

Renewal of planning permission for ground floor, (ground floor) 3 Barrack Row Gravesend Kent DA11 0RT

The property benefits from planning permission 20190860 granted on 16 October 2019.

The decision notice stated the reason for imposing condition 1, such that it would expire on 15 October 2022, was as follows:

The application raised concerns regarding the impact of the development on amenity and highway safety and therefore a temporary consent is required to assess these impacts and consider any complaints that may or may not arise from the development. 3 years is considered long enough to assess the impact and either allow a permanent permission or refuse.

Discussion

There has been no material change in circumstance since the use began. There is still the same number of taxi drivers and staff, and there have been no problems. On the face of the decision (see above extract) it follows that planning permission on a permanent basis should now be given per s38(6) PCPA 2004. There has been no material change in local plan policy since approval was given. In terms of national policy, there is no material change as NPPF amendments in 2021 have no relevance. To refuse would consequently be contrary to NPPG 014ID: 21a-014-20140306.

Note

As there is no change to any floor, elevation, or the use, the 'existing' plans submitted are all that are reasonably required to determine this case.