



Planning Inspectorate

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Your Ref: 20250505

Our Ref: 6001891

Date: 25 February 2026

Sent by email:
planning.appeals@gravesham.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Ronnie Cheema (GH Developments & Holdings)

Site Address: Darnley Arms, 9 Trafalgar Road, Gravesend, Kent, DA11 0QA

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, erection of a second floor and change of use of first floor and new second floor to a 6 bed HMO, falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The threshold criteria at 10(b) of Schedule 2 to the above regulations are not exceeded however the proposed development is located within the zone of influence of the Thames Estuary & Marshes Ramsar site, located c. 2.7km east and the Thames Estuary & Marshes Special Protection Area (SPA), located c. 3.65km east.

The sites are vulnerable to an increase in disturbance from recreation as a result of an increase in the local residential population. The proposed development is likely to result in localised effects for which mitigation measures are available in the form of a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to

the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully,

Molly Tuohey

**Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: T Telles (J & L Planning Services) – Agent - jandlplanningservices@gmail.com

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