

Agenda Item 3a

Update to Monitoring Report:

Planning applications decided by Sevenoaks District Council and with reference to the STNP, since the last report to STNP M&I Group on 27th August 2024

Purpose: To record the successful application of Sevenoaks Town Neighbourhood Plan policies against Planning Applications within Sevenoaks Town, in order to decide or influence decisions and conditions.

Decisions made since 1 st May 2024, with full report of compiled decisions to be published on STNP M&I Group webpage:					
Date	Reference Number & Case Officer	Address	Proposal description	Policies & Issues measured against – as per headings/sub-headings (non-bold, if a particular issue is raised)	Document
23/05/23 08/10/24	22/00512/OUT Nicola Furlonger	Sevenoaks Quarry, Bat and Ball Road	An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.	C1 – Heritage assets C8 – Setting of local landmarks L1 – Biodiversity net gain L2 – Flood risk and surface water management L4 – Trees and hedgerows L5 – Public open space and leisure opportunities, including at the Quarry M1 – Promotion of walking and cycling M2 – Promotion of LCWIP M5 – Improved pedestrian / cycle crossings at junction	Officer Report Decision Notice (Approval)

				<p>M8 – Enhancement of bus services and facilities M9 – Greener transport COM1 – Health, education, faith and community infrastructure S1 – New sport facilities, including at the Quarry S2 – Children’s play and outdoor sports / recreational facilities D2 – Sevenoaks Quarry D3 – Housing mix <u>D5 – Energy efficient housing</u></p> <p>L1: Condition requiring a site-wide Landscape and Ecological Management Plan, including a Biodiversity Gain Plan securing 10% BNG. Also condition for this to be updated prior to approving any reserved matters applications.</p> <p>L1: Condition requiring Biodiversity Management monitoring reports</p> <p>STNP Objectives: Condition requiring refurbishment and reuse details for the former Oast House, condition requiring similar for the former Barn, and condition requiring a delivery and</p>	
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				management scheme for the Lakeside Centre.	
<u>12/08/24</u> 29/08/24	24/01744/HOUSE Summer Aucoin	54 Brattle Wood	Proposed rear dormer extension.	C4 – Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>22/08/24</u> 02/09/24	24/01803/HOUSE Summer Aucoin	40 Greatness Road	Single storey rear extension with Skylight. Alterations to fenestration.	C4 – Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>22/08/24</u> 29/08/24	24/01740/CONVAR Christopher Park	54 Hitchen Hatch Lane	Variation of condition 2 & 3 of 23/01491/HOUSE to Two storey front extension with front porch. Alteration to fenestration with amendment to the materials used on the extension.	C4 – Character Areas: <u>Planning appraisal</u> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>30/08/24</u> 02/09/24	24/01342/HOUSE Stephanie Payne	1 Pinewood Avenue	Demolition of existing garage to be replaced with new garage.	C4 – Character, Heritage and Identity: Impact on the character of the area C4: Refusal ground as not in keeping with character area or street scene	<u>Officer Report</u> Decision Notice (Refusal)
<u>03/09/24</u> 23/09/24	24/01793/HOUSE Summer Aucoin	8 Seal Road	Removal of existing conservatory and part demolition of rear kitchen. To be replaced with new rear extension.	C4 – Design: Impact on the character of the area C4: Condition on materials.	<u>Officer Report</u> Decision Notice (Approval)
<u>09/09/24</u> 13/09/24	24/01565/FUL Stephanie Payne	Farthings, 48 Woodside Road	Demolish existing house. Construct new house.	C4 – Character, Heritage and Identity: Design and impact on the character of the area L1 – Biodiversity Net Gain: Trees and Landscaping and Biodiversity L4 – Landscape and Blue and Green Infrastructure: Trees and Landscaping and Biodiversity	<u>Officer Report</u> Decision Notice (Approval)

				<p>L2 – permeability of the driveway (omitted)</p> <hr/> <p>C4: Condition on materials L1 and L4: Condition requiring hard and soft landscaping details</p>	
<p><u>09/09/24</u> <u>11/09/24</u></p>	<p>24/01878/HOUSE Summer Aucoin</p>	<p>Full Point, 17 Clarendon Road</p>	<p>To convert the garage to living accommodation, ancillary to the use of the host dwelling, with roof lights and access ramp.</p>	<p>C4 – Design: Impact on the character of the area C1 – Conservation Area Impact</p> <hr/> <p>C4: Condition on materials</p>	<p><u>Officer Report</u> <u>Decision Notice (Approval)</u></p>
<p>11/09/24</p>	<p>23/03429/FUL Christopher Park</p>	<p>50 St Johns Hill</p>	<p>Hardstanding to the principal elevation of dwelling.</p>	<p>C4 – Character Areas: Impact on the character and appearance of the area</p>	<p>Officer Report</p>
<p><u>11/09/24</u> <u>11/09/24</u></p>	<p>24/01711/HOUSE Abbey Aslett</p>	<p>66 Brattle Wood</p>	<p>Demolition of existing garage, conservatory and chimney. Construction of two-storey side and rear extension. Internal alterations. Alteration to fenestration. New front door canopy. Enlargement of existing driveway and reconfiguration of rear garden levels</p>	<p>C4: Impact on the character of the area L4</p> <hr/> <p>C4: Condition on materials C4 and L4: Condition requiring hard and soft landscaping details, including planting plan and replacement of lost trees</p>	<p><u>Officer Report</u> <u>Decision Notice (Approval)</u></p>
<p><u>12/09/24</u> <u>13/09/24</u></p>	<p>24/00871/FUL Samantha Yates</p>	<p>1 Brattle Wood</p>	<p>Demolition of existing dwelling, erection of 2 detached, 5 bed dwellings with associated access and landscaping (Phased Development)</p>	<p>C1 – Heritage C4 – Design L1 – Biodiversity: Trees and Landscaping and Biodiversity L4 – Trees and Hedgerows</p> <hr/> <p>C4: Condition on materials L4: Condition requiring an Arboricultural Method Statement and a Tree Protection Plan</p>	<p><u>Officer Report</u> <u>Decision Notice (Approval)</u></p>

