



Application: 20240831

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND

To: **Mr M Rossi
C/O Mr L Wood, DAC Architects
21 Stone Street
GRAVESEND
Kent
DA11 0NP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **REFUSED TO PERMIT** development of land situate at:

**Manor Hotel
Hever Court Road
Gravesend
Kent
DA12 5UQ**

and being **Alterations to the existing hotel to create a business hub (office use) providing offices for rent, and the development of the existing overspill car parking area situated to the east of the existing hotel to provide a B8 storage facility.**

Your application dated 20th September 2024 is refused on the following grounds:-

1. By virtue of the proposed commercial use, with large freight storage containers in an area that is predominantly residential, it would have a detrimental impact on the character and appearance of the area. The proposal would therefore be contrary to Policies CS19 and Sections 12 of the National Planning Policy Framework (2023).
2. The proposed use of the site is considered to be harmful to local amenity through unacceptable levels of noise and disturbance (From both the use and vehicles entering or leaving the site), and light pollution. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance pre-application advice was not sought and the proposal as submitted is contrary to local and national planning policy and cannot be supported.

2 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Planning Application Form;
Design and Access Statement;
Transport Statement;
Drawing No. D-01 Rev A - Site Location Plan & Block Plan As Existing;
Drawing No. D-02 Rev A - Parking As Existing;
Drawing No. D-04 Rev E - Parking & Self Storage As Proposed;
Drawing No. D-05 - Parking & Self Storage Street Elevation As Existing;
Drawing No. D-06 - Parking & Self Storage Street Elevation As Proposed;
Drawing No. D-07 - East Elevation As Existing / As Proposed;
Drawing No. D-08 - Parking & Self Storage Site Section (East) As Existing / Proposed;
Drawing No. D-09 - Parking & Self Storage Street Elevation South Elevation As Existing;
Drawing No. D-10 - Parking & Self Storage South Elevation As Proposed;
Drawing No. D-11 - Parking & Self Storage Site Section As Proposed;
Drawing No. D-12 - Parking & Self Storage Containers Plans & Elevations;
Drawing No. D-22 Rev D - Hotel Ground Floor Plan As Existing;
Drawing No. D-23 Rev A - Hotel First Floor Plan As Existing / Proposed;
Drawing No. D-24 Rev D - Hotel Ground Floor Proposed;
Drawing No. D-25 Rev C - Hotel Ground Floor Plan As Proposed;
Drawing No. D-26 Rev A - Hotel South Elevation Existing & Proposed;
Drawing No. D-27 - Hotel East Elevation Existing & Proposed;
Drawing No. D-28 - Self Storage Area Layout, Plans and Elevations;
Drawing No. 410.066123.00001-TR100 - Swept Path Analysis - Refuse Vehicle; and
Drawing No. 410.066123.00001-TR101 - Swept Path Analysis - Box Van.

Dated: 15 November 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.