
From: Reynolds, Clare
Sent: 17 August 2022 09:53
To: Goodbody, Nina
Subject: RE: 76 Pier Road
Attachments: PSH 20220811.doc

Good Morning Nina,

Hope all is well...

Following the recent consultation request, please find attached our initial observations and comments.

From our HMO requirements we believe there are further requirements needed, which wouldn't necessarily fall in line with the current planning consultation. We shall take these up with the owner/agent when they approach our service.

Are they looking to change from a C3 to a C4, or going for Sui Generis do you know? *Or evaded the matter completely.*

Hope the attached is satisfactory.

Kind Regards

Clare

Clare Reynolds
Private Sector Housing Manager
Gravesham Borough Council
Tel: 01474 337878
Mob: 07923440284
Email: clare.reynolds@gravesham.gov.uk
Website: www.gravesham.gov.uk

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From: Goodbody, Nina <nina.goodbody@gravesham.gov.uk>
Sent: 15 August 2022 13:57
To: Reynolds, Clare <clare.reynolds@gravesham.gov.uk>
Subject: RE: 76 Pier Road

Hi Clare,

Sorry for the delay in getting back to you, I have been away from the office.

I would be most grateful for your comments on the application. The application number is 20220811. Would it be possible to have your response by 30th August 2022?

If the above is unclear or you need anything further, please do let me know.

Many thanks and regards,

Nina Goodbody
Career Grade Planner (Development Management)
Gravesham Borough Council
Email: nina.goodbody@gravesham.gov.uk

See below for my working hours/location during which i will respond to emails:

Monday: 08:00 – 14:00
Tuesday: 08:00 – 14:00
Wednesday: 08:00 – 14:00
Thursday: **Non Working Day**
Friday: **Non Working Day**

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

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From: Reynolds, Clare <clare.reynolds@gravesham.gov.uk>

Sent: 03 August 2022 08:05

To: Goodbody, Nina <nina.goodbody@gravesham.gov.uk>

Subject: RE: 76 Pier Road

Good Morning Nina,

Many thanks for your email.

Will we be receiving a consultation request through for the new application?

Many Thanks

Clare

Clare Reynolds
Private Sector Housing Manager
Gravesham Borough Council

Tel: 01474 337878
Mob: 07923440284
Email: clare.reynolds@gravesham.gov.uk
Website: www.gravesham.gov.uk

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From: Goodbody, Nina <nina.goodbody@gravesham.gov.uk>
Sent: 02 August 2022 10:50
To: Private Housing <private.housing@gravesham.gov.uk>
Subject: 76 Pier Road

Hi,

I would just like to make the team aware that I have received a planning application for a single storey rear extension which looks to convert the existing house into a 6 bedroom HMO.

If you require any further information, please do let me know.

Kind regards,
Nina

Nina Goodbody
Career Grade Planner (Development Management)
Gravesham Borough Council
Email: nina.goodbody@gravesham.gov.uk

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HANDS



FACE



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Gravesham Borough Council



Planning Services
GBC

Private Sector Housing

Ask for: Clare Reynolds

Telephone: 01474 337878

Email: clare.reynolds@gravesham.gov.uk

My ref: n/a

Your ref: 20220811

Application: 20220811

Proposal: Proposed Single Storey Rear Extension

Location: 76 Pier Road, Northfleet, Kent DA11 9NA

Thank you for your recent consultation request dated 15th August 2022, in accordance with the above-mentioned proposed development.

The Private Sector Housing Team, as the HMO mandatory licencing team have the following consultation comments to relay in accordance with the Teams statutory duties:

To date the Private Sector Housing Team has not been approached in relation to HMO licencing or amenity standard requirements for the proposed development, other than receiving the planning consultation request. It is suggested the applicant revisits the HMO Amenity Standard Guidance [Guidance to HMO Amenity Stand... \(gravesham.gov.uk\)](https://www.gravesham.gov.uk/guidance-to-hmo-amenity-stand...)

Initial observations relating to Drawing No 1082-02PL:

- Proposed Room 3, the main means of escape from this room can not be via the communal kitchen (high risk room). There would need to be an adequate means of escape from the rear of the property, which would take the occupant to a place of safety. Occupants cannot become trapped within the rear garden. If there is a shared alleyway to the rear, access, travel distance and suitability will need to be determined by the Licensing Officer.
- Room 2 will require an operational window. A door alone is not an acceptable form of controllable ventilation and poses a security risk.
- Communal kitchen requires at least 600mm x 2000mm (4-6 persons) of usable worktop
- We trust the bedroom sizes stated exclude the ensuite shower rooms, as ensuites are not considered habitable space.

Additional required works may become apparent during the licencing process. The list of works items observed is not exhaustive.

We'd welcome a conversation with the applicant regarding the above, or a visit to the premise if thought helpful.

Please do not hesitate to contact the team if you wish to discuss any of the comments or recommendations within our consultation. We look forward to visiting the premise in the near future.

Yours Sincerely

Private Sector Housing Team

Switchboard 01474 56 44 22

Website www.gravesham.gov.uk