				<p>L1 and L4: Condition requiring an ecological mitigation and enhancement plan, including Biodiversity Net Gain information</p> <p>C4 and L4: Condition requiring hard and soft landscape proposals</p>	
12/09/24	24/01887/MMA Summer Aucoin	Lyndhurst Cottage, Holly Bush Lane	Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling	No particular policy.	<p><u>Officer Report</u></p> <p>Decision Notice (Approval)</p>
<p><u>13/09/24</u></p> <p><u>19/09/24</u></p>	24/01954/MMA Christopher Park	Whiteacre, 87 Oakhill Road	Amendment to 23/01020/HOUSE – reduction in area of ground floor swim spa extension.	<p>C1 – Conservation Area Appraisals: Impact on the Conservation Area</p> <hr/> <p>C1: Condition on materials</p>	<p><u>Officer Report</u></p> <p>Decision Notice (Approval)</p>
<p><u>17/09/24</u></p> <p><u>17/09/24</u></p>	24/01305/FUL Abbey Aslett	5 Mount Harry Road	Demolition of existing garage, subdivision of land and construction of new dwelling with basement. New access and parking, fencing and associated landscaping.	<p>C1 – Conservation: Impact Heritage Assets</p> <p>C4 – Character: Design and Impact on Character of Area</p> <p>L4 – Trees: Design and Impact on Character of Area</p> <p>L1 – Ecology: Exempt from 10% BNG but ecological enhancements to be conditioned.</p> <hr/> <p>C4: Condition on materials</p> <p>C4 and L4: Condition requiring excavation and foundation details, and condition requiring Arboricultural method statement and tree protection measures,</p>	<p><u>Officer Report</u></p> <p>Decision Notice (Approval)</p>

				condition on landscaping measures L1: Condition requiring biodiversity enhancement plan	
<u>17/09/24</u> 25/09/24	24/01885/HOUSE Summer Aucoin	Donyland Cottage, Wildernesse Avenue	Landscaping and remodelling of the garden (front and rear) including installation of a swimming pool, erection of a domestic (ancillary) loggia and greenhouse, excavation of a plant room and wine store, amendments to the access and driveway, and associated soft and hard landscaping works.	C4 – Design: Impact on the character of the area C1 – Conservation Area Impact – omitted C4: Condition on materials L4: Condition requiring replacement of any lost trees - omitted	<u>Officer Report</u> Decision Notice (Approval)
<u>18/09/24</u> 18/09/24	24/01939/HOUSE Summer Aucoin	2 Waterworks Villa, Oak Lane	To replace the flat roof with a hipped and pitched tiled roof.	C4 – Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>18/09/24</u> 18/09/24	24/01605/HOUSE Summer Aucoin	79 Hillingdon Avenue	Demolition of existing rear extension. Construction of part single storey and part two storey rear and side extensions, single storey front extension and conversion of loft. Rooflights, Juliet balconies and alterations to fenestration. Solar panels. Creation of vehicular access.	C4 – Design C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>18/09/24</u> 19/09/24	24/01800/HOUSE Abbey Aslett	27 Wickenden Road	Demolish side garage, storage, W.C and cupboard. Demolish single storey rear extensions. Proposed double storey side extension and proposed single storey rear extension with a flat roof and flat roof lights. Alterations to fenestration. Alterations to driveway with additional parking. Alterations to patio with new retaining wall. Landscaping	C4 – Impact on the character of the area C4: Condition on materials C4 and L4: Condition requiring Arboricultural method and impact statement and details of tree protection measures	<u>Officer Report</u> Decision Notice (Approval)
<u>19/09/24</u> 23/09/24	24/01863/HOUSE Christopher Park	72 Brattle Wood	Two storey extension, alterations to fenestration. Removal of roof and construction of a new roof with living accommodation, roof to include roof	C4 – Character Areas: Impact on the character of the area C4: Condition on materials.	<u>Officer Report</u> Decision Notice (Approval)

			lights and rear facing dormer, alterations to landscaping.		
20/09/24	24/01845/MMA Anna Horn	28 The Rise	Amendment to 22/01377/FUL. Reduction from a five bedroom to a three bedroom house. Alterations to fenestrations. Slight reduction in height. Increase in the length of the two-story section of the building. Solar Panels.	C4 – Design and residential character areas	Officer Report
23/09/24	24/01359/CONVAR Samantha Yates	Pine Ridge, 97 Hitchen Hatch Lane	Variation of Condition 8 (parking) of 18/02322/FUL to amend bike storage (relocated from interior of building to secure outdoor storage) and amended vehicle parking layout. Variation of Condition 2 (approved plans) with removal of side door and new front window for new concierge area.	C4 – Design	Officer Report
<u>24/09/24</u> 30/09/24	24/00737/LBCALT Abbey Aslett	3 Park Lane	Replacement of windows to double glazing (like for like). New porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light, chimneys to be repaired, addition of a curb. Landscaping works. Removal of internal wall between the kitchen and dining room, reciting of internal stud bathroom wall at first floor level, increased width and height of two doorways at first floor level, removal of first floor WC, installation of wall and ceiling insulation. Woodburner.	C1 – Impact on Listed Buildings and their Setting C1: Condition requiring porch elevation drawings, condition requiring orangery roof specifications, condition requiring external wall details and finishes, condition requiring window and glazed door details, condition requiring external wall construction details, condition requiring internal elevation details, condition securing timber frame protections, and condition details on proposed repairs.	<u>Officer Report</u> Decision Notice (Approval)

