



PEFULZ

Application: 20220781

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Robert & Jennifer French & Lewis
C/O Mrs Frances Whittingham
60 Stanstead Road
London
SE23 1BS**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Bailiffs House
Camer Park
Camer Road
Meopham
Gravesend
Kent
DA13 0XT**

and being **conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port** Your application dated 21st July 2022 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Application form;
Design, Access and Heritage Statement;
Structural Heritage Assessment Report;
Drawing no. 906 rev P01 (proposed shed west and north elevations);
Drawing no. 905 rev P01 (proposed shed east and south elevations);
Drawing no. 900 rev P01 (proposed shed floor plans);
Drawing no. 707 rev P01 (conservation rooflight);
Drawing no. 706 rev P01 (boot room entrance door);
Drawing no. 705 rev P01 (bedroom door/window);
Drawing no. 704 rev P01 (window details);
Drawing no. 703 rev P01 (en-suite bath window);

Drawing no. 702 rev P01 (fixed picture window);
 Drawing no. 701 rev P01 (window details);
 Drawing no. 700 rev P01 (cart door);
 Drawing no. 601 rev P01 (ridge detail);
 Drawing no. 600 rev P01 (typical wall and eaves detail);
 Drawing no. 112 rev P01 (proposed roof plan);
 Drawing no. 001 rev P01 (location plan);
 Drawing no. 111 rev P01 (proposed mezzanine floor plan);
 Drawing no. 110 rev P01 (proposed ground floor plan);
 Drawing no. 133 rev P01 (proposed section - west);
 Drawing no. 130 rev P01 (proposed section - east);
 Drawing no. 131 rev P01 (proposed section - south);
 Drawing no. 011 rev P01 (existing mezzanine floor plan);
 Drawing no. 021 rev P01 (proposed west elevation);
 Drawing no. 132 rev P01 (proposed section - north);
 Drawing no. 022 rev P01 (proposed south and north elevation);
 Drawing no. 012 rev P01 (existing roof plan);
 Drawing no. 010 rev P01 (existing ground floor plan);
 Drawing no. 002 rev P01 (block plan);
 Drawing no. 033 rev P01 (existing section - west);
 Drawing no. 032 rev P01 (existing section - north);
 Drawing no. 031 rev P01 (existing section - south);
 Drawing no. 030 rev P01 (existing section - east);
 Drawing no. 022 rev P01 (existing south and north elevation);
 Drawing no. 021 rev P01 (existing west elevation);
 Drawing no. 120 rev P01 (proposed east elevation); and
 Drawing no. 020 rev P01 (existing east elevation).

Reason: For the avoidance of any doubt and in the interest of proper planning.

3. Notwithstanding the submitted details full details of the soft landscaping of the site, including the retention of the existing hedgerows that shall be protected from damage in accordance with BS 5837:200 (or as may be subsequently amended) for the duration of works on the site, shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied for residential accommodation and such scheme shall be implemented in full to the satisfaction of the Local Planning Authority in the first planting and seeding season following the first occupation of the building as a dwelling; any trees or plants which within a period of five years from the occupation of the dwelling die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

4. Notwithstanding the submitted plans full details of the proposed hard landscaping and surface treatments for the site shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied for residential accommodation; the development shall be carried out in accordance with the approved details before such occupation commences.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

5. The development hereby permitted shall only be occupied ancillary to the main dwelling and shall not be occupied as a separate hereditament.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy CS19 of the Core Strategy 2014.

INFORMATIVES:-

1 BUILDING REGULATIONS AND PARTY WALL ACT

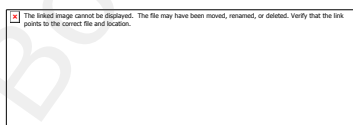
This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act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

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 13 September 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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## **NOTIFICATION TO APPLICANT**

### **APPEALS TO THE SECRETARY OF STATE**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which

excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

#### **\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

#### **PURCHASE NOTICES**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.