



Wednesday, 24 December 2025

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 5th January 2026 at 7pm.**

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://youtube.com/live/5o3wII6f4Yk> 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 or by request.

Members of the public wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. 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 & Environment 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. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

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

Responsible Finance Officer / Deputy 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 – Quorum minimum of six members

| | |
|--|--|
| Cllr Libby Ancrum | Cllr Sally Layne |
| Cllr Sue Camp (Chair) | Cllr Lise Michaelides |
| Cllr Dr Merilyn Canet | Cllr Lionel O'Hara |
| Cllr Tony Clayton – Mayor | Cllr Claire Shea – Leader |
| Cllr Catherine Daniell – Deputy Leader | Cllr David Skinner OBE (Vice Chair) |
| Cllr Dr Peter Dixon | Cllr Nicholas Varley |
| Cllr Victoria Granville – Deputy Mayor | Cllr Gareth Willis |
| Cllr Chloe Gustard | Cllr Nigel Wightman |

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public 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 from members who are unable to attend the meeting. |
| 2 | REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 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 & Environment Committee Meeting held on 22nd December 2025. |
| 5 | CENTRAL GOVERNMENT CONSULTATION ON PROPOSED REFORMS TO THE STATUTORY CONSULTEE SYSTEM a) To receive a reminder that the Ministry of Housing, Communities and Local Government is consulting on its proposals to reform the statutory consultee system, with key proposals including the removal of Sport England, The Gardens Trust and Theatres Trust as statutory consultees on planning applications, as well as reviewing the criteria under which a consultee may be notified of an application. b) To note that further details as to the proposed reforms, including opportunity to comment, are available to view via the following webpage: Reforms to the statutory consultee system - GOV.UK c) To receive a copy of the consultation questions as well as a collated report of initial Councillor comments - including those agreed on 15th December 2025 with regards to the importance of Sport England and local Town / Parish Councils. To discuss and agree a formal response for submission, with note that the deadline to do so is 13th January 2026. (To follow) |

| | |
|---|--|
| 6 | <p>CENTRAL GOVERNMENT CONSULTATION ON PROPOSED PLANNING REFORMS</p> <p>a) To receive notice that the Ministry of Housing, Communities and Local Government is consulting on the following proposals:</p> <ul style="list-style-type: none">• Revisions to the National Planning Policy Framework (NPPF)• Data centres and onsite energy generation• Standardised inputs in viability assessments• Reforming site thresholds <p>b) To note that full details of the consultation, including a summary of the proposed changes and opportunity to comment are available via the below link, with the response deadline being 10th March 2025:</p> <p><u>National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK</u></p> <p>c) To discuss and agree whether the Town Council form a Working Group to review and prepare a draft response to the proposed NPPF and Planning system changes, for approval of the Planning & Environment Committee.</p> |
| 7 | <p>SEVENOAKS DISTRICT COUNCIL - LAUNCH OF A REVIEW OF LOCAL HERITAGE ASSETS TO BE LOCALLY LISTED (Pages 15-28)</p> <p>a) To receive a reminder that Sevenoaks District Council has launched a review of its Local List, which celebrates buildings and structures of local architectural and historic interest, and is considering further nominations of local heritage assets to be listed.</p> <p>b) To note the following key resources on the District Council's website:</p> <ul style="list-style-type: none">• <u>Criteria</u> for a building or structure to be added to the District Council's Local List (Pages 15-16)• Further information on the Local List review, including the opportunity to nominate a building, structure or space: <u>Local List Sevenoaks District Council</u>• Interactive <u>Planning Policies Map</u> which may be used to view existing entries of both the local and national historic assets register, as well as their interaction with Conservation Areas <p>c) To receive reminder of the Planning & Environment Committee's earlier resolution to consider nominating any unlisted Frank Marshall (Sevenoaks Society) award winners, and to receive and discuss a report compiling all past winners and their current status (Pages 17-28)</p> <p>d) To discuss and agree any nominations of key historic or architecturally interesting buildings or structures within Sevenoaks Town, for consideration of the District Council.</p> |

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|---|---|
| 8 | <p>PLANNING APPLICATIONS (Pages 29-30)</p> <p>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.</p> <p>Members of the public wishing to speak and address the Planning & Environment 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.</p> <p>b) The meeting will be reconvened to consider planning applications received during the one week ending 23rd December 2025.</p> |
| 9 | <p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p> |

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 22 December 2025 in the Council Chamber, Town Council Offices, TN13
3QG**

Livestreamed and available to view on YouTube until approved by Council:

<https://youtube.com/live/MsTebZdiOqM>

Meeting commenced: 19:00

Meeting Concluded: 20:00

Present:

Committee Members

Quorum minimum of six members

| | | | |
|-------------------------------|------------------|-------------------------------|------------------|
| Cllr Ancrum | Present | Cllr Layne | Apologies |
| Cllr Camp – Chair | Present | Cllr Michaelides | Present |
| Cllr Dr Canet | Apologies | Cllr O'Hara | Present |
| Cllr Clayton – Mayor | Present | Cllr Shea – Leader | Present |
| Cllr Daniell – Deputy Leader | Apologies | Cllr Skinner OBE – Vice Chair | Present |
| Cllr Dr Dixon | Present | Cllr Varley | Apologies |
| Cllr Granville – Deputy Mayor | Present | Cllr Willis | Apologies |
| Cllr Gustard | Present | Cllr Wightman | Present |

Also in attendance:

Planning Committee Clerk

Youth Committee Clerk

PUBLIC QUESTION TIME

None.

548 - APOLOGIES FOR ABSENCE

As above.

549 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

550 - DECLARATIONS OF INTEREST

None.

551 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 15th December 2025.

It was RESOLVED that the minutes be approved.