25/09/24	24/00736/HOUSE Abbey Aslett	3 Park Lane	Replacement of windows to double glazing (like for like). New porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light chimneys to be repaired, addition of a curb.	C1 – Impact on Listed Buildings and their Setting and Conservation Area Impact	Officer Report
25/09/24	24/01926/HOUSE Christopher Park	17 Knole Road	Raised paved terrace with masonry retaining wall and steps.	C4 – Character Areas: Impact on the character of the area	Officer Report
25/09/24	24/01811/LBCALT Abbey Aslett	2 High Street	Replacement of windows with handmade heritage windows to match existing detailing and design, with the exception of having sealed glazing. External redecoration of external joinery.	C1 – Impact on Listed Buildings and their Setting	Officer Report
26/09/24	24/00859/FUL Samantha Yates	Hollybush Tennis Centre, Holmesdale Road	The conversion of two outdoor tennis courts into 3 outdoor Padel tennis courts within the existing perimeters of the existing 2 tennis courts. This includes new posts, glass walls, mesh fencing and floodlights.	C1 – Heritage C4 – Design L1 – Biodiversity S1 – Sports facilities S2 – Sports facilities for children and young people <hr/> S1: Condition requiring community access agreement C4: Condition on materials	Officer Report <hr/> Decision Notice (Approval)
02/10/24	24/01981/HOUSE	4 Quaker Close	Erect new greenhouse in rear garden.	C1: Condition on materials	Decision Notice (Approval)
<u>02/10/24</u> <u>16/10/24</u>	24/02165/HOUSE Stephanie Payne	7 Oakdene Road	Demolish garage and erection of a single storey rear extension with roof lights. Extend the roof from a hipped end to a gable end and extend the front and rear dormers with Juliet balcony.	C4 – Character, Heritage, Identity: Impact on the character of the area <hr/> C4: Condition on materials	Officer Report <hr/> Decision Notice (Approval)
<u>02/10/24</u> <u>02/10/24</u>	24/01875/MMA Summer Aucoin	Highcroft, 3 Farnaby Drive	Minor material amendment to 23/03499/HOUSE to Garage conversion, internal alterations, changes to fenestration and external walls.	C4 – Character L4 – Trees <hr/> C4: Condition on materials	Officer Report <hr/> Decision Notice (Approval)

				L4: Condition requiring a landscape management plan including replacement vegetation	
05/10/24	24/02261/MMA Stephanie Payne	39 Brattle Wood	Amendment to 21/02147/HOUSE with increased roof height, new slate tiling to full roof, slate tiling to dormers, relocation and reduction in size of approved dormers, substitution of rear roof light for additional dormer, addition of roof light to south elevation, change of all eave soffits and fascias to match that of existing rear extension, replacement of all street-facing windows to 4-paned dark grey UPVC frame (to match that of existing rear extension), replacement of all rear windows to single-paned dark grey UPVC frame (to match that of existing rear extension), widening of Bedroom 3 walk-in-wardrobe window, reduction of first floor landing window form and replacement of garage door and frame (to match that of existing rear extension).	C4 – Character, Heritage and Identity	Officer Report
<u>07/10/24</u> 07/10/24	24/02003/FUL Abbey Aslett	Flat 1, 44 Eardley Road	Replacement of 7 timber windows to PVCU – including a bay window on the front elevation.	C1 – Heritage: Design and Impact on Conservation Area and Character of Area C1: Refusal ground as not in keeping with character area or Conservation Area	<u>Officer Report</u> Decision Notice (Refusal)
09/10/24	24/02150/HOUSE Samantha Yates	1 Knole Paddock, Seal Hollow Road	Single storey rear extension with internal alterations.	C1 – Heritage assets C4 – Design and residential character areas	Office Report
<u>14/10/24</u> 14/10/24	24/01519/HOUSE Summer Aucoin	81 Solefields Road	Full width rear extension at ground floor, associated rear landscaping, alterations to fenestration, loft conversion with rear dormer,	C4 – Design L4 – Trees C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)

