

Application: 20250580

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **I Miller, Luxury Leisure
C/O Haris Kasuji, RR Planning Ltd
82A Otley Road
Headingley
Leeds
LS6 4BA**

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

**Ground Floor
22 - 23 New Road
Gravesend
Kent
DA11 0AA**

and being **Change of use of premises to Adult Gaming Centre (AGC) with 8 Sports Betting Terminals (Sui Generis use)**. Your application dated 11th June 2025 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Application Form - dated 10 June 2025;
 - Covering Letter by rrplanning - dated 10 June 2025;
 - Supplementary Information - Noise Impact Assessment by Hepworth acoustics (ref. P25-031-R01);
 - Drawing no. 3577(B)01 - Ground Floor and Basement Floor Plans as Existing;
 - Drawing no. 3577(B)03 - Ordnance Survey Site Location Plan (scale - 1:1250);
 - Drawing no. 3577(B)04 - Existing Site Plan (scale - 1:200);
 - Drawing no. 3577(B)05 - Proposed Site Plan (scale - 1:200);
 - Drawing no. 3577(C)01 - Ground Floor and Basement Floor Plans as Proposed.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the Town & Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking and replacing that Order, the application site hereby permitted shall be used as an Adult Gaming Centre (Sui Generis) and Betting Office (Sui Generis) and for no other purpose.

Reason: In order that any other proposed uses of the ground floor may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits having regard to issues of retail function, town centre viability and vitality, amenity, and the prevailing planning policies.

4. The noise mitigation measures as detailed in report Noise Impact Assessment 'Condition 5' by Hepworth acoustics (ref. P25-031-R01) shall be implemented and installed by competent persons prior to the use commencing.

The mitigation measures as approved shall be retained thereafter.

Reason: In the interests of local amenity, the continued operation of other businesses and pursuant to Policy CS19 of Gravesham's Local Plan Core Strategy (2014).

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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4 KENT POLICE - SECURED BY DESIGN

We recommend SBD guidance is utilised to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. The points below identify my recommendations for the layout and design of this scheme.

1. CCTV is advised for all areas, especially at entry points, till areas and other areas where cash handling is likely to take place, sports betting terminals, and other areas with limited natural surveillance or storage areas containing high-value equipment. Please ensure the CCTV supports the lighting plan.

2. We strongly recommend alarms, with an auto-dial function, be installed on all external doors, including emergency exits.
3. If new external doors and windows are proposed, we strongly recommend these to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+.
4. Access control. Adequate access control is required for entrances used by staff only such as storage rooms and other restricted areas.
5. Any Shutters should be as close to the building line as possible and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013

If ATM's are proposed;

6. The ATM be installed in accordance with the ATM Industry Association (ATMIA - Europe) & ATM Security Working Group (ATMSWG), Best Practice For Physical Security Guide, guidance, in order to complement and enhance community safety.
7. We recommend a fully monitored 24 hour attack alarm system be installed within the ATM and linked to a remote alarm monitoring company as should the shop's alarm system.
8. Other security devices e.g. forensic marking solutions, dye or note degradation packs should be installed, an ATM tracker system, a marked unique identifier/security code and signage stating that these measures have been incorporated also help deter crime.
9. Crime Prevention signage to be displayed so in an emergency if users see a skimming device or anything else suspicious around the ATM, they know who they should contact.
10. Dedicated CCTV camera to be installed to cover the front of the ATM with suitable lighting to aid image capture. IOC CCTV signage would also be required.
11. We recommend that an approved anchorage system is installed.
12. Cash limits should be kept to a minimum and appropriate filling and security measures must be in place for the protection and safety of those filling the ATM, be it a Cash In Transit (CIT) company or filling by the store staff.
13. The building, its locks and brickwork surrounding the ATM should be to the appropriate British Standard. There appear to be residential units above, these should not be made vulnerable should the ATM be attacked.

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Dated: 15 August 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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## 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.