

Please ask for: Alex Lambert  
Our Ref: EDC/22/0118  
Date: 19<sup>th</sup> July 2022



Sent by email only to:  
[planning.reps@gravesham.gov.uk](mailto:planning.reps@gravesham.gov.uk)

Ebbsfleet Development Corporation  
The Observatory  
Castle Hill Drive  
Castle Hill  
Ebbsfleet  
Kent DA10 1EE

Dear Mrs Sharon Sahota

**GBC APPLICATION NUMBER: 20220622**

**LOCATION: Edinburgh Castle, 6 High Street, Northfleet, Gravesend Kent**

**PROPOSAL: Conversion of existing public house to 3no studio flats and 3no 1 bedroom flats.**

I write in response to your letter dated 28<sup>th</sup> June 2022 inviting the views of the Ebbsfleet Development Corporation (EDC) on the above planning application currently under consideration by the Borough Council.

EDC have no comment to make on the proposals, however, want to highlight adjacent to the site, within EDC boundary is an extant permission that is currently under construction, with a further revised application currently under review which includes an extra dwelling from the extant permission. When assessing this application please have regard for the future occupiers of the adjacent site.

Below is more information regarding the two applications on the adjacent site:

The proposals for development at the site at the junction of the High Street and Lawn Road were approved on 6th May 2020 (EDC/19/0145), following a resolution to grant permission (subject to conditions) at EDC Planning Committee on 22nd April 2020, for the following:

*Application for the development of a three-story residential accommodation building, providing 6 apartments (Four of 2-bedroom flats and Two one-bedroom flats).*

The development, currently under construction, comprises 6 residential units each with private balconies with a ground floor shared entrance, 7no. parking spaces, and communal gardens both at ground floor and at roof level.

A revised application to the extant permission above has been submitted and is currently under consideration. The new application (EDC/21/0209) is for an additional residential unit at roof level (total of 7 apartments) and minor alterations including changes to the communal gardens at ground and roof level and reinstatement of a footway adjacent to the development.

Thank you for the opportunity to comment.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Pulli'.

EDC Chief Planning Officer

Gravesham Borough Council