552 - NEW TREE PRESERVATION ORDER CONFIRMED AT THE SEVENOAKS ADULT EDUCATION CENTRE SITE

The Committee received notice and plans of the following Tree Preservation Order which had been confirmed by Sevenoaks District Council:

- **03/2025: Comprising ten trees at the Adult Education Centre site, Bradbourne Road**

553 - CURRENT & COMPLETED MATTERS REPORTS

a) The Committee received and noted the Current Matters report, which summarises and provides any relevant updates on live projects of the Planning & Environment Committee.

b) The Planning Committee Clerk highlighted the following points of note:

- **The Dartford Road zebra crossing** had been speculatively programmed by Kent County Council for an anticipated delivery date from mid to late January 2026. This was contingent on the District Council's approval of a Works to Trees in the Conservation Area (WTPO) notification for necessary root mitigation works underneath the surface of the proposed crossing.
- The Town Council had contacted both the District Council as well as its consultants for the **Sevenoaks to Dunton Green active travel feasibility study**, with the suggestion that a more detailed study may be more appropriately pursued via the emerging Local Plan due to its significant interaction with proposed housing allocation sites. This was on the basis that a more "high level" study by the Town Council's consultants could support the Local Plan's evidence base, while a more detailed study by the District Council could be used to feed into the associated sites' Development Briefs and secure an appropriate land allocation.

c) Cllr Clayton noted that that the proposed Sevenoaks to Dunton Green active travel route, as represented in the Development Brief for the District Council's proposed allocation of the land above the Sevenoaks Wildlife Reserve, deflects North of the route identified in the Sevenoaks Town Neighbourhood Plan. He considered that this redirection would decrease the benefits of the route and it was **RESOLVED** that the Town Council raise this as a concern and recommend that the Development Brief be amended to more closely reflect the route as proposed in the Neighbourhood Plan.

d) Councillors thanked Officers involved in the advancement of the Dartford Road zebra crossing, and expressed keen anticipation for its delivery.

e) The Committee received and agreed the Completed Matters report, which summarises concluded projects of the Planning & Environment Committee.

554 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the five weeks ending 15th December 2025.

555 - PLANNING APPLICATIONS

- a) No members of the public registered to speak on individual applications.
- b) The Committee considered planning applications received during the two weeks ending 15th December 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

556 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed

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Dated

Chair

Planning Applications Considered

Applications considered on 22-12-25

| 1 | Plan Number | Planning officer | Town Councillor | Agent |
|------------------|-------------------|----------------------------|-------------------------|--------------------------|
| | 25/00978/FUL | Stephanie Payne 08/01/2026 | Cllr Dr Dixon | Robinson Escott Planning |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Sevenoaks Plans | Land Rear of | 26 St James Road | St Johns | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | | 16/12/25 |

25/00978/FUL - Amended plan

Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and associated landscaping. Associated works.

A summary of the main changes are set out below:

Further information has been provided in relation to drainage and trees for the development.
 - Ground Investigation and Hydrogeological Report - Potential Groundwater Impacts -
 Lustre Consulting
 Foundation Strategy for planning - CTO Consulting Engineers
 - A tree report - which includes how the foundation strategy, informed by trial pits, will retain the boundary trees with No.28
 - Updated Planning and Design and Access statement

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed development would be cramped and overdeveloped, particularly at three storeys.

Informative:

The Town Council reported its concern as to whether there will be adequate emergency vehicle access and turning provision for the site.

| 2 | Plan Number | Planning officer | Town Councillor | Agent |
|------------------|-------------------|------------------------|-------------------------|-------------------------|
| | 25/02033/HOUSE | Zoe Dommett 31/12/2025 | Cllr Daniell | Coleman Anderson Archit |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr & Mrs Stamp | Faircrouch | 22 Oakhill Road | Kippington | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | | 08/12/25 |

25/02033/HOUSE - Amended plan

Demolition of existing rear extension and conservatory and erection of new single-storey rear extension with rooflights and canopy with associated hardscaping. Garage conversion and first floor side extension. Alterations to fenestration. Loft conversion with dormer windows and rooflights. Erection of new garage with rooflights. Associated landscaping.

A summary of the main changes are set out below:

Tree Survey and Arboricultural Impact Assessment report now provided.

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided Policy L4 of the Sevenoaks Town Neighbourhood Plan, which requires appropriate replacement of any trees or hedgerows lost to development, is complied with.

Planning Applications Considered

Applications considered on 22-12-25

| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
|-------------------|--------------------|----------------------------|-------------------------|--------------------------|
| | 25/02368/FUL | Samantha Yates 03/01/2026 | Cllr Dr Dixon | Robinson Escott Planning |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Portman Homes Ltd | | 73-75 Bradbourne Park Road | St Johns | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 10/12/25 | |

25/02368/FUL - Amended plan

Erection of 5 dwellings, hard and soft landscaping including access and parking for 10 cars. Sheds for each property. Package pumping stations and Attenuation tank.

A summary of the main changes are set out below:

Architecture:

Proposed Site Layout Plan - 8993-PD-20 B - Offset Architects

Ecology:

KCC Response Letter & Appendices - Greenspace Ecological Solutions, 21

November 2025

Updated BNG Metric Spreadsheet

The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology

Biodiversity Gain Plan, 21 November 2025

BNG_Figure 1_Baseline Habitsts Plan - 1.1

BNG_REV C_Bradbourne_Figure 2 - Proposed Habitat Plan 1.1

Aboriculture:

Aboricultural Report - GRS, 21 November 2025

Landscaping:

Landscape General Arrangement Plan Rev A - PJC Consultancy

A summary of the changes to the scheme is listed below:

Retention of trees T22 and T23

Reduction in rear amenity area of Plot 3 and creation of additional scrub area along western boundary of site (outside the cirtilage)

Revisions to soft landscaping scheme

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that:

