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DATE: 23/03/2026

DESIGN & ACCESS STATEMENT

DESCRIPTION:

Replacement of existing extraction flue with extraction system including carbon discarb, fan and silencer.

PREPARED FOR:

Okkes Omalar
149 Parrock Street
Gravesend
Kent
DA12 1EY

REF: 26013

PREPARED BY: Irfan Kaya

1. INTRODUCTION, PURPOSE AND DEVELOPMENT PROPOSAL

1.1 Introduction

- 1.1.1 Cadoo Limited, has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent force to replace the existing extraction flue at 149 Parrock Street 'site'.
- 1.1.2 This statement should be read in conjunction with the drawings which indicate the new extraction system.

1.2 Purpose

- 1.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
- to identify development plan policies that may be relevant in the assessment of the development proposal; and
 - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.2.2 The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3 The position was confirmed by Patterson J in his judgement in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:
- "I do not accept, lest it be thought to establish the proposition, that the case of *Hampton Bishop* (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole."
- 1.2.4 In addition, *R (Kverndal) v Hounslow LBC* [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.
- 1.2.5 Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole.
- 1.2.6 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

1.3 Development Proposal

- 1.3.1. The proposed seeks to replace the extraction flue with a new extraction system.
- 1.3.2. The site is currently under Use Class E and is proposed to remain as such.
- 1.3.3. The application site has an Internal Area of 46.2m² at ground floor level.

2. SITE DESCRIPTION, HERITAGE STATEMENT AND PLANNING HISTORY

2.1. Site

- 2.1.1 The application site is at the ground floor level at the corner of a mid-terrace building located on 149 Parrock Street. The street is defined predominantly by commercial units with residential units above.
- 2.1.2 The site is in an area which is at the very low risk of flooding and very low risk of impact on surface water run-off which is negligible since the footprint of the existing building remains unchanged.



Image 1: 149 Parrock Street (March, 2024)

2.2 Heritage Statement

2.2.1 The site does not fall under any Conservation Areas.

2.2.2 The property is not listed - either statutorily or locally.

2.3. Site Access and Transport Assessment

2.3.1. The site is easily accessed via all modes of public transport. Gravesend railway station is situated within a 7-minute walk from the site and the closest bus stop is located within a minute walk from the site on Parrock Street.

2.4. Planning History

2.4.1. Application Reference No: 20250163

Decision: Permitted Advert

Date: 10 Jun 2025

Proposal: Consent to display advertisement(s): retention of a illuminated 3D lettering signage with LED lighting, constructed from AluPanel with vinyl cut stickers and mounted using nylon locators.

2.4.2. Application Reference No: 20241048

Decision: Refused

Date: 10 Jun 2025

Proposal: Retrospective change of use from a barber shop to a cafe with outdoor seating area.

2.4.3. Application Reference No: 19881059

Decision: Permitted

Date: 20 Jan 1989

Proposal: Change of use of the ground floor from offices to retail.

2.4.4. Application Reference No: 19840861

Decision: Consent

Date: 18 Dec 1984

Proposal: Continued display of internally illuminated fascia sign.

2.4.5. Application Reference No: 19780300

Decision: Withdrawn

Date: 27 May 1978

Proposal: Use of premises as an insurance brokers office.

3. PLANNING ASSESSMENT

3.1. Development Plan

3.1.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- National Planning Policy Framework (December 2023); and
- Gravesham Local Plan Core Strategy (September 2014)

3.1.2 The appropriate weight needs to be applied to the policies and other material considerations, such as national planning policy.

3.2. National Planning Policy Framework (December 2023)

3.2.1 The NPPF provides general advice alongside the presumption in favour of sustainable development. Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 126 expresses the importance of creating high quality buildings and places which is fundamental to what the planning and development process should achieve. Paragraph 130 (f) seeks to ensure developments create places that are safe, inclusive and accessible and which promote health and well-being.

3.2.2 Paragraph 126 expresses the importance to create high quality buildings and places which is fundamental to what the planning process should achieve. It further states that good design is a key aspect of sustainable development which helps create better places to live and work.

3.3. Gravesham Local Plan Core Strategy (September 2014)

3.4.1 The following policies from Gravesham Local Plan Core Strategy are considered pertinent to the determination of this application:

- Policy CS07: Economy, Employment and Skills
- Policy CS08: Retail, Leisure and the Hierarchy of Centres
- Policy CS19: Development and Design Principles

4. DESIGN

4.1. Proposal

- 4.1.1 The proposed works seek to replace the existing Extraction flue with a new extraction system, including carbon discarbs, a fan and silencer.
- 4.1.2 The proposed silencer is detailed in the drawing 200 & the document 550.
- 4.1.3 The proposed carbon discarb cells are detailed in the drawing 200 & the document 551.
- 4.1.4 The proposed centrifugal fan is detailed in the drawing 200 & the document 552.

4.2. Conclusion

- 4.2.1 Overall, the proposed Extraction system is considered acceptable. The proposed works would be entirely in accordance with national policy guidance, and the Gravesham Local Plan Core Strategy. The proposal only seeks to increase the efficiency of the existing extraction system.
- 4.2.2 Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadoo Ltd.