

Steve Baker Architect

78 Pound Road East Peckham  
Tonbridge Kent TN12 5BJ

18 Hatton Place  
London EC1N 8RU

T: +44 (0)1622 870275  
M: +44 (0)7967 639566  
E: [contact@stevebakerarchitect.com](mailto:contact@stevebakerarchitect.com)  
W: [www.stevebakerarchitect.com](http://www.stevebakerarchitect.com)

26th September 2025

Gravesham Borough Council  
Planning Department  
Civic Centre  
Gravesend  
Kent DA12 1AU

Dear Sir/Madam

**A24080.1 – Bluebells, Willow Walk, Culverstone**  
**Our reference – A24080.1/250926/GBC/SJB**

On behalf of our Clients, Mr and Mrs M. Cantwell, the owners of the property, we confirm the submission online today of a Full planning application, Planning Portal reference PP-14349237, for proposed works at Bluebells Willow Walk Culverstone Meopham Kent DA13 0QS, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan Rev C,
- 1001 Existing Site Block Plan Rev E,
- 1009 Existing Foundation Plan,
- 1009S Existing Foundation Plan (Services),
- 1010 Existing Ground Floor Plan Rev E,
- 1013 Existing Roof Plan Rev D,
- 1020 Existing Sections AA and BB Rev D,
- 1021 Existing Section CC,
- 1030 Existing North and South Elevations Rev C,
- 1032 Existing East and West Elevations Rev C,
- 1101 Proposed Site Block Plan Rev F,
- 1109 Proposed Foundation Plan,
- 1109S Proposed Foundation Plan (Services),
- 1110 Proposed Ground Floor Plan Rev E,
- 1113 Proposed Roof Plan Rev E,
- 1120 Proposed Sections AA and BB Rev E,
- 1121 Proposed Section CC Rev E,
- 1130 Proposed North and South Elevations Plot A Rev E,
- 1131 Proposed North and South Elevations Plot B Rev E,
- 1132 Proposed East and West Elevations Rev E,

Steve Baker Architect Limited

78 Pound Road East Peckham Kent TN12 5BJ 01622 870275 18 Hatton Place London EC1N 8RU  
Registered in England No 1144266 Registered Office 78 Pound Road East Peckham Kent TN12 5BJ

- Preliminary Ecological Appraisal, dated 16 October 2024,
- Potential Bat Roost Assessment, dated 13<sup>th</sup> November 2024, and
- (Biodiversity Net Gain) BNG Self Build form - Completed.

The proposed works essentially comprise the self-build retention, remodelling and extension of the existing property to create two single dwellinghouses.

This application has been prepared and submitted subsequent to the Pre-Application Enquiry, reference PRE20240126, to which a response from Gravesham BC was received on 15<sup>th</sup> July 2024, the Full planning application, reference 20240772, refused planning consent on 21<sup>st</sup> January 2025, the Pre-Application Enquiry, reference PRE20250032, to which a response from Gravesham BC was received on 2<sup>nd</sup> May 2025, and the Full planning application, reference 20250509, granted planning consent on 3<sup>rd</sup> September 2025.

This application is essentially the same as the latter except that the proposals omit the proposed first floor works, substantially retaining the existing roof, and include single storey ground floor rear extensions for both proposed properties.

The proposals are fully compliant with both national planning policies, including the NPPF and associated guidelines, and local planning policies, including the Gravesham BC Householder Extensions/Alterations Design Guide (SPD) in particular, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the submitted revised proposals, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of £588 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker  
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

D: +44 (0)1622 870275  
M: +44 (0)7967 639566  
E: stevebaker@stevebakerarchitect.com

cc – Mr and Mrs M. Cantwell

Enc

Our reference: A24080.1/250926/GBC/SJB