- The number of new units does not represent overdevelopment, particularly in providing sufficient outdoor amenity for four-bedroomed houses
- The Biodiversity Net Gain plans are robust
- Kent Ecology's concerns have been suitably addressed
- The Conservation Officer's concerns of some harm are outweighed by the benefits of development

and it is conditioned that:

- The driveways and hardstanding are converted from impermeable to permeable materials

Planning Applications Considered

Applications considered on 22-12-25

| 4 | Plan Number | Planning officer | Town Councillor | Agent |
|-----------------|----------------|-----------------------------|------------------|--------------------------|
| | 25/03227/HOUSE | Christopher Park 28/12/2025 | Cllr Gustard | Saunders Rural Solutions |
| Applicant | House Name | Road | Locality | |
| Mr & Mrs Bowman | Penina | 2 Yeomans Meadows | Kippington | |
| Town | County | Post Code | Application date | |
| | | | | 05/12/25 |

Erection of a swimming pool and associated landscaping

Comment

Sevenoaks Town Council recommended approval.

| 5 | Plan Number | Planning officer | Town Councillor | Agent |
|------------------|----------------|-----------------------------|------------------|----------------------|
| | 25/03306/HOUSE | Christopher Park 28/12/2025 | Cllr Layne | Lucy Wood Architects |
| Applicant | House Name | Road | Locality | |
| Mr & Mrs Charman | | 26 Vine Court Road | Eastern | |
| Town | County | Post Code | Application date | |
| | | | | 05/12/25 |

Demolition of existing non-original garage and conservatory extension; Single storey rear and side ground floor extension, rear first floor extension, front first floor extensions including a new double bay window, new dormer windows and rooflights; Single storey garage extension with associated new basement, accommodation in the eaves and rooflights; Alteration of front entrance porch and door; Alteration of fenestration and replacement of existing windows throughout; Replacement of existing roof structure and coverings; Replacement of existing front boundary fence with new brick wall, brick piers, black painted metal railings and electric gates.

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended refusal on the following grounds:

- Unacceptable loss of the mature magnolia tree which contributes significantly to the character of the area and the streetscene
- The proposed garage extension would dominate the frontage of the house, as well as cause unacceptable loss of amenity to Number 24
- Loss of the original wooden and plaster features would detract from the character of the Conservation Area, streetscene and neighbouring houses

| 6 | Plan Number | Planning officer | Town Councillor | Agent |
|-----------|----------------|--------------------------|------------------|------------------|
| | 25/03322/HOUSE | Summer Aucoin 04/01/2026 | Cllr Clayton | Studio Charrette |
| Applicant | House Name | Road | Locality | |
| L Prior | | 72 St Johns Hill | Eastern | |
| Town | County | Post Code | Application date | |
| | | | | 11/12/25 |

Dropped Kerb for vehicular access, new permeable hardstanding driveway and associated landscaping.

Comment

Sevenoaks Town Council recommended approval, provided Kent Highways are satisfied that sightlines and safe access from the A225 are adequate.

Planning Applications Considered

Applications considered on 22-12-25

| 7 | Plan Number | Planning officer | Town Councillor | Agent |
|-----------|----------------|------------------------|------------------|----------------------|
| | 25/03332/HOUSE | Zoe Dommett 04/01/2026 | Cllr Gustard | Atelier De Linde Ltd |
| Applicant | House Name | Road | Locality | |
| Ms D Kaur | | 6 Rosefield | Kippington | |
| Town | County | Post Code | Application date | |
| | | | | 11/12/25 |

Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied there will be no loss of amenity or privacy to neighbouring properties, and subject to the Arboricultural Officer being satisfied with the protection measures outlined in the Arboricultural Report.

| 8 | Plan Number | Planning officer | Town Councillor | Agent |
|-------------|----------------|--------------------------|------------------|----------------|
| | 25/03333/HOUSE | Summer Aucoin 31/12/2025 | Cllr Ancrum | Roger Brunning |
| Applicant | House Name | Road | Locality | |
| Mr M Pinder | | 74 St Johns Hill | Eastern | |
| Town | County | Post Code | Application date | |
| | | | | 08/12/25 |

Hip to gable loft conversion. Roof dormer with Juliette balcony and rooflight.

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that there would be no significant overlooking and loss of privacy for neighbours, including those houses at right angles to the property along the north side of Wickenden Road.

| 9 | Plan Number | Planning officer | Town Councillor | Agent |
|---------------|----------------|--------------------------|------------------|-------------------------|
| | 25/03340/HOUSE | Summer Aucoin 31/12/2025 | Cllr Clayton | Howard Sharp And Partne |
| Applicant | House Name | Road | Locality | |
| A & O Adeleye | | 14 Hillside Road | Eastern | |
| Town | County | Post Code | Application date | |
| | | | | 08/12/25 |

Demolition of part front/southern side of garage; erection of double-storey front extension including porch. Alterations to fenestration and associated roof and internal alterations.

Comment

Sevenoaks Town Council recommended approval for the revised plan, which scales back both the size of the developed house and the plot size.

