



Kent Fire &
Rescue Service

together

To
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Contact
Fire Engineering Team
Direct line
01622 212421
Email
FET@kent.fire-uk.org

Our ref
CAS-317320
Your ref
20250607
Date
27 June 2025

FAO: Alison Webster

Dear Alison,

County of Kent Act 1981 Section 53

Re: F S Steakhouse Ltd, 25 - 26 Milton Road, Gravesend, Kent, DA12 2RF.

Thank you for your email dated 20 June 2025 regarding prior approval for ref: 20250607.

Upon reviewing Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 in relation to converting from use Class E to use Class C3, I note conditions MA.3 where it does not meet the fire risk conditions of a) and b). Therefore, it would appear the Fire Service do not require a notification at this stage. Please refer to condition MA.2. to determine the suitability of this application.

I would like to note, however, that the access road leading to the proposed dwelling appears to be unaffected. Therefore, it is in my opinion, that the emergency access requirements under the above act appears to have been met at this stage.

Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

If you require any further advice, please contact this office using the details above. Please be aware that the Building Safety office hours are 09:00-17:00 Monday to Friday.

Yours sincerely,

Fire Engineering Team

**Building Safety, Fire Engineering Team, Canterbury Fire Station, Upper Bridge Street,
Canterbury, Kent, ME15 9QB. FET@kent.fire-uk.org 01622 212421**