Mr Asim Erturk
C/O E F Planning
214 Footscray Road
New Eltham
SE9 2EL

Application Ref: 24/02486/HOUSE

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of planning permission

Site : 30 Old London Road Badgers Mount Kent TN14 7AE

Development : Erection of a single storey rear extension. Alteration to fenestration.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: EFP/24045-1HH

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
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For the avoidance of doubt and in the interests of proper planning.

PLANNING INFORMATIVES

1 The site is located within the buffer zone of a medium pressure gas pipe. The applicant is referred to the advice and guidance provided by the relevant authorities which has been publicised on the Council's application search webpage under the application reference 24/02486/HOUSE.

Richard Morris

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Dated: 2 January 2025

Notes for the applicant

The Officer's Report, which explains the assessment of the proposals and the reasons for the Council's decision, is available to view at: pa.sevenoaks.gov.uk/online-applications.

Conditions

The applicant is advised that it may be pertinent to keep a log and evidence of the works carried out on site, particularly the date of commencement which may help if there are questions about commencement in the future.

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

There is a fee required when submitting an application to discharge conditions to the District Council, unless the application relates solely to conditions on a listed building consent. Further information on how to submit an application or the fee required can be found at: https://www.sevenoaks.gov.uk/info/20013/planning_applications/282/apply_for_planning_permission.

Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

Community Infrastructure Levy (CIL)

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 24/02486/HOUSE.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid Commencement Notice. If this is not provided we can impose surcharges and require immediate payment.

Please email cilenquiries@sevenoaks.gov.uk quoting 24/02486/HOUSE if you have any questions about CIL, before work commences.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by

offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

This permission relates to planning permission only. Applicants are advised to contact our Building Control team to check whether works need to comply with the building regulations. The service can be contacted on 01732 227376 or visit Building Control | Sevenoaks District Council.