



Planning Department  
Maidstone Borough Council  
Maidstone House  
Maidstone  
ME15 6JQ.

JH/16959  
19<sup>th</sup> April 2023

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990.

### APPLICATION FOR DISCHARGE OF CONDITIONS 11, 12, 17 AND 18 PERTINENT TO PLANNING PERMISSION REFERENCE: 22/504154/FULL AT 79 LONDON ROAD, MAIDSTONE, KENT, ME16 ODU.

Please find enclosed an application to discharge conditions 11, 12, 17 and 18 of planning permission 20/504154/FULL, submitted on behalf of our client Golding Homes. I can confirm that the application fee of £148.20 has been sent to the Council via the Planning Portal. Full planning permission was received on 16<sup>th</sup> December 2022 and approved:

*“Retention, change of use and alteration of no. 79 London Road to provide 6 no. apartments and erection of 6 no. town houses to the rear thereof, including associated landscaping and parking (alternative in part to planning permission reference 20/504127/FULL)”.*

Each condition being discharged is quoted below, with some text to assist the Decision-Maker.

#### Condition 11 (Boundary Treatment).

*“No conversion works or development above slab level shall take place until details of all boundary treatments, which shall include ragstone walling and increased treatments on the boundary to ‘Somercourt’, have been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to any occupation and thereafter retained”.*

A document produced by Mathias Holder accompanies this Discharge of Condition application.

#### Condition 12 (Hard Surfacing).

*“No conversion works or development above slab level shall take place until details of all hard surfaces have been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented and thereafter retained”.*

A Hard Surfacing Plan produced by Hill-Wood co accompanies this application.

**Condition 17 (Landscaping).**

*"No development above slab level in relation to the new build elements shall take place until, details of a landscape scheme which shall be designed in accordance with the Council's landscape character guidance, has been submitted to and approved in writing by the local planning authority. The scheme shall include new native tree planting along the site frontage, a planting specification, a programme of implementation, and a 5 year management plan. Trees shall be retained in accordance with the tree retention plan within the Arboricultural Method Statement dated September 2020 approved under application 20/504127/FULL".*

A Landscaping Plan produced by Hill-Wood and Co accompanies this Discharge of Condition application.

**Condition 18 (Biodiversity).**

*"No development above slab level shall take place until specific details, locations, and numbers of the ecological enhancements outlined in the Ecological Appraisal (PJC May 2020) and Bat Emergence/Re-Entry Survey Report (PJC September 2020) approved under application 20/504127/FULL have been submitted to and approved in writing by the local planning authority. The measures shall include:*

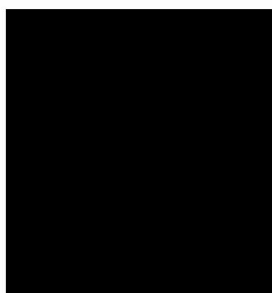
- a) New native planting*
- b) Bat bricks and tubes*
- c) Bird and bee bricks*
- d) Bat and bird boxes*

*The approved details shall thereafter be maintained".*

A Biodiversity Plan produced by Hill-Wood and Co accompanies this Discharge of Condition application.

Should you have any queries, please contact Jack Harley (contact details herein).

Yours Sincerely



Jack Harley.  
Senior Planner.  
[Jack.harley@dhaplanning.co.uk](mailto:Jack.harley@dhaplanning.co.uk)