



Application: 20240807

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Stuart Grist
C/O Kent Design Studio Ltd
The Workshop
Rose Cottage Farm, North Street
Biddenden
Ashford
TN27 8BA**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS NOT REQUIRED**

at **Tanners Grange
Tanyard Hill
Shorne
Gravesend
Kent
DA12 3EN**

and being **Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 3 metres and eaves height of 2.90 metres.**

Referred to in your application dated 4th September 2024.

1. The proposed development complies with paragraph A.4 of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and prior approval is **not required**.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DECISION PLANS

The forms, plans and documents upon which this decision is made comprise:

Prior approval for a larger home extension application form;
Drawing no. 4639_100 Existing block plan and site location plan;
Drawing no. 4639_101 Existing ground floor layout;
Drawing no. 4639_102 Existing first floor layout;
Drawing no. 4639_103 Existing northern and eastern elevations;
Drawing no. 4639_104 Existing southern and western elevations;
Drawing no. 4639_105 Proposed ground floor layout;
Drawing no. 4639_106 Proposed first floor layout;
Drawing no. 4639_107 Proposed northern and eastern elevations;
Drawing no. 4639_108 Proposed southern and western elevations;

Pursuant to paragraph A.4 (11) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, the development must be carried out in accordance with the above forms, plans and documents.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

4 EXTENT OF THE APPROVAL

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

It is important to note that this decision notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A) then you should submit an application to the Local Planning Authority for a Lawful Development Certificate.

Dated: 9 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
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Planning Service