			widening of driveway at front and associated landscaping.	L4: Condition requiring a landscape management plan including replanting	
<u>18/10/24</u> 18/10/24	24/02127/HOUSE Summer Aucoin	33 Prospect Road	Loft conversion with dormer extension to rear, dormer and rooflight to front.	C4 – Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>18/10/24</u> 30/10/24	24/02049/HOUSE Abbey Aslett	49 St Botolphs Road	First floor side extension, and two storey side extension. Rear single storey extension with rooflights. Single storey extension to front with stone portico. Enlarge existing dormer and create additional dormer to front. New detached garage with rendered walls. Convert existing integral garage into gym. Changes to fenestration. Render walls above brick base, add stone banding and windowsills. Remove concrete roof tiles and replace with slate. Solar panels and sun tunnels on roof. New steps and railings to existing terrace. Changes to landscaping. Fill in existing swimming pool.	C1 – Conservation: Conservation Area Impact L4 – Trees C1 and L4: Condition requiring a trial trench/pit to identify any significant root systems and minimise damage to roots, and condition requiring hard and soft landscaping details	<u>Officer Report</u> Decision Notice (Approval)
<u>22/10/24</u> 22/10/24	24/02178/MMA Summer Aucoin	35 Wickenden Road	Variation of condition 2 (approved plans) of 23/03047/HOUSE to Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration. with amendment to Demolish wall to add an extra parking area. Alteration to approved fenestration with additions and proposed rooflight and solar panels. Internal alterations.	C4 – High quality development L2 – Managing Surface Water C4: Condition on materials L2: Condition on driveway materials	<u>Officer Report</u> Decision Notice (Approval)
<u>22/10/24</u> 23/10/24	24/02173/HOUSE Christopher Park	5 Vine Court Road	Demolition of existing coal store and chimney to be replaced with single storey ground floor	C1 – Heritage assets: Conservation Area impact	<u>Officer Report</u>

			extension to the side/rear of the dwelling and landscape alterations to suit. Removal of outbuilding.	C4 – Character areas: Impact on the character of the area C4: Condition on materials	Decision Notice (Approval)
<u>24/10/24</u> 04/11/24	24/02051/HOUSE Stephanie Payne	Bramblings, Hopgarden Lane	Raise the roof to add a first floor and create rooms in the roof space. Two storey rear extension with rooflights. Three storey front extension. Move north wall of house. Stone window and door surrounds, and banding. Attached, pitch-roofed car port to side. Alterartions to fenestration. Changes to landscaping to also include widening path to front door.	C4 – Character Heritage Identity: Impact on the character of the area L4 – Landscape and Blue and Green Infrastructure: Trees C4: Condition on materials L4: Condition requiring soft and hard landscaping details	<u>Officer Report</u> Decision Notice (Approval)
<u>25/10/24</u> 25/10/24	24/02149/CONVAR Samantha Yates	Garnetts, Grassy Lane	Variation of condition 3 of 22/00375/FUL to subdivision of the plot and erection of one new detached dwelling with associated access with amendment to approved drawings and allow an erection of an attached garage/plant room.	C1 – Heritage: Character of the area, including setting of a Locally Listed Building C4 – Design: Character of the area, including setting of a Locally Listed Building L1 – Biodiversity L4 – Hedgerows and Trees: Impact on trees, landscaping and ecology C1 and C4: Condition requiring material details L4: Condition requiring hard and soft landscaping details as well as planting, and condition removing permitted development rights to protect existing trees	<u>Officer Report</u> Decision Notice (Approval)
<u>29/10/24</u> 30/10/24	24/02025/MMA Sean Mitchell	Royal Oak Hotel, High Street	Amendment to 23/03410/FUL with new garage, bin and cycle store, alterations to fenestration,	C1 – Heritage: Impact upon character and appearance of	<u>Officer Report</u>

			bin and cycle store drawings and internal changes.	<p>the area and setting of listed building</p> <p>C2 – Development of vacant or under-utilised sites</p> <p>C4 – Character Impact upon character and appearance of the area and setting of listed building</p> <p>L1 – Biodiversity</p> <p>L4 – Trees</p> <hr/> <p>C1 and C4: Condition on materials, 2 conditions securing soft and hard landscaping details, and condition securing refuse and cycle provision facilities.</p> <p>C1, C4 and L4: Condition securing tree protections</p> <p>L1: Condition requiring a biodiversity enhancement plan</p>	Decision Notice (Approval)
<u>29/10/24</u> <u>31/10/24</u>	24/01851/CONVAR Anna Horn	7 Mount Harry Road	Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption.	<p>C4 – Design and residential character areas</p> <p>L1 – Biodiversity net gain</p> <p>L4 – Trees and hedgerows</p> <hr/> <p>C4: Condition requiring details of external materials, and condition requiring hard and soft landscaping and boundary treatment details</p> <p>L4: Condition securing tree protection measures</p>	<u>Officer Report</u> <u>Decision Notice (Approval)</u>
<u>30/10/24</u>	24/02135/MMA Anna Horn	Tor Na Coille, 1 Ashley Road	Amendment to 23/02299/FUL and to increase gross internal area. change the internal layout.	C4 – Design and residential character areas	<u>Officer Report</u>

01/11/24			reposition location of bike stores. Excavation of rear patio area to allow access to garden from the basement. Windows and dormer now raised at rear to allow for extra windows to be added.	L1 – Biodiversity net gain L4 – Trees and hedgerows C4: Condition requiring surface level details and condition requiring external material details L4 and C4: Condition requiring hard and soft and boundary treatment details L1: Condition requiring ecological enhancement details, condition to protect hedgehogs, and condition requiring a Biodiversity Gain Plan and Management and Monitoring Plan to ensure 10% BNG.	Decision Notice (Approval)
01/11/24	24/02452/FUL Stephanie Payne	Burlanes Interiors, 41 Dartford Road	Change of use of part of the ground floor and the entire first floor from an interior design showroom (Class E) to a flat (Class C3 Dwellinghouses) Addition of rooflight. Alteration to fenestration. Proposed cycle store.	C4 – Character, Heritage and Identity: Design and impact on the character of the area C4: Condition on materials	Officer Report Decision Notice (Approval)
04/11/24 05/11/24	24/02345/HOUSE Christopher Park	12 Plymouth Park	Proposed loft conversion with dormer to side elevation. External refurbishment works to existing front porch. Raise roof finishes of existing ground floor rear extension. Alteration to fenestration. Internal alterations.	C4 – Character Areas: Impact on the character of the area C4: Condition on materials	Officer Report Decision Notice (Approval)
04/11/24 13/11/24	24/02420/HOUSE Summer Aucoin	97 Bradbourne Park Road	New flat roof dormer with rooflights, and extension to existing dormer. Alterations to fenestration	C4 – Character: Impact on the character of the area C4: Condition on details	Officer Report Decision Notice (Approval)
04/11/24 14/11/24	24/02504/HOUSE Summer Aucoin	2 Meadow Close	Glass conservatory to rear elevation in PVCU with aluminium bi-folding doors to ground level.	C4 C4: Condition on materials	Officer Report