Planning Applications Considered

Applications considered on 22-12-25

| 10 | Plan Number | Planning officer | Town Councillor | Agent |
|---|----------------|--------------------------|------------------|-----------------|
| | 25/03360/HOUSE | Summer Aucoin 02/01/2026 | Cllr Layne | KmCreations.Ltd |
| Applicant | House Name | Road | Locality | |
| Mr and Mrs Deane | | 57 Wickenden Road | Eastern | |
| Town | County | Post Code | Application date | |
| | | | | 09/12/25 |
| Demolition of detached garage and utility. Erection of single-storey ground floor wrap around side and rear extension with rooflights. Widen existing front boundary fence. Loft conversion with flat roof dormer, Juliette balcony and rooflights. Associated hard and soft landscaping including front driveway, rear patio and boundary fencing. Alterations to fenestration. | | | | |

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended refusal on the grounds that the proposed squaring off of the roofline would be contrary to the Residential Character Area Assessment, as well as resulting in unacceptable loss of amenity to neighbours.

| 11 | Plan Number | Planning officer | Town Councillor | Agent |
|---|-----------------|-----------------------------|------------------|-----------------------|
| | 25/03365/CONVAR | Christopher Park 31/12/2025 | Cllr Daniell | EDEN Garden Rooms Ltd |
| Applicant | House Name | Road | Locality | |
| Ms Maria Wentworth | | 72 Weald Road | Kippington | |
| Town | County | Post Code | Application date | |
| | | | | 08/12/25 |
| Removal of condition 4 'No development shall take place until a site-specific Arboricultural Method Statement and a Tree Protection Plan has been submitted to and approved in writing by the local planning authority.' of 25/02330/FUL Timber framed, insulated, double glazed, single storey garden out building. | | | | |

Comment

Proposed by Cllr Gustard, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended refusal and that the condition securing tree protection measures should be retained and appropriately discharged with an approval of details application.

Informative:

The Town Council queried whether the application should have been submitted as an approval of details, as opposed to removal of the condition.

Planning Applications Considered

Applications considered on 22-12-25

| 12 | Plan Number | Planning officer | Town Councillor | Agent |
|--|----------------|------------------------|------------------|------------------|
| | 25/03396/HOUSE | Zoe Dommett 08/01/2026 | Cllr O'Hara | Harringtons 2006 |
| Applicant | House Name | Road | Locality | |
| Mr & Mrs Farmer | | 1 Pontoise Close | Northern | |
| Town | County | Post Code | Application date | |
| | | | | 15/12/25 |
| Single storey rear extension, front porch and alterations to front of site to provide 2 no. parking spaces, new boundary fencing and step access. | | | | |

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with materials and overall design, and
- A condition securing permeable driveway materials as well as the appropriate direction of surface water run-off away from the foul network.

| 13 | Plan Number | Planning officer | Town Councillor | Agent |
|--|--------------|------------------------|------------------|------------------------|
| | 25/03401/FUL | Zoe Dommett 03/01/2026 | Cllr Granville | Crane Garden Buildings |
| Applicant | House Name | Road | Locality | |
| Mr Edden | Flat 2 | 19 Pembroke Road | Town | |
| Town | County | Post Code | Application date | |
| | | | | 10/12/25 |
| Installation of a single storey timber summerhouse in the rear garden | | | | |

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that no underground services are disrupted and that there is no inconvenience to neighbours at number 21.

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Sevenoaks District Council's Selection Criteria for adding a building or structure to its Local List

Architectural Interest

1. If the building was built before 1840, does it survive in anything like its original external condition?
2. If it was built between 1840–1899 (Victorian), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period locally?
3. If it was built between 1900–1919 (early 20th century), does it retain its original features? Is it of sufficient quality to distinguish it from other buildings of that period locally?
4. If it was built between 1920–1938, is it an outstanding example of the style of the period?
5. If it was built between 1939–1945, is it a rare surviving example of a wartime structure?
6. If it was built after 1945, is it a building of exceptional quality and design?
7. Was the building or structure designed by an architect of national or local importance?
8. Has the building received a national award or recognition?
9. Is it an example of a style of building that is unique to the local area?
10. Is it a group of buildings that together are a good surviving example of an historic architectural style, particularly one associated with Kent?
11. Does the building or structure exhibit important characteristics of design, decoration or craftsmanship? For example, a mural, or clock or decorative tile work on an otherwise undistinguished building.
12. Is it a good early example of a particular technological innovation in building type and technique?

Historic Interest

13. Is the building or structure associated with an important national or local historic figure or event?
14. Is it a building, structure or item of street furniture which has an important association with the development of the town or its social or cultural history? For example, schools, churches, public buildings, mileposts, boundary markers and old letter boxes.
15. Is it a building, structure or item of street furniture which has an important association with the history of the area's local economic development? For example, agricultural, industrial, commercial or transport buildings and structures.
16. If a structure such as a wall, terracing or garden building, is it associated with a historic landscape or is it of identifiable importance to the historic design or development of the area?

Contribution to townscape

17. Is it a significant landmark building, folly or curiosity that makes a positive contribution to the streetscape?

18. Does the building or group of buildings contribute significantly to the townscape, street scene or appearance of the area?
19. Is it a rare surviving example of street furniture that contributes positively to the local area?

The Frank Marshall Award for Townscape Improvement – Past winners

The biennial Frank Marshall award was initiated in 2013 in memory of the work of the late Frank Marshall who, on behalf of the Society, single-handedly monitored planning policy, applications and conditions in Sevenoaks for over a quarter of a century.

It aims to recognise the best improvement or contribution to the townscape of Sevenoaks over the preceding two years. Members of the Society are invited to nominate any improved site, area or facet of the town that they consider merits recognition – such as a well-designed new building, a refurbished courtyard, an attractive planting scheme, a renovated facade, an upgraded walkway, an art installation, etc. All nominations have to be within the boundary administered by the Sevenoaks Town Council.¹

The past winners of the Frank Marshall Award are as follows:

2013

Winner: The Vine Restaurant for its new extension. A commemorative plaque was presented to the property owner and the architect.

Status: The Vine Restaurant is **already Locally Listed under Asset ID 10141**. Explicit mention is made within the description, to the eastern flank's extension having received the Frank Marshall Award, however this is the only Local List entry to do so. See Appendix for a copy of its full Local Listing including criteria met.

Commendation: A certificate of commendation was also awarded to the **Malabar Coffee House for the courtyard cafe area**.

