

Planning & Regeneration Services
Gravesham Borough Council
Civic Centre
Gravesend
Kent
DA12 1AU

10th December 2023

By Email Only

Dear Sir/Madam,

Application to determine whether prior approval is required for the method of demolition of Southern Valley Golf Clubhouse, Thong Lane, Gravesend.

We have been instructed by our client, National Highways and the Gravesham Borough Council Department of Planning & Regeneration Services to apply to determine whether prior approval is required for the method of demolition of Southern Valley Golf Clubhouse, Thong Lane, Gravesend in accordance with Class B, Part 11 (2)(b)(i)(aa) of the General Permitted Development Order (2015).

The following is enclosed with this letter to enable the determination:

- Appendix 1 – Site Location Plan
- Appendix 2 – Summary of proposal including pre-demolition surveys, method of demolition and proposed restoration of the site
- Appendix 3 – Existing site photographs
- Appendix 4 – Copy of the site notice that has today been displayed at the site

The building is proposed to be demolished as it is no longer in use as a golf course clubhouse and the area of what was previously Southern Valley Golf Course has been purchased by National highways for the Lower Thames Crossing project. The clubhouse has also previously been vandalized with evidence of fire damage and the building is no longer habitable.

The building is rectangular consisting of brick and wood construction with four walls and an external patio area that is also to be demolished as well as two external brick walls to the northwest of the clubhouse. The clubhouse is currently boarded up with no access permitted due to its poor condition and the golf course is no longer in operation.

The complete building, external patio area and brick walls are proposed to be demolished and disposed offsite as well as the building slab. Topsoil is proposed to be excavated from existing grass areas of fill southeast of the clubhouse for use as backfill over the area where the building has been demolished to allow for grass to grow and natural regeneration of the area.

A site notice has been posted at the demolition site and will remain in place for no fewer than 21 days in accordance with paragraph Class B, Part 11 (2)(b)(iv) of the General Permitted Development Order (2015) (b)(iv).

Yours faithfully

