

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee
Held on Tuesday 26 August 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/znvzXTav2jo>

Meeting commenced: 19:30

Meeting Concluded: 20:31

Present:**Committee Members**

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
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	Present, left at 19:58
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

272 - APOLOGIES FOR ABSENCE

As above.

273 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

274 - DECLARATIONS OF INTEREST

Cllr Willis declared that he had a disclosable interest in the following two planning applications due to his employer being the applicant. He was not present for their consideration.

- **[Plan no. 9] 25/02050/FUL – Claridge House, 4 High Street**
- **[Plan no. 10] 25/02051/LBCALT – Claridge House, 4 High Street**

275 - MINUTES

a) The Committee received the MINUTES of the Planning & Environment Committee Meeting held on 28th July 2025, with note that their approval had been deferred from the previous meeting held on 11th August 2025. This was due to it having not reached a quorum

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and subsequently taking place as a Working Party. Councillors noted the Working Party's recommendation to approve the Minutes, and it was **RESOLVED** that they be approved.

b) The Committee received the NOTES of the Planning & Environment Committee held on 11th August 2025, with note that they had been amended since original circulation on 12th August 2025, in order to clarify that they are Notes, and not Minutes. It was noted that this was due to the meeting having not reached a quorum of 6 elected members.

c) Councillors' attention was drawn to Note Numbers 11c, 12c and 14b¹, which pertained to decisions approved under Delegated Authority to the Town Clerk under S101 of the Local Government Act 1972, following consultation with members and due to their time-sensitive nature. It was **RESOLVED** that the notes be approved.

276 - EAST TO WEST CYCLING ROUTE ACCESS VIA BRITTAINS COMMON

a) It was noted that the following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

***6b)** It was RECOMMENDED that the Town Council request a copy of the senior solicitor's advice as to why a formal agreement is not necessary in order to make an informed decision.²*

b) Councillors received a request from Kent County Council as to whether the Town Council would consider an informal understanding permitting the East to West cycling route to travel via Brittain's Common, as opposed to a legal agreement or deed of easement. It was noted that this request had been received in response to the Town Council's proposal that a deed of easement be financed by the County Council, following Kent County Council's receipt of advice from its senior solicitor, recommending this not to be necessary in the circumstances.

c) It was **RESOLVED** that the Town Council request a copy of Kent County Council's legal advice, as well as consult its own solicitor in order to make an informed decision.

¹ Originally referenced in the Agenda papers as Minute Numbers 282c, 283c and 285b, these recommendations have been amended to being under Item Numbers 11c, 12c and 14b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

² Originally referenced in the Agenda papers as Minute Number 277b, this recommendation has been amended to being under Item Number 6b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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d) It was further **RESOLVED** that clarification be sought as to whether the cycling route is intended to go via the Town Council-owned land at Littlewood, due to this path being currently restricted for walking only.

277 - REQUEST FOR TOWN COUNCIL SUPPORT AGAINST THAMES WATER'S PROPOSALS FOR A SEWAGE PLANT BETWEEN SEVENOAKS AND OTFORD

a) It was noted that the following Agenda Item has been deferred from the previous Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

7d) It was RECOMMENDED that the Town Council write to Thames Water, expressing its concerns and inviting representatives to attend a future Planning & Environment Committee meeting. This to allow Thames Water to present on any potential plans for a sewage plant within or near Sevenoaks, as well as to give Councillors opportunity to understand the potential impact, alternatives considered and mitigation measures proposed.³

b) Cllr Clayton presented on his request for Sevenoaks Town Council to support local landowners in the Darent Valley in their opposition of proposals by Thames Water to develop a sewage plant and add treated water to the River on the Northern border of Sevenoaks.

c) Councillors agreed that maintaining the quality and integrity of the rare chalk stream is a high priority, and that the Town Council should seek its protection and maintain that no water of a lower quality than that already running through the chalk stream should be directed to it.

d) Cllr Michaelides reported having received an email from Thames Water, appearing to claim that it had upcoming plans for a new plant within or near Sevenoaks Town.

e) Given the uncertainty as to what may be planned for a water treatment plant and its interaction with the River Darent, it was **RESOLVED** that the Town Council extend an invitation to Thames Water, Sevenoaks District Council, the Darent River Preservation Society and relevant nearby landowners, for a meeting to discuss the matter in greater detail.