Status: The Malabar Coffee House's courtyard café area is covered under **The Shambles' Local Listing under Asset ID 10179**, however it doesn't mention the Coffee House or Frank Marshall award. See Appendix for a copy of the full Local Listing including criteria met.

2015

Winner: The refurbished 1960s building of **Tricon House** in Old Coffee House Yard.

Status: **Tricon House is NOT currently listed or locally listed.** A Street view image of the building from Google Images, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.

¹ Explanation extracted from the Sevenoaks Society's webpage for [The Frank Marshall Award for Townscape Improvement](#)



The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (built after 1945, exceptional quality and design)

2017

Winner: The restored medieval barn at Knole House, which reinstated the historic skyline for the first time since the fire of 1887 and the altered Brewhouse courtyard.

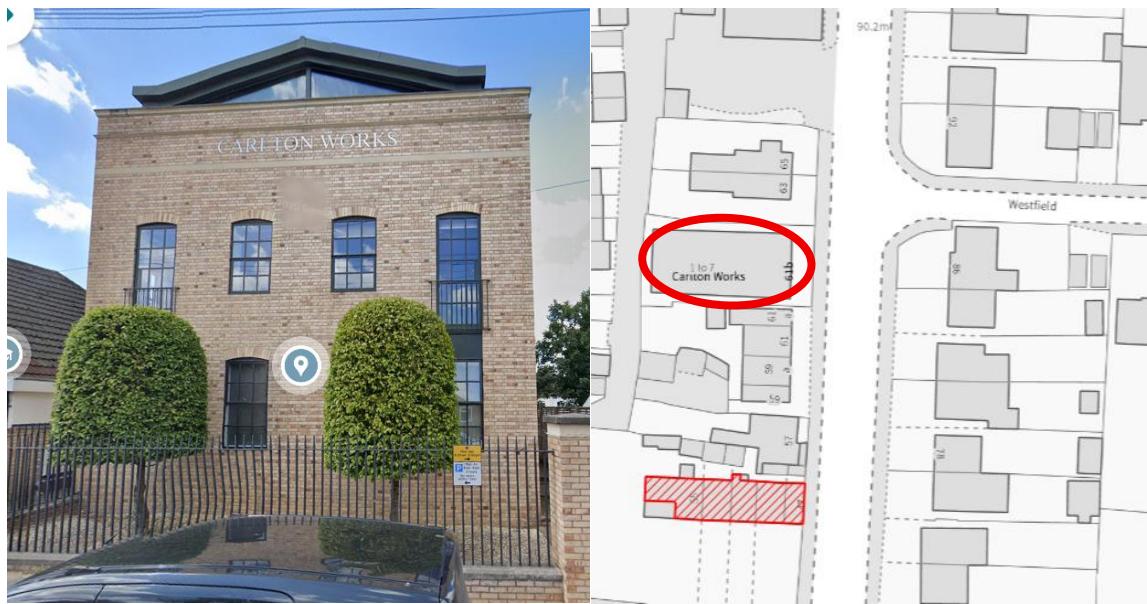
Status: The restored barn and the upstairs seating area associated with the courtyard's alteration are covered by **Knole House's Grade I Listing** (see Appendix for details), however **the exterior of the altered courtyard is NOT**. A map which shows the outside courtyard area in its relation to Knole House's listing is provided below.



The following criteria required by the District Council for a building to be locally listed could apply to this area: 13 (associated with an important national figure or event), 14 (associated with the town's social or cultural history), 15 (associated with the area's historic development), 16 (associated with the historic landscape)

Commendation: Special commendation was also given to the residential conversion of the **Carlton Works on St John's Hill** as well as to the extension of the **Old Stabling in Bradbourne Road**.

Status: The converted Carlton Works is **NOT currently listed or locally listed**. A Street view image of the building from Google Images, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.



The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (built after 1945, exceptional quality and design), 17 (landmark building making a positive contribution to the streetscape)

The Old Stabling on Bradbourne Road is **already Locally Listed under Asset ID 10384** however it doesn't mention the extension or Frank Marshall award. See Appendix for a copy of the full Local Listing including criteria met.

2019

Winners: Joint winners were the refurbished **Bat & Ball Station building**, which conserved a listed heritage building at risk and introduced a new opportunity to create a contemporary environment with modern facilities for community use, and the new **Sevenoaks School science and technology centre** which received regional and national recognition for its architectural design.

Status: The Bat & Ball Station building is **Grade II Listed**. See Appendix for details.

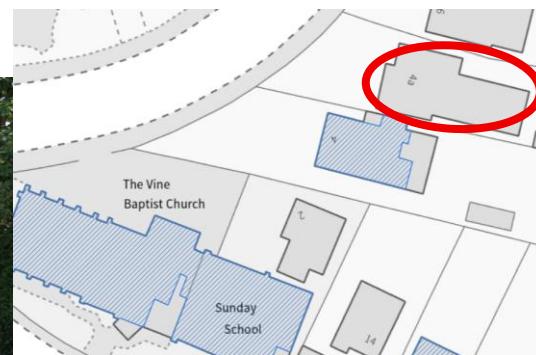
The Sevenoaks School Science & Technology Centre is **NOT currently listed or locally listed**. A Street view image of the building from Google Images, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.



The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (built after 1945, exceptional quality and design), 11 (important characteristics of design), 12 (particularly innovative building type)

Commendation: A special commendation was also given to the thoughtful design of a new house in **Vine Court Road**, on a tightly constrained site in a well-established conservation area.

Status: The new house at No. 4a Vine Court Road is **NOT currently listed or locally listed**. A Street view image of the building from Google Images, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.