					Decision Notice (Approval)
05/11/24	24/01988/FUL Anna Horn	Knole House, Knole Lane	Reinstatement & repair works to the Icehouse entryway with new proposed entry gates and internal viewing platform.	C1 – Heritage assets L4 – Trees	Officer Report
<u>06/11/24</u> 07/11/24	24/01462/HOUSE Abbey Aslett	2 Mount Harry Road	Removal and replacement of existing boundary fence with a new featheredge fence that is 1800m from ground level.	C1 – Heritage: Conservation Area Impact C4 – Design: Impact on the character of the area <hr/> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>08/11/24</u> 12/11/24	24/02040/HOUSE Samantha Yates	Inishmaan, Woodland Rise	Demolish rear conservatory and replace with single storey flat roofed extension with roof lanterns and solar panels. Construct single storey garage extension. Demolish portico range to front; replace with pitch roof, single storey infill extension, and two storey extension with balcony, stone columns and entablature. Changes to fenestration. Add stone corner quoins, door and window surrounds. Remove 1 chimney, replace concrete roof tiles with slates, internal alterations.	C1 – Heritage: Impact on heritage assets C4 – Design: Impact on the character of the area L1 – Biodiversity: Other issues L4 – Trees and Hedgerows: Impact on the character of the area <hr/> L4: Condition requiring an Arboricultural Method Statement and Tree Protection Plan C1: Condition requiring slate roof tile samples	<u>Officer Report</u> Decision Notice (Approval)
11/11/24	24/02456/HOUSE Abbey Aslett	44 Quakers Hall Lane	Detached outbuilding for ancillary use in rear garden area as a detached annexe to the main house. Associated landscaping.	C4: Impact on the character of the area	Officer Report
<u>13/11/24</u> 13/11/24	24/02488/HOUSE Summer Aucoin	2 Holly Bush Lane	Erect an above door porch canopy on the east elevation, with enlarged step and landing area.	No particular policy (C1 and C4 relevant) <hr/> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)

15/11/24	24/02698/HOUSE Stephanie Payne	91 Weald Road	Single storey front extension. Single storey rear extension with roof lantern and new steel chimney. Removal of existing brick chimney, Changes to fenestration and addition of stone cladding to ground floor.	C4 – Character, heritage and identity: Impact on the character of the area	Officer Report
<u>19/11/24</u> 19/11/24	24/02299/HOUSE Summer Aucoin	Summerhill, Seal Hollow Road	Erection of single storey, pitched roof garage with associated works.	C4 – Design C4: Condition on materials	Officer Report Decision Notice (Approval)
<u>19/11/24</u> 20/11/24	24/02069/HOUSE Abbey Aslett	Squirrels, 24 Oakhill Road	Two storey rear extension, single storey rear extension, alterations to roof, dormer windows, solar panels, rooflights, demolition of existing garage, creation of basement parking.	C1 – Conservation C4 – Character L2 – Drainage L4 – Trees C4: Condition on materials L4 and C4: Condition securing tree protection measures, and condition requiring hard and soft landscaping as well as securing permeable surfacing	Officer Report Decision Notice (Approval)
<u>20/11/24</u> 21/11/24	24/02340/HOUSE Summer Aucoin	79A Weald Road	3m rear extension with new steps.	C4 – Design L4 – Tree and Hedgerow Protection C4: Condition on materials L4: Condition requiring details of replacement tree for the chestnut tree	Officer Report Decision Notice (Approval)
<u>21/11/24</u> 21/11/24	24/02166/HOUSE Summer Aucoin	4 Winchester Grove	Demolition of existing conservatory, erection of a rear extension and external terrace, alterations to fenestration and associated landscaping.	C4 – Design: Impact on the character of the area L4 – Trees C4: Condition on materials L4: Condition requiring a landscape management plan including replacement	Officer Report Decision Notice (Approval)

				vegetation, and condition requiring a tree protection plan and Arboricultural method statement	
<u>21/11/24</u> 24/11/24	24/02577/LBCALT Abbey Aslett	The Hardware Centre, 36-42 London Road	Replacing five windows on the front elevation, replacing the front dormers, and undertaking roof repairs.	C1 – Heritage C1: Refusal ground from failure to conserve character and significance of listed building	<u>Officer Report</u> Decision Notice (Refusal)
<u>21/11/24</u> 26/11/24	24/02417/FUL Samantha Yates	Land South of Hesters, Oak Lane	Proposed new build house on garden site.	C1 – Heritage: Impact on heritage assets C4 – Design: Impact on the character of the area (including landscaping) L1 – Biodiversity (exempt due to self-build) L4 – Trees and Hedgerows: Impact on the character of the area (including landscaping) C4: Condition on materials and condition restricting external lighting installation without further details C1, C4 and L4: Condition requiring an updated Arboricultural Impact Assessment and Method Statement C1: Condition requiring a watching brief to be undertaken by an archaeologist, and excavation	<u>Officer Report</u> Decision Notice (Approval)

