

17<sup>th</sup> October 2023  
Our Ref: 22.2012-DC Letter

Maidstone Borough Council  
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Maidstone  
ME15 6JQ

Crowthorne House  
Nine Mile Ride  
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RG40 3GZ

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Dear Sir/Madam,

**Re: Medway House, 81 London Road, Maidstone, ME16 0DU  
Discharging Planning Conditions No. 3 and No. 12 (23/500244/FULL)**

On behalf of our client, please find enclosed the cover letter for the full discharge of conditions 3 and 12 of planning permission 23/500244/FUL granted on 14 July 2014. The planning permission relates to Conversion of main (2/3-storey) building to 14(no) self-contained flats, including fenestration alterations; conversion of outbuildings to 2(no) dwellings including fenestration alterations and alterations to roof of existing storage building; and rearrangement of parking area and associated works.

### Planning condition No. 3

“Prior to the commencement of any development relating to the outbuilding replacement roof for plot 16 (as shown on the approved plans), written details of the plain clay roof tiles to be used in the construction of the replacement roof shall be submitted to and approved in writing by the local planning authority. The development shall be constructed using the approved materials and shall be maintained as such thereafter.

Reason: To safeguard the significance of the curtilage listed building and the setting of 81 London Rod (Grade II listed); and to safeguard the character and appearance of the area.”

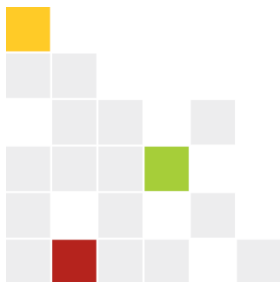
Our client intends to use locally sourced reclaimed plain clay roof tiles to replace the existing plain clay roof tiles to maintain the area's character and appearance.

### Planning condition No. 12.

“No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interest of amenity.”

Our client confirmed that there will be no external lighting; this condition is not applicable and therefore discharged.



as recognised by



We submit all the required planning conditions 3, 4, 5, 6, 7, 8, 9, 10 and 12 within the same application with supporting drawings and documents via the planning portal.

The information is sufficient to discharge conditions 3 and 12 of planning permission 23/500244/FUL. However, should you require further information, please do not hesitate to contact me at any time.

Yours sincerely

**Alan Wright**  
**Senior Architectural Technologist**

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**Boyer**