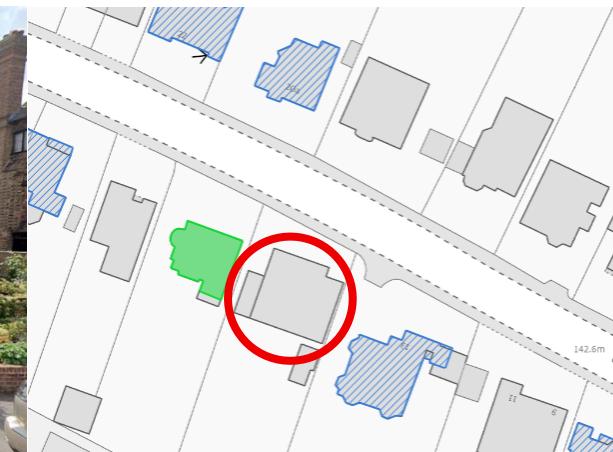


The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (built after 1945, exceptional quality and design), 16 (associated with the historic landscape and design of the area), 18 (contributes significantly to the street scene)

2021

Winner: Sumner House in the Drive, which replaced a 1960s bungalow which sits on a particularly sensitive site in the Vine Conservation Area between a Grade II listed house to the west and a locally listed house to the east. The design incorporated leading edge environmental technology and was designed by Roger Fitzgerald.

Status: The new house at 13A The Drive is **NOT currently listed or locally listed**. A Street view image of the building from Google Images, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.



The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (Built after 1945, of exceptional quality and design), 7 (designed by an architect of local importance), 8 (received a national award or recognition), 12 (particular technological innovation), 16 (associated with the historic landscape and design of the area), 18 (contributes significantly to the street scene)

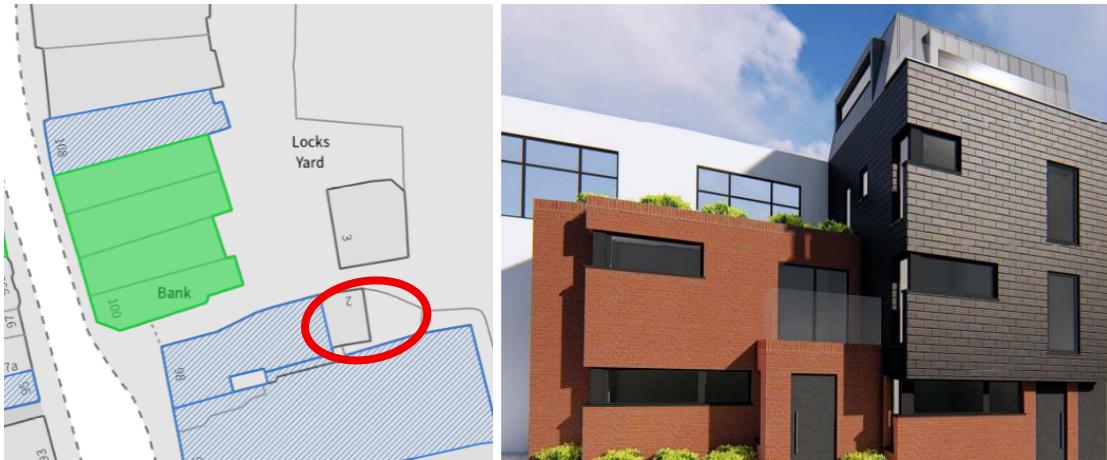
2023

Winner: Lime Tree Work Shop, which made use of a locally listed building under threat of demolition and restored it from an old garage building.

Status: The Lime Tree Workshop is **already Locally Listed under Asset ID 10204** however it doesn't mention the restoration or Frank Marshall award, and describes it as a neglected eyesore needing repair. See Appendix for a copy of its full Local Listing including criteria met.

Commendation: A commendation was also awarded to the **Locks Yard redevelopment**, which maximised residential development on a difficult site in a sustainable location.

Status: The two new flats at 2 and 2a Locks Yard are **NOT currently listed or locally listed**. An indicative image of the development extracted from its planning application, as well as a map which shows it in relation to other Listed and Locally Listed assets is provided below.



The following criteria required by the District Council for a building to be locally listed could apply to this structure: 6 (Built after 1945, of exceptional quality and design), 11, (important characteristics of design), 12 (particular technological innovation).

Appendix:

| Local List entry for the 2013 winner, the Vine Restaurant | |
|---|---|
| Asset ID | 10141 |
| House Name | Vine Restaurant |
| House Numbers | 11 |
| Postcode | TN13 3TB |
| Road Name | Pound Lane |
| Asset Class | Building |
| Count | 1 |
| Era | 2 Built 1840-1899 |
| Earliest Date | 1840 |
| Latest Date | 1868 |
| Description | Two-storey detached former tavern, built before 1868, painted render with low-pitched hipped tiled roof. Brown painted m & t upper windows with small diamond pattern glazing. Main interest lies in pub frontage at ground floor, slightly projecting with shop-front type pilasters each end and timber fascia across whole front, incorporating a series of timber windows with fanlights showing bunches of grapes. Interest as much historical as architectural. Extension on eastern flank received Sevenoaks Society Frank Marshall award in 2013. |
| Asset Type | Pub / restaurant |
| Conservation Area | The Vine Conservation Area |
| Comments | Built before 1868. Interest as much historical as architectural. Despite recent change from pub to restaurant The Vine has retained much of its original appearance and is an attractive feature on the edge of The Vine. Shown on Vine Conservation Area map as contributing to character of Area. |
| Selection Criteria | 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks. 17 Significant landmark building, folly or curiosity. 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area. |

| | |
|--------------------------------|----------------------|
| Image 1 URL | View |
| Article 4 - Demolition | N/A |
| Article 4 - Boundary Treatment | N/A |
| Area (m2) | 103.94 |