278 - REQUEST FOR TRAFFIC CALMING MEASURES ON BRADBOURNE ROAD

a) It was noted that the following Agenda Item has been deferred from the previous

³ Originally referenced in the Agenda papers as Minute Number 278d, this recommendation has been amended to being under Item Number 7d, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

*9b) Cllr Skinner reported that, since receipt of the request, Kent County Councillor Richard Streatfeild had investigated the traffic speeds recorded for Bradbourne Road using County Council software. This had identified average speeds of 20mph on the Eastern section of Bradbourne Road and 23-24mph on the Northern section of Bradbourne Road. These being within the threshold to be considered compliant, it was **RECOMMENDED** that the situation be monitored and kept under review for further action.⁴*

b) The Committee received and considered a proposal from Cllr Skinner to add a request for traffic calming measures at Bradbourne Road on the Town Council's Highway Improvement Plan, following correspondence from a member of the public.

c) It was **RESOLVED** that an item be added to the Town Council's Highway Improvement Plan to monitor any speeding on Bradbourne Road, as per the recommendation under Note Number 9b.⁵

d) Cllr Clayton proposed that the Town Council request Kent County Council to reconsider its rejection of Speed Indicator Devices on 20mph roads, which he considered would be an effective tool in improving compliance with the speed limit. It was noted that, although the County Council has refused this request in the past due to its devices not being sensitive enough for 20mph speeds, other locations such as Brittany have been able to source devices sensitive enough to track 12mph speeds.

e) It was noted that a new Portfolio Holder for Kent County Council's Highways and Transport department had been elected since the Town Council's last request for 20mph Speed Indicator Devices, and it was therefore **RESOLVED** that an Item be added to the next Planning & Environment Committee Agenda, to consider writing to the new Portfolio Holder about the matter.

279 - REQUEST FOR A PEDESTRIAN CROSSING ON BRADBOURNE VALE ROAD

a) It was noted that the following Agenda Item has been deferred from the previous

⁴ Originally referenced in the Agenda papers as Minute Number 280b, this recommendation has been amended to being under Item Number 9b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

⁵ Originally referenced in the Agenda papers as Minute Number 280b, this recommendation has been amended to being under Item Number 9b, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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Committee meeting held on 11th August 2025, due to it having not reached a quorum. The following recommendation was noted as having arisen from the Working Party meeting:

10c) *It was RECOMMENDED that the request be added to the Highway Improvement Plan, and the order of which it be prioritised amongst other items be considered by the Planning & Environment Committee after September.*⁶

b) The Committee received and considered a request from a member of the public for the Town Council to pursue replacement of the traffic island recently removed from Bradbourne Vale Road as part of the East to West cycle path, with a new pedestrian crossing.

c) It was **RESOLVED** that the request be added to the Town Council's Highway Improvement Plan.

280 - DEVELOPMENT MANAGEMENT COMMITTEE - 85 BAYHAM ROAD

a) It was noted that the below application had been REFUSED by Sevenoaks District Council's Development Management Committee on 14th August 2025.

- **25/00285/MMA - 85 Bayham Road**

b) It was noted that Cllr Ancrum had attended the Committee meeting to speak against the application on behalf of Sevenoaks Town Council, with gratitude expressed by Cllr Clayton who had been unable to attend.

281 - DEVELOPMENT MANAGEMENT COMMITTEE - COUNCIL DEPOT, OTFORD ROAD

a) It was noted that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 14th August 2025.

- **25/00410/HYB - Council Depot, Otford Road**

b) It was noted that Cllr O'Hara had attended the Committee meeting to speak against the application on behalf of Sevenoaks Town Council

c) Councillors who had attended the meeting reported that Committee members had been prevented from questioning or opposing the proposed drive-through's assumed intention for use as a fast food restaurant, on the grounds that its proposed use had not been specified within the Outline section of the application. Officers had therefore advised that the application could not be reasonably refused on the grounds of fast food provision.

⁶ Originally referenced in the Agenda papers as Minute Number 281c, this recommendation has been amended to being under Item Number 10c, due to the Committee meeting when this recommendation was agreed having not been quorate. The meeting therefore proceeded to take place in the form of a Working Party, with the record of the meeting having since being amended to NOTES, not MINUTES.

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d) It was noted that details of the proposed drive-through, including its intended use would be subject to a future Reserved Matters application.

d) It was **RESOLVED** that the Town Council write to the District Council, requesting clarification on the definition within the National Planning Policy Framework of “Fast Food”.

