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7th January 2026

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam

A24080– Bluebells, Willow Walk, Culverstone
Our reference – A24080/260107/GBC/SJB

On behalf of our Clients, Mr and Mrs M. Cantwell, the owners of the property, we confirm the submission online today of a Section 96A Non-Material Amendment planning application, Planning Portal reference PP-14606015, for proposed works at Bluebells Willow Walk Culverstone Meopham Kent DA13 0QS, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan Rev D,
- 1001 Existing Site Block Plan Rev F,
- 1001S Existing Site Block Plan (Services),
- 1009 Existing Foundation Plan Rev A,
- 1009S Existing Foundation Plan (Services) Rev A,
- 1010 Existing Ground Floor Plan Rev G,
- 1013 Existing Roof Plan Rev E,
- 1020 Existing Sections AA and BB Rev E,
- 1021 Existing Section CC Rev A,
- 1030 Existing North and South Elevations Rev D,
- 1032 Existing East and West Elevations Rev D,
- 1101 Proposed Site Block Plan Rev H,
- 1109 Proposed Foundation Plan Rev B,
- 1109S Proposed Foundation Plan (Services) Rev B,
- 1110 Proposed Ground Floor Plan Rev G,
- 1113 Proposed Roof Plan Rev G,
- 1120 Proposed Sections AA and BB Rev F,
- 1121 Proposed Section CC Rev F,
- 1130 Proposed North and South Elevations Plot A Rev F,
- 1131 Proposed North and South Elevations Plot B Rev G, and

- 1132 Proposed East and West Elevations Rev G.

This application is in respect of the planning consent, reference 20250971, dated 7th November 2025, for the retention, remodelling and extension of the existing property to create two self-build single dwellinghouses. The revised proposals include minor non-material amendments to these previously planning consented proposals, arising during the recently completed Building Regulations design development stage and comprise, in summary:

- General design development including minor internal replanning of Plot B,
- The omission of the proposed 3 no. pairs of external sliding doors to the rear east ground floor elevation of Plot B, and their replacement with 2 no. windows and 1 no. pair of sliding doors, reference BEWG.3.1, BEWG.3.2 and BEDG.2.1,
- The omission of the proposed replacement external window, reference BEWG.1.4, to the side south elevation of Plot B, and the blocking off of the existing opening with brickwork to match existing,
- The raising in height of proposed external ground floor windows, reference BEWG.1.5 and BEWG.1.6, to the front west ground floor elevation to suit proposed part raised internal floor level of Plot B, and
- The addition of 2 no. undercroft access doors, reference BEDG.3.1 and BEDG.3.2, to the front west ground floor elevation of Plot B.

The proposals are fully compliant with both national planning policies, including the NPPF and associated guidelines, and local planning policies, including the Gravesham BC Householder Extensions/Alterations Design Guide (SPD) in particular, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the submitted revised proposals, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of £298 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs M. Cantwell

Enc

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