| | |
|---|---|
| Local List entry for The Shambles, within which the 2013 commendation recipient, Malabar Outdoor seating area, is situated: | |
| Asset ID | 10179 |
| House Name | |
| House Numbers | Market Square and alleyway |
| Other Location | |
| Postcode | TN13 1LJ |
| Road Name | The Shambles |
| Architect | |
| Asset Class | Street Furniture |
| Count | 1 |
| Era | |
| Earliest Date | 1450 |
| Latest Date | 1990 |
| Description | The Shambles, or Middle row as it was once called, was the centre of the Mediaeval market area and is one of the oldest parts of Sevenoaks. In the 15th century it would have contained fish and meat stalls and in 1650 there were three butchers; in 1741 a slaughter house as well as a butcher's shop. By the 19th century various traders also lived there. The market square was re-laid in the 1990s with new paving stones and stone setts to make an attractive open space. Artists Tom Cousins and Juliet Simpson completed the refurbishment with murals depicting scenes of market activities. The Shambles alleyway leads to the square via an archway comprising earlier mediaeval buildings which are nationally listed. |
| Asset Type | Paving |
| Conservation Area | High Street Conservation Area |
| Comments | This area is a rare survival of historic Sevenoaks and greatly adds to the character of the town, recalling what a functional - and messy - area the market and its approach must have been. It needed drainage and a hard wearing |

| | |
|--------------------------------|--|
| | surface, which must have been a great improvement on beaten earth! It is therefore worth listing both for its own sake as an attractive amenity in the heart of Sevenoaks, and because it commemorates the importance of the commercial heart of old Sevenoaks. |
| Selection Criteria | <p>14 Important association with the development of the town or its social or cultural history.</p> <p>15 Important association with the history of Sevenoaks's economic development.</p> <p>16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.</p> <p>18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.</p> |
| Image 1 URL | View |
| Image 2 URL | View |
| Article 4 - Demolition | N/A |
| Article 4 - Boundary Treatment | N/A |
| Article 4 Reference | |
| Article 4 URL | |
| Area (m2) | 392.14 |
| Asset ID | 10179 |
| House Name | |
| House Numbers | Market Square and alleyway |
| Other Location | |
| Postcode | TN13 1LJ |

| Local List entry for the 2017 commendation recipient, The Old Stabling on Bradbourne Road | |
|---|------------------------------|
| Asset ID | 10384 |
| House Name | Redwings and The Old Stables |
| House Numbers | 53,55 |
| Other Location | |
| Postcode | |
| Road Name | Bradbourne Road |
| Architect | Sir Thomas Jackson |
| Asset Class | Building |
| Count | 2 |

| | |
|------------------------|---|
| Era | 2 Built 1840-1899 |
| Earliest Date | 1870 |
| Latest Date | 1880 |
| Description | Nos. 53 "Redwings" & 55 "The Old Stables", a pair of semi-detached Victorian properties built between 1870 and 1880 and formerly the coach house and stables to Sir Thomas Jackson's architect designed 'Maywood' later Hatton and now the Adult Education Centre. Red brick with steep-pitched tiled roofs. Good brick chimney stacks, one projecting on street side. Raised brick plat band to first floor. Variety of windows under cambered or semi-circular arches. Nice bell turret with ogee lead roof and cockerel weathervane. An old wall clock built in to one of the arches overlooking the garden. The rear of both properties abuts directly onto the roadway. It appears that a section of the old ragstone wall - so much a feature of this side of Bradbourne Road - is incorporated into the rear wall of no. 53. |
| Asset Type | House - semi-detached |
| Conservation Area | Not in a Conservation Area |
| Comments | These two semi-detached properties retain many of their original features. They are important because they were designed by Sir Thomas Jackson. Furthermore, because of their original quality and size the buildings are an important feature of this part of Bradbourne Road. |
| Selection Criteria | 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks. 7 Designed by an architect of national or local importance 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area. |
| Image 1 URL | View |
| Image 2 URL | View |
| Article 4 - Demolition | Yes |

| | |
|--------------------------------|----------------------|
| Article 4 - Boundary Treatment | Yes |
| Article 4 Reference | 20/007/ART4 |
| Article 4 URL | View |
| Area (m2) | 286.89 |

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|--|--|
| National List entry for Knole House, within which the 2017 winners, the restored medieval barn and altered courtyard, reside | |
| Address | Knole House ,Knole,Sevenoaks,Kent,TN15 0RP, |
| List Entry Number | 1336390 |
| Grade | Grade I Listed Building |
| Description | KNOLE |
| Feature Type | House with associated features |
| Date Listed | 14/04/1951 |
| Historic England List Entry | View |
| Area (m2) | 6535.15 |

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|--|--|
| National List entry for one of the 2019 joint winners, the Bat & Ball Station building | |
| Address | Bat & Ball Railway Station ,Chatham Hill Road,Sevenoaks,Kent,TN14 5AP, |
| List Entry Number | 1085975 |
| Grade | Grade II Listed Building |
| Description | BAT AND BALL RAILWAY STATION |
| Feature Type | Industrial Building |
| Date Listed | 24/07/1990 |
| Historic England List Entry | View |
| Area (m2) | 376.05 |

| | |
|--|-------------------|
| Local List entry for the 2023 winner, Lime Tree Workshop | |
| Asset ID | 10204 |
| House Name | |
| House Numbers | 11 |
| Other Location | |
| Postcode | |
| Road Name | Lime Tree Walk |
| Architect | |
| Asset Class | Building |
| Count | 1 |
| Era | 2 Built 1840-1899 |
| Earliest Date | 1868 |
| Latest Date | 1896 |

