

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/04/2026 1:30 PM from [REDACTED]

Application Summary

Address:	Land Adjacent To 35 Clarence Place Gravesend Kent DA12 1LB
Proposal:	Erection of a 3 storey building to form 3 flats.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Clarence Place Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

Formal Planning Objection

I wish to strongly object to the current planning application.

This proposal has already been considered under appeal and permission was refused, with the Inspector concluding that the development would neither preserve nor enhance the character of the Windmill Hill Conservation Area. Critically, there is nothing within this revised submission that overcomes or mitigates those previous reasons for refusal.

The proposal remains an incongruous modern addition, inserted into a gap between paired villas, which are a defining and protected characteristic of this Conservation Area. The applicant's attempt to reframe the villas as a "terrace" does not reflect the established development pattern. The introduction of a new structure would disrupt this pattern, creating an unbalanced and visually harmful built form.

The Inspector previously made clear that:

"The replication of some historic features... would not overcome my concerns about the overall proposed design."

This remains entirely applicable. Superficial design references do not address the fundamental issue: the proposal is out of character and inappropriate in scale, form, and placement.

Impact on the Character and Setting

The Windmill Hill Conservation Area Appraisal (2009) identifies this area as having a verdant, open, and spacious character, with important gaps between buildings contributing positively to its significance.

The appeal decision clearly stated that:

The site forms part of the open landscaped setting, contributing to the

Conservation Area

The space provides a visual and physical break in built form

The land is not underutilised, but instead contributes positively to the area

The current proposal would:

Erode this important open space, creating an unbroken building line

Remove or harm mature trees and green space

Fail to preserve the spacious and verdant character highlighted in both the appraisal and appeal decision

The suggestion that a narrow gap would maintain views or openness is unrealistic and misleading.

Impact on the Veteran's Club

The development would also have a significant negative impact on the adjacent Veterans Club, Gravesend:

Loss of privacy

Increased sense of overdevelopment and enclosure

Insufficient space for effective landscaping or screening, as previously identified by the Inspector

The proposal places the building in close proximity, making meaningful mitigation impossible.

Trees and Environmental Harm

The proposal risks damage to existing trees, particularly T6 (Prunus Kanzan - flowering cherry).

Based on BS5837:2012, the calculated Root Protection Area (RPA) would be approximately 7.44 metres. The submitted plans indicate that:

Excavation and construction would encroach upon this RPA

There is a significant risk to the long-term health and stability of the tree

This represents an additional unacceptable environmental impact.

Practical Concerns

Further concerns include:

Restricted access for construction

Parking limitations

Increased pressure on an already constrained local environment

Conclusion

This proposal:

Fails to address previous appeal findings

Would harm the character and appearance of the Conservation Area

Results in the loss of important green space

Negatively impacts neighbouring properties

Poses risk to protected trees

There are no material improvements in this application that justify a different decision.

For these reasons, I strongly urge the Council to refuse planning permission.

Kind regards