



PEDETZ

Application: 20211532

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

**APPROVAL OF DETAILED PLANS AND PARTICULARS**

To: **BRT Properties Kent LTD  
C/O Offset Architects  
Nepicar House  
London Road  
Wrotham Heath  
Sevenoaks  
TN15 7RS**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 13th December 2021 in accordance with conditions 4, 7, 8, 9, 10,11,15 and 17 of the Notification of Grant of Planning Permission reference 20190727 to Develop Land dated 29 October 2019 in respect of:-

**Erection of a two storey building with rooms in the roof space to provide 10 x two bedroom self-contained flats, with associated access, car parking and amenity space.**

at: **Thomas Trucks  
Hardys Corner  
2 Vale Road  
Northfleet  
Gravesend  
Kent  
DA11 8BZ**

and being **Application for approval of condition 4, 7, 8, 9, 10,11,15 and 17 attached to planning permission reference number 20190727 relating to the surface water drainage (4), air handling system (7), hard landscaping scheme (8), external lighting (9), cycle storage (10), refuse storage (11), soft landscaping scheme (15) and infiltration of surface water drainage (17).**

subject to the following Informatives:-

**Your attention is drawn to the following informatives**

**INFORMATIVES:-**

**1 APPROVED DRAWINGS AND DOCUMENTS**

For the avoidance of doubt the approved drawings/documents are:

Application form received 13 December 2021.  
Covering letter received 13 December 2021.  
Technical note received 13 December 2021.

Drainage details received 13 December 2021.  
Storm sewer design received 13 December 2021.  
Zehnder ComfoAir 155 WM Specification received 13 December 2021.  
Zehnder ComfoAir 155 WM Specification received 13 December 2021.  
Air Quality Scheme Checklist received 13 December 2021.  
Acoustic Details received 13 December 2021.  
Drawing no. 1501 (engineering layout sheet 2) received 13 December 2021.  
Drawing no. 1500 (engineering layout sheet 1) received 13 December 2021.  
Drawing no. 1540 (typical construction details) received 13 December 2021.  
Drawing no. 1530 (typical drainage details) received 13 December 2021.  
Drawing no. 1510 (manhole schedule) received 13 December 2021.  
Drawing no. 1511 (drainage layout sheet 2) received 13 December 2021.  
Drawing no. 1510 (drainage layout sheet 1) received 13 December 2021.  
Drawing nos. 01B, 02B, 03B, 04B, 05B, 06B, 07B, 08B, 09B and 10B received 13 December 2021.  
Drawing no. 6223-PD-24 rev A (proposed landscaping plan) received 13 December 2021.  
Drawing no. 6223-PD-23 rev A (refuse and cycle stores) received 13 December 2021.  
Drawing no. 6223-PD-22 rev B (proposed elevations and sections) received 13 December 2021.  
Drawing no. 6223-PD-21 rev B (proposed floor plans) received 13 December 2021.  
Supplementary drainage details (letter from Southern Water) received 22 February 2022.  
Supplementary drainage details (calculations) received 22 February 2022.  
Supplementary drainage details (calculations) received 22 February 2022.

## **2 AVOIDANCE OF DOUBT**

For the avoidance of doubt the approved condition for this application relating to planning permission 20190727 is;

Condition 4 (surface water drainage)  
Condition 7 (air handling system)  
Condition 8 (hard landscaping scheme)  
Condition 9 (external lighting)  
Condition 10 (cycle storage)  
Condition 11 (refuse storage)  
Condition 15 (soft landscaping scheme)  
Condition 17 (infiltration of surface water drainage)

## **3 AIR HANDLING**

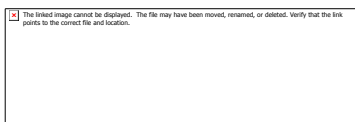
The applicant is reminded that the approved air handling scheme shall be implemented prior to the flats being occupied and the system commissioned.

## **4 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 38 of the National Planning Policy Framework (NPPF) 2021, 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.

Dated: 15 March 2022

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU



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## **NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

## **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**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- 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.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

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