282 - REQUEST FOR SUPPORT OF PEDESTRIAN SAFETY IMPROVEMENTS AT PEMBROKE ROAD JUNCTION

a) The Committee received and considered a proposal from Cllr Granville for the Town Council to request of Kent County Council a review of pedestrian crossing safety at the traffic lights on Pembroke Road / High Street. It was noted that this had been received following correspondence from a member of the public, who raised concerns that the phasing of traffic lights particularly turning into Pembroke Road can cause cars to turn when the pedestrian light is green.

b) Cllr Granville reported that she had logged a pedestrian safety concern both on Kent County Council’s issue reporting tool, as well as directly to its Street Works West team, following her own near accident when visiting the site. A further report had been logged by the Street Works Team, following their confirmation that they cannot consider requests relating to permanent traffic lights.

c) It was **RESOLVED** that the Town Council log the safety concern on the online reporting tool, and that the issue be referred to Kent County Councillor Richard Streatfeild, in his capacity as Local County Member for the area.

283 - CURRENT AND COMPLETED MATTERS REPORTS

a) The Committee received and noted copy of the latest Current Matters report, which summarises live projects of the Planning & Environment Committee.

b) The Committee received and approved the latest Completed Matters report, which summarises completed projects of the Planning & Environment Committee.

284 - 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 two weeks ending 18th August 2025.

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285 - 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 18th August 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

286 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Footnote:

In accordance with Sevenoaks Town Council's Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

- | | |
|---------------------------|----------------------|
| • Cllr Sue Camp | • Cllr Claire Shea |
| • Cllr Tony Clayton | • Cllr David Skinner |
| • Cllr Victoria Granville | • Cllr Nick Varley |
| • Cllr Chloe Gustard | |

Planning Applications Considered

Applications considered on 26-8-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00104/FUL	Stephanie Payne 09/09/2025	Cllr Gustard	Black Elephant Architectur Design Studio
Applicant	House Name	Road	Locality	
XLX Sevenoaks Ltd (Gould)	Greensands	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			18/08/25	

25/00104/FUL - Amended plan

Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

A summary of the main changes are set out below:

In response to KCC Ecology comments, further updated ecological information has been submitted.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- **Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants, contrary to Policy EN2 of the District Council's Allocations and Development Management Plan**
- **Inappropriate bulk and massing of the site, contrary to Policy EN1 of the District Council's Allocations and Development Management Plan**
- **The designs are incongruent with the Residential Character Area Assessment including the use of materials, contrary to Policy C4 of the Sevenoaks Town Neighbourhood Plan**
- **Concerns over the protection of TPO trees within the build zone**
- **Concerns as to perceived inconsistency of the methodology used to calculate Biodiversity Net Gain**
- **The ecology and light assessment references the setting as "urban" which the Town Council would contest. This is a country lane and the Town Council therefore considered that the ecological management plan should be produced with the setting corrected, in order for the potential impact of development to be accurately assessed.**

Informative:

If the District Council is minded to approve the application, the Town Council requested that:

- **A light assessment be undertaken to evaluate impact to the annexe at White Friars and on the Conservation Area and protected species present**
 - **An ecological enhancement and monitoring plan be submitted, which retains and protects trees and hedgerows within and around the development site**
 - **The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities**
 - **The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area Assessment.**
 - **The proposed plans, of which earlier iterations had been considered and revised by a Design Review Panel, be resubmitted to the Panel due to their having since been amended from the plans that arose from it. This request is supported by Aim C6 of the Sevenoaks Town Neighbourhood Plan which requires a Design Review Panel be utilised for proposals within a sensitive location.**
 - **Comment from Kent Highways be requested, regarding parking provision and any potential impact of parking overspill onto nearby local roads.**
- Finally, concern was raised as to whether the methodology used for calculating and**

Planning Applications Considered

Applications considered on 26-8-25

recalibrating the Biodiversity Net Gain provision was consistent, with request therefore made to Officers for its correct output to be confirmed. Councillors further requested that efforts be made to direct any Biodiversity gain within Sevenoaks Town, if it cannot be delivered on-site or within its vicinity.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01470/HOUSE	Christopher Park 09/09/2025	Cllr Camp	KmCreations.Ltd
Applicant	House Name	Road	Locality	
Ms Green		52 St Johns Road	St Johns	
Town	County	Post Code	Application date	
			18/08/25	

25/01470/HOUSE - Amended plan

Proposed single storey rear extension, parapet roof style and two flat roof lights. Change current pitched roof on existing single storey rear extension to match the proposed extension.

