

Assistant Director of Planning  
London Borough of Bromley  
Stockwell Close  
Bromley,  
BR1 3UH

09 February 2024

**OUR REF:** JE/21/207

**YOUR REF:** 22/03243

**Attention Ms Jessica Lai**

**BY EMAIL**

Dear Ms Lai ,

**REFERENCE 22/03243**  
**PROPOSED DEVELOPMENT AT HOME FARM, KEMNAL ROAD, CHISLEHURST BR7 6LY**

I refer to the Councils decision of the 6<sup>th</sup> September 2023 to refuse planning permission for proposed development at the above.

In connection thereto, may I please ask you to provide the following information and the appropriate accompanying documents.

**Heritage**

1. Can you please advise me when Polo Mews and the Bothy were Locally Listed and supply a copy of the report/assessment that was undertaken on which the Local Listing was based.
2. The officer report does not set out any consultation response from the Council's Conservation officer nor is this shown on the Council's website. Please supply a copy of the consultation comments regarding heritage matters. Please also advise on whether these comments were matters following a site visit by the Councils Conservation officer.
3. Alternatively, if the Heritage conclusions set out in the officer report are based on a response from a heritage expert independent of the Council, please supply a copy of this response and the details/qualifications of the expert.

### **Ecology BNG**

4. The officer report indicates that the submitted Ecology/BNG report is deficient and in error. Please supply any consultation response received from an appropriate expert regarding Ecology/BNG. If no such expert advice was sought please confirm the basis on which it was concluded that the applicants expert was incorrect in the calculation of the BNG Metric.

### **Self-Build**

5. The commentary contained in the officer report in response to the Icen Technical Note would appear to be of a technical nature. If this commentary has been provided as a result of a response by an expert independent of the Council then please supply a copy of this response.
6. Alternatively, if the commentary is a response from the Councils policy officer then please supply a copy of the response as this does not appear to be on the Councils website.

### **Landscape/Visual Impact**

7. The officer report concludes that Vine House would be visible from the public footpath and visible from adjoining land. Please advise whether the Council undertook a Landscape and Visual Impact Assessment and, if so, please supply a copy.
8. Alternatively, if no such expert advice was taken on this issue, then please advise on what basis the conclusion in the officer report was reached.

### **Energy/Hydrogen**

9. Please advise whether the Council took independent expert advice regarding the proposed Hydrogen and Energy proposal for the development and, if so, please supply a copy of the consultation response.

I would be very grateful for a prompt response to the above requests.

Yours Sincerely.



**John Escott**

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