

Bishops UK Ltd
C/O Kember Loudon Williams LLP
Ridgers Barn
Bunny Lane
Tunbridge Wells
Kent
TN3 9HA

Direct Dial: 01732 227000, Option 3
Ask For: Mr J Sperryn
My Ref: SE/14/03641/FUL
Your Ref: MR DAVID BEDFORD
Date: 31st March 2015

Dear Sir/Madam

Town and Country Planning Act 1990

Site : Boons Park Toys Hill Road Toys Hill Edenbridge TN8 6NP
Development : Demolition of existing drug rehabilitation centre and associated outbuildings. Erection of a large single dwelling with attached outbuildings Coach House East consisting of garage, poolhouse and spa, with basement, Coach House West consisting of staff flat and estate office/function room with basement and Collonade walkways.

Please find attached the formal notice of Decision being granted for the above development.

Your attention is drawn to the fact that this permission is granted subject to conditions.

Please familiarise yourself with the conditions and ensure the specific requirements are met. If you are acting on behalf of a client please ensure you draw their attention to the conditions and advise of their implications. The development, once started, will be monitored by my enforcement staff. Failure to comply with a condition could result in the Council taking steps to secure compliance and may in certain circumstances affect the legality of any works carried out. This is especially important when a condition has been imposed requiring submission and approval of details prior to commencement of works on site, since failure to comply with such a condition can lead to the permission being void. In appropriate cases the Council will consider the expediency of serving a Temporary Stop Notice.

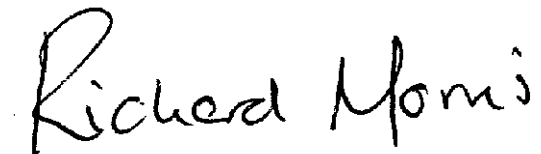
You should also be aware that the applicant has the right to appeal against a condition within 6 months of the date of this Notice.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Please note all details requiring submission to and approval by this Council should be forwarded to this office notwithstanding that final discharge of the condition may involve consultation with other agencies/authorities.

If you have any query regarding the conditions you should contact the case officer, Mr J Sperryn, in the first instance for advice on the above direct phone number.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Planning Officer

Please remove any site notice that was displayed on the site pursuant to the application.

Bishops UK Ltd
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Bunny Lane
Tunbridge Wells
Kent
TN3 9HA

SE/14/03641/FUL
Valid on 1st December 2014

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

GRANT OF PLANNING PERMISSION

Site : Boons Park Toys Hill Road Toys Hill Edenbridge TN8 6NP
Development : Demolition of existing drug rehabilitation centre and associated outbuildings. Erection of a large single dwelling with attached outbuildings Coach House East consisting of garage, poolhouse and spa, with basement, Coach House West consisting of staff flat and estate office/function room with basement and Collonade walkways.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. These should comprise samples of the main external stone, roof slate and details of the finished colour of the lime render. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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3) No works shall take place until details of external doors, windows, stone cornice and balcony balustrade, at a scale of not less than 1:20 have been submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) No development shall be carried out until a scheme of landscaping, to include the boundary along Toys Hill Road, including type and size of species has been submitted to the Council for approval in writing. The scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of the development. The landscaping submission shall also incorporate details of the biodiversity enhancements as set out at paragraph 9.3 of the Ash Partnership 2014 Ecological Assessment Report together with details of the timing of the implementation of these measures. The new soft landscaping shall be carried out in accordance with the approved details the first planting season following first occupation of the dwelling. The approved biodiversity enhancements shall be carried out in accordance with the approved timescale.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

5) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

6) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for any retained tree shall be undertaken in accordance with the details submitted to and approved in writing by the Council under condition 4 above. In this condition a "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in condition 4 above. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area: -Levels shall not be raised or lowered in relation to the existing ground level; -No roots shall be cut, trenches cut, or soil removed; -No buildings, roads, or other engineering operations shall be constructed or carried out; -No fires shall be lit; -No vehicles shall be driven or parked over the area; -No materials or equipment shall be stored.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

7) The development hereby permitted shall not be used or occupied until a 2.4m x 55m visibility splay to the south at the exit of the driveway onto Toys Hill Road has been

provided. The visibility splay shall be retained in situ thereafter with no obstruction higher than 0.9m above the height of the adjacent road.

In the interest of highway safety.

8) No part of the vehicular access within 5.5m of the carriageway of Toys Hill Road shall be finished other than in a bound material details of which shall have first been submitted to and approved in writing by the District Planning Authority. The vehicular access shall be made up as approved prior to first occupation or use of the dwelling hereby approved.

In the interest of highway safety.

9) No gate or means of enclosure shall be erected across the vehicular access/driveway within 5.5m of the carriageway of Toys Hill Road.

In the interest of highway safety.

10) Unless the District Planning Authority in writing agrees to any variation prior to commencement of works, the bat mitigation measures set out within the Ash Partnership letter dated 21st January 2015 (as amplified in the Ash Partnership 2014 Ecological Assessment Report) shall be carried out in accordance with the details listed at nos. 1 to 5 inclusive.

As supported by policy EN17B of the Sevenoaks District Local Plan, policy SP11 of the Core Strategy and emerging policy GI2 of the Allocations and Development Management Plan.

11) No tree or scrub clearance works shall be undertaken during the main bird breeding season (April to June inclusive).

As supported by policy EN17B of the Sevenoaks District Local Plan, policy SP11 of the Core Strategy and emerging policy GI2 of the Allocations and Development Management Plan.

12) No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

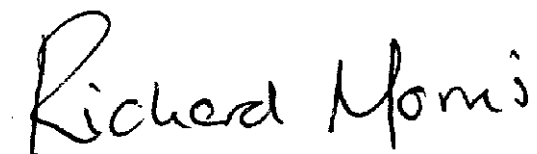
To prevent inappropriate development in the Green Belt as supported by Government guidance in the form of the National Planning Policy Framework.

13) No building or enclosure other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To prevent inappropriate development in the Green Belt as supported by Government guidance in the form of the National Planning Policy Framework.

14) The development hereby permitted shall be carried out in accordance with the following approved plans: BPK 202, 203, 204, 205, 206, 207C, 208B, 209A, 007 and 301A.

For the avoidance of doubt and in the interests of proper planning.



Richard Morris
Chief Planning Officer

DATED THIS: 31st day of March 2015

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

- 1) Was provided with pre-application advice.
- 2) Was updated on the progress of the planning application.
- 3) Did not require any further assistance as the application was acceptable as submitted.