



R2PRIZ

Application: 20220567

**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 Gurdev Benning, Aberforth Limited
C/O Mr Shane Thomson, Technical Design Ltd
152 Fifth Avenue
London
W10 4DU**

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 REQUIRED AND APPROVED**

at **57 Sun Lane
Gravesend
Kent
DA12 5HQ**

and being **Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of the ground floor unit (Class E Commercial and Business Services) to a single 4 bedroom dwelling incorporating the existing first floor flat.**

Referred to in your application dated 26th May 2022.

CONDITIONS:-

1. The development hereby permitted under Class MA of Part 3 shall be completed within a period of 3 years from the date of this decision notice.

Reason: In accordance with condition MA.2.(5) of Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) the building hereby permitted to be used as a dwellinghouse shall remain in use as a dwellinghouse falling within Class C3 of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order amending, revoking and re-enacting that Order with or without modification, and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with condition MA.2(6) of Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE PRIOR APPROVAL

This written notice confirms that prior approval is granted for the proposed development.

The developer is advised that the development must be carried out in accordance with the details provided in the application, unless the Local Planning Authority and developer agree otherwise in writing. Details of the proposed scheme are included in the following plans and documents that accompanied the application to which this notice relates:

Application form

Drawing no. (01)001 (Location / Site Plan)

Drawing no. (01)200 (Elevations - As Existing)

Drawing no. 01(200) (General Arrangement Plans - As Existing)

Drawing no. (01)201 (General Arrangement Plans - Proposed Single Residence)

2 DROPPED KERB

The applicant is advised that in order to install a vehicle crossover at the property a formal application should be made to Kent County Council. See the following link for further information:

<https://www.gravesham.gov.uk/streets-open-spaces/dropped-kerbs>

3 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: 21 July 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

