



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jake

Surname

SHaw

Company Name

Balfour Beatty

Address

Address line 1

LTC Pilgrims Lane Compound

Address line 2

Address line 3

Town/City

Grays

County

Essex

Country

United Kingdom

Postcode

RM16 6RL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Building previously used as a golf course clubhouse that is no longer in use

Please state the reasons why demolition needs to take place

The land parcel that was previously southern valley golf course has been purchased by National Highways for the Lower Thames Crossing Project. Now that the golf course is no longer in use, the clubhouse has been vandalized and is a hazard in its current state.

Please describe the proposed method of demolition

Internal elements of the building to be stripped out, stored in various waste bins depending on the type of waste and then disposed offsite. The building will then be demolished using an excavator with the concrete slab either removed from site or crushed to backfill the void left behind. Topsoil will then be excavated from nearby areas of fill that will be used to backfill the demolition area and allow grass to grow.

How and where would spoil/rubble be disposed of?

All waste resulting from the demolition works will be disposed offsite by licensed waste transporters to licensed waste facilities. The intent is to recycle all materials if possible i.e. hazardous materials will not be recycled.

Please provide details of the proposed restoration of the site

Void left behind by the slab to be backfilled with topsoil and topsoil spread around the complete demolition rea to allow grass to grow and natural regeneration of the site.

When do you expect the works to commence (date must be post application submission)?

01/04/2024

When do you expect the works to be completed (date must be post application submission)?

31/05/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
- ☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

SVGC Clubhouse Demolition

Date (must be pre-application submission)

16/11/2023

Details of the pre-application advice received

Meeting held between Balfour Beatty and Lower Thames Crossing representatives with Gravesham Council Principal Transport and NSIP Project Manager Tony Chadwick where Balfour Beatty queried what sort of Planning is required for the demolition of the clubhouse. Following the meeting, Tony Chadwick confirmed that this application to determine as to whether prior approval would be required as well as to look into a notice of demolition.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jake Shaw

Date

12/12/2023