				<p>observed to record items of interest</p> <p>C1 and C4: Condition requiring details on proposed site levels</p> <p>L4: Condition requiring hard and soft landscaping details including new planting, and condition requiring the replacement of any trees removed, deceased, damaged or diseased up to 5 years after planting</p>	
<p><u>21/11/24</u> 03/12/24</p>	<p>24/02613/FUL Christopher Park</p>	<p>Buckhurst House Dental Surgery, 42-44 Buckhurst Avenue</p>	<p>Proposed conversion of the existing building to two dwellings, alterations to fenestration and associated works</p>	<p>C4 – Character Areas: Impact on the character and appearance of the area</p> <hr/> <p>C4: Condition on materials and condition requiring full details of all new boundary treatments</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p><u>22/11/24</u> 03/12/24</p>	<p>24/02532/HOUSE Summer Aucoin</p>	<p>31 St Botolphs Road</p>	<p>New porch, alterations to landscaping, new stairs.</p>	<p>C4 – Design</p> <hr/> <p>C4: Condition on materials</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p>26/11/24</p>	<p>24/02476/MMA Summer Aucoin</p>	<p>5 Holly Bush Lane</p>	<p>Amendment to 24/00943/HOUSE to extend single storey extension, Alteration to fenestration. Alterations to interior layout.</p>	<p>C4 – High Quality Development</p> <p>C1 – Conservation Areas</p> <p>L4 - Trees</p>	<p>Officer Report</p>
<p><u>26/11/24</u> 04/12/24</p>	<p>24/02693/HOUSE Stephanie Payne</p>	<p>16 Lake View Road</p>	<p>Rear first-floor hipped roof extension.</p>	<p>C4 – Character, Heritage and Identity: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>

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<u>26/11/24</u> 13/12/25	24/02395/HOUSE Abbey Aslett	Annexe at White Friars Lodge, Oak Lane	Extension to existing annexe and alterations to fenestration. Associated changes to landscaping.	C4 – Design: Impact on the character of the area L4 – Trees: not considered reasonable to condition tree replacement. <hr/> C4: Condition on materials L4: Condition securing tree protection measures for retained trees	<u>Officer Report</u> Decision Notice (Approval)
29/11/24	24/02675/MMA Abbey Aslett	31 Lambarde Drive	Minor Material Amendment to 16/01735/HOUSE – Alterations to approved extension roof, fenestration.	C4 – Design: Design and Character of the Area	Officer Report
05/12/24	24/02723/HOUSE Stephanie Payne	53 The Rise	Demolition of storage sheds and replacement with a studio/store outbuilding.	C4 – Character, Heritage and Identity: Impact on the character of the area	Officer Report
06/12/24	24/01962/FUL Samantha Yates	Unit 5, Morewood Close Industrial Estate, Morewood Close	Change of use of part of the building into a Childrens Day Nursery.	C1 – Heritage C4 – Design: Design and impact on the character of the area L1 – Biodiversity: (exempt) L4 – Trees and Hedgerows: Biodiversity	Officer Report
<u>06/12/24</u> 23/12/24	24/02783/HOUSE Summer Aucoin	94 Cramptons Road	Removal of existing fully glazed conservatory roof with a single pitched roof with two openable roof windows. Raising of flanking conservatory walls to provide parapets. Installation of new fenestration to the existing conservatory rear wall.	C4 – Design: Impact on the character of the area <hr/> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>11/12/24</u> 12/12/24	24/02665/HOUSE Christopher Park	Bealings End, 41A St Georges Road	Two-storey rear extension with roof lights and single storey side extension with sedum roof. Alterations to landscaping. New vehicle access and hard standing to front.	C4 – Character Areas: Impact on the character of the area L2 – Surface Water Drainage	<u>Officer Report</u> Decision Notice (Approval)

				<p>L4 – Green Infrastructure: Impact on the character of the area</p> <hr/> <p>C4 and L2: Condition on materials C4 and L4: Condition requiring soft landscaping details including tree replacement</p>	
<p><u>11/12/24</u> 20/12/24</p>	<p>24/02036/HOUSE Christopher Park</p>	<p>3 St Johns Hill</p>	<p>New solar panels.</p>	<p>C1 – Heritage Assets: I C4 – Character Areas: Impact on the character and appearance of the area D6 – Energy Efficiency</p> <hr/> <p>C1 and C4: Condition requiring removal of the panels following their decommission.</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p><u>11/12/24</u> 20/12/24</p>	<p>24/02036/HOUSE Christopher Park</p>	<p>3 St Johns Hill</p>	<p>New solar panels.</p>	<p>C1 – Heritage Assets: Impact on the listed building</p> <hr/> <p>C1 and C4: Condition requiring removal of the panels following their decommission.</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p>16/12/24</p>	<p>24/02869/CONVAR Anna Horn</p>	<p>Granville House, 7 Station Parade, London Road</p>	<p>Removal of condition 6 (acoustic assessment) of 19/02673/FUL (Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like , with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use).</p>	<p>C4 – Design and residential character areas E1 – Business space E5 – Enhance function, accessibility and appearance of neighbourhood centres</p>	<p>Officer Report</p>
<p><u>16/12/24</u> 19/12/24</p>	<p>24/02829/HOUSE Summer Aucoin</p>	<p>19 Lambarde Road</p>	<p>Part two-storey, part single-storey, side extension with rooflights. Demolish porch and replace with enlarged porch.</p>	<p>C4 – Design: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p><u>19/12/24</u> 20/12/24</p>	<p>24/02835/HOUSE Abbey Aslett</p>	<p>Chestnuts, 14 Oakhill Road</p>	<p>Two-storey rear extension with first floor balcony. Two-storey front extension. First floor side</p>	<p>C4 – Impact on the character of the area</p>	<p><u>Officer Report</u></p>