A summary of the main changes are set out below:

The red line has been amended to better reflect the site boundaries. Additionally, certificate B has been completed.

Comment

Sevenoaks Town Council recommended approval, provided there is no impact or encroachment to the neighbours on either side of the extension.

3	Plan Number	Planning officer	Town Councillor	Agent
	25/01801/FUL	Stephanie Payne 28/08/2025	Cllr O'Hara / Cllr Shea	DHA Planning
Applicant	House Name	Road	Locality	
Winsford Property Development Ltd		14 Silk Mills Close	Northern	
Town	County	Post Code	Application date	
			06/08/25	

Demolition of shed. Erection of a detached dwelling with roof lights and a car port containing a self-contained dwelling above with roof lights. Bike and bin stores for each property. Hard and soft landscaping. Creation of four parking spaces.

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended refusal on the grounds of inadequate amenity and light to future residents of the site, loss of amenity to nearby neighbours, concerns as to the impact to off-street parking for neighbouring residents, and overdevelopment of the site.

Planning Applications Considered

Applications considered on 26-8-25

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01841/HOUSE	Stephanie Payne 06/09/2025	Cllr Ancrum	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Watson			31 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/08/25

25/01841/HOUSE - Amended plan

Alterations to existing sun lounge and rear flat roof with rooflights and a side pergola. Installation of solar panels to main dwelling roof and rear flat roof. Replacement shed and new pergolas to rear garden with solar panels. Alterations to fenestration and associated landscaping.

A summary of the main changes are set out below:

Further tree method information has been provided. Additionally plans have been revised in respect to the location and number of solar panels on the southern roof slope.

Comment

Sevenoaks Town Council recommended approval, subject to the Tree Officer being satisfied with the tree protection proposals.

Informative:

The Town Council regretted the loss in number of proposed solar panels.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01916/HOUSE	Christopher Park 27/08/2025	Cllr Clayton	Anderson North Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Gordon			1C Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/25

Demolition of garage and one chimney. Part single/part two storey side extension, part single/part two storey rear extension, single storey front extension and repositioning of front door, internal alterations and new permeable resin driveway. Addition of rear high retaining wall and associated hard landscaping. Alterations to fenestration and instillation of rooflights.

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- The impact of loss of light to the kitchen diner window of no 1 Nursery Close will harm residential amenity**
- The building of a two storey extension across the surface water drain serving a large area of Eastern Ward, and the creation of built form right across the site which will block escape of floodwater will exacerbate the risk of flooding both within the site and to neighbours.**

Planning Applications Considered

Applications considered on 26-8-25

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01922/FUL	Summer Aucoin 09/09/2025	Cllr Clayton	Designhomeplan Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Micallef		50 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/08/25	
Proposed driveway and associated landscaping, EV charger.				

Comment

Sevenoaks Town Council recommended refusal, as in the earlier application, unless Kent Highways are satisfied that the changes in design of the parking area will be effective in creating sightlines which will allow safe access and egress between the parking area and the A225.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01937/MMA	Samantha Yates 30/08/2025	Cllr Dr Dixon	Rapleys LLP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portman Homes Ltd		7 Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/25	
Amendment to 24/03089/MMA to add a velux balcony to plot 1.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overlooking and loss of privacy to neighbours, contravening the grounds for condition 5 under 24/01851/CONVAR which required the windows to be glazed with obscure glass and fixed shut, to protect the neighbouring privacy.

Informative:

The Town Council noted that, as part of this MMA application, the original second floor 'playroom' has been amended into 'bedroom 5' and a 'bathroom' indicating the likelihood of enhanced use of this second floor attic space.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02014/HOUSE	Abbey Aslett 30/08/2025	Cllr Gustard	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr G Matthews	Gable Cottage	Fig Street	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/25	
Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-8-25

9	<i>Plan Number</i> 25/02050/FUL	<i>Planning officer</i> Christopher Park 30/08/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/25
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.

10	<i>Plan Number</i> 25/02051/LBCALT	<i>Planning officer</i> Christopher Park 30/08/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/25
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.