



Application: 20221151

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

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Baruch Davidovits
C/O Mrs Valentina Nullo, Brooks Murray Architects
41 Tabernacle Street
London
EX2A 4AA**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 26th October 2022 as a non-material amendment to the Notification of Grant of Planning Permission reference 20180797 to Develop Land dated 16 May 2019 in respect of:-

****AMENDED DESCRIPTION/ REVISED PLANS****

Demolition and rebuild of the existing building, and the construction of a new building on the same footprint to create 7no one bedroom and 5no two bedroom self-contained flats, and construction of an external fire escape.

at **Kingsbridge Court
25 - 26 High Street
Gravesend
Kent**

and being **Application for non-material amendment to planning permission reference number 20180797 to allow alteration of the external staircase aesthetic to introduce some structural support required by the SE and manufacturer.**

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under s.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendment to the planning permission granted under reference 20221151 (being for demolition and rebuild of the existing building, and the construction of a new building on the same footprint to create 7no one-bedroom and 5no two bedroom self-contained flats, and construction of an external fire escape; to allow new plans and sections to reflect the works on-site, including a new study within flat 9, and also the addition of a canopy to cover the rear external flat's entrances) to allow for alteration of the external staircase aesthetic to introduce some structural support required by the SE and manufacturer, would constitute a non-material amendment such that a separate planning application for the works would not be required.

This decision notice should be read in conjunction with the original planning permission, reference 20201279, permitted by the Local Planning Authority on 5 July 2021 and has the effect of altering condition 2 only insofar as it references the originally approved drawings.

For the avoidance of doubt the approval does not amend any other part of the planning permission or discharge any of the planning conditions.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the approved documents and drawings are:

Application form

Drawing no. 1214.PA.001 (site location plan)

Drawing no. 1214.PA.100 (proposed stair plan)

Drawing no. 1214.PA.020 (existing rear elevation)

Drawing no. 1214.PA.010 (existing stair plan)

Drawing no. 1214.PA.200 (proposed rear elevation)

3 MATERIALS CONDITION

The applicant is reminded that condition 3 of 20201279 states:

The materials shown on drawing no. 1214.200 rev E (proposed front elevation) and 1214.201 rev B (rear elevation) shall be used in the construction of the external surfaces of the building hereby permitted unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details prior to the first occupation of the development and retained thereafter.

Reason: In the interests of visual amenity and pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994).

This requires the stairs and balustrade to be powder coated dark grey (RAL 7016) prior to the occupation of the development. To date this has not been completed.

4 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: 16 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes.

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law,

or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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 or online at 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.

Gravesham Borough Council