

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/04/2026 9:57 PM from [REDACTED]

Application Summary

Address:	Premier Inn Hever Court Road Gravesend Kent DA12 5UQ
Proposal:	Retrospective Change of use of the existing building from hotel (Use Class C1) to shared residential accommodation (sui generis HMO) for 30 persons including shared amenity spaces, with associated internal alterations.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Ruffets Wood Gravesham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to formally object to planning application reference 20260258, relating to the retrospective change of use from a hotel (Use Class C1) to a 30-person HMO (sui generis) at Premier Inn, Hever Court Road, Gravesend.

As a resident living directly opposite the site, I have significant concerns regarding the impact this development will have on the character, safety, and amenity of the local area.

Overdevelopment and intensity of use

The proposal represents a substantial intensification of the site, accommodating up to 30 individuals in shared residential use. This level of occupation is materially different from a hotel, where stays are short-term and managed. A large HMO of this scale is likely to result in overuse of the building and surrounding infrastructure, placing strain on local services and fundamentally altering the residential balance of the area.

Impact on residential amenity (noise and disturbance)

Unlike a hotel, which operates under structured management, a large HMO can lead to increased and less predictable noise levels. With 30 permanent occupants, there is a high likelihood of increased noise from comings and goings, social activity, and use of shared spaces, particularly during evenings and weekends. This would significantly harm the quiet enjoyment of neighbouring properties.

Increased parking pressure and highway safety concerns

The proposal does not appear to adequately address parking provision for up to 30 residents. This is likely to result in overspill parking into surrounding residential streets, increasing congestion and potentially obstructing access. As a nearby resident, I am concerned this will worsen existing parking pressures and create safety risks for pedestrians and road users.

Change in character of the area

The existing use as a hotel is consistent with a transient, managed environment. The introduction of a large-scale HMO represents a fundamental shift in the character of the locality, making it more transient and less stable as a residential community. This is not in keeping with the surrounding area and risks setting a precedent for further similar developments.

Lack of clarity on management and safeguarding

There is insufficient detail regarding how the property will be managed on a day-to-day basis. Given the size of the HMO, robust management arrangements are essential to prevent anti-social behaviour, ensure maintenance standards, and protect neighbouring residents. Without clear and enforceable management plans, there is a significant risk of ongoing issues.

Retrospective nature of the application

The fact that this application is retrospective is also concerning, as it suggests the change of use may already have taken place without proper consideration of its impacts. This undermines confidence in the planning process and raises concerns about compliance with planning controls.

For the reasons outlined above, I strongly object to this application. The proposal would result in overdevelopment, increased disturbance, parking and safety issues, and a harmful change to the character of the area. I respectfully request that the application is refused

Kind regards