

Delegated Report

Post Planning Committee

Application No:	20240019
Location:	11 - 13 Queen Street, Gravesend, Kent, DA12 2EQ
Description:	Construction of a first and second floor rear extension. Creation of a second floor within the existing roof space and alterations to roof to create 3 x 1 bed and 1 x 2 bed flats.
Applicant:	Mr Singh

Reason for Report

The purpose of this report is to:

- document the additional third-party comments received by the Local Planning Authority (LPA) since the Planning Committee resolution on 5th March 2025 and our consideration of the issues raised; and
- address any changes to conditions set out within the Committee Report.

Application Background

A full planning application was submitted for the “Construction of a first and second floor rear extension. Creation of a second floor within the existing roof space and alterations to roof to create 3 x 1 bed and 1 x 2 bed flats”.

The application was presented and determined at Planning Committee on 5th March 2025, where the following resolution was agreed:

RESOLVED that the application be DELEGATED to the Head of Planning for PERMISSION subject to conclusion of the current consultation.

That the Head of Planning make any necessary revisions, attach or revise planning conditions to address matters resulting from the above consultation, on the proviso that no substantive objection is raised.

The following documents are attached as appendices:

- Appendix 1 - Committee Report (see page 13 - 41)
- Appendix 2 - Planning Committee Minutes
- Appendix 3 - Committee Decisions

Consultation

Prior to the Planning Committee meeting, a consultation was undertaken, based on a change in description. Having considered the requirements of case law, legislation and regulations, notably R (on the application of Holborn Studios Ltd) v Hackney LBC; R. (on the application of Del Brenner) v Hackney LBC [2017] EWHC 2823 (Admin), no further public consultation was required due to the change was considered to be

limited and not substantial in nature, therefore the nature and extent of changes proposed since the third consultation would not deprive residents of being able to comment on material changes to the proposed scheme. However, as the application was republicized in the Gravesend Messenger, members of Committee were not able to determine the application at the meeting. The consultation period expired 21st March 2025 and no representations were received as of 28th May 2025.

Decision of Planning Committee on 5th March 2025

6a.	20240019 - 11 - 13 Queen Street, Gravesend, Kent, DA12 2EQ	RESOLVED that the application be DELEGATED to the Head of Planning for PERMISSION subject to conclusion of the current consultation. That the Head of Planning make any necessary revisions, attach or revise planning conditions to address matters resulting from the above consultation, on the proviso that no substantive objection is raised.
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Planning Conditions

As per the decision of Planning Committee, the draft planning conditions and informatives were shared with the agent, with an additional condition relating to improvements to the shopfronts as requested by Members. The agent has agreed to the conditions and the shopfront condition, which will read as follows:

Prior to first occupation of the development hereby approved, full details of the shopfront including joinery details, sections and the lighting details shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason To enhance the special architectural and historic interest of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

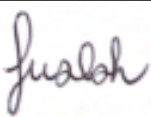
Procedural Note

Following the expiry of the consultation and the agreement of an additional condition for improved shopfronts, the application can now be determined in line with the resolution of planning committee 5th March 2025.

Recommendation

Permission subject to the agreed planning conditions.

See draft decision

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28 May 2025	Dated:	12 June 2025