



**Application: 20240121**

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

**NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND**

To: **Mr Linas Simkevicius  
C/O Mr Povilas Jurevicius, ARCHITEKTAS  
5 Windsor Road  
London  
NW2 5DT**

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

**97 Vale Road  
Northfleet  
Gravesend  
Kent  
DA11 8DB**

and being **erection of a single storey side extension with the creation of the new front vehicle crossover with engineering operations to alter front land levels and a new front balcony.**

Your application dated 26th February 2024 is refused on the following grounds:-

1. The proposed front balcony would be inappropriate in design, out of character with the existing building and detrimental to the visual amenities of the street scene. As such, the proposal would undermine the visual amenities of the host building and the surrounding area and would be inconsistent with the guidance set out in the Householder Extensions/Alterations Design Guide (2021) and contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the NPPF 2023.

**INFORMATIVES:-**

**1 DECISION PLANS**

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Planning Application Form;  
Drawing No. 987 -01.100 Rev 1 - Existing Ground Floor Plan;  
Drawing No. 97 -01.100P Rev 1 - Proposed Ground Floor Plan;  
Drawing No. 97 -01.1001 Rev 2 - Location Plan;  
Drawing No. 97 -01.1002 Rev 1 - Existing Site Plan;  
Drawing No. 987 -01.102P Rev 2 - Proposed Site Plan;  
Drawing No. 987 -02.200P Rev 1 - Proposed Front Elevation;  
Drawing No. 987 -02.203P Rev 2 - Proposed Side Elevation;  
Drawing No. 987 -02.200P Rev 1 - Proposed Front Elevation;  
Drawing No. 987 -02.201 Rev 1 - Existing Rear Elevation;  
Drawing No. 97 -02.201P Rev 1 - Proposed Rear Elevation;  
Drawing No. 97 -02.203 Rev 1 - Existing Side Elevation;

## 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) 2023, 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.

In this instance the application is not in accordance with local and national planning policy and cannot be supported.

Dated: 22 April 2024

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
Planning Service

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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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.