

**Application: 20230301**

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

**APPROVAL OF DETAILED PLANS AND PARTICULARS**

To: **Mr Jasbir Dosanjh  
C/O Mr Herjinder Channa  
Picaroons  
Maidstone  
Platt  
Kent  
TN15 8LB**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 28th March 2023 in accordance with conditions 3 and 4 of the Notification of Grant of Planning Permission reference 20211529 to Develop Land dated 4 March 2022 in respect of:-

**Change of use from dwelling house to a 9 bedroom house of multiple occupation.**

at: **25 The Avenue  
Gravesend  
Kent  
DA11 0NA**

and being **Application for the approval of conditions 3 and 4 attached to planning permission reference number 20211529 relating to condition 3 (cycle storage facilities) and condition 4 (details of security).**

subject to the following Informatives:-

**INFORMATIVES:-**

**1 PLANS AND DOCUMENTS**

This decision was made on the basis of the following plans and documents:

Application form;  
Drawing no. 25TA/A3/05A (Block Plan); and  
Details of Conditions Document.

**2 AVOIDANCE OF DOUBT**

For the avoidance of doubt the fully approved conditions for this application relating to planning permission 20211529 are:

Condition 3 (Cycle Storage)  
Condition 4 (Details of Security)

The remaining conditions do not require the submission of details.

### 3 CONDITION REQUIREMENTS

#### CONDITION 3

In line with the requirements of condition 3 of planning permission 20211529, you are advised of the need to make the cycle storage facilities available for use prior to first occupation of the development and retain them for use at all times thereafter.

#### CONDITION 4

In line with the requirements of condition 4 of planning permission 20211529, you are advised that the works shall be carried out in strict accordance with the approved details.

#### REMAINING CONDITIONS

Whilst no details are required to be submitted, you are reminded of the need to comply with the requirements of conditions 5 (refuse storage facilities), 6 (number of bedrooms and occupants), and 7 (number of parking permits) of planning permission 20211529.

Dated: 31 May 2023

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Wendy Lane MRTPI*  
Assistant Director (Planning)  
**Planning Service**

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#### **NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

#### **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**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- 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.