

LTR/P03947/1/RL

25 August 2022

Dear Tom

22/01964/FULL – Residential Development at 8-9 Amberleaze Drive Pembury Tunbridge Wells Kent TN2 4HF

Thank you for your time on 24 August 2022 which allowed us to discuss the above listed application which seeks the demolition of existing buildings and erection of four two-storey residential dwellings (two detached and two semi-detached). This application follows a previously withdrawn application (ref. 21/04138/FULL), and is considered to respond in full to the matters raised previously.

We provide this note as a clarification to a number of the points raised across the received consultation responses pursuant to 22/01964/FULL. We trust these clarifications provide you with the necessary information to facilitate your decision-making on this application.

Application Form

The response received from the Pembury Society dated 16 August 2022 identifies some errors in the data inputted to the application form itself relating to the site address and the proposed description of development. This is unfortunate though should be taken simply as a drafting error.

We provide a revised application form to ensure consistency across the application pack as a whole. We emphasise in any event that the correct site address and description of development are evident across the application documents, including the submitted plans including the site location plan, and in this regard this matter does not prejudice understanding of the proposals – nor the location of development – when the application documents are read as a whole.

Proposed Materials

The proposed materials palette is identified on the submitted plans for Proposed Plots 1 & 4 and Proposed Plots 2 & 3. These were also listed on the original application form. The materials are listed as follows:

- Plain clay roof tiles
- Red/brown clay hanging tiles
- Dark grey u PVC gutters and downpipes
- Dark grey fibre cement fascias and soffits
- Power-coated grey aluminium windows
- Contrasting blue brick feature detailing
- Single-ply membrane roof to bay window
- Red stock brickwork

chartered architects and planning consultants

We trust this provides further clarity on the matter, though expect you may wish to condition further specific details should planning permission be forthcoming.

Revised Arboricultural Inputs

Following receipt of the Tree Officer's consultee response, you have received an updated Tree Protection Plan on 19 August 2022. This plan supersedes the earlier submitted plan, and confirms that T8 can be retained and protected within the Site. The other conclusions remain the same.

In line with the Tree Officer's consultee comments, there is then considered to be an appropriate response to arboricultural interests as part of this application recognising – as stated in Paul Roberts' response – *“from an arboriculture perspective the revised scheme takes into consideration the trees present on site and the benefit they add to the local landscape”*.

Design and Heritage

We note that the Council's Conservation Officer has provided revised comments to the application scheme dated 5 August 2022. These note clearly that: *“I also raised concerns about the cramped plots. In my view, these concerns have been addressed by making one of the pair semi-detached, giving a bit more room to the northern plot. The parking has been reorientated with the result of increased soft landscaping. I can therefore support these proposals in design terms”*.

With the clear expression of support from the Council's Conservation Officer, we consider that there is sufficient confidence in heritage and design terms to justify your officer level support for the proposed dwellings, which have been revisited following the earlier withdrawn scheme to better respond to the concerns previously raised.

Summary

We trust this letter provides you with the clarifications requested to enable you to progress your assessment of the proposal set out under 22/01964/FULL. Should you have any further enquiries do please let me know.

Note that my colleague Rachel Maguire is no longer with the company, and correspondence should instead be directed to me going forward.

Yours sincerely

Reece Lemon BA (Hons) MSc AssocRTPI
For Lee Evans Planning

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