

Richard Hart
Principal Planner (Major Sites)
Planning and Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent, DA12 1AU

Date: 18th October 2021
Our reference: I1080835

Dear Richard,

Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Conditions 25 & 35

As you will be aware Knight Frank has been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge those planning conditions pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21st December 2020 for:

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

This application seeks the discharge Conditions 25 (Refuse Arrangements) and 35 (Obscure Glazing) attached to Planning Permission Ref. 20200343.

Condition 25 – Refuse Arrangements

Condition 25 reads as follows:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times".

In accordance with the requirements of Condition 25, this application is submitted alongside the following:

- Proposed Refuse and Servicing Strategy Note, prepared by Leslie Jones Architecture; and
- Details regarding the approved Refuse Strategy, as set out in the Committee Report for Ref. 20200343.

We trust that this satisfies the requirements of Condition 25, and that this condition can now be discharged.

Condition 35

Condition 35 reads as follows:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning

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Authority and shall thereafter be implemented as approved. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such”.

In accordance with the requirements of Condition 35, this application is submitted alongside a letter from Leslie Jones Architecture confirming that there are no obscure windows proposed. Owing to the fact that there will be no overlooking issues associated with the scheme, such windows are not required.

We trust that the this satisfies the requirements of Condition 35, and that this condition can now be discharged.

Summary

The application fee of £116.00 (excluding service charge) has been sent by BACS directly to the Planning Portal as requested by the Council.

We trust that you find the enclosed planning application in order to meet the full requirements of Conditions 25 and 35, and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



Kelly McCann
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