



PEDETZ

Application: 20220378

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

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr & Mrs Parsons
C/O Mr Rich, JRD Kent
11 Malpass Drive
West Malling
ME19 5GB**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 6th April 2022 in accordance with conditions 3, 4, 5, 6, 7, 8 & 9 of the Notification of Grant of Planning Permission reference 20210178 to Develop Land dated 21 May 2021 in respect of:-

Introduction of tea room (Class E(b)) to existing mixed use barns including the erection of a single storey infill extension and two external staircases; the insertion of new windows and roof lights and alterations to existing fenestration; the provision of parking area with in and out access; internal layout alterations; the re-organisation of external storage containers and boiler enclosure and associated landscaping and external works.

at: **Church Hall
St Mary's Church
Church Lane
Gravesend
Kent
DA12 2NL**

and being a comprehensive report from a competent drainage contractor (3), a Code of Construction Practice covering all environmental impacts (4), details and samples of all external facing materials (5), a scheme detailing the proposed hard and soft landscaping (6), Any gates to open away from the highway and to be set back a minimum of 6.0 metres from the edge of the carriageway or any use of a bound surface for the first 5 metres of the access from the edge of the highway or construction of a passing bay between the access and Gravesend Road in a location shown in the application documents prior to occupation of the new facilities (7), details of any external lighting (8), a suitable scheme for a kitchen extraction system (9).

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form;
Drawing no. 2006 B 305;
Drainage Report ref. JB13665;
Clearing of Conditions Report by JRD Kent;
Nelson kitchen ventilation guide; and
Drawing no. CV/RTB/V1 (Proposed new kitchen ventilation system).

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully and partially approved conditions for this application relating to planning permission 20210178 are:

Condition 3 (Drainage) - Fully discharged;
Condition 4 (Code of construction practice) - Fully discharged;
Condition 5 (External materials) - Fully discharged;
Condition 6 (Landscaping) - Fully discharged;
Condition 7 (Gates, access surface, passing bay) - Fully discharged; and
Condition 9 (Kitchen extraction) - Partial discharge only - further details required

3 CONDITION REQUIREMENTS

CONDITION 3

You are advised of the need to ensure the suitable maintenance of the drainage and grease trap to prevent blockages.

CONDITION 8

You are advised that should you wish to install any external lighting at any point, details should be submitted to and approved by the Local Planning Authority as per the requirements of this condition.

CONDITION 9 - Details to be submitted for full discharge

You are reminded that the approved scheme must be installed and commissioned by a competent ventilation engineer prior to first operation, to the satisfaction of the Local Planning Authority and be made available for inspection if requested.

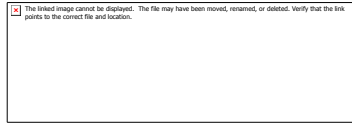
CONDITIONS 10 - 14

You are reminded of the need to comply with the requirements of these conditions.

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: 30 June 2022



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.