			extension. Changes to fenestration. Extend roof ridge, remove one chimney, insert dormers and rooflights to enable conversion of loft space to habitable rooms. Solar panels	L4 C4: Condition on materials	Decision Notice (Approval)
<u>19/12/24</u> 23/12/24	24/02761/LBCALT Christopher Park	Sevenoaks School, High Street	Removal of external decommissioned fire escape ladder and associated platforms on southern elevation. External wall of building to be 'made good' using materials to match existing.	C1 – Heritage Assets: Impact on listed buildings and their setting C1: Condition requiring details on proposed external wall materials	<u>Officer Report</u> Decision Notice (Approval)
<u>23/12/24</u> 03/01/25	24/02789/MMA Abbey Aslett	The Birches, 44 Woodside Road	Amendment to 24/01376/HOUSE to Amend drawings to include new flat roof over the new Master Ensuite and minor tweak to height of rear extension.	C4 L1 L4 C4: Condition on materials C4 and L4: Condition on storage of machinery L2: Condition securing permeable materials for the patio	<u>Officer Report</u> Decision Notice (Approval)
<u>30/12/24</u> 03/01/25	24/02245/HOUSE Stephanie Payne	7 Granville Road	Installation of a pergola, greenhouse, shed, resurfacing front paths and tiling by the front door.	C4 – Character, Heritage and Identity L4 – Impact on Heritage Assets C1: Condition on materials and condition requiring details of construction materials L4: Condition requiring soft landscaping details	<u>Officer Report</u> Decision Notice (Approval)
<u>30/12/24</u> 13/01/25	24/02938/HOUSE Summer Aucoin	22 Prospect Road	Loft Conversion with dormer extension to rear, enlarged dormer and rooflight to front.	C4 – Design C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)

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30/12/24 13/01/25	24/02898/HOUSE Summer Aucoin	54 Cobden Road	Demolition of existing conservatory at side. Erection of ground floor rear and side extension on the same footprint as the existing conservatory. Parapet wall at side. Installation of rooflights on new flat roof.	C4 – Design: Impact on the character of the area C1 – Conservation Area Impact – omitted C4: Condition on materials	Officer Report Decision Notice (Approval)
30/12/24	24/02824/FUL Stephanie Payne	Sevenoaks Common, Letter Box Lane	Installation of 1 no. lectern style information board	L1 – Green and Blue Infrastructure: Trees and Landscaping and Biodiversity	Officer Report
03/01/25	24/02246/LBCALT Stephanie Payne	7 Granville Road	Installation of a pergola, greenhouse, shed, resurfacing front paths and tiling by the front door	C1: Condition on materials	Decision Notice (Approval)
03/01/25	24/01543/MMA Abbey Aslett	63 Bosville Drive	Amendment to 23/03542/HOUSE to amend roof pitch and eaves height to the approved additional storey and to amend fenestration.	C4 – Impact on character of the area C4: Condition on materials	Officer Report Decision Notice (Approval)
03/01/25 06/01/25	24/02776/FUL Abbey Aslett	Maywood, 49 Bradbourne Road	Erection of replacement dwellinghouse.	C1 – Heritage: Impact on adjacent Locally Listed Buildings C4 – Design: Design and impact on the character of the area L1 – Biodiversity L2 – Surface Water L4 – Trees and Hedgerows C4: Condition on materials C4, L4 and L2: Condition requiring hard and soft landscaping plan L1: Condition requiring an ecological enhancement plan	Officer Report Decision Notice (Approval)

<u>06/01/25</u> 08/01/25	24/02904/FUL Samantha Yates	Park Grange Cottage, Solefields Road	Purpose built metal barn for storage.	C1 – Heritage: Impact on heritage assets C4 – Design: Design and impact on the character of the area L1 – Biodiversity: Impact on heritage assets <hr/> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>07/01/25</u> 09/01/25	24/02703/HOUSE Christopher Park	6 Wickenden Road	Demolition of existing single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store.	C4 – Character Areas: Impact on the character of the area L1 – Impact on the character of the area <hr/> C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>10/01/25</u> 13/01/25	24/02860/HOUSE Stephanie Payne	10 Oak Lane	Two storey extension to West side and two storey extension to rear and East side.	C4: Character Heritage and Identity: Impact on the character of the area L1 – Impact on the character of the area	Officer Report
<u>10/01/25</u> 14/01/25	24/02890/CONVAR Abbey Aslett	53 Bradbourne Vale Road	Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. dwellings with amended access and all associated works.	C4 L1 – Planning Appraisal L2 L4 <hr/> L1: Refusal ground for no justified grounds to remove BNG condition	<u>Officer Report</u> Decision Notice (Refusal)
<u>10/01/25</u> 14/01/25	24/03089/MMA Anna Horn	7 Mount Harry Road	Minor Material Amendment to 24/01851/CONVAR to add an additional external store and change the windows on the rear elevation to the family room to doors.	C4 – Design and residential character areas L4 – Trees and hedgerows <hr/> C4: Condition on materials and condition securing compliance with hard and soft landscaping detail plans	<u>Officer Report</u> Decision Notice (Approval)

