

Ref: 3582PS/SH

27th March 2024

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

Letter submitted online only

Dear Sirs

RE: LAND TO REAR OF 24 STONE STREET, GRAVESEND, KENT, DA11 0NP

Please note that an application for a non-material amendment following a grant of planning permission to vary conditions 8 and 16 of the planning permission dated 14th February 2022 for Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor BI use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans. (20211196) has been submitted today via Planning Portal.

The applicant wishes to amend the wording of conditions 8 (Highway works) and 16 (Plant equipment) to allow details to be submitted and approved prior to commencement of works above ground. We request that conditions 8 and 16 of the planning permission dated 14th February 2022 (20211196) be varied to state:

Condition 8, Highway works

Prior to the commencement of works above ground a detailed highway scheme (to accord substantially with Drawing No.D1.10 Rev E contained shall be submitted to and approved, in writing, by the Local Planning Authority in consultation with the Local Highway Authority. For the avoidance of doubt this shall include details of surface finishes for roads, footpaths, cycle-ways and refuse vehicular access. The development shall only be completed in accordance with the approved details to be delivered through agreement (including timeframe) with the Local Highway Authority.

Reason *To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).*

Condition 16, Plant Equipment

Prior to the commencement of works above ground details of services and plant systems, including roof top plant, lift overruns and ducting for ventilation systems, shall be submitted to and approved, in writing, by the Local Planning Authority. For commercial uses where the requirement for extraction equipment is likely, the detailed design of the development should include provision for its discreet siting. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building/use to which it relates.

Reason *In the interest of the amenities of neighbouring properties and the area generally and in accordance with Policy CS19 of Gravesham Core Strategy (2014).*

The applicant wishes to make this amendment to allow work to commence in advance of these conditions being discharged.

We hope that this non material amendment can be agreed, but please let us know if you have any questions or require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to be 'PS' followed by a stylized flourish.

Peter Swain

PROUN ARCHITECTS