| | |
|--------------------|--|
| Description | <p>This is a Commercial building, built mid to late 19th century although a building on the site existed before 1868. However, it has a long history. It appears on the 1869 OS map and is believed to have been a Victorian two storey warehouse and workshop for coach and carriage building and repairs. The coach builders Heley & Co, established in 1800, used part of these premises as a workshop for coach building/repairs and later motor car repairs at least from 1880. There is also some evidence to suggest use of these premises earlier than 1880 as a workshop for coach repairs. The most recent occupant was the garage owner Colin Bird although the premises have now been vacant for some time. According to some accounts, the first floor of this building has in the past been used as a paint shop, an artists' studios (Lime Tree Studios) and a dance hall. It is a two-storey warehouse, yellow brick in Flemish bond, with slate roof. Red brick band incorporating window and door heads on both floors (continuous at eaves level). Yellow brick keystones. Original sash windows with horns. Two large skylights in roof. It is in poor state of repair. It would appear that little or no maintenance work has been carried out on the property since Colin Bird left it. The large wooden workshop doors, although possibly not the original ones, look very old.</p> |
| Asset Type | Commercial building |
| Conservation Area | High Street Conservation Area |
| Comments | Although in poor state of repair, this derelict and unused commercial building retains a good quantity of its original features. This, its size, its location just off London Road and therefore in the centre of the town, and the long history of its use make it a unique commercial building for Sevenoaks. Today's state of decay apart, the building mirrors somewhat Sevenoaks economic development - from coach building and repairs to motor cars and, quite recently, modern vehicles. It is the largest building of note in Lime Tree Walk and forms an integral part of the landscape of this important, historical road (with a large number of Grade II listed buildings close to it). Eyesore it may be because of its state of neglect, but it would be difficult to imagine this part of Sevenoaks without it. |
| Selection Criteria | <p>2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.</p> <p>15 Important association with the history of Sevenoaks's economic development.</p> <p>18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.</p> |
| Image 1 URL | View |
| Image 2 URL | View |

| | |
|--------------------------------|--------|
| Article 4 - Demolition | N/A |
| Article 4 - Boundary Treatment | N/A |
| Article 4 Reference | |
| Article 4 URL | |
| Area (m2) | 164.11 |

Planning Applications to be Considered

Planning Applications received to be considered on 05 January 2026

| 1 | Plan Number | Planning officer | Town Councillor | Agent |
|---------------------|--------------|-------------------------|------------------|-------------|
| | 25/02167/MMA | Abbey Aslett 12/01/2026 | Cllr Wightman | Scandia-Hus |
| Case Officer | | | | |
| Applicant | House Name | Road | Locality | |
| Mr M & Mrs C Rosser | 1 Blackhall | Blackhall Lane | Wildernesse | |
| Town | County | Post Code | Application date | |
| | | | | 19/12/25 |

25/02167/MMA - Amended plan

Amendment to 25/00188/FUL with amendments including window alterations, internal alterations and associated landscaping. Changes to conditions 7 (landscaping) and 8 (ecological enhancements).

A summary of the main changes are set out below:

Revised plans, which include changes to (but not limited to): the positioning of the dwelling in line with the original scheme, removal of the pergola and solar panels, and reduction in patio size, and reduction in patio size. Updated heritage impact assessment, ecological assessment and landscaping plan. Proposal description updated.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0BOIJBKI4N00>

| 2 | Plan Number | Planning officer | Town Councillor | Agent |
|---------------------|----------------|--------------------------|------------------|-----------------------------|
| | 25/03382/HOUSE | Summer Aucoin 12/01/2026 | Cllr Gustard | Coleman Anderson Architects |
| Case Officer | | | | |
| Applicant | House Name | Road | Locality | |
| Mr and Mrs Johnston | Aston House | 140 Kippington Road | Kippington | |
| Town | County | Post Code | Application date | |
| | | | | 19/12/25 |

Demolition of side extension and chimney. Replace intergrated garage with new detached garage with rooflights, partial loft conversion with addition of dormer windows and rooflights, single storey rear and side extension, two storey rear, front and side extension, changes to fenestration and materiality. Solar panels. Open Porch. Removal of existing trees close to boundary.

Landscaping.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6NJF7BKKH500>

| 3 | Plan Number | Planning officer | Town Councillor | Agent |
|---------------------|----------------|-----------------------------|------------------|------------------|
| | 25/03404/HOUSE | Christopher Park 10/01/2026 | Cllr Dr Canet | Harringtons 2006 |
| Case Officer | | | | |
| Applicant | House Name | Road | Locality | |
| Mr & Mrs Oprea | | 14 Bosville Drive | Northern | |
| Town | County | Post Code | Application date | |
| | | | | 17/12/25 |

Demolition of stores and family room, construction of single storey rear extension with rooflights, part single, part two storey side extension with rooflights, front porch and loft conversion with rear dormers and rooflights to front elevation. Existing vehicular access to be widened to facilitate altered parking space at front.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6PE2KBKKI900>

Planning Applications to be Considered

Planning Applications received to be considered on 05 January 2026

| 4 | Plan Number | Planning officer | Town Councillor | Agent |
|---|---|------------------------|------------------|-------------------------|
| | 25/03428/HOUSE | Zoe Dommett 15/01/2026 | Cllr Gustard | Level Architecture |
| Case Officer | | | | |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | J Kopke | | 11 Stafford Way | Kippington |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 22/12/25 |
| Loft conversion with rear dormer and rooflights to front, window to side elevation and relocation of solar panels. | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T6T3HOBKKK800 | | | |

| 5 | Plan Number | Planning officer | Town Councillor | Agent |
|---|---|------------------------------|------------------|-------------------------|
| | 25/03470/FUL | Ashley Bidwell 15/01/2026 | Cllr Daniell | N/A |
| Case Officer | | | | |
| | <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| | AMP Clean Energy (Ms A Boyce) | Land East of Turners Gardens | Weald Road | Kippington |
| | <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 22/12/25 |
| Construction and operation of a micro energy storage project | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T72DF2BKKNQ00 | | | |