



Application: 20220594

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Michael Whitehouse
C/O Nicholas Kingsley Smith, Kingsley Smith Solicitors LLP
The Joiners Shop
The Historic Dockyard
Chatham
Kent
ME4 4TZ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**The Amazon And Tiger
Harvel Street
Meopham
Gravesend
Kent
DA13 0DE**

and being **Application to vary condition 4 of approval 20140008 to allow the bed and breakfast accommodation to be used not ancillary to the existing pub accommodation.**
Your application dated 29th July 2022 is permitted subject to the following:-

1. The development hereby approved shall be carried out in accordance with the plans submitted under reference 20140008 and the following schedule of plans:

Application form
Site plan
Block plan
Drawing no. AT007 (proposed floor plan)

Reason: For the avoidance of doubt and in the interest of proper planning.

2. The extension hereby approved can be used for Bed and Breakfast purposes only and must not become a self contained unit within its own right, sold or rented as a separate hereditament whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015, without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that any future proposals for the use of the Bed and Breakfast may be the subject of a planning application which the Local Planning Authority would wish to determine on its own merits.

3. Prior to the occupation of the B&B or within three months of the date of this decision (whichever is sooner) a parking plan for the B&B shall be submitted to and approved by the Local Planning Authority showing parking at the rate of one space per bedroom, plus one space for the residential element and secure cycle spaces of one space per bedroom. The parking and cycle spaces shall be retained in perpetuity.

Reason: To ensure the development provide sufficient parking for the approved use in accordance with policy CS11 of the Gravesham Core Strategy 2014.

INFORMATIVES:-

1 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.

2 SECTION 73

For the avoidance of doubt this permission has been granted under section 73 of the Town and Country Planning Act 1990 to vary condition 2 of 20140008 dated 3rd March 2015 being erection of two storey side extension to provide bed and breakfast facilities.

It does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

Dated: 24 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

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 or online at 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.