKK3A00</a>			

7	Plan Number	Planning officer	Town Councillor	Agent
	22/01885/MMA	Anna Horn 11/08/2022	Cllr Michaelides	NC Architecture 01625 536767
Case Officer				
Applicant		House Name	Road	Locality
XPS Self Invested Pensions		Barclays	80 High Street	Town
Town		County	Post Code	Application date
				21/07/22
Amendment to 21/04179/FUL.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RELW8MBKK8H00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RELW8MBKK8H00</a>			

<b>8</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/01940/HOUSE	Christopher Park 11/08/2022	Cllr Granville-Baxter	Barry Best 07721 010293



# Planning Applications to be Considered

Planning Applications received to be considered on 08 August 2022

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr T Medhurst		115 Bradbourne Vale Road	Northern
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			21/07/22
<b>Removal of existing roof. Construction of a new roof to form additional living accommodation.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REWGK2BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REWGK2BK0LO00</a>		

<b>9</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/01949/LBCALT	Sean Mitchell 11/08/2022	Cllr Michaelides	NJA Town Planning 01403 25223
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
K & A Golding		41 London Road	Town	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			21/07/22	
<b>Listed building consent to refurbish seven existing timber sash windows on the three storey south elevation.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REX0BEBKKH500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REX0BEBKKH500</a>			

<b>10</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/01953/HOUSE	Stephanie Payne 10/08/2022	Cllr Parry	Harringtons 01732 742200
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr & Mrs Gorw	Little Toads	22 Croft Way	Kippington	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			20/07/22	
<b>Conversion of garage, new door and sidelight to side elevation, render to first floor.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REX0CSBKHKHD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REX0CSBKHKHD00</a>			

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/01973/FUL	Ashley Bidwell 14/08/2022	Cllr Parry	DHA Planning 01622 776226
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr & Mrs Bedford	Land West of	Oak Lane	Kippington	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			24/07/22	
<b>Conversion of stables to a new self contained dwelling two bedroom dwelling.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REYUY2BKKJQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REYUY2BKKJQ00</a>			

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/01974/FUL	Anna Horn 19/08/2022	Cllr Granville-Baxter	David Hayward 01785 251238

# Planning Applications to be Considered

Planning Applications received to be considered on 08 August 2022

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr K Burton	Knole Academy	Bradbourne Vale Road	Northern
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			29/07/22
<b>The erection of a single storey, 2 classroom, modular building.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REYUYBBKKJS00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REYUYBBKKJS00</a>		

13	Plan Number	Planning officer	Town Councillor	Agent
	22/01975HOUSE	Christopher Park 11/08/2022	Cllr Shea	Harringtons 01732 742200
Case Officer				
Applicant		House Name	Road	Locality
Mr K Devonshire			2 Highlands Park	Northern
Town		County	Post Code	Application date
				21/07/22
Single storey front extension with covered porch, Garage extension with roof light.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=REYUYHBKKJU00&amp;activeTab=summary">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=REYUYHBKKJU00&amp;activeTab=summary</a>			

14	Plan Number	Planning officer	Town Councillor	Agent
	22/02001/HOUSE	Stephanie Payne 15/08/2022	Cllr Dr Canet	Mr David Dennis 01732 240140
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Forbes			2 Westwood Way	Northern
Town		County	Post Code	Application date
				25/07/22
Demolition of existing extension to replace with single storey side and rear extension.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF2KINBKKO500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF2KINBKKO500</a>			

15	Plan Number	Planning officer	Town Councillor	Agent
	22/02006/FUL	Samantha Simmons 16/08/2022	Cllr Camp	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr R Vos		Lahaina	Linden Chase	St Johns
Town		County	Post Code	Application date
				26/07/22
Conversion of the existing detached garage into separate dwelling, single storey extension.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF2KJLBKKOF00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF2KJLBKKOF00</a>			

<b>16</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/02019/HOUSE	Stephanie Payne 22/08/2022	Cllr Clayton	CJ Harding Degign 07946 77559

# Planning Applications to be Considered

Planning Applications received to be considered on 08 August 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R McClelland		8 Prospect Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			01/08/22
<b>Erection of new front dormer with alterations to existing rear dormer and fenestration.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF848OBKKS600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF848OBKKS600</a>		

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/02036/HOUSE</b>	Christopher Park 18/08/2022	Cllr Raikes	Harringtons 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Tyrrel-Clark		6 The Glade	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/07/22	
<b>Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF9YZ2BK KU100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RF9YZ2BK KU100</a>			

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/02064/HOUSE</b>	Stephanie Payne 22/08/2022	Cllr Parry	DHA Planning 01622 775226
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr N Lawrence		66 Britains Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/08/22	
<b>Erection of a part-single storey and part-two storey side and rear extension. A roof extension and loft conversion with the addition of new dormer windows to the front and rear and reconfiguration of car parking and driveway.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFFIXUBK KYU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFFIXUBK KYU00</a>			