				L4: Condition securing tree protection measures	
<u>13/01/25</u> 13/01/25	24/02788/HOUSE Christopher Park	The Garden House, 96A Weald Road	Installation of Air Source Heat Pump.	C4 - Impact on the character of the area C4: Condition requiring external surfaces to be made good after decommission of the air source heat pump	<u>Officer Report</u> Decision Notice (Approval)
<u>14/01/25</u> 17/01/25	24/02960/HOUSE Christopher Park	2 Highlands Park	Single storey front extension, including alterations to porch roof.	C4 – Character Areas: Impact on the character of the area L4 – Trees and Hedgerows: Tree Protection C4: Condition on materials L4: Condition requiring a Tree Protection Plan	<u>Officer Report</u> Decision Notice (Approval)
<u>14/01/25</u> 20/01/25	24/03130/HOUSE Summer Aucoin	57 Bosville Drive	Erection of porch and single storey side extension with associated works.	C4 – Design C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>17/01/25</u> 23/01/25	24/03159/CONVAR Samantha Yates	9 Yeomans Meadows	Removal of condition 6 (archaeological written scheme of investigation) of 24/01309/FUL to Demolition of existing dwelling and garage to be replaced with new dwelling with west facing balcony, rooflights and PV panels, new carport/garage with EV charger. Utility cabinet and Air Source Heat Pump.	C1 – Heritage: Impact of the removed condition on heritage assets C4 – Design L1 – Biodiversity L4 – Trees and hedgerows C4: Condition on materials L1 and L4: Condition securing implementation of Landscape, Ecological and Management Plan, and condition securing tree, hedgerow and planting protections	<u>Officer Report</u> Decision Notice (Approval)

				L1: Condition requiring a sensitive lighting strategy for bats	
22/01/25	24/02985/FUL Anna Horn	6 Victoria Road	A Mansard roof extension with dormer mansard windows to facilitate the creation of an additional 1-bed, 2-person dwelling.	C4 – Design and residential character areas: Design and impact on the character of the conservation area L1 – Biodiversity net gain (exempt) C1 – Heritage assets: Design and impact on the character of the conservation area	Officer Report
<u>24/01/25</u> 24/01/25	24/03066/HOUSE Christopher Park	Magpie Shaw, 47 Weald Road	White render or paint to rear and to partial side elevations of house, and new window frames throughout. Alterations to rear raised patio and installation of glazed balustrade.	C4 – Character Areas: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
24/01/25	24/02955/CONVAR Anna Horn	7 Yeomans Meadows	Removal of condition 13 (The rear extension shall not be used as a roof terrace) and variation of condition 2 (drawings) of 21/03311/FUL to Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.	C4 – Design and residential character areas	Officer Report
<u>29/01/25</u> 30/01/25	24/02875/MMA Christopher Park	Lantau, Seal Hollow Road	Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.	C1 – Heritage Assets C4 – Character Areas C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)

Planning applications decided by Sevenoaks District Council – with NO reference to the STNP:				
Reference Number & Case Officer	Address	Proposal description	Policies & Issues which could have been relevant	SDC Decision
24/01520/LBCALT Christopher Park	Astor House, 5 Colt Bungalows, West Heath School, Ashgrove Road	Change current colt residence (Astor House) from residential to education.	C1: Impact on the Green Belt, and Impact on the Listed Building C4: Impact on the character and appearance of the area C9: Impact on the National Landscape	23 rd August 2024: SDC Granted, 2 conditions.
24/01531/LBCALT Anna Horn	Knole House, Knole Lane	Conservation and reinstatement works to the Icehouse located 200 meters south west of the main Knole House (curtilage listed). Including a new viewing platform.	C1 and C4: Impact on Listed Buildings and their Setting	23 rd August 2024: SDC Granted, 3 conditions.
24/01674/HOUSE Christopher Park	Sevenoaks School Orchards, Solefields Road	Proposed two-storey extension to the south side of the house, new chimney, repositioning of solar panels, brick boundary wall and gate, patio, additional parking and all associated landscaping.	C1: Locally Listed Building C4: Impact on the character of the area	21 st August 2024: SDC Granted, 4 conditions.
24/01708/HOUSE Stephanie Payne	Site of Little Wood, Woodland Rise	Erection of entrance gates and piers.	C1: Impact on the character of the area C4: Conservation Area Impact	3 rd October 2024: SDC Granted, 5 conditions.
24/02791/ADV Anna Horn	13 London Road	External signage and window graphics	C1: Impact on the character of the area: Considered under Planning Appraisal and Visual amenity C4: Conservation Area Impact: Considered under Visual amenity	17 th December 2024: SDC Granted, 5 conditions.
24/03209/CONVAR Stephanie Payne	Summerhill, 3 Vine Court Lodge, Holly Bush Lane	Variation of conditions 2, 4 and 5 of 22/03110/HOUSE (Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an	C1: Conservation Area Impact: Considered under Planning Appraisal C9: Visibility to and from the open countryside: Considered under Planning Appraisal	28 th January 2025: SDC Granted, 5 conditions.

		external fitness pool and raised decking) with amendments to the proposed area of paving, lawn and decking.	L4: Removal of trees: Considered under Planning Appraisal	
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